

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, November 7, 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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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Planning Policies and Procedures**

#### **IV. Consideration of minutes from Commission meeting of October 3, 2017**

#### **V. TABLED ITEMS:**

##### **1. Plat; F17-107 HUNT & WELLS ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 0.42 acres of land located west of the southwest intersection of East Houston Street and South Clayton Street. The property is zoned "R-1B", Single-Family Residential District and "R-2", Two-Family Residential District. The purpose of the plat is to subdivide one lot into two.

#### **VI. ZONING:**

##### **1. ZA17-002 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 development standards, subdivision design and improvements, streets and thoroughfares and definitions.

##### **2. S17-007 DR. DOMETRIUS D HILL (3213 SEATON STREET)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Tax Lot 70 of NCB 840-F, one lot totaling 1.00 acre of land located north of the northwest intersection of Carver Street and Seaton Street (3213 Seaton Street). The applicant is requesting the Special Use Permit to allow for the operation of a private community center.

**3. A17-006 TYLER ECONOMIC DEVELOPMENT COUNCIL**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 68.2 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of Highway 155 North and County Road 334. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #3.
- D. Amendment of the Land Use Guide to reflect Industrial/Manufacturing.
- E. Establishment of Original zoning of 68.2 acres of “M-1”, Light Industrial District.

**4. A17-007 TYLER ECONOMIC DEVELOPMENT COUNCIL**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 50.8 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of Highway 155 North and County Road 334. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #3.
- D. Amendment of the Land Use Guide to reflect Industrial/Manufacturing.
- E. Establishment of Original zoning of 50.8 acres of “M-1”, Light Industrial District.

**5. Z17-038 KEYLAN INVESTMENT LP (310 SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential District on Lot 16 of NCB 88, one lot totaling approximately 0.52 acres of land located east of the intersection of South Vine Avenue and Potter Place (310 South Vine Avenue). The applicant is requesting the zone change in order to remodel the existing structures to accommodate a five unit multi-family development.

**6. PD17-030 LLOYD NICHOLS (1414 AND 1416 GOLDEN ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached District to “PXR”, Planned Mixed Residential District with final site plan on Lots 1 and 2 of NCB 937, two lots totaling approximately 0.58 acres of land located at the southeast intersection of Airline Drive and Golden Road (1414 and 1416 Golden Road). The applicant is requesting the zone change to allow for a nine-unit multi-family development.

**7. C17-004 SCOTT AND HEATHER GARRISON (CRAFTDALE DRIVE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Craftdale Drive connecting Glenview Avenue and Danley Avenue. The north side of the right-of-way is adjacent to Lot 10 of NCB 1077 and Lot 2 of NCB 1445. The south side of the right-of-way is adjacent to Lots 1 and 12A of NCB 1078. The applicant is requesting the closure in order to incorporate the land into the adjacent residential lots.

**8. C17-005 LUIS LEANDRO (BLAIR STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Blair Street connecting Barnes Street and Criss Street. The north side of the right-of-way is adjacent to Lot 1 of NCB 835V. The south side of the right-of-way is adjacent to Lot 1A of NCB 835Y. The applicant is requesting the closure in order to incorporate the land into the adjacent residential lots.

## **VII. PLATS:**

### **1. F17-112 ARELLANO ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 10.12 acres of land located west of the northwest intersection of Sunnyhill Drive and Woodhue Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create a platted lot in order to obtain a building permit.

### **2. F17-118 LAMONTE ESTATES, FINAL PLAT**

An eight lot subdivision containing approximately 19.30 acres of land located at the southwest intersection of County Road 1104 and Big Eddy Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

## **VIII. CONSENT PLATS:**

### **1. F17-114 GUINN FARMS UNIT 3, FINAL PLAT**

A 17 lot subdivision containing approximately 4.03 acres of land located north of the northern intersection of Rolling Acres Place and Guinn Farms Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 17 lots.

### **2. F17-115 DOUBLE STAR ADDITION UNIT 1, SECOND AMENDMENT**

A 41 lot subdivision containing approximately 12.91 acres of land located west of the southwest intersection of Rhones Quarter Road and Roy Road. The property is zoned “PMF”, Planned Multi-Family District. The purpose of the plat is to subdivide two lots into 41 lots.

### **3. F17-116 TEXAS STUDENT HOUSING ADDITION, FIRST AMENDMENT**

A one lot subdivision containing approximately 18.96 acres of land located north of the intersection of McDonald Road and Cottage Drive. The property is zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to combine three lots into one.

### **3. F17-117 EAGLES NEST ADDITION, FIFTH AMENDMENT**

A four lot subdivision containing approximately 2.92 acres of land located west of the northwest intersection of Paluxy Drive and East Grande Boulevard. The property is zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to divide one lot into four.

