

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, September 5, 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 August 1, 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.

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

##### **1. Z17-028 FIRST CHURCH OF GOD (4827 NEW COPELAND 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 14A of NCB 1013, one lot totaling approximately 0.87 acres of land located north of the northwest intersection of Shiloh Road and New Copeland Road (4827 New Copeland Road). The applicant is requesting the zone change to construct a preschool.

**2. Z17-022 JASON MARSHALL (708 RUSK STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “R-1B”, Single-Family Residential District on Lot 12 of NCB 318, one lot totaling approximately 0.33 acres of land located at the southwest intersection of Rusk Street and Kennedy Avenue (708 Rusk Street). The applicant is requesting the zone change in order to construct two single-family dwellings.

**3. Z17-027 CASTAGNO PROPERTIES (2001 SOUTH BECKHAM AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District, on Lot 14A of NCB 791, one lot totaling approximately 0.39 acres of land located at the southwest corner of East 8th Street and South Beckham Avenue (2001 South Beckham Avenue). The applicant is requesting the zone change in order to utilize the property for a geologist’s office.

**4. Z17-031 JOHN WILLIAMS (2544 GARDEN VALLEY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Tax Lot 1 of NCB 1262, one tract of land totaling approximately 9.34 acres of land located at the southwest intersection of Hawthorne Avenue and Garden Valley Road (2544 Garden Valley Road). The applicant is requesting the zone change to develop 108 single-family townhome units.

**5. Z17-025 JIMMY REED (1710 PINE CREST DRIVE)**

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 1B of NCB 951, one lot totaling approximately 0.48 acres of land located south of the southeast intersection of East 5th Street and Pine Crest Drive (1710 Pine Crest Drive). The applicant is requesting the zone change in order to market the property for commercial use.

**6. Z17-026 JIMMY REED (2925 EAST 5TH STREET)**

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 an approximately 0.96 acre portion of Lot 4 of NCB 951, one lot totaling approximately 2.48 acres of land located at the southwest intersection of East 5th Street and Old Omen Road (2925 East 5th Street). The applicant is requesting the zone change in order to market the property for commercial use.

**7. PD17-024 JIMMY REED (1712 PINE CREST DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on an approximately 0.28 acre portion of Lot 7 of NCB 951, one lot totaling approximately 3.34 acres of land located south of the southeast intersection of East 5th Street and Pine Crest Drive (1712 Pine Crest Drive). The applicant is requesting the zone change to develop a quadplex.

**8. PD17-025 JIMMY REED (2925 EAST 5TH STREET)**

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 portions of Lots 1B, 4, 7 and 11B of NCB 951, portions of four lots totaling approximately 10.56 acres of land located south of the southwest intersection of East 5th Street and Old Omen Road (2925 East 5th Street). The applicant is requesting the zone change to develop 21 single-family detached homes.

**9. PD17-026 AMERICAN STATE BANK (8591 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed Use District final site plan on Lot 42 of NCB 1546, one lot totaling 2.32 acres of land located at the northwest corner of West Cumberland Road and South Broadway Avenue (8591 South Broadway Avenue). The applicant is requesting the site plan to construct a banking facility for American State Bank.

**10. Z17-032 JEAN ROSS (3409 OLD NOONDAY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 28 of NCB 836-N, one lot totaling approximately 0.99 acres of land located southwest of the intersection of Lake Placid Road and Old Noonday Road (3409 Old Noonday Road). The applicant is requesting the zone change to construct a single-family residence.

**11. Z17-023 LINDA ALTIER (1527 EAST 5TH STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District and “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 23A of NCB 657, one lot totaling 1.00 acre of land located south of the southeast intersection of East 5th Street and Mahon Avenue (1527 East Fifth Street). The applicant is requesting the zone change in order to utilize the property for commercial development.

