

## 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, July 11, 2023  
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 June 6, 2023**

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

##### **1. PD23-012 REED DEVELOPMENT COMPANY LLC (8025 AND 8029 CROOKED TRAIL AND APPROXIMATELY 21.83 ACRES OF LAND IN CUMBERLAND PLACE WEST UNIT 1)**

Request that the Planning and Zoning Commission consider recommending a “PUR”, Planned Unit Residential District final site plan amendment on a portion of Lots 39, 40, 54 and 55 of NCB 1546-I, three lots containing approximately 22.28 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8025 and 8029 Crooked Trail and approximately 21.83 acres of land in Cumberland Place West Unit 1). The applicant is requesting the final site plan amendment to allow for an additional four lots to be developed with single-family homes.

##### **2. C23-002 CHILDRENS ADVOCACY CENTER SMITH CO INC (AN UNIMPROVED PORTION OF SOUTH VINE AVENUE)**

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 Lot 4 of NCB 709F and South Vine Avenue. The south side of the right-of-way is adjacent to Lot 6A of NCB 836 and South

Vine Avenue. The west of the right-of-way is adjacent to Lot 6A of NCB 836. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

- 3. Z23-020 GONZALES GERARDO & ERNESTO (1523 EAST GENTRY PARKWAY)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District on Lot 6A of NCB 515, one lot containing approximately 0.47 acres of land located north of the northwest intersection of East Hillsboro Street and East Gentry Parkway (1523 East Gentry Parkway). The applicant is requesting the zone change to develop the property with quadplexes.
- 4. Z23-017 WATSON HOLDINGS LLC - SERIES A (A 1.93 ACRE PORTION OF 2233 DEERBROOK DRIVE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on Lot 5 of NCB 1118, one lot containing approximately 1.93 acres of land located east of the northeast intersection of Deerbrook Drive and Doe Lane (a 1.93 acre portion of 2233 Deerbrook Drive). The applicant is requesting the zone change to allow for the property to be developed with office and commercial uses.
- 5. Z23-018 DIALLO MARIAME (3012, 3008, 3004, 2986, 2982, 2954, 2950, 2940, 2934, 2928, AND 2922 FRANKSTON HIGHWAY)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 1-11 of NCB 836-Y, 11 lots containing approximately 2.48 acres of land located north of the northeast intersection of Frankston Highway and Ben Street (3012, 3008, 3004, 2986, 2982, 2954, 2950, 2940, 2934, 2928, and 2922 Frankston Highway). The applicant is requesting the zone change to allow for the property to be developed with commercial uses.
- 6. Z23-022 WOODALL EDYTHE A (2800 DONNYBROOK AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 1 of NCB 820, one lot containing approximately 0.21 acres of land located at the southeast intersection of Dulse Street and Donnybrook Avenue (2800 Donnybrook Avenue). The applicant is requesting the zone change to allow the property to have a garage apartment.
- 7. Z23-023 TYLER I S D (2621 BORDER AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 1-B of NCB 500-C, one lot containing approximately 6.70 acres of land located at the southeast intersection of Border Avenue and West 28<sup>th</sup> Street (2621 Border Avenue). The applicant is requesting the zone change to develop the property with single family dwellings and townhomes.
- 8. Z23-024 GERMANY WANDA GAYLE (6525 RHONES QUARTER ROAD)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District and “R-1D”, Single-Family Detached and Attached Residential District to “AR”, Adaptive Reuse District on Tract 12M of ABST A0616 V LOUPEY, one tract containing approximately 0.83 acres of land located north of the northwest intersection of Roy Road and Rhones Quarter Road (6525 Rhones Quarter Road). The applicant is requesting the zone change to allow for the property to be developed with a boutique.

**9. Z23-021 SERRANO ROBERTO A (1118 AND 1122 BRITTON AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 135A and 135C of NCB 852, two lots containing approximately 0.50 acres of land located north of the northeast intersection of Shaw Street and Britton Avenue (1118 and 1122 Britton Avenue). The applicant is requesting the zone change to develop the properties with duplexes.

**10. Z23-019 M D DIVINE HOMES LLC (324 AND 402 EAST REEVES STREET)**

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 Lots 21 and 22 of NCB 76, two lots containing approximately 0.34 acres of land located west of the northwest intersection of Oakland Avenue and Reeves Street (324 and 402 East Reeves Street). The applicant is requesting the zone change to allow for the property to be developed with duplexes.

