



REVISED **AGENDA**

PLANNING AND ZONING COMMISSION

**REGULAR MEETING IN PERSON AND BY
TELECONFERENCE**

AND MICROSOFT TEAMS VIA

<https://tinyurl.com/tylerplanningcommission912020>

**Tuesday, September 1, 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. PURSUANT TO BOTH CDC AND GOVERNOR ABBOTT'S MOST RECENT EXECUTIVE ORDER, GA EO-29, PEOPLE MUST WEAR

CLOTH FACE COVERINGS OR MASKS WHEN ATTENDING PUBLIC MEETINGS UNLESS THEY ARE OTHERWISE EXEMPT BECAUSE THEY ARE A CHILD UNDER TWO (2) OR BECAUSE THEY HAVE A MEDICAL CONDITION AND HAVE BEEN ADVISED BY THEIR DOCTOR THAT WEARING A MASK ITSELF IS DANGEROUS.

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 August 4, 2020.**
- V. TABLED:**

1. Z20-026 UTZ ELVYN ERVIN EST (1248 SHAWNEE BOULEVARD)

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 (1248 Shawnee Boulevard). The applicant is requesting the zone change to allow for the development of a duplex.

VI. ZONING:

1. 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.

2. 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.

VI. 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 J.P. BROUGHTONS ADDITION, SECOND AMENDMENT

A four lot subdivision containing approximately 0.44 acres of land located north of the northeast intersection of Connally Street and South Gaston Avenue. The property is currently zoned “R-1D”, Single-Family Attached and Detached Residential District. The purpose of the plat is to subdivide two lots into four.

3. F20-111 HANLEY HEIGHTS SUBDIVISION, FIRST AMENDMENT

A ten 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 ten.

4. 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.

5. F20-082 PEACH TREE RANCH SUBDIVISION, FIRST AMENDMENT

An 11 lot subdivision containing approximately 27.99 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 11.

6. P20-014 LEGACY BEND, PRELIMINARY PLAT, FIRST AMENDMENT

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.

VII. CONSENT PLATS GROUP A:

1. 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.

2. 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.

3. 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.

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. F20-106 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.

2. 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.

3. 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.

4. F20-116 DOUBLE EAGLE ADDITION, FINAL PLAT

A two lot subdivision containing approximately 1.10 acres of land located east of the northeast intersection of County Road 461 and Jim Hogg Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

5. F20-119 GLENWOOD HEIGHTS, THIRD AMENDMENT AND JIM NEGEM'S SUBDIVISION NO. 4, FIRST AMENDMENT

A one lot subdivision containing approximately 1.60 acres of land located at the southeast intersection of South Vine Avenue and Glenwood Boulevard. The property is currently zoned "C-1", Light Commercial District and "C-2" General Commercial District. The purpose of the plat is to combine seven lots into one.

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.

IR20-023 TIMBER BEND TRAIL

X. 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.
