



REVISED  
A G E N D A

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING IN PERSON AND BY  
TELECONFERENCE  
AND MICROSOFT TEAMS VIA  
<https://tinyurl.com/planningcommission7-7-2020>**

*Tuesday, July 7, 2020  
1:30 p.m.*

**DUE TO THE CURRENT CORONAVIRUS COVID-19 PUBLIC HEALTH EMERGENCY, THE CITY OF TYLER IS TAKING EXTRAORDINARY MEASURES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. A TELECONFERENCE MEETING OF THE TYLER PLANNING AND ZONING COMMISSION IS BEING CONDUCTED. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY CALLING (903-363-0651). IN ADDITION, THE PLANNING AND ZONING COMMISSION IS ALSO PROVIDING PHYSICAL ACCESS TO THE MEETING. THE PUBLIC MEETING WILL BE ARRANGED FOR SOCIAL DISTANCING AND THOSE IN ATTENDANCE ARE URGED TO FOLLOW RECOMMENDATIONS OF THE CENTERS FOR DISEASE CONTROL (CDC) BY ADHERING TO ALL SOCIAL DISTANCING AND HYGIENE REQUIREMENTS. CAPACITY LIMITS WILL BE OBSERVED AND ALL PARTICIPANTS PRESENT AT THE MEETING WILL BE ENCOURAGED TO WEAR A FACE**

***MASK IF POSSIBLE. FACE MASKS  
SHALL BE PROVIDED UPON  
ENTRANCE TO THE MEETING.***

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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 Teleconference meeting of June 2, 2020.**

**V. ZONING:**

**1. PD20-010 UTZ ELVYN ERVIN (15.51 ACRES OF LAND)**

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 a final site plan on Lot 3 of NCB 1262, one lot containing approximately 15.51 acres of land located south of the southwest intersection of Willowbrook Trail and Garden Valley Road. The applicant is requesting the zone change to allow for a club house and single-family homes.

**2. Z20-026 UTZ ELVYN ERVIN EST (2721 GARDEN VALLEY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "R-2", Two-Family Residential District on Lot 27M of NCB 708, one lot containing approximately 3.13 acres of land located north of the northwest intersection of Garden Valley Road and Shawnee Boulevard (2721 Garden Valley Road). The applicant is requesting the zone change to allow for the development of a duplex.

**3. Z20-025 QOZ ENTERPRISES INC AND AVISO INVESTMENTS LLC (405 AND 411 NORTH CENTER AVENUE, 406, 416, AND 424 EAST LINE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "DBAC", Downtown Business, Arts, and Culture District on Lots 6A, 6B, 6C, 6D, and 6E of NCB 35, five lots containing

approximately 1.01 acres of land located at the northeast intersection of North Center Avenue and East Line Street (405 and 411 North Center Avenue and 406, 416, and 424 East Line Street). The applicant is requesting the zone change to allow for the development of an apartment complex.

**4. Z20-027 ROOSTH HEIRS 870 LLC (617 NIBLACK PLACE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "R-1B", Single-Family Residential District on an approximately 0.17 acre portion of Lot 6 of NCB 166 located at the northwest intersection of Niblack Place and East Charnwood Street (617 Niblack Place). The applicant is requesting the zone change to allow for the development of a detached single-family residence.

**5. C20-005 HILAND DAIRY FOODS COMPANY (UNIMPROVED ALLEY RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to Lots 20 and 23 of NCB 135. The east side of the right-of-way is adjacent to Lot 10A of NCB 136. The south side of the right-of-way is adjacent to Lot 10A of NCB 136. The west side of the right-of-way is adjacent to North Horace Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**6. Z20-024 HILAND DAIRY FOODS COMPANY LLC (1309 EAST LOCUST STREET, 205 AND 213 NORTH HORACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "M-1", Light Industrial District on Lots 20, 20A, 20B, and 23 of NCB 135, four lots containing approximately 0.82 acres of land located at the southeast intersection of North Horace Avenue and East Locust Street (1309 East Locust Street, 205 and 213 North Horace Avenue). The applicant is requesting the zone change to allow for industrial uses.

