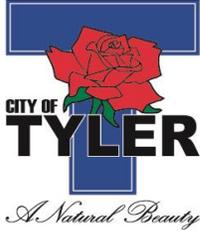


REVISED AGENDA

PLANNING AND ZONING COMMISSION



WORKSESSION

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

*Tuesday, October 16, 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.

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 November 6, 2018.

I. TABLED ITEMS:

1. PD18-019 ZB3 PROPERTIES, LLC (2469 EARL CAMPBELL PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PMXD-1”, Planned Mixed-Use District-1 with final site plan on Lot 13C of NCB 852T, one lot totaling approximately 2.69 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway (2469 Earl Campbell Parkway). The applicant is requesting the zone change in order to develop a mix of residential and retail uses.

2. F18-088 LYONS ADDITION, FINAL PLAT

A four lot subdivision containing approximately 1.78 acres of land located south of the southwest intersection of Cartwright Street and South Lyons Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create four lots.

II. ZONING:

1. C18-008 KALEO REALTY LLC (UNIMPROVED PORTION OF RIGHT OF WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of unnamed right-of-way located approximately 155 feet east of the southeast intersection of Lindbergh Drive and Southpark drive and continuing south approximately 250 feet. The east side of the right-of-way is adjacent to Lot 7 of NCB 1092-B. The south side of the right-of-way is adjacent to Lot 11 NCB 1092-E. The west side of the

right-of-way is adjacent to Lots 9 & 10 of NCB 1092-E. The north side of the right-of-way is adjacent to Lindbergh Drive. The applicant is requesting the closure in order to replat the right-of-way for development purposes.

2. PD18-026 TYLER BROADWAY SETTLERS LP (113 MARKET SQUARE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan on Lot 6A of NCB 1715, one lot totaling approximately 10.20 acres of land located south of the southeast intersection of Market Square Boulevard and South Broadway Avenue (113 Market Square Boulevard). The applicant is requesting the site plan for proposed commercial development and recreational vehicle inventory display areas.

3. Z18-034 DUNN PATSY BROUGHTON ESTATE (412 NORTH NORTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 5 and 6 of NCB 1251, one parcel containing approximately 0.74 acres of land located west at the southwest corner of Loop 323 and Woodhue Drive (412 North Northwest Loop 323). The applicant is requesting the zone change to market the property for commercial uses.

4. Z18-035 FIRST CHRISTIAN CHURCH (4202 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 8E of NCB 1010-D, one lot containing approximately 10.08 acres of land located at the northeast intersection of Loop 323 and South Broadway Avenue (4202 South Broadway Avenue). The applicant is requesting the zone change for signage purposes.

5. PD18-028 DOGWOOD PARK HOLDINGS LLC (2211 AND 2215 ROY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District, “AG”, Agricultural District and “RPO”, Restricted Professional Office District to “PMXD-1”, Planned Mixed Use District with final site plan on Lots 1-C, 1-D and a portion of Lot 2-C of NCB 1482, three lots containing approximately 11.87 acres of land located east of the southeast corner of Paluxy Drive and Roy Road (2211 and 2215 Roy Road). The applicant is requesting the zone change to allow for a mixture of uses including office, service and retail uses.

6. PD18-029 DOGWOOD PARK HOLDINGS LLC (2225 ROY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PMXD-1”, Planned Mixed Use District with final site plan on a portion of Lot 2C of NCB 1482 and a tract of land containing approximately 20.94 acres of land located east of the southeast corner of Paluxy Drive and Roy Road (2225 Roy Road). The applicant is requesting the zone change to allow for a single-family townhome development consisting of 61 units.

III. PLATS:

1. P18-013 FREEDOM RANCH SUBDIVISION, PRELIMINARY PLAT

A plan for a 43 lot subdivision containing approximately 33.26 acres of land located south of the southeast intersection of County Road 113 and County Road 119. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 43 lots.

2. P18-014 DOGWOOD PARK, PRELIMINARY PLAT

A plan for a 71 lot subdivision containing approximately 33.10 acres of land located east of the southeast corner of Roy Road and Many Lane. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to plan for 71 lots.

3. F18-096 FVPRO MANAGEMENT ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.17 acres of land located at the southwest intersection of East Berta Street and North Fannin Avenue. The property is currently zoned "R-1D", Single-Family Attached and Detached District. The purpose of the plat is to subdivide one lot into two lots.

4. F18-100 TRINITY OAKS ADDITION, FINAL PLAT

A one lot subdivision containing approximately 62.39 acres of land located east of the southeast intersection of East Duncan Street and Old Gladewater Highway. The property is currently zoned "M-1", Light Industrial District and "M-2", General Industrial District. The purpose of the plat is to create one lot.

IV. 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.
