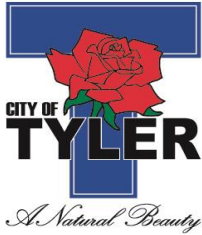


AGENDA

PLANNING AND ZONING COMMISSION



WORKSESSION

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

*Tuesday, July 17, 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.

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 August 7, 2018.

I. TABLED ITEMS:

1. F18-012 TOBE WALTON SUBDIVISION, SECOND AMENDMENT

A five lot subdivision containing approximately 1.06 acres of land located at the southeast intersection of Barnes Street and Foster Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into five lots.

2. F18-041 TOBE WALTON SUBDIVISION, THIRD AMENDMENT

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Walker Street and Walton Road. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

3. F18-062 ST.LOUIS HEIGHTS, FIRST AMENDMENT

A five lot subdivision containing approximately 0.88 acres of land located at the northeast intersection of Madison Street and Buddle Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create five lots.

II. ZONING:

1. C18-005 JIMMY REED (UNIMPROVED PORTION OF SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of South Vine Avenue. The west side of the right-of-way is adjacent to Lot 1 of NCB 903I. The north side is adjacent to South Vine Avenue. The east side is adjacent to Lot 1 of NCB 903K. The south side is adjacent to Lots 5 and 6 of NCB 903G. The applicant is requesting the closure in order to replat portions of the right-of-way into the adjacent residential lots.

2. C18-006 JIMMY REED (UNIMPROVED PORTION OF TERRE HAUTE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of Terre Haute Drive. The north side of the right-of-way is adjacent to Lots 29, 30 and 1A of NCB 862. The south side of the right-of-way is adjacent to Lot 1 of NCB 903I. The west side of the right-of-way is adjacent to unimproved portion of Old Noonday Road. The east side of the right-of-way is adjacent to South Vine Avenue. The applicant is requesting the closure in order to replat the right-of-way to combine the properties to the north and south for residential development.

3. PD18-016 REED MANAGEMENT LLC (2959, 2887, 2839, 2825 SOUTH VINE AVENUE AND 3120 OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-MF”, Multi-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 29, 30 and 1A of NCB 862 and Lot 1 of NCB 903I and Lot 1 of NCB 902D, five lots totaling approximately 19.67 acres of land located at the southwest intersection of South Vine Avenue and Buena Vista Drive (2959, 2887, 2839, 2825 South Vine Avenue and 3120 Old Noonday Road). The applicant is requesting the zone change in order to develop 60 single-family residential units.

4. Z18-026 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (1628 AND 1632 WOODLAND HILLS DRIVE)

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 Lots 1A and 2 of NCB 900L, two lots containing approximately 0.38 acres of land located at the southeast intersection of Old Jacksonville Highway and Woodlands Hills Drive (1628 and 1632 Woodland Hills Drive). The applicant is requesting the zone change to allow the expansion of Classic Mercedes.

5. Z18-028 JOE AND DENISE NELMS (5510 MYERS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lot 4 of NCB 2, one lot containing approximately 0.41 acres of land located east of the northeast intersection of Reagan Street and Myers Street (5510 Myers Street). The applicant is requesting the zone change in order to use the building as an office space.

6. Z18-029 LEONARD COOPER (2927 FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 39 and 40 of NCB 840A, two lots containing approximately 0.40 acres of land located at the northeast intersection of Gardener Avenue and Frankston Highway (2927 Frankston Highway). The applicant is requesting the zone change to allow for a restaurant.

III. PLATS:

1. F18-071 CHAPEL WOODS EAST UNIT 4, FIRST AMENDMENT

A 32 lot subdivision containing approximately 14.50 acres of land located east of the southeast intersection of Chapel Quarters and Cabot Lane. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to adjust lot lines.

2. F18-072 KELLY ADDITION, FINAL PLAT

A two lot subdivision containing approximately 1.44 acres of land located at the northwest intersection of Tinsley Street and State Highway 31 West. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

3. F18-073 MIRACLE CENTER CHURCH ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.56 acres of land located east of the northeast intersection of Border Avenue and West Gentry Parkway. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to combine three lots into one.

4. F18-074 GORDON ESTATES, FINAL PLAT

A two lot subdivision containing approximately 7.97 acres of land located north of the northeast intersection of County Road 496 and County Road 4156. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

5. F18-075 PRIMROSE AT THE CROSSING, FINAL PLAT

A one lot subdivision containing approximately 9.82 acres of land located at the southeast intersection of Old Noonday Road and Three Lakes Parkway. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.

6. P18-005 MEADOWLARK ESTATES, PRELIMINARY PLAT

A plan for a seven lot subdivision containing approximately 6.99 acres of land located south of the southwest intersection of Old Bullard Road and Cooks Crossing. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one tract into seven lots.

IV. 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.