**7. C20-006 CHILDRENS ADVOCACY CENTER OF SMITH COUNTY (UNIMPROVED PORTION OF RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of right-of-way. The north side of the right-of way is adjacent to Lot 6B of NCB 709F. The east side of the right-of-way is adjacent to Lots 1 and 4 of NCB 709F. The south side of the right-of-way is adjacent to Lot 6 of NCB 835. The west of the right-of-way is adjacent to Lot 6 of NCB 835. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**VI. PLATS:**

**1. F20-066 TYLER INDUSTRIAL PARK, SECOND AMENDMENT**

A ten lot subdivision containing approximately 7.86 acres of land located east of the northeast intersection of Bennet Avenue and Earl Campbell Parkway.

**2. F20-082 PEACH TREE RANCH SUBDIVISION, FIRST AMENDMENT**

An 11 lot subdivision containing approximately 27.30 acres of land located at the northeast corner of County Road 152 and County Road 153. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to move lot lines and subdivide ten lots into eleven.

**3. F20-084 KINGDOM LIFE ACADEMY ADDITION, FIRST AMENDMENT**

A one lot subdivision containing approximately 23.64 acres of land located west of the southwest intersection of McKay Street and Garden Valley Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to incorporate unplatted land into an existing lot.

**4. F20-079 MILLER TUCSON OAKS ADDITION, FINAL PLAT**

A five lot subdivision containing approximately 2.50 acres of land located south of the southwest intersection of Tucson Oaks Drive and Phoenix Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots.

**5. F20-065 UNIVERSITY TOWNHOME ADDITION, FINAL PLAT**

A two-lot subdivision containing approximately 0.51 acres of land located east of the northeastern intersection of McDonald Road and Westminster Drive. The property is currently zoned “R-1D”, Single-Family Attached and Detached Residential District. The purpose of the plat is to subdivide one lot into two.

**VII. CONSENT PLATS GROUP A:**

**1. F20-074 LEGACY CROSSING, FINAL PLAT**

A 28 lot subdivision containing approximately 25.60 acres of land located at the northeast intersection of Lake Placid Road and Old Noonday Road. The property is currently zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create 28 lots.

**2. F20-076 WIMBERLY, DOUGLAS, PHILAPS ADDITION, ELEVENTH AMENDMENT**

A one lot subdivision containing approximately 9.64 acres of land located at the northeast intersection of North Horace Avenue and East Erwin Street. The property is currently zoned “R-2”, Two-Family Residential District and “M-1”, Light Industrial District.

**3. F20-083 SHEFFIELD ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 2.41 acres of land located east of the southeast intersection of Cambridge Road and Jeff Davis Drive. The property is currently zoned “AG”, Agricultural District. The purpose of the plat is to create one lot.

**4. F20-085 CLAY ADDITION, FIRST AMENDMENT**

A one lot subdivision containing approximately 2.96 acres of land located at the northwest intersection of Bernice Avenue and McDonald Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to combine two lots into one.

**5. F20-070 COTTAGE PARK, UNIT 1, FINAL PLAT**

An 11 lot subdivision containing approximately 2.75 acres of land located at the northwest corner of Old Omen Road and Chapel Quarters. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 11 lots.

**VIII. CONSENT PLATS GROUP B:**

*The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.*

**1. P20-010 ROYAL VISTAS ESTATES, PRELIMINARY PLAT**

A 75 lot subdivision containing approximately 18.37 acres of land located south of the southwest intersection of Old Noonday Road and County Road 178.

**2. F20-078 PINE CANYON PHASE 1, FINAL PLAT**

A 54 lot subdivision containing approximately 40.34 acres of land located at the southeast intersection of County Road 490 and County Road 4136. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 54 lots.

