

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, November 9, 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 October 5, 2021

V. ZONING:

1. A21-005 WERNER CROSSING LLC (14143 COUNTY ROAD 192)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 7.12 acres of land lying adjacent to the present boundary limits of the City of Tyler located east of the intersection of Hidden Hollow Lane and Old Noonday Road. 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. 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. That the Future Land Use Guide be amended to reflect Single-Family Medium/Low Density and Single-Family Attached.
- F. Establishment of Original zoning of 7.12 acres of “PUR”, Planned Unit Residential District with final site plan.

2. S21-002 CAMELLA M JONES (2711 SHADY BLUFF)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for use as an adult day care on Lot 00013 of NCB 01, one lot containing approximately 0.28 acres of land located southeast of the intersection of Mesquite Drive and Shady Bluff (2711 Shady Bluff). The property is zoned “R-1B”, Single-Family Residential District.

3. PD21-020 DIYA HOTELS, LLC (3303 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District Final Site Narrative on Lot 28A of NCB 976, one lot containing approximately 4.13 acres of land located at the southwest intersection of Golden Road and Troup Highway (3303 Troup Highway). The applicant is requesting the site plan to convert the property into apartments.

4. PD21-018 BROADWAY SOUTH DEV M NO 2 LTD (562 CENTENNIAL PARKWAY)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development Final Site Plan on Tracts 2C and 3 of ABST A0355 B FRY and Tract 2A of ABST A0112 T BLACKWELL, three tracts containing approximately 50.00 acres of land located east of the intersection of Settlers Landing and Centennial Parkway (562 Centennial Parkway). The applicant is requesting the site plan amendment to develop attached single-family units on a single lot.

5. Z21-047 TEXAS SJH HOLDINGS LTD (8101 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed-Use District to “PCD”, Planned Commercial Development District with final site plan on a 0.65 acre portion of Lot 40C of NCB 1546, one lot containing approximately 6.02 acres of land located north of the northwest intersection of West Cumberland Road and South Broadway Avenue (8101 South Broadway Avenue). The applicant is requesting the zone change to build an automotive oil and lube service station.

6. Z21-042 CBANKS CONSTRUCTION LLC (1484 WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Tract LT 39 of NCB 773-G, one tract containing approximately 3.78 acres of land located southeast of the intersection of West Northwest Loop 323 and West 34th Street (1484 West 34th Street). The applicant is requesting the zone change to develop commercial buildings.

7. Z21-043 LEONEL & JESSICA ZUNIGA (825 TUBBS STREET AND 826 BUCKLEY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PXR”, Planned Mixed Residential District to “R-1B”, Single-Family Residential District on Lots 27 and 27A of NCB 856, two lots containing approximately 0.23 acres of land located south of the southwest intersection of Bellwood Road and Tubbs Street (825 Tubbs Street and 826 Buckley Avenue). The applicant is requesting the zone change to build single-family homes.

8. Z21-044 BBMI PROPERTY MANAGEMENT LLC (2623 BATEMAN AVENUE)

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 13 of NCB 810, one lot containing approximately 0.23 acres of land located north of the northwest intersection of Wilma Street and Bateman Avenue (2623 Bateman Avenue). The applicant is requesting the zone change to allow for use as a garage apartment.

9. Z21-045 MONICA M CANNON (912 AND 1012 EAST FRONT STREET AND 1003 EAST EARLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "C-1", Light Commercial District on Lots 14, 15, and 16A of NCB 160, three lots containing approximately 1.02 acres of land located at the southwest intersection of Saunders Avenue and East Earle Street (912 and 1012 East Front Street and 1003 East Earle Street). The applicant is requesting the zone change to develop medical office space.

10. C21-013 MIRACLE CENTER CHURCH TYLER (AN 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 Summerkamp Street. The east side of the right-of-way is adjacent to Lots 20-B and 22 of NCB 210. The south side of the right-of-way is adjacent to Lot 20-B of NCB 210. The west side of the right-of-way is adjacent to Lot 20-B of NCB 210. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

VI. PLATS:

1. 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. **The applicant is requesting a waiver of subdivision improvements.**

2. P21-034 ROLLING MEADOWS WEST, PRELIMINARY PLAT

A 19 lot subdivision containing approximately 165.37 acres of land located north of the intersection of County Road 47 and County Road 46. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 19 lots and future development.

