

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, September 7, 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 August 3, 2021**
- V. ZONING:**
 - 1. S21-001 BRIARWOOD GROUP LTD (301 AND 305 SOUTH BROADWAY AVENUE)**
Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for Projected Image Signs on Lots 12A and 12B of NCB 22, two lots containing approximately 0.32 acres of land located north of the northwest intersection of University Place and South Broadway Avenue (301 and 305 South Broadway Avenue). The property is zoned “DBAC”, Downtown Business, Arts and Culture District.
 - 2. Z21-031 TYLER JUNIOR COLLEGE (1025 SOUTH BAXTER AVENUE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “INT”, Institutional District on Lot 4 of NCB 678-G, one lot containing approximately 0.23 acres of land located north of the northwest intersection of East Lake Street and Baxter Avenue (1025 South Baxter Avenue). The applicant is requesting the zone change to use the property as an office.

3. Z21-037 AKINS WILLIAM MADISON AND JUANITE HARDAWAY AND GERMANY WANDA GAYLE (2832 ROY ROAD AND 6505 RHONES QUARTER ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1D”, Single-Family Detached and Attached Residential District on Tracts 12.1 and 12L of ABST A0616 V LOUPEY, two tracts containing approximately 12.37 acres of land located south of the southwest intersection of East Grande Boulevard and Rhones Quarter Road (2832 Roy Road and 6505 Rhones Quarter Road). The applicant is requesting the zone change to allow for the future development of single-family detached and attached homes.

4. Z21-029 MOLINA APOLONIO (1518 WICHITA AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 40B of NCB 708, one lot containing approximately 0.09 acres of land located south of the southwest intersection of Canton Street and Wichita Avenue (1518 Wichita Avenue). The applicant is requesting the zone change to build a single-family home.

5. Z21-035 CUSTOM BLACK STALLION HOMES LLC (700, 704, AND 708 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 Lots 175-177 of NCB 852, three lots containing approximately 0.44 acres of land located at the southeast intersection of Bellwood Road and Britton Avenue (700, 704, and 708 Britton Avenue). The applicant is requesting the zone change to build two single-family homes.

6. Z21-034 TYLER ER REALTY LLC (3943 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District and “M-1”, Light Industrial District to “INT”, Institutional District on Lot 61-F of NCB 900-B, one lot containing approximately 5.95 acres of land located north of the northwest intersection of West Southwest Loop 323 and Old Jacksonville Highway (3943 Old Jacksonville Highway). The applicant is requesting the zone change to allow for use as a special hospital.

7. Z21-033 MOISES LEANDRO (3103 FRANKSTON HIGHWAY)

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 Residential District on Lot 1 of NCB 840-E, one lot containing approximately 0.31 acres of land located southeast of the intersection of Franchel Street and Frankston Highway (3103 Frankston Highway). The applicant is requesting the zone change to build a single-family home.

8. Z21-030 JENNINGS WILLIAM JR ESTATE ETAL (511 AND 515 NORTH 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 Lots 7 and 12 of NCB 95, two lots containing approximately 0.20 acres of land located north of the northeast intersection of West Oakwood Street and Liberty Avenue (511 and 515 North Liberty Avenue). The applicant is requesting the zone change to build a single-family home.

VI. PLATS:

1. P21-029 AIDEN CREEK, PRELIMINARY PLAT

A plan for a 26 lot subdivision containing approximately 80.84 acres of land located north of the northwest intersection of County Road 1131 and County Road 1133. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 26 lots. The applicant is requesting a variance to the maximum cul-de-sac length.

2. F21-128 AIDEN CREEK, FINAL PLAT

A 26 lot subdivision containing approximately 80.84 acres of land located north of the northwest intersection of County Road 1131 and County Road 1133. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 26 lots. The applicant is requesting a variance to the maximum cul-de-sac length.

