



## **A G E N D A**

### **PLANNING AND ZONING COMMISSION**

**REGULAR MEETING BY TELECONFERENCE  
ON THE CITY OF TYLER FACEBOOK PAGE  
AND MICROSOFT TEAMS VIA  
<https://tinyurl.com/planningcommission5-5-20>**

*Tuesday, May 5, 2020  
1:30 p.m.*

***DUE TO THE CURRENT  
CORONAVIRUS COVID-19 PUBLIC  
HEALTH EMERGENCY, A  
TELECONFERENCE MEETING OF  
THE TYLER PLANNING AND ZONING  
COMMISSION IS BEING CONDUCTED  
INSTEAD OF A MEETING PROVIDING  
FOR PHYSICAL ACCESS TO THE  
PUBLIC. HOWEVER, MEMBERS OF  
THE PUBLIC MAY PARTICIPATE BY  
CALLING  #(903-363-0651)***

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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 participate in this 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 April 7, 2020.**

**V. TABLED ITEMS:**

**1. Z20-014 1210 OLIVE LLC (1210 OLIVE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-MF”, Multi-Family Residential District on Lots 10 and 11 of NCB 615, two lots containing approximately 1.25 acres of land located east of the intersection of Olive Street and Central Avenue (1210 Olive Street). The applicant is requesting the zone change to allow for the development of duplexes.

**2. Z20-007 HAMPE CLARK & PATRICIA (719 RICE ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “POD”, Planned Office District with a final site plan on Lot 12 of NCB 999M, one lot containing approximately 0.50 acres of land located west of the southwest intersection of Hallye Lane and Rice Road (719 Rice Road). The applicant is requesting the zone change to allow for the development of a professional office building.

**3. Z20-010 DAVIS THORNTON LTD (6722 AND 6734 HIGHLANDS COURT)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “NR”, Neighborhood Residential District on Lots 22 and 23A of NCB 1660A, two lots containing approximately 1.42 acres of land located at the northeast intersection of Highlands Court and Highlands Lane (6722 and 6734 Highlands Court). The applicant is requesting the zone change to allow for the development of attached single-family homes.

**VI. ZONING:**

**1. Z20-016 EASTER PROPERTIES INC (1210, 1212, AND 1214 WEST 10TH STREET AND 2268 AND 2278 SUNNYBROOK 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 Lots 2, 3, 4, 5, and 6 of NCB 709H, five lots containing approximately 1.34 acres of land located at the southwest intersection of West 10th Street and Sunnybrook Avenue (1210, 1212, 1214 West 10th Street and 2268, 2278 Sunnybrook Drive). The applicant is requesting the zone change to allow for commercial development.

**2. S20-002 WAGNER REBECCA JEAN ROGERS (2512 ALTA MIRA DRIVE, 2903, 2905, 2909, 2914, 2918, 2922, 2934 SANTA ELENA DRIVE, 2506, 2508, 2514, 2520 MALABAR DRIVE, 2900, 2902, 2908, 2912, 2918, 2924-2936 MEDINA DRIVE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lots 1-15A and 19B of NCB 1063 and Lots 8-12 and 14 of NCB 1062, 23 lots containing approximately 11.02 acres of land located at the northeast intersection of Alta Mira Drive and Medina Drive (2512 Alta Mira Drive, 2903, 2905, 2909, 2914, 2918, 2922, 2934 Santa Elena Drive, 2506, 2508, 2514, 2520 Malabar Drive, 2900, 2902, 2908, 2912, 2918, 2924-2936 Medina Drive). The applicant is seeking a Special Use Permit to allow for an event venue.

**3. Z20-015 O’SULLIVAN JOHN (115 SOUTH CENTER AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “DBAC”, Downtown Business, Arts, and Cultural District on Lot 2 of NCB 18, one lot containing approximately 0.56 acres of land located north of the northwest intersection of East Elm Street and South Center Avenue (115 South Center Avenue). The applicant is requesting the zone change in order to have the property conform to the surrounding zoning.

