



**AGENDA**

**PLANNING AND ZONING COMMISSION**

**WORKSESSION**

*Tyler Development Center  
Large Conference Room  
423 W. Ferguson  
Tyler, Texas*

*Tuesday, December 18, 2018  
1:30 p.m.*

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**AMERICANS WITH DISABILITIES ACT NOTICE**

The City of Tyler wants to ensure that Planning and Zoning Commission meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to attend a Planning and Zoning Commission meeting, please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made. Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

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**The Commission shall discuss, but shall take no final action or vote on, the following items scheduled to be heard by the Planning and Zoning Commission on January 8, 2019.**

**I. ZONING:**

**1. Z18-042 JESSIE ALEXANDER (800 NORTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 88B of NCB 216, one lot containing approximately 0.41 acres of land located northwest of the intersection of West Bow Street and North Broadway Avenue (800 North Broadway Avenue). The applicant is requesting the zone change to allow for an automotive upholstery shop and services.

**2. Z18-043 LINDA L. WHEAT (3615 WOODBINE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single Family Residential District to “AR”, Adaptive Reuse District on Lot 8 of NCB 1027, one lot containing approximately 0.63 acres of land located at the northwest intersection of Rodessa Drive and Woodbine Boulevard (3615 Woodbine Boulevard). The applicant is requesting the zone change to allow for an art instructional studio.

**3. Z18-044 STRINGER ELEANOR A. (1135, 1187, AND 1209 WEST SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lots 8, 9 and 10 of NCB 1098, three lots containing approximately 0.82 acres of land located west of the intersection of Silverwood Drive and West Southwest Loop 323 (1135, 1187 and 1209 West Southwest Loop 323). The applicant is requesting the zone change to allow for a restaurant with a drive-thru.

**4. PD18-033 GENECOV INVESTMENTS (MAPLE LANE AND WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMXD-1”, Planned Mixed Use District, “PMF”, Planned Multi-Family District and “C-1”, Light Commercial District with site narrative on approximately 28.85 acres of land located at the northeast intersection of West Cumberland Road and Maple Lane. The applicant is requesting the zone change to allow for mixed use development.

**5. PD18-034 BARRON JUAN AND PRISCA GOMEZ (1201 EAST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PCD”, Planned Commercial District with final site plan on Lots 14, 15, 31, 26 and 38 of NCB 153, five lots containing approximately 0.95 acres of land located at the southeast intersection of Saleh Drive and East Erwin Street (1201 East Erwin Street). The applicant is requesting the zone change to bring the existing building into conformance with the Unified Development Code and to expand the existing footprint.

**6. PD18-035 FAIR NANCY WOOD (2801 AND 2835 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Residential Multi-Family and “R-1A”, Single Family Residential District to “PD”, Planned Office District with final site plan on Lots 20 and 20A of NCB 830, two lots containing approximately 1.85 acres of land located northwest of the intersection of Alpine Drive and South Broadway Avenue (2801 and 2835 South Broadway Avenue). The applicant is requesting the zone change to allow for the development of an office building.

**II. PLATS:**

**1. P18-015 MATEO ACRES SUBDIVISION PHASE 1, PRELIMINARY PLAT**

A four lot subdivision containing approximately 2.13 acres of land located east of the southeast intersection of County Road 314 and County Road 313. The property is currently in the ETJ. The purpose of the plat is to create 3 lots.

**2. P18-016 OAK HURST ESTATES, PRELIMINARY PLAT**

A 21 lot subdivision containing approximately 94.89 acres of land located north of the northwest intersection of Old Jacksonville Highway and County Road 152. The property is currently in the ETJ. The purpose of the plat is to create 21 lots.

**3. F18-119 MATEO ACRES SUBDIVISION PHASE 1, FINAL PLAT**

A four lot subdivision containing approximately 2.13 acres of land located east of the southeast intersection of County Road 314 and County Road 313. The property is currently in the ETJ. The purpose of the plat is to create 3 lots.

**III. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ M., the above notice of meeting was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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