



**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, June 20, 2017  
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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**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 July 11, 2017.**

**I. ZONING:**

**1. A17-004 KITTRELLS VILLAGE LLC (15.16 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 15.16 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the northwest intersection of Old Jacksonville Highway and County Road 164 (Mahar Road). Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council District #2.
- D. Amendment of the Future Land Use Guide to reflect Neighborhood Commercial.
- E. Establishment of Original zoning of 15.17 acres of "C-1", Light Commercial District.

**2. Z17-014 CVC PHOENIX HOLDINGS LLC (2429 SOUTH SOUTHEAST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "C-2", General Commercial District on Lot 2B of NCB 968, one lot totaling approximately 0.31 acres of land located north of the northwest intersection of South Southeast Loop 323 and McDonald Road (2429 South Southeast Loop 323). The applicant is requesting the zone change in order to construct a parking lot.

- 3. Z17-015 MARION WARE (604 AND 608 LIBERTY AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lots 18A and 24 of NCB 96, two lots totaling approximately 0.24 acres of land located south of the southwest corner of Wilson Street and Liberty Avenue (604 and 608 Liberty Avenue). The applicant is requesting the zone change to allow for the construction of a single-family home.
- 4. C17-003 IRAIS GARCIA LOPEZ (PORTION OF PINE STREET)**  
Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Pine Street. The west side of the right-of-way is adjacent to Lot 5A of NCB 1258-O. The east side is adjacent to Vaughn Avenue. The north side is adjacent to Lot 12 of NCB 736. The south side is adjacent to Lot 1 of NCB 737. The applicant is requesting the closure in order to construct a single-family home.
- 5. C17-002 ROBERTO SERRANO (UNIMPROVED ALLEY)**  
Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley. The west side of the right-of-way is adjacent to Reed Alley. The east side is adjacent to Lot 23-A of NCB 209. The north side is adjacent to Lot 25 of NCB 209. The south side is adjacent to Lots 15 and 16 of NCB 209. The applicant is requesting the closure in order to construct townhomes.
- 6. PD17-020 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (3274 PROFESSIONAL DRIVE)**  
Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan amendment on Lot 10B of NCB 900-L, one lot totaling approximately 2.50 acres of land located at the northeast corner of Old Jacksonville Highway and Professional Drive (3274 Professional Drive). The applicant is requesting the site plan amendment to construct an additional building.
- 7. S17-003 DIANA LICEA (2347 SARASOTA DRIVE)**  
Request that the Planning and Zoning Commission consider recommending a Special Use Permit renewal on Lot 9 of NCB 969C, one lot containing approximately 0.26 acres of land located west of the southwest intersection of Sarasota Drive and Boldt Avenue (2347 Sarasota Drive). The applicant is requesting the renewal for a one-chair beauty salon in addition to the single-family use.
- 8. PD17-021 CREED ENTERPRISES LLC (1732 AUSTIN DRIVE)**  
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 Lot 23 of NCB 903-G, one lot totaling approximately 0.20 acres of land located west of San Jacinto Drive and Austin Drive (1732 Austin Drive). The applicant is requesting the zone change to bring the existing structure into conformance with the Unified Development Code.
- 9. 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.

**II. PLATS:**

**1. 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.

**2. F17-067 THE CROSSING TOWN CENTER UNIT 6, FINAL PLAT**

A one lot subdivision containing approximately 0.37 acres of land located south of the southwest intersection of Three Lakes Parkway and Crosswater. The property is zoned "C-1", Light Commercial District. The purpose of the plat is to create one lot.

**3. F17-069 NEGEM'S COUNTRY ACRES, FIRST AMENDMENT**

A one lot subdivision containing approximately 0.76 acres of land located at the southwest corner of County Road 376 and County Road 3123. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to combine two lots into one lot.

**III. Adjourn.**

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**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.

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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.

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