3. F21-159 ROLLING MEADOWS WEST, UNIT 2, FINAL PLAT

A 19 lot subdivision containing approximately 13.70 acres of land located north of the intersection of County Road 47 and County Road 46. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 19 lots and dedicate right-of-way.

4. F21-163 COOPER ESTATES, UNIT 1, FINAL PLAT

A 37 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 add and remove drainage easements.

5. P21-035 MAHAR ESTATES, PRELIMINARY PLAT

A four lot subdivision containing approximately 9.00 acres of land located west of the intersection of Mahar Road and Old Jacksonville Highway. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for four lots.

6. F21-160 MAHAR ESTATES, FINAL PLAT

A four lot subdivision containing approximately 9.00 acres of land located west of the intersection of Mahar Road and Old Jacksonville Highway. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create four lots.

7. F21-158 DOGWOOD PARK PHASE ONE, FINAL PLAT

A 29 lot subdivision containing approximately 7.35 acres of land located south of the intersection of Dogwood Park Boulevard and Roy Road. The property is currently zoned “POD”, Planned Office District and “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to create 29 lots.

8. 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:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

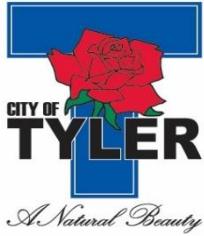
1. F21-142 LENORA WOLDERT ESTATES ADDITION, SECOND AMENDMENT

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.

2. F21-164 COOPER ESTATES, 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to add a drainage easement.

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, November 9, 2021
1:30 p.m.*

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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 December 7, 2021.

IX. ZONING:

1. A21-004 SHACKLEFORD LAND COMPANY, STEVEN HILL, BOSTICK ENTERPRISES, HUNT CUSTOM HOMES, ETOILE INVESTMENTS, J&M ESTATE PLANNING, AND ARCHAEOLOGICAL CONSERVANCY

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 140 acres of land lying adjacent to the present boundary limits of the City of Tyler located southeast of the intersection of Marsh Farm Road and Stonebank Crossing. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #6.
- 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 Texas Local Government Code Section 43.0672.
- E. That the Future Land Use Guide be amended to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 140 acres of “R-1A”, Single-Family Residential District, “R-1B”, Single-Family Residential District, “R-1D”, Single-Family Detached and Attached Residential District, and “PUR”, Planned Unit Residential District with site narrative.

2. A21-006 GENECOV INVESTMENTS LTD

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 0.80 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the intersection of Old Jacksonville Highway and Steel Road. 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. The Future Land Use Guide to reflect Neighborhood Commercial.
- F. Original zoning of 0.80 acres of “C-1”, Light Commercial District.

3. PD21-021 860 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 “PUR”, Planned Unit Residential District Final Site Plan Amendment 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 site plan amendment to revise lot layouts, building setbacks, and reduce the number of lots.

4. Z21-050 860 ROYAL HILLS LLC (2878 GOLDEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “R-1A”, Single-Family Residential District on a 0.21 acre portion of Lot 1B of NCB 1051, one lot containing approximately 6.67 acres of land located south of the southeast intersection of Golden Road and Debby Drive (2878 Golden Road). The applicant is requesting the zone change to create a single-family lot.

5. Z21-051 860 ROYAL HILLS LLC (2509 DEBBY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “R-1A”, Single-Family Residential District on a 0.27 acre portion of Lot 15 of NCB 1051-C, one lot containing approximately 2.31 acres of land located southeast of the intersection of Eileen Drive and Debby Drive (2509 Debby Drive). The applicant is requesting the zone change to create a single-family lot.

6. PD21-025 CENTENNIAL PARKWAY (8916 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development Final Site Plan Amendment on Lot 7N of NCB 1153, one lot containing approximately 1.62 acres of land located south of the southeast intersection of Centennial Parkway and South Broadway Avenue (8916 South Broadway Avenue). The applicant is requesting the site plan amendment to add a commercial building.

