

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, April 3, 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 March 6, 2018**
- V. TABLED ITEMS:**

- 1. F18-009 COUNTRY CLUB ESTATES, NINTH AMENDMENT**

A two lot subdivision containing approximately 0.29 acres of land located at the southwest intersection of Vaughn Avenue and West Erwin Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to combine four lots into two lots.

- 2. Z18-009 BELLWOOD LAKE & LOOP 323 LLLP (178.05 ACRE TRACT)**

Request that the Planning and Zoning Commission consider recommending a zone change from "PCD", Planned Commercial Development District to "PMXD-2", Planned Mixed Use District with final site plan on a tract of land containing approximately 178.05 acres of land located west of the northwest intersection of South Southwest Loop 323 and Earl Campbell Parkway. The applicant is requesting the zone change in order to allow for the development of high-density, mixed-use, mid-rise towers.

VI. ZONING:

1. Z18-016 JOSHUA NEAVES (2323 HAVERHILL DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 9 of NCB 1445-C, one lot containing approximately 0.31 acres of land located north of the northwest intersection of McDonald Road and Haverhill Drive (2323 Haverhill Drive). The applicant is requesting the zone change to bring the existing use into conformance with the Unified Development Code.

2. PD18-003 BROADWAY SOUTH DEVELOPMENT A NO 2 LTD (8618 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan on Lot 1 of NCB 1153, one lot totaling approximately 2.01 acres of land located at the southeast intersection of South Broadway Avenue and Cumberland Road (8618 South Broadway Avenue). The applicant is requesting the site plan to allow for a car wash.

3. PD18-004 TYLER PARK HILL VENTURES LLC (1.35 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “PXR”, Planned Mixed Residential District with site narrative on Tract 11, 16, 17 and 18, one tract totaling approximately 1.35 acres of land located west of the northwest intersection of Oscar Burkett Road and Rhones Quarter Road (1.35 Acres of Land). The applicant is requesting the zone change in order to develop townhome units.

4. Z18-014 TYLER PARK HILL VENTURES LLC (3031 GUINN FARMS ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “C-1”, Light Commercial District on Lot 4A of NCB 1490T, one lot containing approximately 0.23 acres of land located west of the southwest intersection of Guinn Farms Road and Rhones Quarter Road (3031 Guinn Farms Road). The applicant is requesting the zone change in order to allow for light commercial uses.

5. Z18-012 RODRIGO LOPEZ (4119 FRY AVENUE)

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 5 of NCB 1009K, one lot containing approximately 0.54 acres of land located at the northwest intersection of Fry Avenue and East Southeast Loop 323 (4119 Fry Avenue). The applicant is requesting the zone change in order to allow for office uses.

6. Z18-013 ALEJANDRA SIBUL RODRIGUEZ (2622 HUGHEY DRIVE)

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 Lot 27 of NCB 835, one lot containing approximately 0.14 acres of land located at the northeast intersection of Hughey Drive and Frankston Highway (2622 Hughey Drive). The applicant is requesting the zone change in order to develop a single-family home.

7. Z18-015 LOUIS AND ANGEL SIRONEN (511 SOUTH FANNIN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “AR”, Adaptive Reuse District on Lot 81 of NCB 78B, one lot containing approximately 0.31 acres of land located at the eastern corner of Reeves Street and South Fannin Avenue (511 South Fannin Avenue). The applicant is requesting the zone change to use the property as a single-family residence.

VII. PLATS:

1. F18-020 MEADOW WEST ESTATE UNIT 2 PHASE 2, FINAL PLAT

A 17 lot subdivision containing approximately 7.02 acres of land located north of the northwest intersection of Meadow Ridge Drive and Meadow West Lane. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 17 lots with a street.

VII. CONSENT AGENDA:

1. F18-019 JONESTOWN ESTATE, FINAL PLAT

A ten lot subdivision containing approximately 45.08 acres of land located north of the northwest intersection of County Road 166 (Murphee Lane) and County Road 178 (Jonestown Road). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to divide a tract into ten lots.

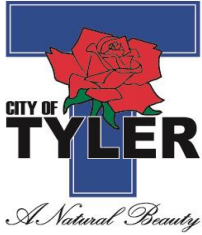
2. F18-018 CHAPEL WOODS EAST GARDEN HOMES UNIT 3, FINAL PLAT

An eight lot subdivision containing approximately 2.26 acres of land located at the southwest intersection of Old Omen Road and Chapel Quarters Road. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is divide a tract into eight lots.