**4. Z20-017 SCHUBLE RENEE S (231 WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Residential District on Tracts 21A.4, 21A.5, and 9E, three tracts containing approximately 1.26 acres of land located west of the northwest intersection of West Cumberland Road and Crooked Trail (231 West Cumberland Road). The applicant is requesting the zone change to bring the property into conformance.

**VII. PLATS:**

**1. F19-092 STONEBRIDGE VILLAS, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.45 acres of land located at the northwestern corner of Colina Trail and Madera Drive. The property is currently zoned “PXR”, Planned Mixed Residential District. The purpose of the plat is to subdivide one lot into two.

**2. F20-054 HERNDON’S SECOND SUBDIVISION, THIRD AMENDMENT**

A four lot subdivision containing approximately 0.53 acres of land located at the northwest intersection of Cartwright Street and South Lyons Avenue. The purpose of the plat is to subdivide one lot into four.

**3. F20-048 NORMANDY SOUTH, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.44 acres of land located north of the northeast intersection of Eisenhower Drive and State Highway 31. The purpose of the plat is to subdivide one lot into two.

**4. F20-049 ST. LOUIS HEIGHTS, SECOND AMENDMENT**

A three lot subdivision containing approximately 0.55 acres of land located at the northeast intersection of Patrick Street and Rhinehart Street. The purpose of the plat is to subdivide two lots into three.

**VIII. CONSENT PLATS GROUP A:**

**1. F20-005 JAMR ADDITION, UNIT 1, SIXTH AMENDMENT**

A four lot subdivision containing approximately 7.95 acres of land located at the southeast corner of Roy Road and Dogwood Park Boulevard. The purpose of the plat is to subdivide one lot into three and dedicate additional private street right-of-way.

**2. P20-009 ALPHONSO ADAMS ADDITION**

A three lot subdivision containing approximately 5.89 acres of land located south of the southwest intersection of County Road 180 and County Road 1168. The purpose of the plat is to create three lots.

**3. F20-052 ALPHONSO ADAMS ADDITION**

A three lot subdivision containing approximately 5.89 acres of land located south of the southwest intersection of County Road 180 and County Road 1168. The purpose of the plat is to create three lots.

**IX. CONSENT CONSTRUCTION PLANS GROUP A:**

*The following construction plan applications do not comply with the approval criteria in the City of Tyler Unified Development Code and/or Subdivision Construction Standards.*

**1. IR20-008 LINDSEY CROSSING UNIT 4, SEWER, ROAD, AND DRAINAGE**

**2. IR20-009 KING CHEVROLET ADDITION, SECOND AMENDMENT, WATER AND SEWER**

**X. Recess**

# **A G E N D A**

## **PLANNING AND ZONING COMMISSION**

### **WORKSESSION BY TELECONFERENCE**

**VIRTUAL MEETING VIA CITY OF TYLER  
FACEBOOK LIVE AND MICROSOFT TEAMS  
<https://tinyurl.com/PlanningCommission5-5-20>**

**Tuesday, May 5, 2020  
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**The Commission shall discuss, but shall take no final action or vote on, the following items which are tentatively scheduled to be heard by the Planning and Zoning Commission on June 2, 2020.**

#### **XI. ZONING:**

##### **1. ANNEXATION; A20-001 SIMMONS DON & DOUGHERTY KENNETH P ETAL**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 12.83 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of Crow Road and Old Jacksonville Highway. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.

- C. Amending the Future Land Use Guide to reflect Single-Family Residential Medium/High Density, Neighborhood Commercial, and General Commercial.
- D. Establishment of Original zoning of 12.83 acres of “NR”, Neighborhood Residential District, “C-1”, Light Commercial District, and “C-2”, General Commercial District.