**3. F20-086 SOUTHCCHASE SUBDIVISION, SIXTH AMENDMENT**

A two lot subdivision containing approximately 0.38 acres of land located at the northeast intersection of Pawnee Drive and Washita Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into two.

**4. P20-011 HIDDEN ACRES ADDITION, PRELIMINARY PLAT**

An eleven lot subdivision containing approximately 79.40 acres of land located at the east of the northeast intersection of Troup Highway and Moser Lane. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for eleven lots.

**5. F20-077 GREENRIDGE SUBDIVISION, FIRST AMENDMENT**

A three lot subdivision containing approximately 3.00 acres of land located at the northwest intersection of State Highway 155 and Sheldon Lane. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three.

**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. IR20-012 OAK HILL, UNIT 5**

**2. IR20-015 LEGACY CROSSING**

**3. IR20-016 COTTAGE PARK ADDITION, UNIT 1**

**X. Recess**

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

### **PLANNING AND ZONING COMMISSION**

#### **WORKSESSION BY TELECONFERENCE**

#### **REGULAR MEETING AND VIRTUAL MEETING VIA MICROSOFT TEAMS**

*https://tinyurl.com/PlanningCommission7-7-  
2020*

*Tuesday, July 7, 2020  
1:30 p.m.*

***DUE TO THE CURRENT  
CORONAVIRUS COVID-19 PUBLIC  
HEALTH EMERGENCY, A  
TELECONFERENCE WORKSESSION  
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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**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 August 4, 2020.**

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

##### **1. Z20-031 BREWER WILLIAM RALPH III & BRETT ELIZABETH (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 “R-1B”, Single-Family Residential District on a 2.16 acre portion of Lots 9 and 10 of NCB 999, two lots containing

approximately 2.92 acres of land located north of the northeast intersection of Rice Road and Richmond Road (4912 and 4928 Richmond Road). The applicant is requesting that the zone change in order to allow for 6,000 square foot lots.

**2. C20-008 MARIAH CRIMES (UNIMPROVED ALLEY RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of way is adjacent to Lots 6 and 7 of NCB 5570. The east side of the right-of-way is adjacent to Lots 1, 2, 3, 4, 5, and 6 of NCB 5570. The south side of the right-of-way is adjacent to West Martin Luther King Junior Boulevard. The west of the right-of-way is adjacent to Lots 7, 8, 9, 10, 11, and 12 of NCB 5570. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**3. S20-005 ONCOR ELECTRIC DELIVERY COMPANY LLC (436 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lots 3D, 4, 9A, and 12B of NCB 9080, four lots containing approximately 2.70 acres of land located north of the northeast intersection of Chandler Highway and South Southwest Loop 323 (436 South Southwest Loop 323). The applicant is requesting the Special Use Permit to expand the electric utility substation.

**4. Z20-029 HATDINE LLC (2316 EAST FIFTH STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "C-2", General Commercial District on Lot 15B of NCB 937, one lot containing approximately 0.49 acres of land located east of the northeast intersection of East Fifth Street and Golden Road (2316 East Fifth Street). The applicant is requesting the zone change to allow for general commercial uses.

**5. Z20-034 LOGGINS LARRY & TERRY (7.52 ACRES OF LAND ON HAVERHILL DRIVE)**

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 Lot 2 of NCB 1445, one lot containing approximately 7.52 acres of land located south of the southwest intersection of County Road 219 and Haverhill Road (7.52 acres of land on Haverhill Drive). The purpose of the plat is to allow for the development of multi-family housing.

