



REVISED
AGENDA

PLANNING AND ZONING COMMISSION

*WORKSESSION BY TELECONFERENCE
VIRTUAL MEETING VIA MICROSOFT
TEAMS*

*<https://tinyurl.com/tylerplanningcommission102020>
Tuesday, October 20, 2020
1:30 p.m.*

DUE TO THE CURRENT CORONAVIRUS COVID-19 PUBLIC HEALTH EMERGENCY, THE CITY OF TYLER IS TAKING EXTRAORDINARY MEASURES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. A TELECONFERENCE WORKSESSION OF THE TYLER PLANNING AND ZONING COMMISSION IS BEING CONDUCTED, RATHER THAN A MEETING PROVIDING FOR PHYSICAL ACCESS TO THE PUBLIC. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY CALLING #(903-363-0651)

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 worksession, 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.

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 November 3, 2020.

I. ZONING:

1. Z20-044 GENCORE LLC (5961 EAGLES NEST BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential District on Lot 4B of NCB 1474B, one lot containing approximately 1.59 acres of land located south of the southwest intersection of Eaglewood Circle and Eagles Nest Boulevard (5961 Eagles Nest Boulevard). The applicant is requesting the zone change to allow for a multi-family development.

2. Z20-045 RIPPY LEWIS B AND JENNIFER (5105 PALUXY DRIVE AND 1850 TIMBERCREEK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “NR”, Neighborhood Residential District on Lot 5B of NCB 1474, one lot containing approximately 8.78 acres of land located south of the southwest intersection of Shiloh Road and Paluxy Drive (5105 Paluxy Drive and 1850 Timbercreek Drive). The applicant is requesting the zone change to allow for a greater density residential development.

3. PD20-021 CHAPEL WOODS DEVELOPMENT LTD (3929 CHAPEL QUARTERS)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PUR”, Planned Unit Residential District with a site plan on Tract 77, one tract containing approximately 2.66 acres of land located at the southeast intersection of Chapel Quarters and Old Omen Road (3929 Chapel Quarters). The applicant is requesting the zone change to allow for the development of single-family homes.

4. Z20-046 4D7 SERIES LLC – 1120 FRONT A SERIES (1120, 1122 AND 1124 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “RPO” Restricted Professional Office District on Lots 2A, 6A, 7A, 8 and 9 of NCB 249B, five lots containing approximately 1.07 acres of land located east of the northeast intersection of South Fleishel Avenue and East Front Street (1120, 1122 and 1124 East Front Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

5. Z20-047 CERDA GUILLERMO LOZANO (717 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 6 of NCB 62, one lot containing approximately 0.31 acres of land located east of the southeast intersection of North Beckham Avenue and East Oakwood Street (717 East Oakwood Street). The applicant is requesting the zone change to allow for the development of a single-family home.

6. Z20-048 CHRISTUS TRINITY MOTHER FRANCES HEALTH SYSTEM (513 SOUTH FLEISHEL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “INT”, Institutional District on Lot 6 of NCB 252, one lot containing approximately 0.39 acres of land located at the northwest intersection of South Fleishel Avenue and East Lawrence Street (513 South Fleishel Avenue). The purpose of the zone change is to allow for additional parking for the medical clinic to the south.

7. PD20-020 BREWER WILLIAM RALPH III AND BRETT ELIZABETH (4904 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 a final site plan on Lots 9 and 10B of NCB 999-P, two lots containing approximately 2.52 acres of land located north of the northeast intersection of Rice Road and Richmond Road (4904 and 4928 Richmond Road). The applicant is requesting the zone change in order to develop 11 detached single-family homes.

II. PLATS:

1. F20-133 HIDDEN OAKS ADDITION, PHASE 1, SECOND AMENDMENT

A five lot subdivision containing approximately 44.16 acres of land located north of the northwest intersection of County Road 2125 and County Road 2123. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into five.

2. F20-132 EDNA LANE ESTATES, FINAL PLAT

A nine lot subdivision containing approximately 9.97 acres of land located south of the southwest intersection of County Road 168 and County Road 136. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create nine lots.

3. F20-136 COOPER ESTATE SUBDIVISION, FINAL PLAT

A 20 lot subdivision containing approximately 28.10 acres of land located at the northeast intersection of Taylor Road and Old Noonday Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 20 lots.

4. F20-135 TOBE WALTON SUBDIVISION, SECOND AMENDMENT

A two lot subdivision containing approximately 0.52 acres of land located south of the southeast intersection of Barnes Street and Fester Street. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

III. Adjourn.

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.