**12. Z17-029 EDGAR VALDEZ (701 AND 705 AUGUSTA AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lots 6A and 66 of NCB 182, two lots totaling approximately 0.41 acres of land located north of the northwest intersection of Augusta Avenue and West Phillips Street (701 and 705 Augusta Avenue). The applicant is requesting the zone change to sell the two individual houses on the lots.

**13. Z17-030 MPM TYLER LLC (530 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-2”, General Industrial District to “C-1”, Light Commercial District on Lot 8D of NCB 910, one lot totaling 0.62 acres of land located south of the southeast intersection of Chandler Highway and South Southwest Loop 323 (530 South Southwest Loop 323). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

**VII. PLATS:**

**1. F17-087 TYLER INDUSTRIAL PARK, TWELFTH AMENDMENT**

A two lot subdivision containing approximately 5.88 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway. The property is zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

## **VIII. CONSENT PLATS:**

### **1. F17-091 CENTENNIAL TOWNHOMES PHASE ONE, FINAL PLAT**

A seven lot subdivision containing approximately 5.29 acres of land located at the southern intersection of Kit Carson Trail and Centennial Parkway. The property is zoned "PMF", Planned Multi-Family District. The purpose of the plat is to create seven lots with a private street.

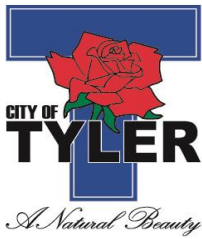
### **2. P17-005 BAY TOWNE ADDITION, PRELIMINARY PLAT**

A 44 lot subdivision containing approximately 8.89 acres of land located at the northwest corner of Cox Road and Casey Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 44 lots.

### **3. F17-090 WHITE TAIL HOLLOW UNIT 2, FIRST AMENDMENT**

A thirteen lot subdivision containing approximately 8.56 acres of land located at the east corner of Trophy Circle and Deer Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

## **IX. Recess.**



**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, September 5, 2017  
12:30 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 October 3, 2017.**

**X. ZONING:**

**1. 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.

**2. Z17-034 BBKB INVESTMENTS LLC (717 WEST 3<sup>RD</sup> 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 3<sup>rd</sup> Street and Kennedy Avenue (717 West 3<sup>rd</sup> Street). The applicant is requesting the zone change in order to split the property to build a single-family detached home.

**3. Z17-035 TYLER STONEGATE PROPERTY (5200 PALUXY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “OSP”, Open Space and Parkland District on Lot 5 of NCB 1562, one lot totaling approximately 4.21 acres of land located north of the northeast intersection of Stonegate Boulevard and Paluxy Drive (5200 Paluxy Drive). The applicant is requesting the zone change in order to preserve the area as a greenbelt.

**4. 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.

**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 day care.

**6. S17-006 DEBRA ZIMMERMAN (609 BARCLAY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit for Lot 3 of NCB 999-B, one lot totaling approximately 0.36 acre of land located west of the northwest corner of Richmond Road and Barclay Drive (609 Barclay Drive). The applicant is requesting a Special Use Permit in order to allow for single chair salon.

**7. S17-007 DOMETRIUS HILL (3303 SEATON STREET)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit for 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 (3303 Seaton Street). The applicant is requesting the Special Use Permit in order to allow for a private community center.

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

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development 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 32<sup>nd</sup> 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.

**XI. PLATS:**

**1. F17-100 MOCKINGBIRD PARK ADDITION UNIT 2, FIFTH AMENDMENT**

A one lot subdivision containing 1.11 acres of land located at the southwest corner of County Road 159 and Kallan Avenue. The property is located in the Zone 2 of the Tyler ETJ. The purpose of the plat is to combine two lots into one lot.

**2. F17-101 BAY TOWNE ADDITION, FINAL PLAT**

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

**3. 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.

**4. F17-103 MARSHALL ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 0.31 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway. The property is zoned "AR", Adaptive Reuse District. The purpose of the plat is to create two lots.

**XII. 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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