



REVISED **AGENDA**

PLANNING AND ZONING COMMISSION

**REGULAR MEETING IN PERSON AND BY
TELECONFERENCE**

AND MICROSOFT TEAMS VIA

<https://tinyurl.com/tylerplanningcommission842020>

Tuesday, August 4, 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.***

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.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission Teleconference meeting of July 7, 2020.**
- V. TABLED:**
 - 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.
- VI. 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 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 side 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 adjacent to 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 the common area to residential use and develop one single-family home on a portion of Lot 61 while providing an undisturbed tree buffer.

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 and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, 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.

10. Z20-036 MCCUIN OTHELL & CANZADA & SMITH COUNTY (1003 AND 1005 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 0.19 acre portion of Lots 9 and 10 of NCB 405 shown as Tax Lots 20 and 21, two lots containing approximately 0.30 acres of land located west of the northwest intersection of Trezevant Street and North Grand Avenue (1003 and 1005 Trezevant Street). The applicant is requesting the zone change to bring the properties into conformance with the Unified Development Code.

VI. PLATS:

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

A three 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.

2. F20-064 EASTWOOD ADDITION, FOURTH AMENDMENT

A three lot subdivision containing approximately 0.5 acres of land located at the southeast corner of Old Omen Road and Bell Mere Drive. The property is currently zoned “R-1D”, Single-Family Detached and Attached District. The purpose of the plat is to subdivide two lots into three.

VII. CONSENT PLATS GROUP A:

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. F20-078 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.

3. 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.

4. 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.

5. 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 of 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.

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. 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 to subdivide two lots into four.

2. 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.

3. 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.

4. 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 of 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.

5. F20-055 EDGEFIELD ADDITION, EIGHTH AMENDMENT

A three lot subdivision containing approximately 0.30 acres of land located at the northwest corner of Trezevant Street and North Grand Avenue. The property is currently zoned “R-1D”, Single-Family Attached and Detached Residential District and “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide two lots into three.

6. F20-096 GARDEN VALLEY ROAD ADDITION, SECOND AMENDMENT

A three lot subdivision containing approximately 4.11 acres of land located at the northeast intersection of North Northwest Loop 323 and Garden Valley Road. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to subdivide two lots into three.

7. F20-097 GORDON ESTATES, FIRST AMENDMENT

A two lot subdivision containing approximately 7.97 acres of land located north of the northeast intersection of County Road 496 and County Road 4156. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to move lot lines.

8. F20-101 HIDDEN OAKS SUBDIVISION, PHASE I, FIRST AMENDMENT

A four lot subdivision containing approximately 64.821 acres of land located north of the northeast intersection of Moser Lane and County Road 2123. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

**IX. CONSENT CONSTRUCTION PLANS GROUP A:
IR20-020 LENORA WOLDERT ESTATE ADDITION**

X. CONSENT CONSTRUCTION PLANS GROUP B:

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 CREEK ADDITION UNIT 5

2. IR20-018 TYLER MANUFACTURED HOME PARK

3. IR20-019 ROYAL VISTA ESTATES

4. IR20-021 GARDEN HOMES AT LEGACY BEND

XI. Recess

AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION BY TELECONFERENCE

REGULAR MEETING AND VIRTUAL MEETING VIA MICROSOFT TEAMS

<https://tinyurl.com/tylerplanningcommission842020>

Tuesday, August 4, 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)***

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 worksession, 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.

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 September 1, 2020.

XII. ZONING:

1. Z20-035 ADAMS BRENT & ANGELA (722 WATKINS STREET)

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 Lots 4 and 5 of NCB 827, two lots containing approximately 0.53 acres of land located at the northeast intersection of Pollard Drive and Watkins Street. The applicant is requesting the zone change to allow for a garage apartment.

2. Z20-037 WILSON GERALD D (1215 WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-MH”, Manufactured Home Residential District on Lot 31 of NCB 773G, one lot containing approximately 0.47 acres of land located west of the northwest intersection of Luberta Street and West 34th Street (1215 West 34th Street). The applicant is requesting the zone change to allow for a manufactured home.

3. Z20-038 BALKANLI AKIN (2901 EAST FIFTH 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 Lot 1 of NCB 951, one lot containing approximately 0.81 acres of land located at the southeast intersection of East Fifth Street and Pine Crest Drive (2901 East Fifth Street). The applicant is requesting the zone change to allow for commercial uses.

XIII. PLATS:

1. F20-104 ROBERT BELCHER ESTATE PROPERTY SUBDIVISION, SIXTH AMENDMENT

A three lot subdivision containing approximately 3.80 acres of land located south of the southeast intersection of East Front Street and Southeast Loop 323. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide one lot into three.

2. F20-105 WAR-MAC SUBDIVISION, THIRD AMENDMENT

A two lot subdivision containing approximately 4.89 acres of land located east of the northeast intersection of Everett Drive and County Road 35. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into two.

3. F20-106 BAGGETT ROAD ADDITION, FINAL PLAT

A two lot subdivision containing approximately 8.41 acres of land located east of the northeast intersection of County Road 178 and County Road 166. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

4. F20-107 FOREST RIDGE AT THE CROSSING UNIT 2, FINAL PLAT

A 15 lot subdivision containing approximately 5.68 acres of land located west of the southwest intersection of Northlake Court and Crosslake Boulevard. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 15 lots.

5. F20-108 RUNNING MEADOWS WEST UNIT 2, FIRST AMENDMENT

A 36 lot subdivision containing approximately 32.93 acres of land located north of the northeast intersection of County Road 1259 and County Road 186. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into 36 with a common area.

6. F20-109 SENTINAL PARK AT LEGACY BEND, FINAL PLAT

A 28 lot subdivision containing approximately 24.38 acres of land located east of the southeast intersection of Hollytree Drive and Maple Lane. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 28 lots.

7. P20-013 THE PECAN GROVE, PRELIMINARY PLAT

An 11 lot subdivision containing approximately 16.35 acres of land located north of the northeast intersection of County Road 471 and County Road 463. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 11 lots.

8. F20-110 THE PECAN GROVE, FINAL PLAT

An 11 lot subdivision containing approximately 16.35 acres of land located north of the northeast intersection of County Road 471 and County Road 463. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 11 lots.

9. F20-111 HANLEY HEIGHTS SUBDIVISION, FIRST AMENDMENT

A 10 lot subdivision containing approximately 2.16 acres of land located at the northwest intersection of Terre Haute Drive and South Robertson Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide seven lots into 10.

10. F20-112 GUERRO ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.26 acres of land located south of the southwest intersection of West Front Street and Hillcrest Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

11. F20-113 R BELCHER ADDITION, FIFTH AMENDMENT

A one lot subdivision containing approximately 2.82 acres of land located east of the southeast intersection of Old Henderson Highway and East Erwin Street. The property is currently split zoned “M-1”, Light Industrial District and “M-2”, General Industrial District. The purpose of the plat is to incorporate a tax lot and abandoned Right-of-Way into an existing lot.

XII. Adjourn

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.

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.