3. F21-114 THE WOODLAND BUNAVISTA ADDITION, FOURTH AMENDMENT

A two lot subdivision containing approximately 0.39 acres of land located west of the northwest intersection of East Hillsboro Street and Carlyle Avenue. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create two lots.

4. F21-083 SOUTHERN HILLS SUBDIVISION, SECOND AMENDMENT

A four lot subdivision containing approximately 3.77 acres of land located at the northeast intersection of Buckley Road and Rebel Road. The property is located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to subdivide one lot into four lots.

VII. CONSENT PLATS GROUP A:

1. F21-119 BROOKS AT CUMBERLAND PARK PHASE 6, SECOND AMENDMENT

A 30 lot subdivision containing approximately 5.52 acres of land located east of the intersection of Marsh Farm Road and Long Branch. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 30 lots.

2. F21-129 HILLSIDE AT GUINN ESTATES, FINAL PLAT

A 54 lot subdivision containing approximately 10.50 acres of land located north of the intersection of Hillside Avenue and Guinn Farms Road. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 54 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. F21-120 FREEDOM RANCH SUBDIVISION, UNIT 2, FINAL PLAT

A 19 lot subdivision containing approximately 16.31 acres of land located east of the northeast intersection of Freedom Lane and Patriot Circle. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 19 lots.

2. F21-121 DEL MAR ADDITION, FINAL PLAT

A 67 lot subdivision containing approximately 47 acres of land located south of the intersection of County Road 461 and Timber Bend Trail. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 67 lots.

3. F21-122 MILLER ADDITION, FINAL PLAT

A two lot subdivision containing approximately 17.89 acres of land located at the northeast intersection of Farm-To-Market-Road 2493 and New England Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create two lots.

4. F21-123 MAGNOLIA PARK ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 11.43 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to subdivide the property into two lots.

5. F21-127 TOBE WALTON SUBDIVISION, SIXTH AMENDMENT

A 14 lot subdivision containing approximately 1.37 acres of land located at the southeast intersection of Old Noonday Road and Barnes Street. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 14 lots.

6. P21-030 SEATON ADDITION, PRELIMINARY PLAT

A 12 lot subdivision containing approximately 18.27 acres of land located north of the northwest intersection of State Highway 64 West and CR 413. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 12 lots.

7. F19-084 COUNTRY CLUB LAKE PARK, SECOND AMENDMENT

A one lot subdivision containing approximately 2.42 acres of land located north of the northwest intersection of Van highway and Lakeview Road. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to combine one lot with a tract of land.

8. F21-106 MIRACLE CENTER CHURCH ADDITION, SECOND AMENDMENT

A one lot subdivision containing approximately 1.24 acres of land located at the southwest intersection of West Summerkamp and North Albertson Avenue. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to combine two lots into one.

9. F21-108 CADDO RIDGE ESTATES PHASE 1, FIRST AMENDMENT

A two lot subdivision containing approximately 0.92 acres of land located at the south of Caddo Ridge Cove cul-de-sac. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to adjust lot lines.

10. F21-115 STONEGATE ADDITION, UNIT TWO, SECOND AMENDMENT

A two lot subdivision containing approximately 1.21 acres of land located east of the northeast intersection of Stonegate Place and Stonegate Boulevard. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to adjust lot lines.

11. F21-116 RENTERIA ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.31 acres of land located north of the northeast intersection of San Jacinto Drive and Lake Placid Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

12. F21-125 HERNDON ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.38 acres of land located west of the northwest intersection of Park Street and Herndon Avenue. The property is currently zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to combine three lots into two.

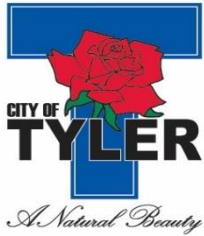
13. F21-134 M.F. TURNER ADDITION, EIGHTH AMENDMENT

A two lot subdivision containing approximately 0.43 acres of land located at the southeastern intersection of Bellwood Road and Britton Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to replat three lots into two.

