



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, June 6, 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 May 2, 2017

V. TABLED ITEMS:

1. PD17-013 STUDENT LIVING OF TEXAS, LLC (3980 McDONALD ROAD)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District final site plan amendment on Lots 1-3 of NCB 1445-E, three lots totaling approximately 18.96 acres of land located northeast of the eastern terminus of McDonald Road (3980 McDonald Road). The applicant is requesting the amendment to allow for the adjustment of buildings and parking areas.

2. PD17-014 MACK PATEL (3205 G E DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PMXD-2”, Planned Mixed Use District with final site plan on Lot 20F of NCB 1082, one lot totaling approximately 1.13 acres of land located south of the southwest intersection of East Southeast Loop 323 and G E Drive (3205 G E Drive). The applicant is requesting the zone change to allow for a hotel with a maximum height of 60 feet.

VI. ZONING:

1. **A17-003 WEST CUMBERLAND ANNEXATION**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the involuntary annexation of approximately 155 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the intersection of West Cumberland Road and Old Jacksonville Highway. 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 Districts #1 and #2.
- D. The Future Land Use Guide to reflect Neighborhood Commercial and Single-Family Medium/Low Density.
- E. Original zoning of 130 acres of “R-1B” Single-Family Residential District and 25 acres of “C-1” Light Commercial District.

2. **Z17-010 NIX HH LLC (528 SOUTH SAUNDERS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “PMXD-1”, Planned Mixed Use District with written narrative on Lot 6A and NCB 253, one lot totaling approximately 1.09 acres of land located at the northeast corner of East Houston Street and South Saunders Avenue (528 South Saunders Avenue). The applicant is requesting the zone change for the existing hotel to be in conformance with the current zoning ordinance.

3. **Z17-013 MPF PROPERTIES, LLC (2708 FRANKSTON HIGHWAY)**

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 9A of NCB 835-J, one lot totaling approximately 2.99 acres of land located north of the northeast intersection of Walton Road and Frankston Highway (2708 Frankston Highway). The applicant is requesting the zone change to allow for outdoor storage.

VII. PLATS:

1. **F17-056 NORTHCHASE WEST ADDITION, FINAL PLAT**

A seven lot subdivision containing approximately 2.48 acres of land located east of the southeast corner of Border Avenue and West 32nd Street. The property is zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create seven residential lots.

2. **F17-024 ROWLAND SECOND ADDITION, THIRD AMENDMENT**

A one lot subdivision containing approximately 1.91 acres of land located at the northwest intersection of North Broadway Avenue and West Barrett Street. The property is zoned “R-2”, Two-Family Residential District. The purpose of the plat is to combine eight lots and an alley into one lot. **The applicant is requesting a waiver of escrow for street improvements to North Bois D’Arc Avenue and West Mims Street.**

3. **F17-057 T.W. YOUNG ADDITION, FINAL PLAT**

A four lot subdivision containing approximately 4.73 acres of land located south of the southeast intersection of County Road 485 and County Road 492. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots. **The applicant is requesting a waiver of escrow for street improvements to County Road 485.**

VIII. CONSENT PLATS:

1. F17-058 GUINN FARMS SOUTH UNIT 1, FINAL PLAT

A two lot subdivision containing approximately 39.19 acres of land located west of the intersection of Farm-to-Market Road 2964 and County Road 2191. The property is zoned "INT", Institutional District. The purpose of the plat is to create two lots.

2. F17-039 CROSSWATER GARDEN HOMES, FINAL PLAT

A 20 lot subdivision containing approximately 6.18 acres of land located east of the northeast intersection of Cross Road and Crosswater. The property is zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 19 lots and a private street.

IX. Adjourn