



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, October 5, 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 September 7, 2021**
- V. TABLED:**

1. 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 single-family homes.

VI. ZONING:

1. PD21-017 WEST OAK TOWNHOMES LLC (700 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a “PMXD-2”, Planned Mixed-Use District site plan amendment on Lot 17 of NCB 187, one lot containing approximately 1.50 acres of land located at the southwest intersection of South Vine Avenue and West Erwin Street (700 West Erwin Street). The applicant is requesting the site plan amendment to amend the building layout.

2. Z21-032 GAMEZ FILO MENO & ELIZABETH (616, 620, AND 624 EAST OAKWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-2”, Two-Family Residential District and “PMF”, Planned Multi-Family Residential District with site narrative on Lots 16, 18A, and 18B of NCB 61, three lots containing approximately 0.92 acres of land located east of the northeast intersection of Poplar Avenue and East Oakwood Street (616, 620, and 624 East Oakwood Street). The applicant is requesting the zone change to bring the properties into conformance with the Unified Development Code.

3. 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 Tract 18, 18A & 18.2 of ABST A0636 M UNIVERSITY, two tax lots containing approximately 7.44 acres of land located north of the 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.

4. 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.

5. 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.

6. Z21-041 AMAYA JORGE A (505 SOUTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District and “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 28 of NCB 326, one lot containing approximately 0.63 acres of land located north of the northwest intersection of South Palace Avenue and West

Houston Street (505 South Palace Avenue). The applicant is requesting the zone change to allow for a used car lot.

VI. PLATS:

1. 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.

2. 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.

3. F21-140 MF 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.

4. 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 to subdivide two lots into three lots.

VII. CONSENT PLATS GROUP A:

1. P21-031 PINE CANYON, PHASE II, PRELIMINARY PLAT

A 20 lot subdivision containing approximately 18.14 acres of land located at the northwest intersection of County Road 490 and Texas College Road. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 20 lots.

2. F21-151 PINE CANYON, PHASE II, FINAL PLAT

A 20 lot subdivision containing approximately 18.14 acres of land located at the northwest intersection of County Road 490 and Texas College Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 20 lots.

3. F21-135 PLANTATION SOUTH ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 4.31 acres of land located at the southeast intersection of Walnut Hill Road and Norfolk Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to adjust lot lines.

4. F21-138 ACM ADDITION, FINAL PLAT

A five lot subdivision containing approximately 11.91 acres of land located at the northwest intersection of County Road 15 and County Road 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. F21-141 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 nine lots.

6. 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 County Road 178. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 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. F21-121 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 67 lots.

2. 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 ETJ. The purpose of the plat is to create 11 lots.

3. 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.

4. 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.

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

A 20 lot subdivision containing approximately 5.10 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 24 lots into 20 lots and incorporate closed right-of-way.

6. 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.

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

A three lot subdivision containing approximately 3.30 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 create one lot and establish access for the lots.

8. 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.

9. 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.

IX. 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