



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, December 4, 2018
1:30 p.m.*

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.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of November 6, 2018**

V. TABLED ITEMS:

1. F18-096 FVPRO MANAGEMENT ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.17 acres of land located at the southwest intersection of East Berta Street and North Fannin Avenue. The property is currently zoned "R-1D", Single-Family Attached and Detached Residential District. The purpose of the plat is to subdivide one lot into two lots.

VI. ZONING:

1. S18-002 HIWAY 80 RESCUE MISSION (601 VALENTINE STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit (SUP) renewal on Lot 34 of NCB 231, one lot containing approximately 0.36 acres of land located at the southeast intersection of Valentine Street and Carlyle Avenue (601 Valentine Street). The applicant is requesting the SUP renewal to allow for the continued operation of a homeless day resource room for an indefinite period of time.

- 2. Z18-038 GRACE COMMUNITY OF TEXAS (1400 AND 1402 GOLIAD STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lots 21 and 22 of NCB 901, two lots containing approximately 0.41 acres of land located west of the southwest intersection of Goliad Street and Robertson Avenue (1400 and 1402 Goliad Street). The applicant is requesting the zone change to build townhomes.
- 3. Z18-040 LUSK CHARLES DON AND JUDY DELAINE (3809 WEST ELM STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-2”, General Commercial District on Lot 3 of NCB 908A, one lot containing approximately 0.34 acres of land located east of the northeast intersection of South Southwest Loop 323 and West Elm Street (3809 West Elm Street). The applicant is requesting the zone change to build a Braum’s Ice Cream & Dairy Store.
- 4. Z18-041 KINSEY HOLDINGS, LTD (3001 AND 3005 SPUR 124)**
Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “C-2”, General Commercial District on Lots 1 and 2 of NCB 1438, two lots containing approximately 1.02 acres of land located at the intersection of Spur 124 and Teague Drive (3001 and 3005 Spur 124). The applicant is requesting the zone change for the development of a pediatric day care facility.
- 5. MSP18-001 DOGWOOD PARK HOLDINGS LLC (UNNAMED COLLECTOR STREET)**
Requesting an appeal to the adopted Master Street Plan to remove a 60 foot wide proposed right-of-way (residential collector) that is located approximately 0.56 miles east of the intersection of Paluxy Drive and Roy Road adjacent to the western boundary of Guinn Farms Addition Unit 1, extending approximately 0.29 miles south from Roy Road.

VII. PLATS:

- 1. F18-107 OAK HILLS PLACE, FINAL PLAT**
An 18 lot subdivision containing approximately 12.37 acres of land located west of the northwest intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create 18 lots.
- 2. P18-013 FREEDOM RANCH SUBDIVISION, PRELIMINARY PLAT**
A plan for a 43 lot subdivision containing approximately 33.26 acres of land located south of the southeast intersection of County Road 113 and County Road 119. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 43 lots.
- 3. F18-112 JM ELITE SUNNYHILL ADDITION, FINAL PLAT**
A four lot subdivision containing approximately 1.122 acres of land located south of the southwest corner of Sunnyhill Drive and Briarrose Lane. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create four lots.

VIII. Adjourn

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.

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.
