

REVISED  
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***

***Tuesday, July 6, 2021  
1:30 p.m.***

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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 attend 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 June 1, 2021**

**V. ZONING:**

**1. C21-009 MICHAEL DIAZ (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 an unimproved alley right-of way. The east side of the right-of-way is adjacent to Lots 11 and 9A of NCB 405. The south side of the right-of-way is adjacent to Trezevant Street. The west side of the right-of-way is adjacent to Lots 6 and 17-19 of NCB 405. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**2. Z21-025 ESPARZA SACRAMENTO AND MARGARITA (919 AND 921 SOUTH PALACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-2", Two-Family Residential District on Lots 1 and 2 of NCB 320, two lots containing approximately 0.43 acres of land located at the southwest intersection of West Dobbs Street and South Palace Avenue (919 and 921 South

Palace Avenue). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code.

**3. Z21-023 SMITH EDWARD AND GEORGIA (1221 AND 1227 WEST 34<sup>TH</sup> STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lot 33 of NCB 773-G and Tract 40A.2 AKA Lot 58, two lots containing approximately 3.27 acres of land located west of the northwest intersection of Luberta Street and West 34th Street (1221 and 1227 West 34th Street). The applicant is requesting the zone change to build a duplex.

**VI. PLATS:**

**1. F21-102 WIMBERLY, DOUGLAS & PHILAPS ADDITION, FOURTEENTH AMENDMENT**

A two lot subdivision containing approximately 0.13 acres of land located at the northeast intersection of East Line Street and Fuller Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**2. F21-082 WHITTEN HILL, FIRST AMENDMENT**

A three lot subdivision containing approximately 1.19 acres of land located at the northwest intersection of West Queen Street and North Bois D’ Arc Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create three lots.

**3. P21-027 THE CADDOS, PRELIMINARY PLAT**

A plan for a 370 lot subdivision containing approximately 140 acres of land located east of the intersection of Marsh Farm Road and Caddo Ridge Cove. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 370 lots.

**4. F21-092 CADDO WOODS AT THE BROOKS, FINAL PLAT**

A 69 lot subdivision containing approximately 18.93 acres of land located east of the intersection of Caddo Ridge Cove and Marsh Farm Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 69 lots.

**5. F21-091 COOPER ESTATE SUBDIVISION, UNIT 2, FINAL PLAT**

A 17 lot subdivision containing approximately 12.62 acres of land located east of the intersection of Hidden Hollow Lane and Taylor Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 17 lots.

**6. P21-008 KHALIFA COURT, PRELIMINARY PLAT**

A plan for 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 plan for a 32 lot subdivision. The applicant is requesting a variance to the maximum cul-de-sac distance.

**VII. CONSENT PLATS GROUP A:**

**1. F21-090 COOPER ESTATE SUBDIVISION, FIRST AMENDMENT**

A 21 lot subdivision containing approximately 25.34 acres of land located at the northwest intersection of Old Noonday Road and Taylor Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to clarify and dedicate additional easements.

**2. F21-089 HAMILTON MEADOWS, FINAL PLAT**

A 76 lot subdivision containing approximately 12.82 acres of land located west of the northwest intersection of Crow Road and KPE Way. The property is currently zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to create 76 lots.

**3. F21-065 CEDAR CREEK, FINAL PLAT**

A 41 lot subdivision containing approximately 34.88 acres of land located north of the northeast intersection of County Road 178 and County Road 140. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 41 lots.

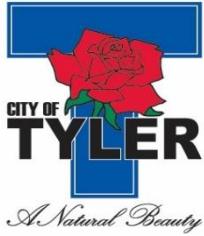
**4. P21-025 NORTHWOOD ACRES, PRELIMINARY PLAT**

A plan for a six lot subdivision with future development containing approximately 156.33 acres of land located east of the southeast intersection of Farm-to-Market Road 848 and County Road 281. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a six lot subdivision and future development.

**5. F21-097 NORTHWOOD ACRES, FINAL PLAT**

A six lot subdivision containing approximately 4.50 acres of land located east of the southeast intersection of County Road 281 and FM 848. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 6 lots.

