

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/COTPZC020221>

Tuesday, February 2, 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 Regular and Teleconference meeting of January 5, 2021.**
- V. 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 requirements 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 requirements in the Unified Development Code.

3. Z20-061 PLESCIA MATTHEW J AND CHRISTINA A MERENDA (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.

4. 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.

VI. PLATS:

1. 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. CONSENT PLATS GROUP A:

1. P21-006 GRANDE 2151 ADDITION, PRELIMINARY PLAT

A two lot subdivision containing approximately 15.17 acres of land located east of the northeast intersection of Grande Boulevard and Paluxy Drive. The property is currently zoned “R-MF”, Multi-Family Residential District and “AG”, Agricultural District. The purpose of the plat is to plan for two lots.

2. F21-004 GRANDE 2151 ADDITION, FINAL PLAT

A one lot subdivision containing approximately 10.16 acres of land located east of the northeast intersection of Grande Boulevard and Paluxy Drive. The property is currently zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create one lot.

3. 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.

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

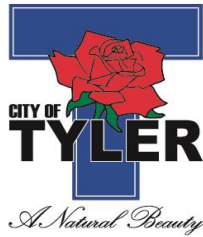
A 19 lot subdivision containing approximately 15.51 acres of land located west of the southwest intersection of Wasson Avenue and Willowbrook Trail. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 19 lots.

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.

- 1. IR20-036 E GRANDE BOULEVARD VILLAS**
- 2. IR21-001 WELLINGTON PLACE UNIT 8**
- 3. IR21-002 STEELE STORAGE PHASE 1**

IX. Recess



A G E N D A

PLANNING AND ZONING COMMISSION WORKSESSION IN PERSON AT

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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 March 2, 2021.

X. ZONING:

1. ZA21-001 UNIFIED DEVELOPMENT CODE

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations related to signage and minor clarifications.

2. Z21-003 INDEPENDENCE PARK LLC (A 10.3 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District to "R-MF", Multi-Family Residential District on a 10.3 acre portion of Tract 4 of ABST A0371 S Grace, one tract containing approximately 38.83 acres of land located east of the northeast intersection of U.S Highway 69 North and James Fair Parkway (a 10.3 acre tract of land). The applicant is requesting the zone change to build an apartment complex.

3. PD21-002 WEST OAK TOWNHOMES LLC (700 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “DBAC”, Downtown Business, Arts, and Culture District to “PMXD-2”, Planned Mixed Use District-2 with final site plan on Lot 17 of NCB 187, one lot containing approximately 1.50 acres of land located southwest of the intersection of West Erwin Street and South Vine Avenue (700 West Erwin Street). The applicant is requesting the zone change to develop high-density apartment units, offices, retail and commercial space.

4. Z21-001 DEIBEL COMPANIES INC (5661 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1A”, Single-Family Residential District on a 0.59 acre portion of Lot 28 of NCB 1547, one lot containing approximately 1.85 acres of land located northeast of the intersection of Chandler Highway and Eisenhower Drive (5661 Chandler Highway). The applicant is requesting the zone change to build single-family homes.

XI. PLATS:

1. F21-005 DOUBLE STAR, FOURTH AMENDMENT

An eleven lot subdivision containing approximately 1.67 acres of land located south of the southeast intersection of Roy Road and Villa Rosa Way. The property is currently zoned “PMF”, Planned Multi-Family District. The purpose of the plat is to subdivide seven lots into eleven lots.

2. F21-007 THE BLAKE OF TYLER AT THE CROSSING, FINAL PLAT

A one lot subdivision containing approximately 5.80 acres of land located west of the intersection of Three Lakes Parkway and Hillcross Cove. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create one lot and dedicate right-of-way.

3. F21-008 LOS ALTOS PHASE 1, FINAL PLAT

A two lot subdivision containing approximately 1.02 acres of land located south of the southwest intersection of County Road 724 and County Road 413. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

4. F21-009 PALACIOS ESTATES SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 2.81 acres of land located west of the northwest intersection of Highway 110 North and Lakeview Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

5. F21-010 OLIVER ADDITION, FINAL PLAT

A two lot subdivision containing approximately 1.00 acre of land located west of the southwest intersection of Willis Lane and Dean Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

6. F21-011 ROYAL OAKS ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 0.76 acres of land located at the southwest intersection of Walnut Hill Drive and Oak Trail Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

7. F21-012 THE TOWN HOMES AT LINDSEY PARK, FINAL PLAT

A one lot subdivision containing approximately 6.14 acres of land located west of the northwest intersection of Spur 364 and Greenbriar Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

8. F21-013 THE OAKS AT CAMBRIDGE SOUTH, FINAL PLAT

A one lot subdivision containing approximately 1.88 acres of land located south of the southeast intersection of Cambridge Road and McClenny Drive. The property is currently zoned "PMF", Planned Multi-Family District. The purpose of the plat is to create one lot and dedicate an easement.

9. F21-014 THEDFORD DAIRY FARM UNIT 1, FINAL PLAT

A one lot subdivision containing approximately 3.08 acres of land located south of the southeast intersection of Bickley Road and Old Noonday Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

10. F21-015 NORMANDY SOUTH, SECOND AMENDMENT

A three lot subdivision containing approximately 1.85 acres of land located at the northeast intersection of Chandler Highway and Eisenhower Drive. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to subdivide one lot into three lots.

11. F21-019 WIMBERLY, DOUGLAS AND PHILAPS ADDITION, AMENDING PLAT

A one lot subdivision containing approximately 0.26 acres of land located north of the northeast intersection of North Beverly Avenue and East Erwin Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create one lot.

12. P21-001 TRINITY CREEK, PRELIMINARY PLAT

A plan for a 40 lot subdivision containing approximately 25.96 acres of land located east of the northeast intersection of U.S. Highway 69 and County Road 152. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 40 lots.

13. P21-002 CEDAR CREEK DEVELOPMENT, PRELIMINARY PLAT

A plan for a 52 lot subdivision containing approximately 34.88 acres of land located south of the southeast intersection of County Road 178 and County Road 133. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 52 lots.

14. P21-003 SUGAR RIDGE ESTATES, PRELIMINARY PLAT

A plan for an 18 lot subdivision containing approximately 12.84 acres of land located south of the southwest intersection of Bid Eddy Road and County Road 1104. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 18 lots.

15. P21-005 VISTA POINT ADDITION, PRELIMINARY PLAT

A plan for a 170 lot subdivision containing approximately 153.98 acres of land located south of the intersection of Deer Ridge Lane and Huntwick Lane. The property is currently zoned "R-1D", Single Family-Detached and Attached District. The purpose of the plat is to plan for 170 lots.

XII. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2021, 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 _____, 2021, at _____ M., the above notice of Teleconference and Public meeting was posted on the front door of the Tyler Development Center.
