

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, September 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 August 7, 2018**
- V. TABLED ITEMS:**

1. Z18-026 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (1628 AND 1632 WOODLAND HILLS DRIVE, 3708 OLD JACKSONVILLE HIGHWAY AND 3274 PROFESSIONAL DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “C-2”, General Commercial District to “PCD”, Planned Commercial Development District with final site plan on Lots 1A, 1B and 2 of NCB 900L and amend the existing “PCD”, Planned Commercial Development District site plan on Lot 10B of NCB 900L, four lots containing approximately 3.03 acres of land located at the southeast intersection of Old Jacksonville Highway and Woodlands Hills Drive (1628 and 1632 Woodland Hills Drive, 3708 Old Jacksonville Highway and 3274 Professional Drive). The applicant is requesting the zone change and site plan amendment to allow for the expansion of Classic Mercedes along Old Jacksonville Highway.

2. 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.

VI. ZONING:

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 “PMXD-1”, Planned Mixed-Use District-1 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 residential, commercial and retail uses.

2. Z18-030 SOHO CONSTRUCTION INC (3304 VAN HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “PCD”, Planned Commercial Development District with final site plan on Lot 4C of NCB 1263, one lot containing approximately 3.09 acres of land located east of the southeast intersection of North Northwest Loop 323 and Van Highway (3304 Van Highway). The applicant is requesting the zone change to develop a self-storage facility.

3. Z18-031 CHRISTOPHER KASTMO (2800 OLD OMEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 1 and 2A of NCB 1080I, one lot containing approximately 0.50 acres of land located at the southeast intersection of Belle Mere Drive and Old Omen Road (2800 Old Omen Road). The applicant is requesting the zone change in order to allow for attached single-family residential units.

VII. PLATS:

1. F18-079 HARAMAIN CONSTRUCTION ADDITION, FINAL PLAT

A four lot subdivision containing approximately 2.00 acres of land located at the southern intersection of County Road 2259 and County Road 272. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

2. P18-009 ALAMO CROSSING, PRELIMINARY PLAT

A plan for a 63 lot subdivision containing approximately 25.6 acres of land located at the southwest intersection of South Vine Avenue and Buena Vista Drive. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to plan for 63 lots.

3. F18-083 ALAMO CROSSING, FINAL PLAT

A 62 lot subdivision containing approximately 19.67 acres of land located at the southwest intersection of South Vine Avenue and Buena Vista Drive. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 62 lots.

VIII. CONSENT PLATS:

1. P18-008 INDEPENDENCE PARK, PRELIMINARY PLAT

A plan for a 14 lot subdivision containing approximately 52.05 acres of land located at the southeast intersection of U.S. Highway 69 and Ramp to Interstate Highway 20. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to plan for 14 lots.

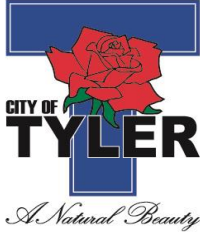
2. F18-081 INDEPENDENCE PARK UNIT 1, FINAL PLAT

A one lot subdivision containing approximately 1.98 acres of land located at the southeast intersection of U.S. Highway 69 and Ramp to Interstate Highway 20. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to create one lot.

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, September 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.

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 October 2, 2018.

X. ZONING:

1. C18-007 HILAND DAIRY FOODS COMPANY LLC (UNIMPROVED PORTION OF AN ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of alley right-of-way. The north side of the right-of-way is adjacent to Lot 4A of NCB 137. The south side of the right-of-way is adjacent to Lot 6 and 7 of NCB 137. The east side of the right-of-way is adjacent to North Fuller Avenue. The west side of the right-of-way is adjacent to remaining portion of unimproved alley right-of-way. The applicant is requesting the closure in order to replat the right-of-way to combine the properties to the north and south for expansion of the Hiland Dairy Foods plant.

2. Z18-033 HILAND DAIRY FOODS COMPANY LLC (1402 EAST LOCUST STREET, 302, 310 AND 318 NORTH FULLER AVENUE, 1425 AND 1417 EAST LINE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District and "R-2", Two-Family Residential District to "C-2", General Commercial District on Lots 3A, 4A, 5, 6, 7, 8, and 12 of NCB 137, seven lots containing approximately 2.30 acres of land located at the northwest intersection of North Fuller Avenue and East Locust Street (1402 East Locust Street, 302, 310, and 318 North Fuller Avenue, 1425 and 1417 East Line Street). The applicant is requesting the zone change in order to allow for expansion of the Hiland Dairy plant.

3. PD18-024 WERNER-TAYLOR LAND & DEVELOPMENT LP (2354 THREE LAKES PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed Use District with site narrative on an approximately 0.41 acre portion of a tract of land containing approximately 10.30 acres of land located south of the southeast intersection of Three Lakes Parkway and Crosswater (2354 Three Lakes Parkway). The applicant is requesting the zone change in order to allow for a retail and office development with second-story residential uses.

4. ZA18-002 UNIFIED DEVELOPMENT CODE (BIANNUAL REVIEW)

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations related to landscaping requirements, fences, off-street parking, temporary signage, and definitions.

XI. PLATS:

1. P18-010 CYPRESS RIDGE ADDITION, PRELIMINARY PLAT

A plat for 89 lot subdivision containing approximately 59.71 acres of land located north of the northwest intersection of County Road 431 and Hackberry Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 89 lots.

2. F18-085 CYPRESS RIDGE ADDITION PHASE 2, FINAL PLAT

A 45 lot subdivision containing approximately 23.72 acres of land located north of the northwest intersection of County Road 431 and Hackberry Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 45 lots.

3. 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.

4. F18-089 PLEASANT PINES ADDITION, FINAL PLAT

A six lot subdivision containing approximately 6.19 acres of land located south of the southeast intersection of County Road 1145 and County Road 1111. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create six lots.

5. P18-011 SHACKLEFORD CREEK ESTATES, PRELIMINARY PLAT

A plat for 25 lot subdivision containing approximately 16 acres of land located south of the southwest intersection of County Road 15 and Farm-to-Market Road 756. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 25 lots.

6. F18-090 SHACKLEFORD CREEK ESTATES, FINAL PLAT

A 25 lot subdivision containing approximately 16 acres of land located south of the southwest intersection of County Road 15 and Farm-to-Market Road 756. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 25 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.
