



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/COTplanningcommission12120>

Tuesday, December 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. PURSUANT TO BOTH CENTER FOR DISEASE CONTROL (CDC) GUIDANCE

**AND GOVERNOR ABBOTT'S
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. 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 November 3, 2020.**
- V. 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. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- D. Amendment of the Future Land Use Guide to reflect Single-Family Residential Medium/High Density.
- E. Establishment of original zoning of 5.84 acres of “NR”, Neighborhood Residential District.

2. 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.

3. Z20-049 JOSE CASTELLANOS (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.

4. Z20-053 CUSTOM BLACK STALLION HOMES (816 MORRIS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 3 of NCB 388, one lot containing approximately 0.16 acres of land located east of the southeast intersection of North Palace Avenue and West Morris Street (816 West Morris Street). The applicant is requesting the zone change to allow for the development of a single-family home.

5. 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.

6. 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 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.

7. 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.

8. 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.

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 located 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.

10. PD20-023 WJDS PROPERTIES LLC (6216-6227 VILLA ROSA WAY)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District site plan amendment on Lots 12, 13, 41, and 42 of NCB 1492, four lots containing approximately 12.91 acres of land located south of the southeast intersection of Roy Road and Villa Rosa Way (6216-6227 Villa Rosa Way). The applicant is requesting the site plan amendment to allow for two-story duplexes and increased density.

VI. PLATS:

1. F20-143 ROYAL VISTAS ESTATES, FINAL PLAT

A 39 lot subdivision containing approximately 24.54 acres of land located north of the northeast intersection County Road 178 and Club Drive. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 39 lots. The applicant is requesting a variance to block length standards.

2. 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.

3. 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.

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. F20-136 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.

VII. CONSENT PLATS GROUP A:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

1. F20-160 PINEDA SUBDIVISION, FINAL PLAT

A three lot subdivision containing approximately 1.96 acres of land located at the southwest intersection of Ginger Gale Lane and County Road 178. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

2. F20-161 GTG ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.17 acres of land located north of the northwest intersection of Rose Street and Britton Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

3. F20-162 MF TURNER ADDITION, SEVENTH AMENDMENT

A one lot subdivision containing approximately 0.17 acres of land located south of the northeast intersection of Bellwood Road and Britton Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

4. F20-164 G AND L REMODELING ADDITION, FINAL PLAT

A three lot subdivision containing approximately 1.64 acres of land located south of Farm-to-Market Road 850 and County Road 210. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

5. F20-165 CASTELLANOS ADDITION, FINAL PLAT

A four lot subdivision containing approximately 0.58 acres of land located east of the northeast intersection of Old Troup Highway and Calloway Road. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create four lots.

VIII. CONSENT CONSTRUCTION PLANS GROUP A:

- 1. IR20-029 GARDEN VALLEY ADDITION, SECOND AMENDMENT**
- 2. IR20-032 STONELEIGH ADDITION UNIT 2, FIFTH AMENDMENT**
- 3. IR20-034 TECHSERV 2020 WATER AND SEWER EXTENSION**

IX. CONSENT CONSTRUCTION PLANS GROUP B:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

IR20-033 MOBLEY ADDITION UNIT 3

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.
