



AGENDA

PLANNING AND ZONING COMMISSION

**WORKSESSION BY TELECONFERENCE
VIRTUAL MEETING VIA MICROSOFT TEAMS**

<https://tinyurl.com/COTPZC031621>

Tuesday, March 16, 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 WORKSESSION OF THE TYLER PLANNING AND ZONING COMMISSION IS BEING CONDUCTED, RATHER THAN A MEETING PROVIDING FOR PHYSICAL ACCESS TO THE PUBLIC. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY CALLING #(903-363-0651) .

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.

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 April 6, 2021.

I. ZONING:

1. Z21-009 ROOSTH INTERESTS 850 LLC (1418 WEST GENTRY PARKWAY AND 1001 AND 1003 MEADOW DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1B”, Single-Family Residential District on a 0.16 acre portion of Lot 95 of NCB 669, one lot containing approximately 0.42 acres of land located at the southeast intersection of West Gentry Parkway and Meadow Lane (1418 West Gentry Parkway and 1001 and 1003 Meadow Drive). The applicant is requesting the zone change to bring the current residential use of the lot into compliance.

2. Z21-008 CENTER CITY INVESTMENTS (405 AND 411 EAST LOCUST STREET AND 213 NORTH CENTER AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “DBAC”, Downtown, Business, Arts and Culture District on Lots 1, 2, and 3 of NCB 37, three lots containing approximately 0.70 acres of land located at the southeast intersection of East Locust Street and North Center Avenue (405 and 411 East Locust Street and 213 North Center Avenue). The applicant is requesting the zone change to build multi-family residential units.

3. N21-001 CITY OF TYLER (PORTION OF EASTSIDE ROAD TO YACHT CLUB WAY)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change of approximately 1,215 feet of Eastside Road to Yacht Club Way.

4. C21-001 HUDSON VANDA (UNIMPROVED 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 Lots 1-6 of NCB 108. The east side of the right-of-way is adjacent to Carlyle Avenue. The south side of the right-of-way is adjacent to Lots 7 and 9 of NCB 108. The west side of the right-of-way is adjacent to House Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

5. C21-002 HILAND DAIRY FOODS COMPANY LLC (UNIMPROVED 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 Lots 1 and 2A of NCB 137. The east side of the right-of-way is adjacent to Lot 10B of NCB 135, 136 and 137. The south side of the right-of-way is adjacent to Lots 5B of NCB 137 and 10B of NCB 135,136 and 137. The west side of the right-of-way is adjacent to North Clayton Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

6. Z21-006 HILAND DAIRY FOODS COMPANY LLC (1403, 1411, AND 1415 EAST LINE STREET AND 305 NORTH CLAYTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-2”, General Commercial District on Lots 1, 2A, 5, and 11 of NCB 137, four lots containing approximately 1.07 acres of land located at the southeast intersection of East Line Street and North Clayton Avenue (1403, 1411, and 1415 East Line Street and 305 North Clayton Avenue). The applicant is requesting the zone change to build a parking area.

7. PD21-003 GENECOV WEST MUD CREEK LLC (8061 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on a 9.66 acre portion of Tract 5B of Abst A0562 M Long, one tract of land containing approximately 31.65 acres of land located south of the intersection of Maple Lane and Old Farm Road (8061 Hollytree Drive). The applicant is requesting the zone change to build single-family detached homes.

8. Z21-002 TRINIDAD BONIFACIO DELA JR (1722 GARDEN VALLEY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-2”, General Commercial District on Lot 22D of NCB 668, one lot containing approximately 0.31 acres of land located at the southwest intersection of Garden Valley Road and Negem Drive (1722 Garden Valley Road). The applicant is requesting the zone change to build a parking lot.

9. Z21-005 FLORES DESIGN AND DEVELOPMENT LLC (201 NORTH PARKDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family-Detached and Attached District on Lot 12A of NCB 725, one lot containing approximately 3.40 acres of land located south of the southeast intersection of Parkdale Drive and Claude Street (201 North Parkdale Drive). The applicant is requesting the zone change to build single-family detached homes.

10. A21-001 NATIONAL RETAIL PROPERTIES LP AND FIKES WHOLESALE INC (8604 HIGHWAY 64 EAST AND 5.03 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 5.38 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the southeast intersection of Highway 64 East 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 new boundary of the Tyler Extraterritorial Jurisdiction.
- D. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- E. The Future Land Use Guide to reflect General Commercial.
- F. Original zoning of 5.38 acres of “C-2”, General Commercial District.

