



# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, July 3, 2018  
1:30 p.m.*

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#### 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.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of June 5, 2018**
- V. TABLED ITEMS:**
  - 1. Z18-009 BELLWOOD LAKE & LOOP 323 LLLP (178.05 ACRE TRACT) WITHDRAWN**

This case will not be heard as it has been officially been withdrawn by the applicant. No action required.
  - 2. F18-012 TOBE WALTON SUBDIVISION, SECOND AMENDMENT**

A five lot subdivision containing approximately 1.06 acres of land located at the southeast intersection of Barnes Street and Foster Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into five lots.
  - 3. F18-041 TOBE WALTON SUBDIVISION, THIRD AMENDMENT**

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Walker Street and Walton Road. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

## **VI. ZONING:**

### **1. PD18-014 SEMPER PARTNERS LLC (527 WEST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a “PMXD-2”, Planned Mixed Use District final site plan amendment on Lot 19-B of NCB 91, one lot totaling approximately 3.75 acres of land located at the northwest intersection of West Erwin Street and North Bonner Avenue (527 West Erwin Street). The applicant is requesting the zone change to allow for a reconfiguration of the layout.

### **2. C18-003 CLINT JAMES (UNIMPROVED PORTION OF TIMBERWILDE DRIVE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of Timberwilde Drive. The west side and east side of the right-of-way is adjacent to Timberwilde Drive. The north side is adjacent to Lot 1A of NCB 999R. The south side is adjacent to Lot 23B of NCB 999N. The applicant is requesting the closure in order to replat a portion of right-of-way into the property in the south.

### **3. C18-004 HILAND DAIRY FOODS COMPANY LLC (IMPROVED PORTION OF EAST LOCUST STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of a paved portion of East Locust Street. The north side of the right-of-way is adjacent to Lots 5, 6 and 8 of NCB 137. The south side of the right-of-way is adjacent to Lot 10 of NCB 136. The west side and east side of the right-of-way is adjacent to East Locust Street. 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 Hiland Dairy Foods plant.

### **4. PD18-012 KALEO REALTY (1915 AND 1925 LINDBERGH DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PMF”, Planned Multi-Family Residential District with final site plan on Lots 7 and 8 of NCB 1092B, two lots totaling approximately 1.08 acres of land located east of the southeast intersection of Southpark Drive and Lindbergh Drive (1915 and 1925 Lindbergh Drive). The applicant is requesting the zone change in order to develop nine condo style single-family residential units.

### **5. PD18-013 WERNER TAYLOR & WERNER LLC (9.75 ACRE PORTION OF A TRACT)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on a 9.75 acre portion of Tract 5, one tract containing approximately 31.06 acres of land located at the southeast intersection of Old Noonday Road and Taylor Road (9.75 acre portion of a tract). The applicant is requesting the zone change to allow for the development of an assisted living and independent living complex.

### **6. Z18-025 JUAN CARLOS (1000 NORTH FANNIN AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 13 of NCB 216D, one lot containing approximately 0.18 acres of land located at the northwest intersection of North Fannin Avenue and East Gentry Parkway (1000 North Fannin Avenue). The applicant is requesting the zone change in order to build two single-family units.

**7. Z18-027 MARIA OLIVO (507 EAST 5TH STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “AR”, Adaptive Reuse District on Lot 2 of NCB 273H, one lot containing approximately 0.22 acres of land located east of the southeast intersection of South Wall Avenue and East Fifth Street (507 East Fifth Street). The applicant is requesting the zone change to allow for bookkeeping and income tax preparation office.

**VII. PLATS:**

**1. F18-062 ST.LOUIS HEIGHTS, FIRST AMENDMENT**

A five lot subdivision containing approximately 0.88 acres of land located at the northeast intersection of Madison Street and Buddle Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create five lots.

**VIII. CONSENT PLATS:**

**1. F18-051 M.F. TURNER ADDITION, FIFTH AMENDMENT**

A three lot subdivision containing approximately 0.84 acres of land located south of the southwest intersection of Bellwood Road and Clark Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into three lots.

**2. F18-064 WELLINGTON PLACE UNIT 8, FINAL PLAT**

A 42 lot subdivision containing approximately 13.78 acres of land located north of the northwest intersection of Wellington Place Boulevard and Duke Place. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 42 lots with streets.

**3. F18-063 NORTH LAKE ESTATES AT THE CROSSING, FINAL PLAT**

A 14 lot subdivision containing approximately 7.86 acres of land located south of the northwest intersection of Northlake Drive and Crosslake Boulevard. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 14 lots.

**4. F18-065 JACK WALDIE AND W.E SWORD ADDITIONS, FIRST AMENDMENT**

An eight lot subdivision containing approximately 35.50 acres of land located west of the intersection of South Broadway Avenue and Robert E. Lee Drive. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create eight lots.

**IX. Adjourn**

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**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.

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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.

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