



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, August 1, 2017
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 July 11, 2017

V. TABLED ITEMS:

1. Z17-016 RODRIGO LOPEZ (4930 OLD JACKSONVILLE HIGHWAY)

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 a tract of land totaling approximately 0.38 acres of land located north of the northeast corner of Old Jacksonville Highway and Rice Road (4930 Old Jacksonville Highway). The applicant is requesting the zone change to allow for office uses.

VI. ZONING:

1. ZA17-001 UNIFIED DEVELOPMENT CODE

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 relating to use regulations, development standards, subdivision design and improvements, environmental regulations, historic preservation and definitions.

2. MSP17-001 CITY OF TYLER

Request that the Planning and Zoning Commission consider recommending a Master Street Plan Amendment to update proposed street configurations around a Whitehouse ISD school to be constructed on County Road 2191 and adding a proposed collector south of Toll 49 which would connect South Broadway Avenue to Paluxy Drive.

3. Z17-018 SOUTHSIDE BANK (6019 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed-Use District to “C-1”, Light Commercial District on Lot 33 of NCB 1435-A, one lot totaling approximately 3.43 acres of land located south of the southwest intersection of Chimney Rock Road and South Broadway Avenue (6019 South Broadway Avenue). The applicant is requesting the zone change to construct a new bank facility.

4. Z17-019 CASTAGNO PROPERTIES INC (2011 SOUTH BECKHAM AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “RPO”, Restricted Professional Office District on Tax Lots 15B and 16D of NCB 791, two tax lots totaling approximately 0.49 acres of land located south of the southeast intersection of East 8th Street and South Beckham Avenue (2011 South Beckham Avenue). The applicant is requesting the zone change in order to develop a five chair spa.

5. Z17-020 ROBERT MCKENZIE (1416 NORTH TENNEHA AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1B”, Single-Family Residential District on Lots 15 and 16 of NCB 398, two lots totaling approximately 0.31 acres of land located at the southwest corner of Trezevant Street and Tenneha Avenue (1416 North Tenneha Avenue). The applicant is requesting the zone change to allow for the construction of two single-family homes.

VII. PLATS:

1. P17-004 MAGNOLIA PARK ADDITION, PRELIMINARY PLAT

A three lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

2. F17-078 MAGNOLIA PARK ADDITION, FINAL PLAT

A three lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots. **The applicant is requesting a waiver for street improvements to County Road 185.**

3. F17-079 WIGGINS ADDITION, FINAL PLAT

A three lot subdivision containing approximately 6.43 acres of land located north of the northeast intersection of County Road 429 and Farm-To-Market Road 3271. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots. **The applicant is requesting a waiver for street improvements to County Road 429.**

4. F17-068 CYPRESS RIDGE ADDITION UNIT 1, FINAL PLAT

A 13 lot subdivision containing approximately 6.72 acres of land located south of the southwest intersection of County Road 461 and County Road 431. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 13 lots.

VIII. CONSENT PLATS:

1. F17-076 THE BROOKS AT CUMBERLAND PARK PHASE 5, FIRST AMENDMENT

A 21 lot subdivision containing approximately 5.31 acres of land located at the southwest corner of Tear Flight Way and Stonebank Crossing. The property is zoned "PUR", Planned Unit Residential District. The purpose of the plat is to realign lots and streets.

2. F17-077 THE COTTAGES ADDITION, FINAL PLAT

A ten lot subdivision containing approximately 1.97 acres of land located east of the southeast intersection of Iberville Drive and Woodlark Drive. The property is zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 10 lots with a private street.

IX. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2017, 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 _____, 2017, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
