

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, November 6, 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 October 2, 2018**
- V. TABLED ITEMS:**
 - 1. PD18-019 ZB3 PROPERTIES, LLC (2469 EARL CAMPBELL PARKWAY)**

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 Lot 13C of NCB 852T, one lot totaling approximately 2.69 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway (2469 Earl Campbell Parkway). The applicant is requesting the zone change in order to develop a mix of light commercial and retail uses.
 - 2. F18-088 LYONS ADDITION, FINAL PLAT**

A four lot subdivision containing approximately 1.78 acres of land located south of the southwest intersection of Cartwright Street and South Lyons Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create four lots.

VI. ZONING:

1. C18-008 KALEO REALTY LLC (UNIMPROVED PORTION OF RIGHT OF WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of unnamed right-of-way located approximately 155 feet east of the southeast intersection of Lindbergh Drive and Southpark Drive and continuing south approximately 250 feet. The east side of the right-of-way is adjacent to Lot 7 of NCB 1092-B. The south side of the right-of-way is adjacent to Lot 11 NCB 1092-E. The west side of the right-of-way is adjacent to Lots 9 & 10 of NCB 1092-E. The north side of the right-of-way is adjacent to Lindbergh Drive. The applicant is requesting the closure in order to replat the right-of-way for development purposes.

2. PD18-026 TYLER BROADWAY SETTLERS LP (113 MARKET SQUARE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan on Lot 6A of NCB 1715, one lot totaling approximately 10.20 acres of land located south of the southeast intersection of Market Square Boulevard and South Broadway Avenue (113 Market Square Boulevard). The applicant is requesting the site plan for proposed commercial development and recreational vehicle inventory display areas.

3. Z18-034 DUNN PATSY BROUGHTON ESTATE (412 NORTH NORTHWEST LOOP 323)

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 5 and 6 of NCB 1251, one parcel containing approximately 0.74 acres of land located west of the southwest corner of Loop 323 and Woodhue Drive (412 North Northwest Loop 323). The applicant is requesting the zone change to market the property for commercial uses.

4. Z18-035 FIRST CHRISTIAN CHURCH (4202 SOUTH BROADWAY AVENUE)

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 Lot 8E of NCB 1010-D, one lot containing approximately 10.09 acres of land located at the northeast intersection of East Southeast Loop 323 and South Broadway Avenue (4202 South Broadway Avenue). The applicant is requesting the zone change for signage purposes.

5. PD18-028 DOGWOOD PARK HOLDINGS LLC (2211 AND 2215 ROY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “AG”, Agricultural District to “RPO”, Restricted Professional Office District on Lots 1-C, 1-D and a portion of Lot 2-C of NCB 1482, three lots containing approximately 11.87 acres of land located east of the southeast corner of Paluxy Drive and Roy Road (2211 and 2215 Roy Road). The applicant is requesting the zone change to allow for office uses.

6. PD18-029 DOGWOOD PARK HOLDINGS LLC (2225 ROY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PXR”, Planned Mixed Residential District with final site plan on a portion of Lot 2C of NCB 1482 and a tract of land containing approximately 20.94 acres of land located east of the southeast corner of Paluxy Drive and Roy Road (2225 Roy Road). The applicant is requesting the zone change to allow for a single-family townhome development consisting of 60 units.

VII. PLATS:

1. P18-014 DOGWOOD PARK, PRELIMINARY PLAT

A plan for a 71 lot subdivision containing approximately 33.10 acres of land located east of the southeast corner of Roy Road and Many Lane. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for 71 lots.

2. 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 District. The purpose of the plat is to subdivide one lot into two lots.

VIII. CONSENT PLATS:

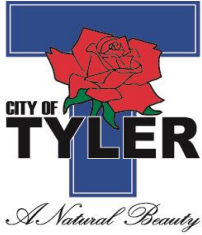
1. F18-100 TRINITY OAKS ADDITION, FINAL PLAT

A one lot subdivision containing approximately 62.39 acres of land located east of the southeast intersection of East Duncan Street and Old Gladewater Highway. The property is currently zoned “M-1”, Light Industrial District and “M-2”, General Industrial District. The purpose of the plat is to create one lot.

2. F18-006 PECAN GROVE ADDITION, FIRST AMENDMENT

A one lot subdivision containing approximately 1.37 acres of land located at the southeast intersection of East Front Street and South Fleishel Avenue. The property is zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to combine eight lots into one.

IX. Recess



A G E N D A

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, November 6, 2018
1:30 p.m.*

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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 December 4, 2018.

X. 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 amendment to the adopted Master Street Plan to remove a 60' 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.

XI. 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.

XII. 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.
