

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, January 4, 2022
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 participate in 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 December 7, 2021**
- V. RECOGNITION OF AWARDS:**

Request that the Planning and Zoning Commission consider accepting the “Richard R. Lillie, FAICP Certificate of Achievement for Planning Excellence” from the American Planning Association – Texas Chapter.

VI. ZONING:

1. ZA21-002 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending adoption of an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2001 is part of the City.

2. 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.

3. 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.

4. 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.

5. C21-014 ANA MARIA GONZALES (AN UNIMPROVED PORTION OF COATS DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Coats Drive. The north side of the right-of-way is adjacent to Lot 65 of NCB 676. The east side of the right-of-way is adjacent to Golden Road. The south side of the right-of-way is adjacent to Lot 11 of NCB 676-M1. The west side of the right-of-way is adjacent to an unimproved portion of Coats Drive. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

6. Z21-056 OAK INDUSTRIAL PARK LLC (6510 TIMBER WAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1B”, Single-Family Residential District on Lots 5 and 6 of NCB 1660-G, two lots containing approximately 6.56 acres of land located at the northeast intersection of Elkton Trail and Timber Way (6510 Timber Way). The applicant is requesting the zone change to develop the property with residential homes.

VI. 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. 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.

3. F21-038 HERNDON ADDITION, FIFTEENTH AMENDMENT

A four lot subdivision containing approximately 0.56 acres of land located at the southwest intersection of Park Street and Herndon Avenue. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to subdivide two lots into four lots.

4. 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.

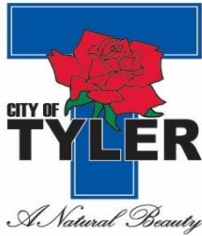
5. F21-187 CLARITA SUBDIVISION, FINAL PLAT

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.

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

A 24 lot subdivision containing approximately 3.06 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 24 lots with a private street.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

Tuesday, January 4, 2022
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 February 1, 2022.

VIII. ZONING:

1. A21-009 GENECOV WEST MUD CREEK AND FAIR ROBERT ETAL (12501 U.S. HIGHWAY 69 NORTH)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 32.78 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of U.S. Highway 69 North and Old Ranch Road. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #3.
- 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/High Density and Multi-Family.
- F. Establishment of Original zoning of 32.78 acres of “R-1D”, Single-Family Detached and Attached Residential District and “PMF”, Planned Multi-Family District with a final site plan.

2. PD21-027 MEDITERRANEAN HOMES, LTD. (APPROXIMATELY 17.90 ACRES ON CROW 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 final site plan on an approximately 17.90 acre portion of Tract 6 of ABST A0624 M University, one tract containing approximately 67.49 acres of land located west of the northwest intersection

of Old Jacksonville Highway and Crow Road. The applicant is requesting the zone change to develop the property with single-family homes.

3. Z21-057 MIRANDA RAYMUNDO (708 WILSON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lot 32 of NCB 96, one lot containing approximately 0.14 acres of land located east of the southeast intersection of Wilson Street and North Ellis Avenue (708 Wilson Street). The applicant is requesting the zone change to develop a single-family home.

4. C21-015 GAUNA RICARDO (IMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an improved portion of alley right-of-way. The north side of the right-of-way is adjacent to Lots 8 and 9 of NCB 71. The south side of the right-of-way is adjacent to Lot 7 of NCB 71. The west side of the right-of-way is adjacent to railroad right-of-way. The east side of the right-of-way is adjacent to the remainder of the alley and Lots 1A and 6 of NCB 71. The applicant is requesting the closure to replat the right-of-way into an adjacent property.

IX. PLATS:

1. F21-205 BLUE MOUNTAIN UNIT 4 AT CUMBERLAND GAP, FINAL PLAT

A six lot subdivision containing approximately 5.48 acres of land located at the northwest intersection of West Cumberland Road and Cherryhill Drive. The property is currently zoned “C-1”, Light Commercial District and “PCD”, Planned Commercial Development District. The purpose of the plat is to create six lots.

2. F21-207 HUNTINGTOWER UNIT 2, FINAL PLAT

A one lot subdivision containing approximately 5.91 acres of land located east of the northeast intersection of Old Omen Road and County Road 262. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create one lot and dedicate right-of-way for a street.

3. F21-208 EAST SECOND STREET ADDITION, FINAL PLAT

A one lot subdivision containing approximately 2.61 acres of land located at the northeast intersection of South Beckham Avenue and East Second Street. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to combine three lots into one lot.

X. 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