



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION BY TELECONFERENCE
VIRTUAL MEETING VIA MICROSOFT
TEAMS

<https://tinyurl.com/tylerplanningcommission9152020>

Tuesday, September 15, 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)

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 October 6, 2020.

I. ZONING:

1. Z20-039 HAMPE CLARK & PATRICIA (717 RICE ROAD)

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 12 of NCB 999M, one lot containing approximately 0.50 acres of land located east of the northeast intersection of Cloverdale Drive and Rice Road (717 Rice Road). The applicant is requesting the zone change to develop duplexes on a single lot.

2. PD20-016 WJDS PROPERTIES LLC (6021, 6023, 6027, 6029, 6033, 6035, 6105, AND 6107 VILLA ROSA WAY)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District site plan amendment on Lots 21-24 of NCB 1492A, four lots containing approximately 1.26 acres of land located at the southwestern end of Villa Rosa Way (6021, 6023, 6027, 6029, 6033, 6035, 6105, and 6107 Villa Rosa Way). The applicant is requesting the site plan amendment to add four duplexes.

3. PD20-018 ROSELAND STICKS AND BRICKS, LLC (2737 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District and “C-1”, Light Commercial District to “PCD”, Planned Commercial District with written narrative on Lot 25C of NCB 830, one lot containing approximately 2.21 acres of land located southwest of the intersection of South Broadway Avenue and Wilma Street (2737 South Broadway Avenue). The applicant is requesting the zone change to allow four or more physicians to office at the existing medical office building.

4. S20-007 RBRK INC (1516 SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 27A and Lot 28B of NCB 660K, one lot totaling approximately 0.44 acres of land located at the northeast intersection of South Vine Avenue and West Glenwood Boulevard (1516 South Vine Avenue). The applicant is requesting to reduce the required 300 feet distance separation from the property line of subject property to the property line of a public school to 60 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell wine and beer.

5. Z20-040 HINES TONYA R (3531 OLD NOONDAY ROAD)

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 34C of NCB 836N, one lot containing approximately 4.68 acres of land located at the northeast intersection of Old Noonday Road and Cain Street (3531 Old Noonday Road). The applicant is requesting the zone change to develop a multi-family development.

6. C20-009 PALUXY STORAGE LP (A PORTION OF NEW COPELAND ROAD)

Request that the Planning and Zoning Commission consider recommending the closure of an improved street. The north side of the right-of-way is adjacent to Tract 3A of ABST A0474 I HILL. The east side of the right-of-way is adjacent to Paluxy Drive. The south side of the right-of-way is adjacent to Lot 1. The west side of the right-of-way is adjacent to East Grande Boulevard. The applicant is requesting the closure to replat the right-of-way into adjacent property.

7. Z20-041 STEELE REAL ESTATE HOLDINGS LLC (2951 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on a 5.91 acre portion of Tract 19A, one tract of land containing approximately 87.52 acres of land located at the northeast intersection of Old Noonday Road and West Grande Boulevard (2951 West Grande Boulevard). The applicant is requesting the zone change to allow for commercial uses.

8. PD20-017 SMM GROUP LLC (7513 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District site plan amendment on Lot 1A of NCB 1664, one lot containing approximately 2.00 acres of land located at the southwestern intersection of Old Jacksonville Highway and Dueling Oaks (7513 Old Jacksonville Highway). The applicant is requesting the site plan amendment for the development of a vet clinic.

II. PLATS:

1. F20-123 ARIA VILLAGE ADDITION, FINAL PLAT

A four lot subdivision containing approximately 4.68 acres of land located at the southeast intersection Oscar Burkett Road and Barbee Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide two lots into four.

2. F20-124 GUINN FARMS UNIT 4, FIRST AMENDMENT

A six lot subdivision containing approximately 0.79 acre of land located at the northwest intersection of Oscar Burkett Road and Barbee Road. 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 six.

3. F20-125 BLUE MOUNTAIN UNIT 3 AT CUMBERLAND GAP, FINAL PLAT

A two lot subdivision containing approximately 1.52 acres of land located at the southeast intersection of Blue Mountain Boulevard and West Cumberland Road. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create two lots.

4. F20-095 OAK CREEK 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.

5. F20-126 M.F. TURNER ADDITION, SIXTH AMENDMENT

A one lot subdivision containing approximately 0.50 acres of land located south of the southeast intersection of Britton Avenue and Bellwood Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

XII. Adjourn.

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.

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.
