

## AGENDA

### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING IN PERSON AT

City Hall, City Council Chambers  
212 North Bonner Avenue  
Tyler, Texas

AND BY TELECONFERENCE  
AND MICROSOFT TEAMS VIA

<https://tinyurl.com/COTplanningcommission1132020>

Tuesday, November 3, 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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**AMERICANS WITH DISABILITIES ACT NOTICE**

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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 October 6, 2020.**
- V. ZONING:**

**1. 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.

**2. 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.

**3. 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.

**4. 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.

**5. Z20-047 CERDA GUILLERMO LOZANO (717 EAST OAKWOOD STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1B”, Single-Family Residential District on Lot 6 of NCB 62, one lot containing approximately 0.31 acres of land located east of the southeast intersection of North Beckham Avenue and East Oakwood Street (717 East Oakwood Street). The applicant is requesting the zone change to allow for the development of a single-family home.

**6. Z20-048 CHRISTUS TRINITY MOTHER FRANCES HEALTH SYSTEM (513 SOUTH FLEISHEL AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “INT”, Institutional District on Lot 6 of NCB 252, one lot containing approximately 0.39 acres of land located at the northwest intersection of South Fleishel Avenue and East Lawrence Street (513 South Fleishel Avenue). The purpose of the zone change is to allow for additional parking for the medical clinic to the south.

**VI. PLATS:**

**1. F20-135 TOBE WALTON SUBDIVISON, 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.

**2. F20-093 ANNIE JONES SUBDIVISION, FIRST AMENDMENT**

An 11 lot subdivision containing approximately 2.48 acres of land located south of the southwest intersection of Old Noonday Road and Frankston Highway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to replat nine lots into 11.

**VII. CONSENT PLATS GROUP A:**

**1. 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.

**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 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.

**3. F20-079 MILLER TUCSON OAKS ADDITION**

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.

**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. F20-132 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.

**2. 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.

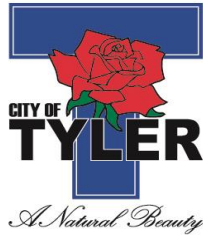
**IX. CONSENT CONSTRUCTION PLANS GROUP A:**

**1. IR20-028 THE RANCH, WATER AND SEWER IMPROVEMENTS**

**2. IR20-030 COOPER ESTATES, WATER EXTENSIONS**

**3. IR20-031 ROBERT BELCHER ESTATE, SIXTH AMENDMENT, SEWER EXTENSION**

**X. Recess**



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

### **PLANNING AND ZONING COMMISSION WORKSESSION IN PERSON AT**

*City Hall, City Council Chambers  
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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 December 1, 2020.**

**XI. ZONING:**

**1. A20-003 MOBILE INVESTMENTS AND PROPERTY RENTALS LLC (4818 COUNTY ROAD 219)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 5.84 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located east of the southeast intersection of Haverhill Drive and County Road 219. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #4.
- C. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- D. The Future Land Use Guide to reflect Single-Family Residential Medium/High Density.
- E. Original zoning of 5.84 acres of "NR", Neighborhood Residential District.

**2. C20-010 MLEANDRO REALTY LLC (UNIMPROVED PORTION OF BARNES STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Barnes Street. The north side of the right-of-way is adjacent to a portion of Barnes Street. The east side of the right-of-way is adjacent to Lot 1 of NCB 836D. The south side of the right-of-way is adjacent to the St. Louis Southwestern Railroad (abandoned). The west side of the right-of-way is adjacent to Lot 1 of NCB 836E. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**3. C20-011 CRUTCHFIELD FAMILY LIMITED PARTNERSHIP AND CHRISTUS TRINITY MOTHER FRANCES HOSPITAL AND JGJL PROPERTIES LLC (UNIMPROVED PORTION OF AN 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 Lot 3 of NCB 252. The east side of the right-of-way is adjacent to the Lots 5A and 6 of NCB 252. The south side of the right-of-way is adjacent to Lots 1A and 6A of NCB 253. The west side of the right-of-way is adjacent to Lots 10, 11A, and 11B of NCB 252. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**4. C20-012 CRUTCHFIELD FAMILY LIMITED PARTNERSHIP AND CHRISTUS TRINITY MOTHER FRANCES HOSPITAL (IMPROVED PORTION OF AN ALLEY RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an improved alley right-of-way. The north side of the right-of-way is adjacent to Lots 1, 3, 7 and 8 of NCB 252. The east side of the right-of-way is adjacent to the remaining portion of the alley right-of-way. The south side of the right-of-way is adjacent to Lot 10 of NCB 252. The west side of the right-of-way is adjacent to Saunders Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**5. Z20-052 CRUTCHFIELD FAMILY LIVING PARTNERSHIP (502 SAUNDERS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “INT”, Institutional District on Lot 10 of NCB 252, one lot containing approximately 0.24 acres of land located south of the southeast intersection of Nobel Street and Saunders Avenue (502 Saunders Avenue). The applicant is requesting the zone change to allow for the proposed parking garage for Christus Trinity Mother Frances Hospital.

