



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, August 3, 2021
1:30 p.m.*

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.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of July 6, 2021**
- V. 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 (ETJ).
- D. That the City Manager be authorized to sign a written agreement for provision of City services per 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-2”, General 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. 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 single-family units.

4. C21-011 860 ROYAL HILLS LLC (UNIMPROVED PORTIONS OF DELMAR STREET AND JUNIPER LANE)

Request that the Planning and Zoning Commission consider recommending the closure of unimproved portions of Delmar Street and Juniper Lane as shown in Royal Hills Addition. The Delmar Street right-of-way is adjacent on the south to Lots 1-8 of NCB 1051-D and Lot 6 of NCB 1065 and adjacent on the north to Lots 8-16 of NCB 1051-C and Lot 7 of NCB 1067. The Juniper Lane right-of-way is adjacent on the west to Lot 8 of NCB 1051-D and Lots 7, 15 and 16 of NCB 1051-C and adjacent on the east to Lot 6 of NCB 1065 and Lots 7-10 of NCB 1067. The applicant is requesting the closure in order to replat the rights-of-way for development purposes.

5. 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 Unit 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.

6. C21-010 GAIL NOBLES AND SUSAN STANDEFER AND JILL SHELTON (A PORTION OF FISHER DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of a portion of Fisher Drive. The north side of the right-of-way is adjacent to Lot 10 of NCB 867. The east side of the right-of-way is adjacent to Lot 2A of NCB 867. The south side of the right-of-way is adjacent to Lot 13 of NCB 867. The west side of the right-of-way is adjacent to Fisher Drive. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

7. 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 Unit Residential District with final site plan on Lots 2A, 10 and 13 of NCB 867, three lots containing approximately 8.84 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.

8. C21-012 BELLWOOD 323 2019 LP (WESTCHASE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending the closure of Westchase Boulevard as shown in Westchase Unit 1. The east side of the right-of-way is adjacent to South Southwest Loop 323. The northern portion of the right-of-way is adjacent to Lot 1 of NCB 1545 and Lot 1 of NCB 1545-A. The western and southern portions of the right-of-way are adjacent to Tracts 7A, 7A.1 of ABST A0643 G MYERS. The right-of-way surrounds Lot 1.2 of NCB 1545. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

9. 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.

VI. PLATS:

1. P21-028 BELLWOOD ADDITION, 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.

2. F21-105 BELLWOOD ADDITION, 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.

3. F21-063 BURKS ADDITION, FINAL PLAT

A one lot subdivision containing approximately 4.27 acres of land located at the northeast intersection of Old Noonday Road and Cain Street. The property is currently located in zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create one lot.

4. 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.

VII. Adjourn

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