14. F21-133 LAS PALMAS ADDITION, FINAL PLAT

A four lot subdivision containing approximately 9.14 acres of land located west of the southwest intersection of Seven Hills Road and Hobbs Road. The property is located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create four lots.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, September 7, 2021
1:30 p.m.*

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 October 5, 2021.

X. ZONING:

1. Z21-038 TEXAN ROOT HOMES LLC (325 NORTH BEVERLY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 65 of NCB 114, one lot containing approximately 0.12 acres of land located south of the southeast intersection of North Beverly Avenue and East Commerce Street (325 North Beverly Avenue). The applicant is requesting the zone change to build a single-family home.

2. Z21-039 CLYDE ELIZABETH VANDERPOOL HARVEY (1326 AND 1386 EAST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on Tracts 18, 18A & 18.2 of ABST A0636 M UNIVERSITY, three tracts containing approximately 9.39 acres of land located at the northwest intersection of Circle Drive and East Grande Boulevard (1326 and 1386 East Grande Boulevard). The applicant is requesting the zone change to develop a self-storage facility.

3. **Z21-040 SANDHU INVESTMENTS LLC (6110 SOUTH BROADWAY AVENUE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 38A of NCB 1013-I, one lot containing approximately 2.51 acres of land located south of the southeast intersection of South Broadway Avenue and Donnybrook Avenue (6110 South Broadway Avenue). The applicant is requesting the zone change to use the property for office and warehouse use.

XI. PLATS:

1. **F21-131 SAINT FRANCIS FARM, FINAL PLAT**
An 11 lot subdivision containing approximately 11.34 acres of land located southeast of the intersection of Pleasant Retreat Road and Spur 1143. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 11 lots.
2. **F21-136 SAND HILL ESTATES, FINAL PLAT**
A 16 lot subdivision containing approximately 10.40 acres of land located west of the southwest intersection of Sandflat Road and FM 2015. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 16 lots.
3. **F21-137 SANDY RANCH CROSSING, FIRST AMENDMENT**
A two lot subdivision containing approximately 1.85 acres of land located south of the intersection of Sandy Lane and Marble Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to combine three lots into two.
4. **F21-138 ACM ADDITION, FINAL PLAT**
A five lot subdivision containing approximately 11.91 acres of land located at the northwest intersection of C R 15 and C R 1216. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create five lots.
5. **F21-139 LAKE PARK HEIGHTS ADDITION, THIRTEENTH AMENDMENT**
A three lot subdivision containing approximately 0.51 acres of land located at the southeast intersection of West Van Street and Shawnee Boulevard. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is combine two lots into three.
6. **F21-140 M.F. TURNER ADDITION, ELEVENTH AMENDMENT**
A two lot subdivision containing approximately 0.77 acres of land located south of the southwest intersection of Bellwood Road and Turner Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.
7. **F21-141 GUINN FARMS ADDITION UNIT 2, SIXTH AMENDMENT**
A nine lot subdivision containing approximately 1.54 acres of land located at the southwest intersection of Farm-to-Market Road 2964 and Guinn Farms Road. The property is

currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to subdivide one lot into ten lots.

8. F21-142 LENORA WOLDERT ESTATES ADDITION, SECOND AMENDMENT

A 16 lot subdivision containing approximately 3.58 acres of land located south of the intersection of Woldert Park and West 32nd Street. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to replat the existing 17 lots to 16.

9. F21-143 CHANDLER DAIRY QUEEN ADDITION, FINAL PLAT

A two lot subdivision containing approximately 6.59 acres of land located at the northwest intersection of FM 2661 and State Highway 31. The property is in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create two lots.

10. F21-144 OAK CREEK ADDITION, UNIT 6, FINAL PLAT

An 18 lot subdivision containing approximately 4.60 acres of land located at the southeast intersection of Club Drive and C R 178. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 18 lots.

XII. 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