



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Wednesday, January 24, 2018
1:30 p.m.*

EMERGENCY NOTICE

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.

EMERGENCY NOTICE

WHEREAS, notice of City meetings is regularly and routinely posted at least seventy-two (72) hours prior to the meeting in accordance with Texas Gov't Code Sec. 551.043; and

WHEREAS, due to unforeseen circumstances, notice was not timely posted for the Planning and Zoning Commission Worksession to be held on January 24, 2018, 1:30 pm., located at Tyler Development Center, Large Conference Room, 423 W. Ferguson, Tyler, Texas; and

WHEREAS, information was previously sent to persons planning to attend the event; and

WHEREAS, it would create a severe hardship to persons planning to attend this event if the scheduled event was cancelled; and

WHEREAS, it is necessary to conduct this meeting in order to meet State deadlines; and

WHEREAS, although this notice was not posted prior to 72 hours of the event it would result in unnecessary public inconvenience so there is an urgent public necessity that this posting be made and the event proceed as originally planned and publicized;

NOW, THEREFORE, pursuant to Texas Gov't Code Sec. 551.045, emergency notice for a Planning and Zoning Commission Worksession to be held at the Tyler Development Center, Large Conference Room, Tyler, Texas, is hereby posted as follows:

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 February 6, 2018.

I. ZONING:

1. ZA17-003 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 related to zoning districts, use regulations, subdivision design and improvements, development standards, environmental regulations, streets and development approval procedures.

2. N18-001 CITY OF TYLER (PORTION OF TEXAS COLLEGE ROAD TO WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a name change of a portion of Texas College Road connecting West Northwest Loop 323 to West 34th Street. The east side of the right-of-way is adjacent to Lot 38 and Tax Lots 37 (Tract 2 and 2.2), 45, 63, 64.1 and 4 of NCB 773-G. The west side of the right-of-way is adjacent to Tax Lots 39, 41, 42, 47 of NCB 773-G. The north side of the right-of-way is adjacent to West Northwest Loop 323. The south side of the right-of-way is adjacent to West 34th Street. The requested thoroughfare name change is to provide clarity for emergency services.

3. PD18-001 TYLER OAK CREEK DEVELOPMENT (VARIOUS ADDRESSES IN OAK CREEK ADDITION UNIT 2 AND UNIT 3 AND A 70.50 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PUR”, Planned Unit Residential District with site narrative for Oak Creek Addition Unit 2, Oak Creek Addition Unit 3, and an approximately 70.50 acre tract of land, all totaling approximately 78 acres of land located west of the intersection of Oak Creek Drive and Club Drive (2836, 2844, 2849, 2872, 2879, 2893, 2910, 2926, 2934, 2943, 2948, 2953, 2960, 2967, 2976, 2985 and 2988 Barton Creek Circle, 7305, 7307, 7308, 7309, 7314, 7317, 7322 and 7325 Barton Creek Court, 7258, 7259, 7267, 7268, 7279, 7280, 7291 and 7292 Dubose Creek, 7256, 7257, 7264, 7285, 7272, 7276, 7282 and 7294 Carthage Creek, 7253, 7259, 7267, 7273, 7277, 7281 and 7285 Medio Creek, 2905, 2909, 2912, 2913, 2921, 2924, 2927, 2932, 2933, 2945, 2957, 2967, 2985, 3001, 3015, 3029, 3043, 3057, 3065, 3077, 3083, 3093 and 3097 Salado Creek Drive). The applicant is requesting the zone change in order to develop detached single-family homes.

4. Z18-007 HABITAT FOR HUMANITY (2401, 2403, 2405 AND 2407 TENNEHA AVANUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 3, 4, 5 and 6 of NCB 501, four lots totaling approximately 0.67 acres of land located at the northeast intersection of Tenneha Avenue and West 25th Street (2401, 2403, 2405, and 2407 Tenneha Avenue). The applicant is requesting the zone change in order to develop detached single-family homes.

5. Z18-003 GLORY REAL ESTATE (6045 HAVENS TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 18 of NCB 1544-V, one lot totaling approximately 0.20 acres of land located west of the southwest corner Havens Trail and Rhones Quarter Road (6045 Havens Trail). The applicant is requesting the zone change in order to correct split zoning of the property.

6. Z18-004 JOSE VARGAS (3330 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 Lot 21 of NCB 0899H, one lot totaling approximately 0.22 acres of land located west of the southwest intersection of Post Oak Road and Old Jacksonville Highway (3330 Old Jacksonville Highway). The applicant is requesting the zone change in order to allow for office uses.

7. Z18-005 PRESTON SHUMWAY (528 AND 532 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lots 6A and 6B of NCB 787, two lots totaling approximately 1.43 acres of land located at the northwest intersection of South Sneed Avenue and Troup Highway (528 and 532 Troup Highway). The applicant is requesting the zone change in order to develop single-family homes.

8. Z18-002 CREED ENTERPRISES LLC (2002 PARKLEN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lot 76A of NCB 656, one lot totaling approximately 0.26 acres of land located west of the northwest intersection of Parklen Street and Ridgeview Drive (2002 Parklen Street). The applicant is requesting the zone change in order to subdivide the property into two lots to build single-family homes.

9. Z18-006 WESLEY METHODIST CHURCH (2107 WOODLAWN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 309B and 299D of NCB 0699N, two lots totaling approximately 1.13 acres of land located at the northwest intersection of Woodlawn Street and North Parkdale Drive (2107 Woodlawn Street). The applicant is requesting the zone change in order to operate a day care center.

II. PLATS:

1. F18-003 TYLER INDUSTRIAL PARK, FOURTEENTH AMENDMENT

A two lot subdivision containing approximately 16.86 acres of land located east of the southeast intersection of Robertson Road and Bennett Avenue. The property is zoned “M-1”, Light Industrial District. The purpose of the plat is to subdivide one lot into two lots.

2. F18-004 SANDY RANCH CROSSING, FINAL PLAT

A 13 lot subdivision containing approximately 6.93 acres of land located at the southeast intersection of County Road 37 and County Road 35. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 13 lots.

3. P18-001 WINFORD PARK, PRELIMINARY PLAT

A plan for an 81 lot subdivision containing approximately 117.47 acres of land located south of the southeast intersection of Cooks Crossing and Old Bullard Road. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 81 lots.

III. Adjourn.

CERTIFICATE OF EMERGENCY POSTING

This is to certify that on the _____ day of _____, 2018, at _____ M., the above notice of emergency 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 emergency meeting was posted on the front door of the Tyler Development Center.
