



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, May 1, 2018
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 April 3, 2018**
- V. ZONING:**

1. Z18-017 WJDS PROPERTIES LLC (5880 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-MH”, Manufactured Home Residential District on Tract 1.2, one tract containing approximately 5.02 acres of land located south of the southwest intersection of Chandler Highway and Bellwood Lake Road (5880 Chandler Highway). The applicant is requesting the zone change in order to develop a mobile home park.

2. Z18-018 BRANNON HENRY (1401 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 6 of NCB 397, one lot containing approximately 0.15 acres of land located north of the northeast intersection of North Palace Avenue and West Cochran Street (1401 North Palace Avenue). The applicant is requesting the zone change in order to develop a single-family home.

3. Z18-019 BRANNON HENRY (1435 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 7 of NCB 403, one lot containing approximately 0.15 acres of land located north of the northeast intersection of North Palace Avenue and Trezevant Street (1435 North Palace Avenue). The applicant is requesting the zone change in order to develop a single-family home.

4. PD18-009 CFR HOLDINGS LLC (7321 TULE CREEK LANE)

Request that the Planning and Zoning Commission consider recommending a “PUR”, Planned Unit Residential District with site narrative on Lot 32 of Oak Creek Addition Unit 1, one lot totaling approximately 0.25 acres of land located south of the southwest intersection of Oak Creek Boulevard and Tule Creek Lane (7321 Tule Creek Lane). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

5. Z18-020 BISHOP THOMAS K. GORMAN CATHOLIC SCHOOL (1405 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “INT”, Institutional District on Lot 1A of NCB 1033A, one lot containing approximately 27.01 acres of land located at the southeast intersection of Easy Street and East Southeast Loop 323 (1405 East Southeast Loop 323). The applicant is requesting the zone change to utilize the signage allowances of an institutional district.

6. PD18-008 SIMON PROPERTY GROUP TEXAS, LP (4601 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District site plan amendment on Lot 2B of NCB 1293, one lot totaling approximately 45.40 acres of land located south of the southwest intersection of West Southwest Loop 323 and South Broadway Avenue (4601 South Broadway Avenue). The applicant is requesting the zone change in order to modify the existing mall footprint and add new proposed retail buildings and a restaurant.

7. PD18-007 F AND H RENTAL PROPERTIES (8301 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PUR”, Planned Unit Residential District with final site plan on Tract 12, one tract totaling approximately 6.03 acres of land located south of the southwest intersection of Paluxy Drive and Jeff Davis Drive (8301 Paluxy Drive). The applicant is requesting the site plan in order to develop 18 single family residential units with a public street.

VI. TABLED ITEMS:

1. F18-009 COUNTRY CLUB ESTATES, NINTH AMENDMENT

A two lot subdivision containing approximately 0.29 acres of land located at the southwest intersection of Vaughn Avenue and West Erwin Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine four lots into two lots.

2. Z18-009 BELLWOOD LAKE & LOOP 323 LLLP (178.05 ACRE TRACT)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial Development District to “PMXD-2”, Planned Mixed Use District with final site plan on a tract of land containing approximately 178.05 acres of land located west of the northwest intersection of South Southwest Loop 323 and Earl Campbell Parkway. The applicant is requesting the zone change in order to allow for the development of high-density, mixed-use, mid-rise towers.

VII. PLATS:

1. F18-026 PENA ADDITION, FINAL PLAT

A three lot subdivision containing approximately 1.683 acres of land located at the northwest intersection of State Highway 110 and CR 46. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

2. F18-044 EDGEFIELD ADDITION, FIRST AMENDMENT, FINAL PLAT

A three lot subdivision containing approximately 0.787 acre of land located at the southwest corner of West Harmony Street and North Border Avenue. This property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create four lots.

3. F18-030 TYLER CITY ECU, FINAL PLAT

A two lot subdivision containing approximately 0.999 acre of land located south of the northwest intersection of McCormick Lane and State Highway 155 South. The property is currently zoned “C-2”, General Commercial District. The purpose of this plat is to create one lot.

4. F18-037 WYNFORD PARK UNIT 1, FINAL PLAT

A 30 lot subdivision containing approximately 30.59 acres of land located north of the northeast intersection of Holcomb Circle and Old Bullard Road (County Road 122). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to divide a tract into 30 lots.

5. F18-038 CUMBERLAND HILLS UNIT 3, FINAL PLAT

A 37 lot subdivision containing approximately 11.40 acres of land located at the southwest intersection of Skidmore Lane and Deerfield Drive. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 37 lots with a street.

6. F18-035 PRUNE PEDDLER ADDITION, FINAL PLAT

A two lot subdivision containing approximately 16.06 acres of land located at the northeast intersection of Highway 31 West and Farm-to-Market Road 2661. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

VIII. Adjourn

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.

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.