VI. PLATS:

1. P21-004 ANTLER CREEK, PRELIMINARY PLAT

A 46 lot subdivision containing approximately 37 acres of land located east of the southeast intersection of County Road 175 and Deer Hollow Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 46 lots.

2. F21-017 ANTLER CREEK PHASE 1, FINAL PLAT

A 14 lot subdivision containing approximately 10.27 acres of land located east of the southeast intersection of County Road 175 and Deer Hollow Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 14 lots.

3. F21-026 CHAVEZ ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.40 acres of land located south of the southeast intersection of North Fuller Avenue and East Oakwood Street. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to create two lots.

4. F21-027 INDIAN CREEK ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 1.42 acres of land located east of the northeast intersection of County Road 1139 and County Road 1162. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

5. F21-028 PORTILLO ADDITION, FINAL PLAT

A two lot subdivision containing approximately 2.95 acres of land located west of the southwest intersection of East Commerce Street and North Northeast Loop 323. The property is currently zoned "R-1B", Single-Family Residential District and "M-1", Light Industrial District. The purpose of the plat is to create two lots.

6. F21-029 ROWLAND ADDITION, TENTH AMENDMENT

A one lot subdivision containing approximately 0.29 acres of land located east of the northeast intersection of East Granville and Tyler Avenue. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to add a portion of the closed alley into the property.

7. P21-009 WALNUT HILL ESTATES, PRELIMINARY PLAT

A 72 lot subdivision containing approximately 18.00 acres of land northeast of the intersection of Walnut Hill Drive and Norfolk Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 72 lots.

8. F21-030 WALNUT HILL ESTATES, FINAL PLAT

A 30 lot subdivision containing approximately 7.75 acres of land located northeast of the intersection of Walnut Hill Drive and Norfolk Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create thirty lots and dedicate right-of-way.

9. F21-031 LEGACY BEND ESTATES, FINAL PLAT

A two lot subdivision containing approximately 5.04 acres of land located east of the intersection of Hollytree Drive and Canopy Park. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create two lots

10. F21-033 LEGACY BEND, UNIT 3, FINAL PLAT

A 112 lot subdivision containing approximately 434 acres of land located south of the intersection of Cherryhill Drive and Dueling Oaks Drive. The property is currently zoned “R-1A”, Single-Family Residential District, “R-1B”, Single-Family Residential District, “PXR”, Planned Mixed Residential District, and “NR”, Neighborhood Residential District. The purpose of the plat is to amend an existing preliminary plat and add 30 new lots.

11. F21-032 HIDDEN OAKS ADDITION, PHASE 1, THIRD AMENDMENT

A two lot subdivision containing approximately 21.32 acres of land located north of the northwest intersection of County Road 2123 and County Road 2125. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

12. P21-013 NEW STAR SUBDIVISION, PRELIMINARY PLAT

A five lot subdivision containing approximately 5.18 acres of land located north of the northwest intersection of County Road 428 and County Road 429. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for five lots.

13. F21-034 NEW STAR SUBDIVISION, FINAL PLAT

A five lot subdivision containing approximately 5.18 acres of land located north of the northwest intersection of County Road 428 and County Road 429. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots and dedicate right-of-way.

14. P21-008 OASIS SOUTH UNIT 5, PRELIMINARY PLAT

A 32 subdivision containing approximately 8.61 acres of land located at the southeast intersection of Rana Park and Walnut Hill Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 32 lots.

15. P21-010 THE CROSSING – WESTERN ADDITION, PRELIMINARY PLAT

A 124 lot subdivision containing approximately 50.4 acres of land located south of the intersection of Forest Ridge Cove and Crosslake Boulevard. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 124 lots.

16. F21-035 PEACH TREE RANCH SUBDIVISION, SECOND AMENDMENT

A 28 lot subdivision containing approximately 22.31 acres of land located north of the northeast intersection of County Road 153 and County Road 152. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 28 lots.

17. P21-014 THEDFORD FARM, PRELIMINARY PLAT

A 32 lot subdivision containing approximately 87.71 acres of land located south of the intersection of Old Noonday Road and Bickley Road. The property is currently in Zone 2 of the Tyler ETJ and within the City limits of Noonday. The purpose of the plat is to plan for 32 lots.

VII. 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.
