

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, December 5, 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 November 7, 2017

V. RECOGNITION OF AWARDS:

1. Request that the Planning and Zoning Commission consider accepting the “Certificate of Achievement for Planning Excellence” from the American Planning Association – Texas Chapter.

VI. TABLED ITEMS:

1. S17-007 DR. DOMETRIUS D HILL (3213 SEATON STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Tax Lot 70 of NCB 840-F, one lot totaling approximately 1.00 acre of land located north of the northwest intersection of Carver Street and Seaton Street (3213 Seaton Street). The applicant is requesting the Special Use Permit to allow for the operation of a private community center.

2. F17-112 ARELLANO ADDITION, FINAL PLAT

A one lot subdivision containing approximately 10.12 acres of land located west of the northwest intersection of Sunnyhill Drive and Woodhue Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create a platted lot in order to obtain a building permit.

3. F17-118 LAMONTE ESTATES, FINAL PLAT

An eight lot subdivision containing approximately 19.30 acres of land located at the southwest intersection of County Road 1104 and Big Eddy Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

VII. ZONING:

1. PD17-033 STANLEY SMITH (617 RICE ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 19 and 20 of NCB 999M, two lots totaling approximately 3.65 acres of land located west of the northwest intersection of Richmond Road and Rice Road (617 Rice Road). The applicant is requesting the zone change to build a gated community with 22 single-family homes and a private street.

2. Z17-041 STANLEY SMITH (5013 RICHMOND ROAD)

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 11B of NCB 999E, one lot totaling approximately 0.34 acres of land located at the northwest intersection of Richmond Road and Rice Road (5013 Richmond Road). The applicant is requesting the zone change in order to utilize the property for office spaces.

3. PD17-035 CHAPEL WOODS DEVELOPMENT LTD (3695 OLD OMEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on a 2.01 acre portion of a tract containing approximately 24.50 acres of land located at the northwest intersection of Chapel Lane and Old Omen Road (3695 Old Omen Road). The applicant is requesting the zone change to build a gated community with eight single-family homes with private access.

4. N17-001 LENARD MCMILLIN (PORTION OF MARSH FARM ROAD)

Request that the Planning and Zoning Commission consider recommending a name change of a portion of Marsh Farm Road connecting South Broadway Avenue and Texas State Highway Loop 49 to Old Mill Run and Old Marsh Farm Road. The north side of the right-of-way is adjacent to Tract 2 and 3. The south side of the right-of-way is adjacent to Tract 2A, 2D, 3C and Lot 8 of NCB 1730A. The applicant is requesting the name change in order to realign Marsh Farm Road.

5. PD17-036 SAM SCARBOROUGH (412, 414, 420 AND 428 SOUTH FLEISHEL AVENUE AND 413, 417, 421, AND 425 CRESTWAY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “PMF, Planned Multi-Family Residential District with final site plan on Lots 16-19, 20A, 24A, 25-27 of NCB 251-A, nine lots totaling approximately 1.39 acres of land located at the southeast intersection of East Front Street and South Fleishel Avenue (412, 414, 420 & 428 South Fleishel Avenue and 413, 417, 421, & 425 Crestway Drive). The applicant is requesting the zone change to develop a three-story 36 unit apartment complex.

6. Z17-039 KARRION ENTERPRISES INC (514 SOUTH FANNIN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lot 31 of NCB 75, one lot totaling approximately 0.31 acres of land located at the southeast intersection of Reeves Street and South Fannin Avenue (514 South Fannin Avenue). The applicant is requesting the zone change in order to utilize the property for commercial development.

7. Z17-040 DENNIS WALKER (601 MOORE AVENUE)

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 Lots 3 and 4 of NCB 370, two lots totaling approximately 0.35 acres of land located south of the southeast intersection of Selman Street and Moore Avenue (601 Moore Avenue). The applicant is requesting the zone change in order to construct a single-family house and bring the property into compliance.

8. Z17-042 JAMES ALAN HAYNES (ONE ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “M-1”, Light Industrial District on Lots 20-22 of NCB 857, three lots totaling approximately one acre of land located north of the northeast intersection of Mary Lane and Crosby Street (One acre tract of land). The applicant is requesting the zone change in order to allow the property to be used as a storage tank farm.

9. PD17-011 ROBERTO SERRANO (507 AND 509 MAPLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “PXR”, Planned Mixed Residential District with final site plan on Lots 15 and 16 of NCB 209, two lots totaling approximately 0.27 acres of land located at the northeast intersection of Maple Street and Reed Alley (507 and 509 Maple Street). The applicant is requesting the zone change to allow for the construction of three townhomes.

