



## 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/COTPZC030221>

Tuesday, March 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.***

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**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.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission Regular and Teleconference meeting of February 2, 2021.**
- V. 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, adding provisions related to projected image signs, fencing, 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, 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. 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 at the northeast intersection of Chandler Highway and Eisenhower Drive (5661 Chandler Highway). The applicant is requesting the zone change to build single-family homes.

**4. Z21-004 RENTERIA RANFERI AND MARTHA ARELLANO (325 HERNDON AVENUE AND 1100, 1102 PARK 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 Lots 26 and 27 of NCB 335, two lots containing approximately 0.55 acres of land located at the southwest intersection of Park Street and Herndon Avenue (325 Herndon Avenue and 1100, 1102 Park Street). The applicant is requesting the zone change to build single-family homes.

**5. 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 on Lot 17 of NCB 187, one lot containing approximately 1.50 acres of land located at the southwest 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.

**VI. 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 Residential 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. F21-013 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 Residential District. The purpose of the plat is to create one lot and dedicate an easement.

**4. 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.

**5. P21-002 CEDAR CREEK DEVELOPMENT, PRELIMINARY PLAT**

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.

**6. P21-001 TRINITY CREEK, PRELIMINARY PLAT**

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.

**7. F20-158 GREEN ACRES, UNIT 9, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.41 acres of land located at the northwest intersection of East Southeast Loop 323 and Easy Street. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**8. F21-020 COUNTY ROAD 489 ADDITION, FINAL PLAT**

An eight lot subdivision containing approximately 6.93 acres of land located north of the northeast intersection of County Road 489 and U.S. Highway 69 North. The property is located in Zone 2 of the Tyler extraterritorial jurisdiction (ETJ). The purpose of the plat is to create eight lots.

**VII. CONSENT PLATS GROUP A:**

**1. 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 extraterritorial jurisdiction (ETJ). The purpose of the plat is to create one lot.

**2. P21-003 SUGAR RIDGE ESTATES, PRELIMINARY PLAT**

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.

**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. 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 extraterritorial jurisdiction (ETJ). The purpose of the plat is to create two lots.

**2. 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.

**3. 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.

**4. 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.

**5. 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.

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

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

**1. IR21-003 ANTLER CREEK ESTATES PHASE 1**

**2. IR21-005 THE TOWNHOMES AT LINDSEY PARK**

**X. 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.

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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.

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