



AGENDA

PLANNING AND ZONING COMMISSION

*WORKSESSION BY TELECONFERENCE
VIRTUAL MEETING VIA MICROSOFT
TEAMS*

<https://tinyurl.com/tylerplanningcommission121520>

Tuesday, December 15, 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 January 5, 2021.

I. ZONING:

1. Z20-056 CUSTOM BLACK STALLION HOMES (716 BRITTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lot 3 of NCB 388, one lot containing approximately 0.16 acres of land located south of the southeast intersection of Britton Avenue and Bellwood Road (716 Britton Avenue). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code, Tyler City Code Chapter 10.

2. Z20-054 NGUYEN DUNG VAN (1501 EASY STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lot 5 of NCB 1032A, one lot containing approximately 0.25 acres of land located at the southwest intersection of Easy Street and East Southeast Loop 323 (1501 Easy Street). The applicant is requesting the zone change to allow for an office building.

3. Z20-057 PS OF TYLER INVESTMENTS LLC (602 NORTH BOIS D’ARC AVENUE)

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 10B of NCB 10B, one lot containing approximately 0.12 acres of land located at the northwest intersection of Selman Street and North Bois D’Arc Avenue (602 North Bois D’Arc Avenue). The applicant is requesting the zone change to allow for a single-family home.

4. Z20-058 WILLIAMS LUTHER JR AND DOROTHY (911 WEST VANCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “R-1B”, Single-Family Residential District on Lot 12 of NCB 445, one lot containing approximately 0.20 acres of land located east of the northeast intersection of North Grand Avenue and West Vance Street (911 West Vance Street). The applicant is requesting the zone change to allow for a single-family home.

5. Z20-059 TYLER REGIONAL HOSPITAL LLC (314 EAST HOUSTON 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 Lot 20 of NCB 75, one lot containing approximately 0.26 acres of land located east of the northeast intersection of Houston Street and South Fannin Avenue (314 East Houston Street). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code, Tyler City Code Chapter 10, and be used as a salon.

6. ZA20-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2000 is part of the City.

II. PLATS:

1. P20-017 ROLLINGS MEADOWS SUBDIVISION, PRELIMINARY PLAT

A 116 lot subdivision containing approximately 33.75 acres of land located west of the northwest intersection of Van Highway and County Road 4167. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 116 lots.

2. P20-018 OAK SPRINGS, PRELIMINARY PLAT

A 326 lot subdivision containing approximately 99.56 acres of land located south of the southeast intersection County Road 178 and Old Noonday Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to increase the number of lots and show private streets.

3. F20-173 OAK SPRINGS ADDITION UNIT 1, FINAL PLAT

A 16 lot subdivision containing approximately 2.99 acres of land located south of the southwest intersection of Mahar Road and Crosslake Boulevard. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

4. P20-016 MONTEREY HEIGHTS, PRELIMINARY PLAT

A 38 lot subdivision containing approximately 40.27 acres of land located at the southeast intersection of State Highway 155 and County Road 1103. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 38 lots.

5. F20-170 MONTEREY HEIGHTS UNIT 1, FINAL PLAT

A 15 lot subdivision containing approximately 8.91 acres of land located at the southwest intersection of County Road 1103 and County Road 1100. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 15 lots.

6. F20-171 COTTAGE PARK UNIT 2, FINAL PLAT

A 14 lot subdivision containing approximately 4.50 acres of land located west of the northwest intersection 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 14 lots.

7. F20-172 J.H. BARNER'S SUBDIVISION, THIRD AMENDMENT AND CARNEY ADDITION, FIRST AMENDMENT

A three lot subdivision containing approximately 1.97 acres of land located at the southeast intersection of Noble Street and Saunders Avenue. The property is currently zoned "INT", Institutional District. The purpose of the plat is to combine 11 lots into three.

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.