7. Z21-048 M D DIVINE HOMES LLC (704 EAST OAKWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1B”, Single-Family Residential District on Lot 15 of NCB 61, one lot containing approximately 0.22 acres of land located west of the northwest intersection of East Oakwood Street and North Beverly Avenue. The applicant is requesting the zone change to build a single-family home.

8. Z21-049 DEWS DELORIS (3217 AND 3219 WALTON ROAD)

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 43-C of NCB 852-T, one lot containing approximately 0.25 acres of land located east of the northeast intersection of South Southwest Loop 323 and Walton Road (3217 and 3219 Walton Road). The applicant is requesting the zone change to redevelop the property with a single-family home.

9. Z21-052 MENDEZ ROLANDO & MARIO MENDEZ (324 EAST ERWIN STREET)

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 Lot 11 of NCB 17, one lot containing approximately 0.09 acres of land located at the northwest intersection of North Center Avenue and East Erwin Street (324 East Erwin Street). The applicant is requesting the zone change to use the property for multi-family housing and office.

10. Z21-053 COOPER EMPIRE LLC (4707, 4709, AND 4711 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-2”, General Commercial District on Lots 9-11 of NCB 905, three lots containing approximately 4.35 acres of land located west of the northwest intersection of Wildrose Drive and Chandler Highway (4707, 4709, and 4711 Chandler Highway). The applicant is requesting the zone change to use the property as an event center.

11. Z21-054 GENECOV WEST MUD CREEK, LLC (8020 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “C-2”, General Commercial District to “PMF”, Planned Multi-Family Residential District with Final Site Narrative on a 0.945 acre portion of Tract 10, 11A of ABST A0562 M LONG, one tract containing approximately 127.99 acres of land located east of the northeast intersection of Legacy Bend and West Cumberland Road (8020 Hollytree Drive). The applicant is requesting the zone change to develop multi-family residential units

X. PLATS:

1. F21-162 AZALEA ESTATES, FINAL PLAT

A 23 lot subdivision containing approximately 27.74 acres of land located south of the intersection of County Road 490 and County Road 4136. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 23 lots.

2. F21-172 CADDO WOODS AT THE BROOKS, PHASE II, FINAL PLAT

A 19 lot subdivision containing approximately 15.70 acres of land located east of the intersection of Caddo Ridge Cove and Marsh Farm Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 19 lots.

3. F21-173 SOUTH PARK HEIGHTS, SECOND AMENDMENT

A one lot subdivision containing approximately 0.82 acres of land located west of the southwest intersection of South Broadway Avenue and West 4th Street. The property is

currently zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to combine two lots into one.

4. F21-175 EARL CAMPBELL CROSSING, FINAL PLAT

A one lot subdivision containing approximately 17.15 acres of land located at the southeast intersection of Earl Campbell Parkway and South Southwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create one lot.

5. F21-177 LEGACY BEND UNIT 4, FIRST AMENDMENT

A one lot subdivision containing approximately 0.87 acres of land located west of the intersection of Maple Circle and Maple Lane. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to combine two lots into one.

6. F21-178 VANDERPOOL GRANDE ADDITION, FINAL PLAT

A two lot subdivision containing approximately 9.94 acres of land located north of the intersection of East Grande Boulevard and Circle Drive. The property is currently zoned “C-1”, Light Commercial District and “R-1A”, Single-Family Residential District.

7. P21-037 COUNTY ROAD 173 ADDITION, PRELIMINARY PLAT

A six lot subdivision containing approximately 5.05 acres of land located at the southwest intersection of County Road 175 and County Road 173. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for six lots.

8. P21-038 WEST FITZGERALD SUBDIVISION, PRELIMINARY PLAT

A seven lot subdivision containing approximately 27.10 acres of land located east of the southeast intersection of County Road 171 and County Road 178. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for seven lots.

**9. P21-039 CADDO WOODS AT THE BROOKS, PRELIMINARY PLAT
AMENDMENT**

A 389 lot subdivision containing approximately 140 acres of land located east of the intersection of Caddo Ridge Cove and Marsh Farm Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to amend the preliminary plat to add 19 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