

A G E N D A

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/COTplanningcommission010521>

*Tuesday, January 5, 2021
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 TEN (10) 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 December 1, 2020.

V. ZONING:

1. ZA20-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2000 is part of the City.

2. **Z20-056 CUSTOM BLACK STALLION HOMES (716 BRITTON AVENUE)**
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 Lot 3 of NCB 388, one lot containing approximately 0.16 acres of land located south of the southeast intersection of Britton Avenue and Bellwood Road (716 Britton Avenue). The applicant is requesting the zone change to allow for the development of a single-family home.
3. **Z20-054 NGUYEN DUNG VAN (1501 EASY STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lot 5 of NCB 1032A, one lot containing approximately 0.25 acres of land located at the southwest intersection of Easy Street and East Southeast Loop 323 (1501 Easy Street). The applicant is requesting the zone change to allow for an office building.
4. **Z20-057 PS OF TYLER INVESTMENTS LLC (602 NORTH BOIS D'ARC AVENUE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lot 10B of NCB 99, one lot containing approximately 0.12 acres of land located at the northwest intersection of Selman Street and North Bois D Arc Avenue (602 North Bois D'Arc Avenue). The applicant is requesting the zone change to allow for a single-family home.
5. **Z20-058 WILLIAMS LUTHER JR AND DOROTHY (911 WEST VANCE STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “R-1B”, Single-Family Residential District on Lot 12 of NCB 445, one lot containing approximately 0.20 acres of land located east of the northeast intersection of North Grand Avenue and West Vance Street (911 West Vance Street). The applicant is requesting the zone change to allow for a single-family home.
6. **Z20-059 TYLER REGIONAL HOSPITAL LLC (314 EAST HOUSTON 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 Lot 20 of NCB 75, one lot containing approximately 0.26 acres of land located east of the northeast intersection of Houston Street and South Fannin Avenue (314 East Houston Street). The applicant is requesting the zone change to allow for a salon.

VI. PLATS:

1. **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.
2. **P20-017 ROLLINGS MEADOWS SUBDIVISION, PRELIMINARY PLAT**
A 116 lot subdivision containing approximately 33.75 acres of land located west of the northwest intersection of Van Highway and County Road 4167. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 116 lots. The applicant is requesting a variance to UDC Section 10-163 related to street stubs.

3. P20-018 OAK SPRINGS, PRELIMINARY PLAT

A 326 lot subdivision containing approximately 99.56 acres of land located south of the southeast intersection County Road 178 and Old Noonday Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to revise preliminary plat. The applicant is requesting a variance to UDC Section 10-163 related to street stubs.

4. F20-173 OAK SPRINGS ADDITION UNIT 1, FINAL PLAT

A 16 lot subdivision containing approximately 2.99 acres of land located south of the southwest intersection of Mahar Road and Crosslake Boulevard. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

5. F20-174 SOUTHBEND CREEK PHASE ONE, FIFTH AMENDMENT

A seven lot subdivision containing approximately 1.90 acres of land located south of McClenney Drive and Garrett Drive. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to subdivide two lots into seven lots.

VII. CONSENT PLATS GROUP A:

1. P20-016 MONTEREY HEIGHTS, PRELIMINARY PLAT

A 38 lot subdivision containing approximately 40.27 acres of land located at the southeast intersection of State Highway 155 and County Road 1103. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 38 lots.

2. F20-170 MONTEREY HEIGHTS UNIT 1, FINAL PLAT

A 15 lot subdivision containing approximately 8.91 acres of land located at the southwest intersection of County Road 1103 and County Road 1100. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 15 lots.

3. F20-171 COTTAGE PARK UNIT 2, FINAL PLAT

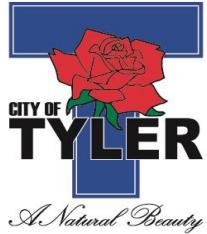
A 14 lot subdivision containing approximately 4.50 acres of land located west of the northwest intersection of Old Omen Road and Chapel Quarters. The property is currently zoned "PUR", Planned Unit Residential District. The Purpose of the plat is to create 14 lots.

VIII. CONSENT CONSTRUCTION PLANS GROUP A:

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

IR20-035 COTTAGE PARK ADDITION, UNIT 2

VI. Recess



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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 TEN (10) 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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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 February 2, 2021.

IX. ZONING:

1. Z20-060 CUSTOM BLACK STALLION HOMES (809 BRITTON AVENUE)

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 Lot 96B of NCB 852-B, one lot containing approximately 0.17 acres of land located north of the northwest intersection of Rose Street and Britton Avenue (809 Britton Avenue). The applicant is requesting the zone change to bring the property into compliance with the minimum lot size in the Unified Development Code.

2. Z20-063 EVELYN ZARATE-AGUILAR (428 WEST BOW STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 4 of NCB 199, one lot containing approximately 0.26 acres of land located southeast of the intersection of West Bow Street and Della Avenue (428 West Bow Street). The applicant is requesting the zone change to subdivide the property and meet the minimum lot size in the Unified Development Code.

3. PD20-025 TINH LE (7.47 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lot 2 of NCB 1445, one lot containing approximately 7.47 acres of land located west of the intersection of Haverhill Drive and Mobley Lane (7.47 acres of land). The applicant is requesting the zone change to develop townhomes.

4. Z20-061 MATTHEW J. PLESCIA (505 SOUTH CHILTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “R-1A”, Single-Family Residential District on Lot 19 of NCB 82, one lot containing approximately 0.42 acres of land located southwest of the intersection of South Chilton Avenue and Bryan Street (505 South Chilton Avenue). The applicant is requesting the zone change to reflect the current use of the property.

5. Z20-062 SMITH COUNTY AS TRUSTEE (402 LIBERTY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 22 of NCB 94, one lot containing approximately 0.14 acres of land located northwest of the intersection of Liberty Avenue and West Line Street (402 Liberty Avenue). The applicant is requesting the zone change to build a single-family home.

X. PLATS:

1. F20-181 CONALLY HEIGHTS ADDITION, SECOND AMENDMENT

A four lot subdivision containing approximately one acre of land located south of the intersection of West Shaw Street and South Englewood Avenue. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine six lots into four lots.

2. F20-159 RIVER OAKS ADDITION UNIT 3, FIRST AMENDMENT

A two lot subdivision containing approximately 1.89 acres of land located east of the northeast intersection of West Southwest Loop 323 and Silverwood Drive. The property is currently zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to subdivide the property into two lots.

3. F20-182 STEELE STORAGE ADDITION, FINAL PLAT

A one lot subdivision containing approximately 15.01 acres of land located at the northeast intersection of Grande Boulevard and Old Noonday Road. The property is currently zoned “C-2”, General Commercial District and “AG”, Agricultural District. The purpose of the plat is to create one lot.

VII. 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.
