



**REVISED**  
**AGENDA**

**PLANNING AND ZONING COMMISSION**

*REGULAR MEETING BY TELECONFERENCE  
ON THE CITY OF TYLER FACEBOOK PAGE  
AND MICROSOFT TEAMS VIA  
<https://tinyurl.com/planningcommission6-2-20>*

*Tuesday, June 2, 2020  
1:30 p.m.*

***DUE TO THE CURRENT  
CORONAVIRUS COVID-19 PUBLIC  
HEALTH EMERGENCY, A  
TELECONFERENCE MEETING OF  
THE TYLER PLANNING AND ZONING  
COMMISSION IS BEING CONDUCTED  
INSTEAD OF A MEETING PROVIDING  
FOR PHYSICAL ACCESS TO THE  
PUBLIC. HOWEVER, MEMBERS OF  
THE PUBLIC MAY PARTICIPATE BY  
CALLING  #(903-363-0651)***

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**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.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission Teleconference meeting of May 5, 2020.**

**I. ZONING:**

**1. A20-001 SIMMONS DON & DOUGHERTY KENNETH P ETAL**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 80.31 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of Crow Road and Old Jacksonville Highway. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- D. The Future Land Use Guide to reflect Single-Family Residential Medium/High Density, Neighborhood Commercial, and General Commercial.
- E. Original zoning of 80.31 acres of “NR”, Neighborhood Residential District, “C-1”, Light Commercial District, and “C-2”, General Commercial District.

**2. Z20-023 BREWER WILLIAM (4912 AND 4928 RICHMOND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on portions of Lots 9 and 10 of NCB 999-P, portions of two lots containing approximately 2.16 acres of land located north of the northeast intersection of Rice Road and Richmond Road (4912 and 4928 Richmond Road). The applicant is requesting the zone change to allow for the development of townhomes.

**3. PD20-008 REED PROPERTY MANAGEMENT LLC (3120 OLD NOONDAY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lot 1 of NCB 902D, one lot containing approximately 6.99 acres of land located north of the northwest intersection of Old Noonday Road and Lake Placid Road (3120 Old Noonday Road). The applicant is requesting the zone change to allow for the development of single-family detached homes.

**4. C20-004 H.C. BUIE (PORTION OF EPPERSON AVENUE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Epperson Avenue. The north side of the right-of-way is adjacent to East Erwin Street. The east side of the right-of-way is adjacent to Lots 1, 2, and 6A of NCB 918. The south side of the right-of-way is adjacent to Richards Street. The west side of the right-of-way is adjacent to Lots 3A and 4A of NCB 675-J. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**5. N20-001 CITY OF TYLER (ALAMO CROSSING TO ALAMO CROSSING ROAD)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change of Alamo Crossing to Alamo Crossing Road. Alamo Crossing is a cul-de-sac street located west of the intersection of South Vine Avenue and Alamo Drive. The purpose of the name change is to be consistent with street naming conventions for postal service.

**6. N20-002 GENECOV WEST MUD CREEK, LLC (MAPLE LANE TO LEGACY BEND)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change of Maple Lane to Legacy Bend. The portion of Maple Lane to be renamed is located between West Cumberland Road to the south and Hollytree Drive to the north. It is adjacent to Tract 5 of ABST A0562 M LONG to the west and Tract 5A of ABST A0562 M

LONG to the east. The purpose of the name change is to be consistent with the approved preliminary plat and addressing for public safety.

**7. Z20-019 GENECOV WEST MUD CREEK LLC (7701 WALJIM STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Attached and Detached Residential District to “NR”, Neighborhood Residential District on a 9.67 acre portion of Tracts 18A and 18A.1 located south of the southeast intersection of West Heritage Drive and Waljim Street (7701 Waljim Street). The applicant is requesting the zone change to allow for the development of attached single-family homes on a single lot.

**8. C20-003 GENECOV WEST MUD CREEK LLC (UNIMPROVED PORTION OF RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Waljim Street. The north side of the right-of-way is adjacent to Tract 002B.2. The east side of the right-of-way is adjacent to Lot 1A of Block 1552A. The south side of the right-of-way is adjacent to Tract 00011. The west side of the right-of-way is adjacent to Tracts 18A, 18A.1, 18B, and 18B.1. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**9. Z20-021 TYLER ECONOMIC DEVELOPMENT COUNCIL (2223 EARL CAMPBELL PARKWAY AND 1852 SOUTH LYONS AVENUE)**

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 Lots 5A and 6 of NCB 840, two lots containing 25.53 acres of land located at the northwest intersection of Old Noonday Road and Earl Campbell Parkway (2223 Earl Campbell Parkway and 1852 South Lyons Avenue). The applicant is requesting the zone change to allow for future development.

**10. Z20-022 TYLER ECONOMIC DEVELOPMENT COUNCIL (2573, 2553 AND 2525 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 Lots 6, 7, and 8 of NCB 855, three lots containing approximately 1.72 acres of land located east of the northeast intersection of Bennett Avenue and Robertson Road (2573 Robertson Road). The applicant is requesting the zone change to allow for future development.