**2. Z20-023 BREWER WILLIAM (4912 AND 4928 RICHMOND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “NR”, Neighborhood Residential District on portions of Lots 9 and 10 of NCB 999-P, portions of two lots containing approximately 2.16 acres of land located north of the northeast intersection of Rice Road and Richmond Road (4912 and 4928 Richmond Road). The applicant is requesting the zone change to allow for the development of townhomes on a single lot.

**3. Z20-019 GENECOV WEST MUD CREEK LLC (7701 WALJIM STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Attached and Detached Residential District to “NR”, Neighborhood Residential District on a 9.67 acre portion of Tracts 18A and 18A.1 located south of the southeast intersection of West Heritage Drive and Waljim Street (7701 Waljim Street). The applicant is requesting the zone change to allow for the development of attached single-family homes on a single lot.

**4. C20-001 GENECOV WEST MUD CREEK LLC (UNIMPROVED PORTION OF RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Waljim Street. The north side of the right-of-way is adjacent to Tract 002B.2. The east side of the right-of-way is adjacent to Lot 1A of Block 1552A. The south side of the right-of-way is adjacent to Tract 00011. The west side of the right-of-way is adjacent to Tracts 18A, 18A.1, 18B, and 18B.1. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**5. Z20-018 MURILLO ELVIA (711 AND 713 SOUTH ENGLEWOOD AVENUE)**

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 Attached and Detached Residential District on Lots 34 and 35 of NCB 665B, two lots containing approximately 0.43 acres of land located north of the northeast intersection of Connally Street and South Englewood Avenue (711 and 713 South Englewood Avenue). The applicant is requesting the zone change in order to move a lot line and develop single-family homes.

**6. Z20-020 DIAZ MICHAEL (1001 TREZEVANT 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 Attached and Detached Residential District on a 0.10 acre portion of Lots 9 and 10 of NCB 405 shown as Tax Lot 22, one tax lot containing approximately 0.30 acres of land located at the northwest intersection of North Grand Avenue and Trezevant Street. The applicant is requesting the zone change in order to develop a single-family home.

**7. Z20-021 TYLER ECONOMIC DEVELOPMENT COUNCIL (2223 EARL CAMPBELL PARKWAY AND 1852 SOUTH LYONS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “M-1”, Light Industrial District on Lots 5A and 6 of NCB 840, two lots containing 25.53 acres of land located at the northwest intersection of Old Noonday Road and Earl Campbell Parkway (2223 Earl Campbell Parkway and 1852 South Lyons Avenue). The applicant is requesting the zone change to allow for future development.

**8. Z20-022 TYLER ECONOMIC DEVELOPMENT COUNCIL (2573 ROBERTSON ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “M-1”, Light Industrial District on Lot 8 of NCB 855, one lot containing approximately 1.72 acres of land located east of the northeast intersection of Bennett Avenue and Robertson Road (2573 Robertson Road). The applicant is requesting the zone change to allow for future development.

**XII. PLATS:**

**1. F20-060 EAGLES LANDING ADDITION, FINAL PLAT**

A 16 lot subdivision containing approximately 9.53 acres of land located east of the southeast intersection of Jim Hogg Road and County Road 461. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

**2. F20-061 FRAN-ARLENE ADDITION, UNIT 2, SECOND AMENDMENT**

A two lot subdivision containing approximately 1.69 acres of land located north of the northeast intersection of Richmond Road and Rice Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**3. F20-062 MCCULLERS SUBDIVISION UNIT 2, FINAL PLAT**

A three lot subdivision containing approximately 0.85 acres of land located south of the southeast intersection of Bellwood Road and Bennett Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to move lot lines.

**4. F20-063 SOUTHBEND CREEK PHASE 1, FOURTH AMENDMENT**

A two lot subdivision containing approximately 5.47 acres of land located east of the southeast intersection of Garrett Drive and McClenny Drive. The property is currently zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**XII. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ M., the above notice of Teleconference meeting was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ M., the above notice of Teleconference meeting was posted on the front door of the Tyler Development Center.

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