



## A G E N D A

### PLANNING AND ZONING COMMISSION

*REGULAR MEETING IN PERSON AT*

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

*Tuesday, June 6, 2023  
1:30 p.m.*

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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 meeting of May 2, 2023**

#### **V. ZONING:**

##### **1. A23-003 GARRETT MOORE COMPANY (55.06 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 55.06 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the intersection of Elkton Trail and Old Noonday 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 Mixed-Use.
- F. Establishment of Original zoning of 10.80 acres of "C-1", Light Commercial District, 14.20 acres of "R-MF", Multi-Family Residential District, and 30.00 acres of "R-1A", Single-Family Residential District.

2. **Z23-014 GARRETT MOORE COMPANY (3556 WEST GRANDE BOULEVARD)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District and “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District and “C-1”, Light Commercial District on Tract 19 S06 of ABST A0018 T QUEVADO, one tract containing approximately 40.39 acres of land located west of the southwest intersection of Old Noonday Road and West Grande Boulevard (3556 West Grande Boulevard). The applicant is requesting the zone change to allow for multi-family and commercial uses.
3. **PD23-009 SIDAR BUILDERS LLC (2429 AND 2505 ALTA MIRA DRIVE AND 2901, 2909, 2911, 2915, 2919, 2923, 2929, AND 2931 MEDINA DRIVE)**  
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 Lots 2A, 4A, 5A, 6A, 7A, 8A, and 9A of NCB 1064, Lot 3A of NCB 1064-A, and Lots 2 and 3B and 3A of NCB 1060, ten lots containing approximately 2.45 acres of land located south of the southwest intersection of Malabar Drive and Medina Drive (2429 and 2505 Alta Mira Drive and 2901, 2909, 2911, 2915, 2919, 2923, 2929, and 2931 Medina Drive). The applicant is requesting the zone change to develop single-family homes.
4. **Z23-009 KLT HOLDINGS LLC (530 NORTH WARD AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-2”, Two-Family Residential District on Lot 9 of NCB 192, one lot containing approximately 0.14 acres of land located south of the southwest intersection of Selman Street and North Ward Avenue (530 North Ward Avenue). The applicant is requesting the zone change to allow for the property to be developed with a duplex.
5. **Z23-010 J. ANGEL AND MARIELA GONZALEZ (139 FOREST AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-1A”, Single-Family Residential District on Lot 27A of NCB 668, one lot containing approximately 0.50 acres of land located south of the southeast intersection of Claude Street and Forest Avenue (139 Forest Avenue). The applicant is requesting the zone change to bring the existing home into conformance with the Unified Development Code.
6. **S23-007 OFB GROUP LLC (220 WEST ERWIN STREET)**  
Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 6 of NCB 8, one lot containing approximately 0.12 acres of land located at the southeast intersection of South Bois D’Arc Avenue and West Erwin Street (220 West Erwin Street). The applicant is requesting the Special Use Permit to obtain a variance to allow for a Texas Alcoholic Beverage Commission TABC license to sell alcohol within 300 feet of a church.
7. **S23-008 ROSEBRIAR OFF BROADWAY LP (2301 SOUTH BROADWAY AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 80A of NCB 772, one lot containing approximately 4.42 acres of land located south of the southwest intersection of West 9<sup>th</sup> Street and South Broadway Avenue (2301 South Broadway Avenue). The applicant is requesting the Special Use Permit to obtain a variance to allow for a Texas Alcoholic Beverage Code TABC license to sell alcohol within 300 feet of a church.
8. **Z23-011 POLO MOLINA (906 TURNER AVENUE)**  
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 Lot 17D of NCB 851, one lot containing approximately 0.30 acres of land located north of the

northeast intersection of Bunche Street and Turner Avenue (906 Turner Avenue). The applicant is requesting the zone change to allow for the property to be subdivided.

**9. Z23-012 MICHAEL DIAZ (1409 NORTH PALACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 4 of NCB 397, one lot containing approximately 0.16 acres of land located south of the southeast intersection of Trezevant Street and North Palace Avenue (1409 North Palace Avenue). The applicant is requesting the zone change to allow for the property to be developed with a single-family home.

**10. Z23-013 NEWMARK HOLDINGS LLC (1417 EAST EARLE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-MF”, Multi-Family Residential District on Lot 28 of NCB 238, one lot containing approximately 0.87 acres of land located at the southeast intersection of South Clayton Avenue and East Earle Street (1417 East Earle Street). The applicant is requesting the zone change to develop the property with townhomes.

**VI. PLATS:**

**1. F23-058 HERNDON’S SUBDIVISION, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.30 acres of land located north of the northeast intersection of Bunche Street and Turner Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two.

**VII. CONSENT PLATS GROUP A:**

**1. F23-062 ROYAL HILLS VILLAGE UNIT 3, FINAL PLAT**

An 11 lot subdivision containing approximately 1.85 acres of land located west of the northwest intersection of Boldt Avenue and Malabar Drive. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 11 lots.

**2. F22-100 CASCADE PARK VILLAGE, FINAL PLAT**

A one lot subdivision containing approximately 18.38 acres of land located west of the northeast intersection of Depriest Avenue and Walton Road. The property is currently zoned “R-MF”, Multi-Family Residential District and “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.

**VIII. CONSENT PLATS GROUP B:**

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

**1. P23-012 PARKSIDE ADDITION, PRELIMINARY PLAT**

A plan for street layouts and future development containing approximately 86.62 acres of land located at the southwest intersection of West Cumberland Road and South Broadway Avenue. The property is currently zoned “PMXD-1”, Planned Mixed Use District. The purpose of the plat is to plan for the future development of 86.62 acres of land.

**2. F23-041 HIVEMIND WAY, FINAL PLAT**

An 11 lot subdivision containing approximately 9.97 acres of land located north of the northeast intersection of Farm-to-Market Road 2767 and County Road 386. The property is

located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 11 lots.

**3. F23-072 MOCKINGBIRD PARK ADDITION, UNIT 2, SEVENTH AMENDMENT**

A two lot subdivision containing approximately 2.63 acres of land located east of the intersection of State Highway 155 South and Kallan Avenue. The property is located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to adjust lot lines.

**4. F23-073 HICKORY HARBOR PHASE II, THIRD AMENDMENT**

A five lot subdivision containing approximately 5.60 acres of land located at the northwest intersection of Farm-to-Market Road 2661 and Hickory Trail. The property is located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to adjust lot lines and subdivide one lot into four.

**IX. Adjourn**

**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center.

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