**VIII. Recess**



## A G E N D A

### PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT  
Tyler Development Center  
423 West Ferguson Street  
Tyler, Texas*

*Tuesday, July 6, 2021  
1:30 p.m.*

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#### **AMERICANS WITH DISABILITIES ACT NOTICE**

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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 August 3, 2021.**

#### **IX. ZONING:**

##### **1. A21-003 SPIRIT OF TEXAS BANK (4171 FRANKSTON HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 1.54 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the northwest intersection of Frankston Highway and County Road 1114. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- 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. Amendment of the Future Land Use Guide to reflect General Commercial.
- F. Establishment of original zoning of 1.54 acres of “PCD”, Planned Commercial District with final site plan.

##### **2. PD21-016 SPIRIT OF TEXAS BANK (4171 FRANKSTON HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PCD”, Planned Commercial District with final site plan on Lot 29J of NCB 852-W, one lot containing approximately 3.04 acres of land located at the northwest intersection of Frankston Highway and County Road 1114 (4171 Frankston Highway). The applicant is requesting the zone change to allow for the development of a vehicle paint and body shop.

**3. PD21-013 GAIL NOBLES AND SUSAN STANDEFER AND JILL SHELTON (1201, 1210 AND 1211 FISHER DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Residential District with final site plan on Lots 2A, 10 and 13 of NCB 867, three lots containing approximately 8.67 acres of land located east of the intersection of Robertson Avenue and Fisher Drive (1201, 1210 and 1211 Fisher Drive). The applicant is requesting the zone change to develop single-family homes with a gated street.

**4. PD21-015 BELLWOOD 323 2019 LP (3752 EARL CAMPBELL PARKWAY AND 1531 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on approximately 4.53 acres of land located at the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323 (3752 Earl Campbell Parkway and 1531 South Southwest Loop 323). The applicant is requesting the site plan amendment to develop commercial uses.

**5. Z21-026 TYLER PARK HILL VENTURES (3031 AND 3055 GUINN FARMS ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PUR”, Planned Unit Residential District with written narrative on Lots 4A and 5A of NCB 1490-T, two lots containing approximately 1.77 acres of land located west of the southwest intersection of Guinn Farms Road and Rhones Quarter Road (3031 and 3055 Guinn Farms Road). The applicant is requesting the zone change to allow for the development of detached single-family homes.

**6. PD21-012 860 ROYAL HILLS LLC (2203, 2204, 2207, 2208, 2211, 2212, 2215, 2216, 2219, 2220, 2223, 2224, 2227, 2228, AND 2301 DELMAR STREET, 2400, 2406, 2410, 2414, 2509, 2513, AND 2605 DEBBY DRIVE AND 2878 GOLDEN ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Residential District with final site plan on Lots 8-16 of NCB 1051-C, Lots 1-8 of NCB 1051-D, Lot 1B of NCB 1051, Lot 6 of NCB 1065 and Lots 7-10 of NCB 1067 23 lots containing approximately 15.76 acres of land located south of the southeast intersection of Golden Road and Debby Drive (2203, 2204, 2207, 2208, 2211, 2212, 2215, 2216, 2219, 2220, 2223, 2224, 2227, 2228, and 2301 Delmar Street, 2400, 2406, 2410, 2414, 2509, 2513, and 2605 Debby Drive, and 2878 Golden Road). The applicant is requesting the zone change to develop detached single-family homes.

**X. PLATS:**

**1. F21-104 CADDO RIDGE ESTATES, FIRST AMENDMENT**

A three lot subdivision containing approximately 1.54 acres of land located at the end of Caddo Ridge Cove. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to show the location of the floodplain.

**2. P21-028 WESTSIDE PLACE, PRELIMINARY PLAT**

A 27 lot subdivision containing approximately 540.8 acres of land located west of the intersection of Earl Campbell Parkway and South Southwest Loop 323. The property is currently zoned “PCD”, Planned Commercial District. The purpose of the plat is to plan for 27 lots.

**3. F21-105 WESTSIDE PLACE, UNIT 1, FINAL PLAT**

A five lot subdivision containing approximately 9.18 acres of land located at the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323. The property is currently zoned “PCD”, Planned Commercial District. The purpose of the plat is to create five lots.

**XI. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

\_\_\_\_\_  
City Clerk or Staff Designee

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted at the Tyler Development Center.

\_\_\_\_\_  
Staff Designee