VIII. PLATS:

1. F17-111 THE BROOKS AT CUMBERLAND PARK PHASE 6, FINAL PLAT

A 53 lot subdivision containing approximately 8.72 acres of land located east of the southeast intersection of County Road 122 and Marsh Farm Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 53 lots.

2. F17-124 YELLOWWOOD CROSSING, FINAL PLAT

A two lot subdivision containing approximately 0.87 acres of land located south of the southeast intersection of Watkins Street and New Copeland Road. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

3. F17-125 GLENBROOK ADDITION UNIT 1, SEVENTH AMENDMENT

A one lot subdivision containing approximately 6.64 acres of land located north of the northwest intersection of South Southeast Loop 323 and McDonald Road. The property is split zoned “C-1”, Light Commercial District and “C-2”, General Commercial District. The purpose of the plat is to combine two lots into one.

4. F17-127 BERGFELD SUNSHINE ADDITION, SECOND AMENDMENT

A three lot subdivision containing approximately 0.19 acres of land located at the northeast intersection of Maple Street and Reed Alley. The property is zoned “R-2”, Two-Family District. The purpose of the plat is to subdivide two lots into three lots.

5. F17-129 PEARSON ADDITION, FINAL PLAT

A one lot subdivision containing approximately 4.93 acres of land located west of the southwest intersection of Connally Street and South Englewood Avenue. The property is split zoned “R-2”, Two-Family Residential District and “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.

IX. CONSENT PLATS:

1. F17-126 HENRY C. BROWNE ADDITION, SECOND AMENDMENT

A two lot subdivision containing approximately 5.06 acres of land located north of the northeast intersection of Aberdeen Drive and Troup Highway. The property is zoned "C-2", General Commercial District. The purpose of the plat is to subdivide one lot into two lots.

2. F17-131 OAK HILL UNIT 14, THIRD AMENDMENT

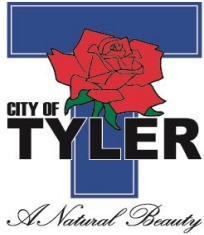
A three lot subdivision containing approximately 5.60 acres of land located west of the intersection of Capital Drive and Broussard Street. The property is zoned "M-1", Light Industrial District. The purpose of the plat is to combine four lots into three lots.

X. Recess

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.



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, December 5, 2017
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 January 2, 2018.

XI. ZONING:

1. C17-006 FRONT STREET PARTNERS (PORTION OF EARLE STREET)

Request that the Planning and Zoning Commission consider recommending the closure of a paved portion of Earle Street. The west side of the right-of-way is adjacent to Lot 11A of NCB 160. The east side of the right-of-way is adjacent to Lot 13 of NCB 160. The north side is adjacent to Earle Street. The south side is adjacent to Lot 12 of NCB 160. The applicant is requesting the closure in order to replat a portion of right-of-way into the property in the south.

2. S17-008 YOLO PROPERTIES (5201 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to obtain a variance to reduce the required 300 feet distance separation from the property line of Times Square entertainment venue and a public school to 59 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell mixed beverages.

3. Z17-043 SUZETTE MOSHER (920 SOUTH PALACE AVENUE AND 829 LINDSEY LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-MF”, Multi-Family Residential District on Lots 20 and 26 of NCB 319, two lots totaling approximately 0.27 acres of land located at the northeast intersection of South Palace Avenue and Lindsey Lane (920 South Palace Avenue and 829 Lindsey Lane). The applicant is requesting the zone change in order to allow for multi-family uses.

XII. PLATS:

1. F17-132 TALLEY HEIGHTS SUBDIVISION, THIRD AMENDMENT

A one lot subdivision containing approximately 0.09 acres of land located north of the northeast intersection of Kennedy Avenue and West 3rd Street. The property is zoned "R-1D", Single-Family Detached and Attached Residential District. The purpose of the plat is to create one lot.

2. F17-133 ROBINSON ADDITION PHASE 2, FINAL PLAT

A four lot subdivision containing approximately 3.43 acres of land located east of the northeast intersection of Old Noonday Road and Robinson Drive. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots with a cul-de-sac.

3. F17-134 CELEBRITY INDUSTRIAL PARK, FIRST AMENDMENT

A one lot subdivision containing approximately 7.26 acres of land located north of the northeast intersection of Hillside Drive and Old Troup Highway. The property is zoned "M-2", General Industrial District. The purpose of the plat is to create one lot.

4. F17-135 CANDY PARK WEST, SECOND AMENDMENT

A one lot subdivision containing approximately 1.43 acres of land located at the southeast intersection of Capital Drive and Broussard Street. The property is zoned "M-1", Light Industrial District. The purpose of the plat is to combine two lots into one.

5. F17-136 CYPRESS RIDGE ADDITION PHASE ONE, 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.

XIII. Adjourn.

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