



## A G E N D A

### PLANNING AND ZONING COMMISSION

*REGULAR MEETING IN PERSON AND BY  
TELECONFERENCE*

*AND MICROSOFT TEAMS VIA*

*<https://tinyurl.com/tylerplanningcommission10-6-2020>*

*Tuesday, October 6, 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. PURSUANT TO BOTH CENTER FOR DISEASE CONTROL (CDC) GUIDANCE AND GOVERNOR ABBOTT'S MOST RECENT EXECUTIVE ORDER, GA E0-29, 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. FACE MASKS  
SHALL BE PROVIDED UPON  
ENTRANCE TO THE MEETING.**

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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 September 1, 2020.**

**V. ZONING:**

**1. Z20-039 HAMPE CLARK & PATRICIA / RICE ROAD PLACE LLC (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. PD20-015 KALEO REALTY LLC (1915 AND 1925 LINDBERGH DRIVE)**

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District site plan amendment on Lot 7A of NCB 1092B, one lot containing approximately 1.26 acres of land located east of the southeast intersection of Lindbergh Drive and Southpark Drive (1915 and 1925 Lindbergh Drive). The applicant is requesting the site plan amendment to change the number of units.

**3. 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.

**4. 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.

**5. PD20-019 EHS REAL ESTATE LLC (401 TROUP HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PCD”, Planned Commercial Development District with site plan on Lots 1, 2, and 3 of NCB 801, three lots containing approximately 0.53 acres of land located at the southeast intersection of Troup Highway and Donnybrook Avenue (401 Troup Highway). The purpose of the zone change is to allow for an addition to the existing building.

**6. S20-007 RBRK INC (1516 SOUTH VINE AVENUE AND 919 WEST GLENWOOD BOULEVARD)**

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 and 919 West Glenwood Boulevard). The applicant is requesting a Special Use Permit to obtain a variance to reduce the required 300 feet distance separation from the property line of subject property to the property line of a public school to 175 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell wine and beer.

**7. 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.

**8. 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.

**9. 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.

**10. 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 veterinarian clinic.

**11. Z20-043 GOSS DOLENE (910 WEST FRANKLIN 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 Residential District on Lot 4A of NCB 449, one lot containing approximately 0.08 acres of land located east of the southeast intersection of Moore Avenue and West Franklin Street (910 West Franklin Street). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code and to construct a single-family home.

**VI. PLATS:**

**1. F20-105 JNO BROUGHTON, FOURTH 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.

**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.

**VII. CONSENT PLATS GROUP A:**

**1. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create five lots.

**2. F20-095 OAK CREEK 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.

**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. F20-129 HARRIS CROSS ADDITION, FIRST AMENDMENT**

A one lot subdivision containing approximately 0.29 acres of land located south of the southeast intersection of Martin Luther King Jr. Boulevard and North Glenwood Boulevard. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine two 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.*

**1. IR20-022 RUNNING MEADOWS WEST UNIT 2**

**2. IR20-026 SOUTHBEND CREEK SUBDIVISION PHASE 2**

**X. Recess**

AGENDA

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WORKSESSION BY TELECONFERENCE

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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 November 3, 2020.**

**XI. ZONING:**

**1. PD20-020 BREWER WILLIAM RALPH III AND BRETT ELIZABETH (4904 RICHMOND ROAD)**

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 10 of NCB 999, one lot containing approximately 2.16 acres of land located north of the northeast intersection of Richmond Road and Rice Road (4904 Richmond Road). The applicant is requesting the zone change to allow for a private road and variable housing density.

**2. S20-008 AMERICAN TOWERS LLC (600 VALENTINE STREET)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit (SUP) on Lot 6 of NCB 223, one lot containing approximately 0.15 acres of land located at the northwest intersection of Carlyle Avenue and Valentine Street (600 Valentine Street). The property is currently zoned “C-2”, General Commercial District. The applicant is requesting the SUP to allow for the addition of more shelter lines and antennas on an existing tower.

**3. Z20-044 GENCORE LLC (5961 EAGLES NEST BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential

District on Lot 4B of NCB 1474B, one lot containing approximately 1.59 acres of land located south of the southwest intersection of Eaglewood Circle and Eagles Nest Boulevard (5961 Eagles Nest Boulevard). The applicant is requesting the zone change to allow for a multi-family development.

**4. Z20-045 RIPPY LEWIS B AND JENNIFER (5105 PALUXY DRIVE AND 1850 TIMBERCREEK DRIVE)**

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 Lot 5B of NCB 1474, one lot containing approximately 8.78 acres of land located south of the southwest intersection of Shiloh Road and Paluxy Drive (5105 Paluxy Drive and 1850 Timbercreek Drive). The applicant is requesting the zone change to allow for a greater density residential development.

**5. Z20-046 4D7 SERIES LLC – 1120 FRONT A SERIES (1120, 1122 AND 1124 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “RPO” Restricted Professional Office District on Lots 2A, 6A, 7A, 8 and 9 of NCB 249B, five lots containing approximately 1.07 acres of land located east of the northeast intersection of South Fleishel Avenue and East Front Street (1120, 1122 and 1124 East Front Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

**6. PD20-021 CHAPEL WOODS DEVELOPMENT LTD (3929 CHAPEL QUARTERS)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PUR”, Planned Unit Residential District with a site plan on Tract 77, one tract containing approximately 2.66 acres of land located at the southeast intersection of Chapel Quarters and Old Omen Road (3929 Chapel Quarters). The applicant is requesting the zone change to allow for the development of single-family homes.

**XII. PLATS:**

**1. F20-131 DIXIE PAPER ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 12.08 acres of land located south of the southeast intersection of FM 850 and County Road 2347. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to subdivide one lot into two and dedicate an access easement.

**2. F20-132 EDNA LANE ESTATES, FINAL PLAT**

A nine lot subdivision containing approximately 9.97 acres of land located south of the southwest intersection of County Road 168 and County Road 136. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create nine lots.

**3. F20-133 HIDDEN OAKS ADDITION, PHASE 1, SECOND AMENDMENT**

A five lot subdivision containing approximately 44.16 acres of land located north of the northwest intersection of County Road 2125 and County Road 2123. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into five.

**4. F20-134 BRADBERRY ADDITION, FINAL PLAT**

A four lot subdivision containing approximately 5.87 acres of land located south of the southwest intersection of County Road 1120 and FM 2661. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

**5. F20-135 TOBE WALTON SUBDIVISION, SECOND AMENDMENT**

A two lot subdivision containing approximately 0.52 acres of land located south of the southeast intersection of Barnes Street and Fester Street. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**6. F20-136 COOPER ESTATE SUBDIVISION, FINAL PLAT**

A 20 lot subdivision containing approximately 28.10 acres of land located at the northeast intersection of Taylor Road and Old Noonday Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 20 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.

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