**11. Z20-018 MURILLO ELVIA (711 AND 713 SOUTH ENGLEWOOD AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lots 34 and 35 of NCB 665B, two lots containing approximately 0.43 acres of land located north of the northeast intersection of Connally Street and South Englewood Avenue (711 and 713 South

Englewood Avenue). The applicant is requesting the zone change in order to move a lot line and develop single-family homes.

**12. Z20-020 DIAZ MICHAEL (1001 TREZEVANT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on a 0.10 acre portion of Lots 9 and 10 of NCB 405 shown as Tax Lot 22, one tax lot containing approximately 0.30 acres of land located at the northwest intersection of North Grand Avenue and Trezevant Street. The applicant is requesting the zone change in order to develop a single-family home.

**II. PLATS:**

**1. F20-061 FRAN-ARLENE ADDITION, UNIT 2, SECOND AMENDMENT**

A two lot subdivision containing approximately 1.69 acres of land located north of the northeast intersection of Richmond Road and Rice Road. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**2. F20-018 PINE CREEK RANCH, FINAL PLAT**

A 101 lot subdivision containing approximately 23.98 acres of land located south of the southwest intersection of Bonnie Blue Lane and Sunny Meadows Boulevard. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to abandon Right-Of-Way, rename the subdivision, and subdivide three lots into six.

**III. CONSENT PLATS GROUP A:**

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

**1. F20-059 NEGEM ADDITION, FINAL PLAT**

A four lot subdivision containing approximately 1.44 acres of land located at the northwest intersection of West Oakwood Street and Negem Drive. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide one lot into four.

**2. F20-060 EAGLES LANDING ADDITION, FINAL PLAT**

A 16 lot subdivision containing approximately 9.53 acres of land located east of the southeast intersection of Jim Hogg Road and County Road 461. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

**3. F20-064 EASTWOOD ADDITION, FINAL PLAT**

A three-lot subdivision containing approximately 0.5 acres located at the southeast corner of Old Omen Road and Bell Mere Drive. The property is currently zoned “R-1D”, Single-Family Detached and Attached District. The purpose of the plat is to subdivide two lots into three.

**4. F20-065 UNIVERSITY TOWNHOME ADDITION, FINAL PLAT**

A two-lot subdivision containing approximately 0.51 acres of land located east of the northeastern intersection of McDonald Road and Westminster Drive. The property is currently zoned "R-1D", Single-Family Attached and Detached Residential District. The purpose of the plat is to subdivide one lot into two.

**5. F20-067 BRECKENRIDGE PARK, UNIT 1, FIRST AMENDMENT**

A one-lot subdivision containing approximately 2.10 acres of land located south of the southeast intersection of Appomattox Road and County Road 1272. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to incorporate unplatted land into an existing lot.

**6. P20-010 ROYAL VISTAS ESTATES, PRELIMINARY PLAT**

A 75 lot subdivision containing approximately 18.37 acres of land located south of the southwest intersection of Old Noonday Road and County Road 178. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 75 lots.

**7. F20-066 TYLER INDUSTRIAL PARK, SECOND AMENDMENT**

A ten lot subdivision containing approximately 7.86 acres of land located east of the northeast intersection of Bennet Avenue and Earl Campbell Parkway. The property is currently zoned "PCD", Planned Commercial District and "M-1", Light Industrial District. The purpose of the plat is to subdivide three lots into ten.

**IV. CONSENT CONSTRUCTION PLANS GROUP A:**

**1. IR20-013 VINTAGE TYLER PLACE ADDITION, SEWER EXTENSION**

**V. CONSENT CONSTRUCTION PLANS GROUP B:**

*The following construction plan applications do not comply with the approval criteria in the City of Tyler Unified Development Code and/or Subdivision Construction Standards.*

**1. IR20-010 ALAMO CROSSING UNIT 3**

**2. IR20-011 GLENWOOD TOWNHOMES**

**3. IR20-005 THREE LAKES VILLAS AT THE CROSSING**

**4. IR20-014 LEGACY BEND, STORM DRAIN EXTENSION**

**VI. Recess**

**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION BY TELECONFERENCE*

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*Tuesday, June 2, 2020  
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OF THE TYLER PLANNING AND  
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HOWEVER, MEMBERS OF THE  
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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 July 7, 2020.**

**VII. ZONING:**

**1. C20-005 HILAND DAIRY FOODS COMPANY (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 Lots 20 and 23 of NCB 135. The east side of the right-of-way is adjacent to Lot 10A of NCB 136. The south side of the right-of-way is adjacent to Lot 10A of NCB 136. The west side of the right-

of-way is adjacent to North Horace Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**2. C20-006 CHILDRENS ADVOCACY CENTER OF SMITH COUNTY (UNIMPROVED PORTION OF RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of right-of-way. The north side of the right-of-way is adjacent to Lot 6B of NCB 709F. The east side of the right-of-way is adjacent to Lots 1 and 4 of NCB 709F. The south side of the right-of-way is adjacent to Lot 6 of NCB 835. The west side of the right-of-way is adjacent to Lot 6 of NCB 835. The applicant is requesting the closure to replat the right-of-way into adjacent property.

