



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, October 3, 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 September 5, 2017

V. ZONING:

1. PD17-029 NORTH TYLER DAY NURSERY (3000 BORDER AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Tax Lot 1B of NCB 0501-U, one lot totaling approximately 4.79 acres of land located at the southwest corner of Border Avenue and West 32nd Street (3000 Border Avenue). The applicant is requesting the amendment in order to rent office spaces on campus to organizations that will provide various services to the community.

2. Z17-033 TYLER INDEPENDENT SCHOOL DISTRICT (1120 NORTH NORTHWEST 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 1 of NCB 1246, one lot totaling approximately 60.87 acres of land located south of the southwest intersection of Van Highway and North Northwest Loop 323 (1120 North Northwest Loop 323). The applicant is requesting the zone change in order to utilize a zoning district intended for schools.

3. Z17-036 EDITH ESCOBEDO (908 WEST MARTIN LUTHER KING JR. BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lot 10 of NCB 444, one lot totaling approximately 0.37 acre of land located at the southeast intersection of North Grand Avenue and West Martin Luther King Boulevard (908 West Martin Luther King Jr. Boulevard). The applicant is requesting the zone change in order to develop the property for commercial use.

4. Z17-034 BBKB INVESTMENTS LLC (715 WEST 3RD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached District on an approximately 0.9 acre tract on Lot 11A of NCB 660-C, one lot totaling approximately 0.27 acre of land located at the northeast intersection of West 3rd Street and Kennedy Avenue (717 West 3rd Street). The applicant is requesting the zone change in order to split the property to build a single-family detached home.

5. S17-005 SEMINA SEHGAL (3431 BLANCO DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 28 of NCB 1543-N, one lot totaling approximately 0.17 acre of land located west of the southwest corner of Blanco Drive and Palo Pinto Drive (3431 Blanco Drive). The applicant is requesting a Special Use Permit to start a home daycare.

VI. PLATS:

1. 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.

2. F17-101 BAY TOWNE ADDITION, FINAL PLAT

A 44 lot subdivision containing approximately 8.47 acres of land located at the eastern intersection of Barbara Street and Terrace Avenue. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 44 lots.

VII. CONSENT PLATS:

1. F17-096 MEADOW BROOK TRAILS, FINAL PLAT

A 15 lot subdivision containing approximately 12.33 acres of land located at the southwest corner of East 5th Street and Old Omen Road. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 15 lots with a private street.

2. F17-102 CYPRESS RIDGE ADDITION PHASE 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.

3. F17-097 WARE ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.23 acres of land located south of the southwest intersection of West Wilson Street and North Liberty Avenue. The property is zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create two lots.

VIII. Adjourn

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.

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.