**6. PD20-022 VINKUS PROPERTIES LLC (6094, 6096, AND 6104 NEW COPELAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PUR”, Planned Unit Residential District with a final site plan on Lots 1 and 2A of NCB 1549 and Tract 25 of ABST A0636 M UNIVERSITY, three lots containing approximately 9.44 acres of land located north of the northeast intersection of New Copeland Road and East Grande Boulevard (6094, 6096, and 6104 New Copeland Road). The applicant is requesting the zone change to develop single-family homes.

**7. Z20-049 SIDAR BUILDERS LLC (2704 AND 2706 CALLOWAY 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 Tract 174K and Tract 267 of ABST A0526 W KEYS, two tracts containing approximately 0.58 acres of land located east of the northeast intersection of Old Troup Highway and Calloway Road (2704 and 2706 Calloway Road). The applicant is requesting the zone change to allow for four single-family homes.



**8. Z20-050 JACKSON ROBERT AND ERIC BRODIE JACKSON (3006 OLD NOONDAY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D” Single-Family Attached and Detached Residential District on Lot 1 of NCB 836D and Lot 1 of NCB 836E, two lots containing approximately 1.37 acres of land located south of the southeast intersection of Old Noonday Road and Roy Road (3006 Old Noonday Road). The applicant is requesting the zone change to allow for detached single-family homes.

**9. Z20-051 JACKHARP 310VINE LLC (310 SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “DBAC”, Downtown Business Arts and Culture District on Lot 5 of NCB 88, one lot containing approximately 0.52 acres of land north of the northeast intersection of West Front Street and South Vine Avenue (310 South Vine Avenue). The applicant is requesting the zone change to allow for a mixture of office and multi-family uses.

**XII. PLATS:**

**1. F20-142 HIDDEN HILL LAKE UNIT 4, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.82 acres of land located at the northeast intersection of Ivy Drive and East Lakeshore Drive. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

**2. F20-143 ROYAL VISTAS ESTATES, FINAL PLAT**

A 39 lot subdivision containing approximately 24.54 acres of land located north of the northeast intersection of County Road 178 and Club Drive. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 39 lots.

**3. F20-144 BWS ADDITION, FINAL PLAT**

A nine lot subdivision containing approximately 28.42 acres of land located at the northeast intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create nine lots.

**4. F20-145 TYLER NORTH GARDEN VALLEY ESTATES, FINAL PLAT**

A 50 lot subdivision containing approximately 7.55 acres of land located at the northeast intersection of Shawnee Boulevard and Garden Valley Road. The property is currently zoned “R-1D”, Single-Family Attached and Detached Residential District. The purpose of the plat is to create 50 lots.

**5. F20-146 TYLER GARDEN VALLEY WEST, FINAL PLAT**

A 19 lot subdivision containing approximately 15.51 acres of land located west of the southwest intersection of Wasson Avenue and Willowbrook Trail. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 19 lots.

**6. F20-147 THE CROSSING TOWN CENTER UNIT 10, FINAL PLAT**

A one lot subdivision containing approximately 0.53 acres of land located south of the southwest intersection of Three Lakes Parkway and FM 2493. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create one lot.

**7. F20-148 THE CROSSING TOWN CENTER UNIT 4, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.55 acres of land located east of the northeast intersection of Crosswater Cove and Three Lakes Parkway. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to adjust lot lines.

**8. F20-151 MOBLEY ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 5.84 acres of land located east of the northeast intersection of Haverhill Drive and County Road 219. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

**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.

\_\_\_\_\_

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.

\_\_\_\_\_