3. F18-022 CHAPEL WOODS EAST UNIT 4, FINAL PLAT

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 create 32 residential lots.

VIII. Recess



A G E N D A

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, April 3, 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 May 1, 2018.

IX. ZONING:

1. Z18-009 BELLWOOD LAKE & LOOP 323 LLLP (178.05 ACRE TRACT)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial Development District to “PMXD-2”, Planned Mixed Use District with final site plan on a tract of land containing approximately 178.05 acres of land located west of the northwest intersection of South southwest Loop 323 and Earl Campbell Parkway. The applicant is requesting the zone change in order to allow for the development of high-density, mixed-use, mid-rise towers.

2. PD18-007 F AND H RENTAL PROPERTIES (8301 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a “PUR”, Planned Unit Residential District final site plan on Tract 12, one tract totaling approximately 6.03 acres of land located south of the southwest intersection of Paluxy Drive and Jeff Davis Drive (8301 Paluxy Drive). The applicant is requesting the site plan in order to develop 26 single family residential units with a public street.

3. PD18-008 SIMON PROPERTY GROUP TEXAS, LP (4601 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District site plan amendment on Lot 2B of NCB 1293, one lot totaling approximately 45.40 acres of land located south of the southwest intersection of West Southwest Loop 323 and South Broadway Avenue (4601 South Broadway Avenue). The applicant is requesting the zone change in order to modify the existing mall footprint and add new proposed retail buildings and a restaurant.

4. Z18-017 WJDS PROPERTIES LLC (5880 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-MH”, Manufactured Home Residential District on Tract 1.2, one tract containing approximately 5.02 acres of land located south of the southwest intersection of Chandler Highway and Bellwood Lake Road (5880 Chandler Highway). The applicant is requesting the zone change in order to develop a mobile home park.

5. Z18-018 BRANNON HENRY (1401 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 6 of NCB 397, one lot containing approximately 0.15 acres of land located north of the northeast intersection of North Palace Avenue and West Cochran Street (1401 North Palace Avenue). The applicant is requesting the zone change in order to develop a single-family home.

6. Z18-019 BRANNON HENRY (1435 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 7 of NCB 403, one lot containing approximately 0.15 acres of land located north of the northeast intersection of North Palace Avenue and Trezevant Street (1435 North Palace Avenue). The applicant is requesting the zone change in order to develop a single-family home.

7. Z18-020 BISHOP THOMAS K. GORMAN CATHOLIC SCHOOL (1405 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “INT”, Institutional District on Lot 1A of NCB 1033A, one lot containing approximately 27.01 acres of land located at the southeast intersection of Easy Street and East Southeast Loop 323 (1405 East Southeast Loop 323). The applicant is requesting the zone change to utilize the signage allowances of an institutional district.

X. PLATS:

1. F18-035 PRUNE PEDDLER ADDITION, FINAL PLAT

A two lot subdivision containing approximately 16.06 acres of land located at the northeast intersection of Highway 31 West and Farm-to-Market Road 2661. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

2. F18-036 FRENCH QUARTER ADDITION UNIT 1, FIRST AMENDMENT

A one lot subdivision containing approximately 11.75 acres of land located north of the northeast intersection of South Broadway Avenue and Independence Plaza. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is combine two lots into one.

3. F18-037 WYNFORD PARK UNIT 1, FINAL PLAT

A 30 lot subdivision containing approximately 30.59 acres of land located north of the northeast intersection of Holcomb Circle and Old Bullard Road (County Road 122). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to divide a tract into 30 lots.

4. F18-038 CUMBERLAND HILLS UNIT 3, FINAL PLAT

A 37 lot subdivision containing approximately 11.40 acres of land located at the southwest intersection of Skidmore Lane and Deerfield Drive. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 37 lots with a street.

5. F18-039 CORNELIO ADDITION, FINAL PLAT

A one lot subdivision containing approximately 1.53 acres of land located west of the northwest intersection of Farm to Market Road 14 and Carlyle Avenue. The property is partially zoned "R-1B", Single-Family Residential District. The remaining portion is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to combine three lots into one.

XI. 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.