## **IX. Adjourn.**

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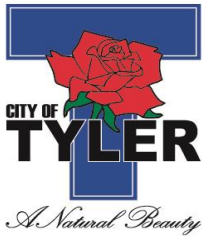
**CERTIFICATE OF POSTING**

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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**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, November 7, 2017  
1:30 p.m.*

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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 December 5, 2017.**

**X. ZONING:**

**1. PD17-033 STANLEY SMITH (617 RICE ROAD)**

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 Lots 19 and 20 of NCB 999M, two lots totaling approximately 3.65 acres of land located west of the northwest intersection of Richmond Road and Rice Road (617 Rice Road). The applicant is requesting the zone change to build a gated community with 22 single-family homes and a private street.

**2. Z17-041 STANLEY SMITH (5013 RICHMOND ROAD)**

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 11B of NCB 999E, one lot totaling approximately 0.34 acres of land located at the northwest intersection of Richmond Road and Rice Road (5013 Richmond Road). The applicant is requesting the zone change in order to utilize the property for office spaces.

**3. PD17-035 CHAPEL WOODS DEVELOPMENT LTD (3695 OLD OMEN ROAD)**

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 a 2.01 acre portion of a tract containing approximately 24.50 acres of land located at the northwest intersection of Chapel Lane and Old Omen Road (3695 Old Omen Road). The applicant is requesting the zone change to build a gated community with eight single-family homes with private access.

**4. PD17-036 SAM SCARBOROUGH (412, 414, 420 AND 428 SOUTH FLEISHEL AVENUE AND 413, 417, 421, AND 425 CRESTWAY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “PMF, Planned Multi-Family Residential District with final site plan on Lots 16-19, 20A, 24A, 25-27 of NCB 251-A, nine lots totaling approximately 1.39 acres of land located at the southeast intersection of East Front Street and South Fleishel Avenue (412, 414, 420 & 428 South Fleishel Avenue and 413, 417, 421, & 425 Crestway Drive). The applicant is requesting the zone change to develop a three-story 36 unit apartment complex.

**5. Z17-039 KARRION ENTERPRISES INC (514 SOUTH FANNIN AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lot 31 of NCB 75, one lot totaling approximately 0.31 acres of land located at the southeast intersection of Reeves Street and South Fannin Avenue (514 South Fannin Avenue). The applicant is requesting the zone change in order to utilize the property for commercial development.

**6. Z17-040 DENNIS WALKER (601 MOORE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lots 3 and 4 of NCB 370, two lots totaling approximately 0.35 acres of land located south of the southeast intersection of Selman Street and Moore Avenue (601 Moore Avenue). The applicant is requesting the zone change in order to construct a single-family house and bring the property into compliance.

**7. Z17-042 JAMES ALAN HAYNES (ONE ACRE TRACT OF LAND)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “M-1”, Light Industrial District on Lots 20-22 of NCB 857, three lots totaling approximately one acre of land located north of the northeast intersection of Mary Lane and Crosby Street (One acre tract of land). The applicant is requesting the zone change in order to allow the property to be used as a storage tank farm.

**XI. PLATS:**

**1. F17-121 JIM MAYFIELD SUBDIVISION, FOURTH AMENDMENT**

A two lot subdivision containing approximately one acre of land located east of the southeast intersection of Southpark Drive and Lindbergh Drive. The property is zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to subdivide one lot into two lots.

**2. F17-122 BARRON ESTATES, FIRST AMENDMENT**

A three lot subdivision containing approximately 6.81 acres of land located south of the southeast intersection of Farm-to-Market Road 3271 and Highway 69 North. The property is in the Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

**3. F17-123 WANGNER ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 0.24 acres of land located at the northeast intersection of West Charnwood Street and South College Avenue. The property is zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to adjust the lot lines.

**4. F17-124 YELLOWWOOD CROSSING, FINAL PLAT**

A two lot subdivision containing approximately 0.87 acres of land located south of the southeast intersection of Watkins Street and New Copeland Road. The property is zoned “R-

1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**5. F17-125 GLENBROOK ADDITION UNIT 1, SEVENTH AMENDMENT**

A one lot subdivision containing approximately 6.64 acres of land located north of the northwest intersection of South Southeast Loop 323 and McDonald Road. The property is split zoned “C-1”, Light Commercial District and “C-2”, General Commercial District. The purpose of the plat is to combine two lots into one.

**6. F17-126 HENRY C. BROWNE ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 5.06 acres of land located north of the northeast intersection of Aberdeen Drive and Troup Highway. The property is zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide one lot into two lots.

**7. F17-127 BERGFELD SUNSHINE ADDITION, SECOND AMENDMENT**

A three lot subdivision containing approximately 0.19 acres of land located at the northeast intersection of Maple Street and Reed Alley. The property is zoned “R-2”, Two-Family District. The purpose of the plat is to subdivide two lots into three lots.

**XII. Adjourn.**

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