

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, December 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 November 9, 2021

V. ZONING:

1. A21-004 SHACKLEFORD LAND COMPANY, STEVEN HILL, BOSTICK ENTERPRISES, HUNT CUSTOM HOMES, ETOILE INVESTMENTS, J&M ESTATE PLANNING, AND ARCHAEOLOGICAL CONSERVANCY (140 ACRES OF LAND)

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. 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 Single-Family Medium/Low Density and Single-Family Attached.
- 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. 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 Neighborhood Commercial.
- F. Establishment of Original zoning of 0.80 acres of "C-1", Light Commercial District.

3. 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.

4. Z21-050 REED DEVELOPMENT COMPANY, 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 develop a single-family home.

5. Z21-051 REED DEVELOPMENT COMPANY, 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 develop a single-family home.

6. 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

7. 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.

8. 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.

9. 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.

10. 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-1”, Light Commercial District to “PMF”, Planned Multi-Family Residential District with Final Site Narrative on a 0.94 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.

VI. PLATS:

1. 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.

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

A 334 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to amend the preliminary plat to add 19 lots.

3. 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.

4. 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.

5. F21-126 FOREST RIDGE AT THE CROSSING, UNIT 3, FINAL PLAT

A 31 lot subdivision containing approximately 13.84 acres of land located south of the southwest intersection of Forest Ridge Cove and Crosslake Boulevard. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 31 lots.

6. F21-176 COUNTY ROAD 173 ADDITION, FINAL 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 create six 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.

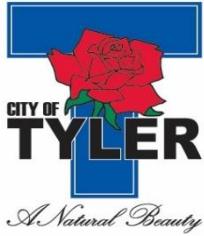
1. F21-137 SANDY RANCH CROSSING, FIRST AMENDMENT

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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to combine three lots into two.

2. 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 ETJ. The purpose of the plat is to create 23 lots.

VIII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, December 7, 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 January 4, 2022.

IX. ZONING:

1. A21-008 WERNER-TAYLOR LAND & DEVELOPMENT LP

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 14.37 acres of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Forest Ridge Cove and Crosslake Boulevard. 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. Amendment of the Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 14.37 acres of “R-1B”, Single-Family Residential District.

2. PD21-026 LEE JOANN & CAROL ANN ROWLAND (3809 HIGHWAY 64 WEST)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PCD”, Planned Commercial Development with final site plan on Lot 13E of NCB 1245, one lot containing approximately 12.05 acres of land located west of the northwest intersection of North Northwest Loop 323 and Highway 64 West (3809 Highway 64 West). The applicant is requesting the zone change to develop the property with a self-storage facility.

3. Z21-055 TYLER ECONOMIC DEVELOPMENT COUNCIL (2408 ROBERTSON ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “M-1”, Light Industrial District on Lot 47 of NCB 852-T, one lot containing approximately 1.13 acres of land located east of the southeast intersection of John Carney Drive and Robertson Road (2408 Robertson Road). The applicant is requesting the zone change to be consistent with surrounding zoning districts.

X. PLATS:

1. F21-186 HENSHAW CREEK, UNIT 1, FINAL PLAT

A 17 lot subdivision containing approximately 7.13 acres of land located east of the intersection of Hidden Hollow Lane and Old Noonday Road. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 17 lots.

2. P21-041 CLARITA SUBDIVISION, PRELIMINARY PLAT

A six lot subdivision containing approximately 3.50 acres of land located north of the northeast intersection of County Road 4162 and Old New Harmony Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for six lots.

3. F21-187 CLARITA SUBDIVISION, FINAL PLAT

A six lot subdivision containing approximately 3.50 acres of land located north of the northeast intersection of County Road 4162 and Old New Harmony Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create six lots.

4. F21-188 ROYAL HILLS VILLAGE, UNIT 1, FINAL PLAT

A 44 lot subdivision containing approximately 15.76 acres of land located east of the intersection of Neeley Street and Golden Road. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 44 lots.

5. F21-189 ANTLER CREEK ESTATES PHASE TWO, FINAL PLAT

A 16 lot subdivision containing approximately 19.99 acres of land located east of the intersection of Buck Cove and Deer Hollow Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 16 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