



## REVISED A G E N D A

### PLANNING AND ZONING COMMISSION

#### WORKSESSION

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

*Tuesday, December 16, 2014  
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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**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 January 6, 2015.**

#### **I. ZONING:**

##### **1. Z01-15-018 TERRY GRAHAM INTEREST (1376 AND EARL CAMPBELL PARKWAY, 1711 MOSLEY STREET, AND 2323 FRANKSTON HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "C-2", General Commercial District on Lots 4 and 5 of NCB 836 and Lots 21B and 21C of NCB 835, four lots containing approximately 20.53 acres of land located at the southwest intersection of Frankston Highway and Earl Campbell Parkway (1376 and 1740 Earl Campbell Parkway, 1711 Mosley Street, and 2323 Frankston Highway). The applicant is requesting the zone change to allow for a potential commercial development which requires "C-2" zoning.

##### **2. Z01-15-019 MICHAEL PATTERSON (547 AND 551 WILLIAMS COURT)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "AR", Adaptive Reuse District on Lots 15 and 16 of NCB 185, two lots containing approximately 0.23 acres of land located west of the intersection of South Vine Avenue and Williams Court (547 and 551 Williams Court). The applicant is requesting the zone change to allow for an attorney's office.

**3. Z01-15-021 THREE R TRUSTS (8668 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District site plan amendment on Lot 3 of NCB 1153, one lot containing 7.70 acres of land located at the southeast intersection of West Cumberland Road and South Broadway Avenue (8668 South Broadway Avenue). The applicant is requesting the site plan amendment to modify the driveway configuration.

**4. Z01-15-022 BRYAN BATEMAN (6700 HOLLYTREE DRIVE)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District site plan amendment on Lot 1 of NCB 1538, one lot containing approximately 4.31 acres of land located south of the intersection of Grande Boulevard and Hollytree Drive (6700 Hollytree Drive). The applicant is requesting the site plan amendment to allow for the construction of office, retail space and restaurant.

**5. Z01-15-026 MCMILLIN HOLDING LLC (2389, 2773, 2349, AND 2325 CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District and “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lots 1, 2, and 3 of NCB 1137T and two tax lots, all containing approximately 3.74 acres of land located east of the northeast intersection of West Cumberland Road and Old Jacksonville Highway (2389, 2773, 2349, and 2325 Cumberland Road). The applicant is requesting the zone change to allow for commercial development along the Cumberland Road extension.

**6. Z01-15-024 KIDD LIVING TRUST (3656 WEST GRANDE BOULEVARD AND 13531 US HIGHWAY 155 SOUTH)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on two tax lots containing approximately 9.38 acres of land located at the east intersection of US Highway 155 South and West Grande Boulevard (3656 West Grande Boulevard and 13531 US Highway 155 South). The applicant is requesting the zone change to allow for future commercial development.

**7. Z01-15-027 BEHRENS DRUG BUILDING PARTNERSHIP (3090 AND 3080 NORTH NORTHEAST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “M-1”, Light Industrial District on Lots 11A and 11B of NCB 1418, two lots containing 8.39 acres of land located north of the intersection of Duncan Street and North Northeast Loop 323 (3090 and 3080 North Northeast Loop 323). The applicant is requesting the zone change to allow for the expansion of existing industrial facilities from the east.

**8. Z01-15-025 BROOKS INVESTMENT AND PROPERTIES LLC (826 BUCKLEY AVENUE AND 825 TUBBS STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 27 of NCB 856 and a tax lot, two lots containing approximately 0.22 acres of land located south of the southeast intersection of Bellwood Road and Buckley Avenue (826 Buckley Avenue and 825 Tubbs Street). The applicant is requesting the zone change to allow for the development of attached single-family housing.

**9. S01-15-001 FIRST BAPTIST CHURCH (17002 U.S. HIGHWAY 69 SOUTH)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1 of NCB 1700, one lot totaling approximately 76.76 acres of land located west of the intersection of Marsh Farm Road and U.S. Highway 69 South (17002 U.S. Highway 69 South). The applicant is requesting the Special Use Permit to allow for the use of four temporary buildings for educational purposes for a three year period of time.

**10. A01-15-003 TRACTOR SUPPLY (13641 HWY 110 SOUTH)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of Lots 1 and 2 of the JW Subdivision. The proposed annexation area consists of approximately 5.56 acres of land lying adjacent to the present boundary limits of the City of Tyler located northeast of the intersection of East Grande Boulevard and Highway 110 South. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council District #5.
- D. Original zoning of 3.38 acres of "C-2", General Commercial District and 2.18 acres of "AG", Agricultural District.

**II. PLATS:**

**1. P01-15-003 Boice Heights, Preliminary Plat**

A 35 lot subdivision containing approximately 15.45 acres of land located west of the intersection of Farm-to-Market Road 2813 and County Road 134. The properties are currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 35 lot residential subdivision.

**2. F01-15-026 Meadowbrook Heights Unit 3, First Amendment**

A 12 lot subdivision containing approximately 3.28 acres of land located at the northwest intersection of Valley View Street and Pine Crest Drive. The properties are currently zoned "R-1D", Single-Family Detached and Attached Residential District. The purpose of the plat is to subdivide three lots into 12 lots.

**3. F01-15-030 South Town Addition Unit 3, Final Plat**

A two lot subdivision containing approximately 25.94 acres of land located at the northwest intersection of West South Town Drive and South Broadway Avenue. The properties are currently zoned "C-2" General Commercial District. The purpose of the plat is to subdivide one lot into two lots.

**4. F01-15-033 West Village North, Final Plat**

A five lot subdivision containing approximately 12.50 acres of land located at the northwest intersection of Crow Road and Old Jacksonville Highway. The properties are currently zoned "C-1", Light Commercial District. The purpose of the plat is to create a four lot subdivision and a public way.

**5. F01-15-034 Crawley Addition, First Amendment**

A three lot subdivision containing approximately 7.25 acres of land located north of the northwest intersection of Farm-to-Market Road 724 and State Highway 64. The properties are currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to combine three lots into two lots.

**6. F01-15-027 Cascades Estates, Fifth Amendment**

A three lot subdivision containing approximately 1.23 acres of land located north of the intersection of Triggs Trace and Blancas Drive. The properties are currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to combine five lots into three.

**7. F01-15-031 Pinnacle at Oak Hill Unit 2, Final Plat**

A 34 lot subdivision containing approximately 9.08 acres of land located east of the intersection of Old Noonday Road and Elkton Trail. The properties are currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 34 residential lots.

**8. F01-15-028 CAHS Addition, Final Plat**

A two lot subdivision containing approximately 31.88 acres of land located at the east intersection of Jeff Davis Drive and Paluxy Drive. The properties are currently zoned "PCD", Planned Commercial District and "R-1A", Single-Family Residential District. The purpose of the plat is to create two lots.

**9. F01-15-029 The Village at Cumberland Park Phase 3, Second Amendment**

A three lot subdivision containing approximately 3.70 acres of land located north of the northeast intersection of Market Square Boulevard and South Broadway Avenue. The properties are currently zoned "PCD", Planned Commercial Development. The purpose of the plat is to create three lots.

**10. F01-15-032 KPE Town Oaks Addition, Final Plat**

A three lot subdivision containing approximately 12.00 acres of land located at the northeast intersection of West Southwest Loop 323 and Old Bullard Road. The properties are currently zoned "R-MF", Multi-Family Residential District and "C-1" Light Commercial District. The purpose of the plat is to subdivide one lot into three.

**III. Commissioner Ethics Training**

**IV. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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