**6. C20-007 LAURA AND DANIEL RANGEL (UNIMPROVED ALLEY RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of alley right-of-way. The north side of the right-of-way is adjacent to Lots 5,6, and 8 of NCB 465. The east side of the right-of-way is adjacent to Lot 3 of NCB 465. The south side of the right-of-way is East Granville Street. The west side of the right-of-way is adjacent to Lot 10 of NCB 465. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**7. PD20-011 REED DEVELOPMENT COMPANY LLC (2.70 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending a “PUR”, Planned Unit Residential District site plan amendment on Lot 61 of NCB 903P, one lot containing approximately 2.70 acres of land located west of the northwest intersection of South Vine Avenue and Alamo Drive. The applicant is requesting the site plan amendment to convert Lot 61’s use as greenspace into a residential use.

**8. Z20-030 DC DRIVE PARTNERS LLC (4409 D C DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “M-1”, Light Industrial District on Lot 13A of NCB 1550A, one lot containing approximately 0.43 acres of land located at the southwest intersection of D C Drive and Anthony Drive (4409 D C Drive). The applicant is requesting the zone change to allow for light industrial uses.

**9. Z20-032 PHILLIPS BOBBY RAY & MARY 1 LIFE ESTATE (501 EAST RIX STREET)**

Request that the Planning or Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lots 1A and 21A of NCB 269C, two lots containing approximately 0.21 acres of land located at the southeast intersection of East Rix Street and Wall Avenue (501 East Rix Street). The applicant is requesting the zone change to allow for an accessory dwelling.

**XII. PLATS:**

**1. F20-088 TIMBER BEND TRAIL AND OLD RANCH ROAD, FINAL PLAT**

A one lot subdivision containing approximately 10.90 acres of land located west of the southwest intersection of James Fair Parkway and US 69 North. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to dedicate right-of-way for Timber Bend Trail.

**2. F20-089 ELK RIVER ADDITION, UNIT 4, FINAL PLAT**

A four lot subdivision containing approximately 8.08 acres of land located south of the southwest intersection of Elk River Road and Hickory Springs Lane. The property is currently zoned “R-1B”, Single-Family Residential District and “AG”, Agricultural District. The purpose of the plat is to dedicate easements and rights-of-way.

**3. F20-090 GARDEN HOMES AT LEGACY BEND, FINAL PLAT**

A 48 lot subdivision containing approximately 10.08 acres of land located east of the northeast intersection of Maple Lane and Hollytree Drive. The property is currently zoned “PXR”, Planned Mixed Residential District. The purpose of the plat is to create 48 lots.

**4. F20-091 CITIZENS STATE BANK OF CHANDLER, THIRD AMENDMENT**

A three lot subdivision containing approximately 7.62 acres of land located at the southwest intersection State Highway 155 and South Southwest Loop 323. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to combine six lots into three.

**5. F20-092 BROOKSIDE BUSINESS PARK, FINAL PLAT**

A two lot subdivision containing approximately 3.15 acres of land located west of the northwest intersection of West Southwest Loop 323 and Brookside Drive. The property is currently zoned “RPO”, Restricted Professional Office District and “C-1”, Light Commercial District. The purpose of the plat is to create two lots.

**6. F20-087 WHISPERING OAKS SUBDIVISION, SECOND AMENDMENT**

A four lot subdivision containing approximately 4.15 acres of land located west of the northwest intersection of Farm to Market Road 14 and County Road 326 West. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is subdivide two lots into four.

**7. F20-093 ANNIE JONES, FIRST AMENDMENT**

A six lot subdivision containing approximately 2.26 acres of land located north of the northeast intersection of Frankston Highway and Ben Street. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to combine eight lots into six.

**8. F20-094 MLEANDRO II SUBDIVISION, FIRST AMENDMENT**

A four lot subdivision containing approximately 1.21 acres of land located at the northeast intersection of Buddie Street and Franchel Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide two lots into four.

**9. F20-095 OAK CREEK ADDITION, UNIT 5, FINAL PLAT**

A 51 lot subdivision containing approximately 21.40 acres of land located at the northwest intersection Club Drive and County Road 178. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 51 lots.

**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 and Public 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 and Public meeting was posted on the front door of the Tyler Development Center.