**3. PD20-010 UTZ ELVYN ERVIN (APPROXIMATELY 15.5 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Attached and Detached Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lot 3 of NCB 1262, one lot containing approximately 15.51 acres of land located south of the southwest intersection of Willowbrook Trail and Garden Valley Road. The applicant is requesting the zone change to allow for a community center.

**4. Z20-024 HILAND DAIRY FOODS COMPANY LLC (1309 EAST LOCUST STREET, 205 AND 213 NORTH HORACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “M-1”, Light Industrial District on Lots 20, 20A, 20B, and 23 of NCB 135, four lots containing approximately 0.82 acres of land located at the southeast intersection of North Horace Avenue and East Locust Street (1309 East Locust Street, 205 and 213 North Horace Avenue). The applicant is requesting the zone change to allow for industrial uses.

**5. Z20-025 QOZ ENTERPRISES LLC (405 AND 411 NORTH CENTER AVENUE, 406, 416, AND 424 EAST LINE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “DBAC”, Downtown Business, Arts, and Culture District on Lots 6A, 6B, 6C, 6D, and 6E of NCB 35, five lots containing approximately 1.01 acres of land located at the northeast intersection of North Center Avenue and East Line Street (405 and 411 North Center Avenue and 406, 416, and 424 East Line Street). The applicant is requesting the zone change to allow for the development of an apartment complex.

**6. Z20-026 UTZ ELVYN ERVIN EST (2721 GARDEN VALLEY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lot 27M of NCB 708, one lot containing approximately 3.13 acres of land located north of the northwest intersection of Garden Valley Road and Shawnee Boulevard (2721 Garden Valley Road). The applicant is requesting the zone change to allow for the development of a duplex.

**7. Z20-027 ROOSTH HEIRS 870 LLC (617 NIBLACK PLACE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1B”, Single-Family Residential District on an approximately 0.17 acre portion of Lot 6 of NCB 166 located at the northwest intersection of Niblack Place and East Charnwood Street (617 Niblack Place). The applicant is requesting the zone change to allow for the development of a detached single-family residence.

**VIII. PLATS:**

**1. F20-070 COTTAGE PARK, UNIT 1, FINAL PLAT**

An 11 lot subdivision containing approximately 2.75 acres of land located at the northwest corner of Old Omen Road and Chapel Quarters. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 11 lots.

**2. F20-071 GUINN FARMS, UNIT 4, FINAL PLAT**

A one lot subdivision containing approximately 0.79 acres of land located at the northwest intersection of Barbee Road and County Road 2191. The property is currently zoned “R-1D”, Single-Family Attached and Detached Residential District. The purpose of the plat is to create one lot.

**3. F20-072 NIBLACK ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 0.28 acres of land located at the northwest intersection of Niblack Place and East Charnwood Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**4. F20-073 ALAMO CROSSING, FIRST AMENDMENT**

A four lot subdivision containing approximately 0.70 acres of land located south of the southwest intersection of Alamo Crossing and South Vine Avenue. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to abandon two drainage easements.

**5. F20-074 LEGACY CROSSING, FINAL PLAT**

A 28 lot subdivision containing approximately 25.60 acres of land located at the northeast intersection of Lake Placid Road and Old Noonday Road. The property is currently zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create 28 lots.

**6. F20-076 WIMBERLY, DOUGLAS, PHILAPS ADDITION, ELEVENTH AMENDMENT**

A one lot subdivision containing approximately 9.64 acres of land located at the northeast intersection of North Horace Avenue and East Erwin Street. The property is currently zoned “R-2”, Two-Family Residential District and “M-1”, Light Industrial District.

**7. F20-077 GREENRIDGE SUBDIVISION, FIRST AMENDMENT**

A three lot subdivision containing approximately 3.00 acres of land located at the northwest intersection of State Highway 155 and Sheldon Lane. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three.



**8. F20-078 PINE CANYON, PHASE 1, FINAL PLAT**

A 54 acre subdivision containing approximately 40.343 acres of land located at the southeast intersection of County Road 490 and County Road 4136. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 54 lots.

**9. F20-079 MILLER TUCSON OAKS ADDITION, FINAL PLAT**

A five lot subdivision containing approximately 2.50 acres of land located south of the southwest intersection of Tucson Oaks Drive and Phoenix Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots.

**10. F20-080 TYLER GARDEN VALLEY ESTATES, FIRST AMENDMENT**

A four lot subdivision containing approximately 0.53 acres of land located at the southeast intersection of Shawnee Boulevard and Garden Valley Road. The property is currently zoned "R-1D", Single-Family Attached and Detached Residential District. The purpose of the plat is to move two lot lines.

**XII. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ M., the above notice of Teleconference meeting was posted on the bulletin boards of City Hall.

\_\_\_\_\_

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ M., the above notice of Teleconference meeting was posted on the front door of the Tyler Development Center.

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