**11. Z23-016 SALVADOR JUAN RODRIGUEZ (729 TURNEY 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 7 of NCB 193, one lot containing approximately 0.17 acres of land located east of the northeast intersection of North Ward Avenue and Turney Street (729 Turney Street). The applicant is requesting the zone change to allow for a single-family home.

**12. Z23-015 MEDEROS CESAR (610 AND 622 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 Lots 9, 26 and 27 of NCB 99, three lots containing approximately 0.78 acres of land located north of the northwest intersection of Selman Street and North Bois D'Arc Avenue (610 and 622 North Bois D'Arc Avenue). The applicant is requesting the zone change to allow for a single-family home.

**VI. CONSENT PLATS GROUP A:**

*The following plat applications comply with the approval criteria in the City of Tyler Unified Development Code.*

**1. F22-129 C R 1100 ADDITION, FINAL PLAT AND HARVEY ADDITION, FIRST AMENDMENT**

A 15 lot subdivision containing approximately 12.9 acres of land located north of the northwest intersection of County Road 1100 and Seven League Road. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create 15 lots.

**2. F22-119 TOBE WALTON SUBDIVISION, SIXTH AMENDMENT**

A two lot subdivision containing approximately 0.25 acres of land located at the southeast intersection of Walton Road and Criss Street. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to subdivide the lot into two.

**VII. CONSENT PLATS GROUP B:**

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

**1. P23-013 SPRING CREEK HILL, PRELIMINARY PLAT**

A plan for a ten lot subdivision containing approximately 7.62 acres of land located west of the southwest intersection of County Road 326 East and County Road 334. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for ten lots.

**2. F23-078 SPRING CREEK HILL, FINAL PLAT**

A ten lot subdivision containing approximately 7.62 acres of land located west of the southwest intersection of County Road 326 East and County Road 334. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create ten lots.

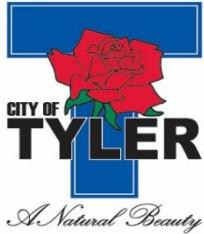
**3. F23-079 HARMONY HEIGHTS, FINAL PLAT**

A nine lot subdivision containing approximately 7.94 acres of land located at the southwest intersection of County Road 415 and County Road 413. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create nine lots with a street.

**4. F23-082 NEUMAN ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 14.84 acres of land located west of the intersection of Farm-to-Market Road 848 and State Highway 64 East. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

**VIII. Recess**



## A G E N D A

### PLANNING AND ZONING COMMISSION

#### *WORKSESSION MEETING*

*AT*

*Tyler Development Center  
423 West Ferguson Street  
Tyler, Texas*

*Tuesday, July 11, 2023*

*1:30 p.m.*

\*\*\*\*\*

#### **AMERICANS WITH DISABILITIES ACT NOTICE**

The City of Tyler wants to ensure that Planning and Zoning Commission worksessions 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 August 1, 2023.**

#### **IX. ZONING:**

##### **1. Z23-025 S & D TRAVELS LLC (518 SOUTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "AR", Adaptive Reuse District on Lot 39 of NCB 78-B, one lot containing approximately 0.19 acres of land located north of the northeast intersection of East Houston Street and South Spring Avenue (518 South Spring Avenue). The applicant is requesting the zone change to allow for the flexibility of either a single-family use or light office use on the property.

##### **2. Z23-026 MOLINA APOLONIO (310 AND 324 NORTH BEVERLY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-1D", Single-Family Detached and Attached Residential District on Lots 26 and 37 of NCB 63, two lots containing approximately 0.59 acres of land located at the southwest intersection of East Line Street and North Beverly Avenue (310 and 324 North Beverly Avenue). The applicant is requesting the zone change to subdivide the properties into two and build a home on each new lot.

##### **3. C23-003 UNIVERSITY OF TEXAS SYSTEM (IMPROVED RIGHT-OF-WAY OF PICKENS DRIVE)**

Request that the Planning and Zoning Commission consider recommending the closure of Pickens Drive. The west side of the right-of-way is adjacent to Old Omen Road. The east side of the right-of-way is adjacent to Lot 5B of NCB 1442. The south side of the right-of-way is

adjacent to Lot 8 of NCB 1442. The north side of the right-of-way is adjacent to Lot 6 of NCB 1442. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**4. C23-005 DAWSON ABBEY LLC (PORTIONS OF CRESTWAY DRIVE, TRAVIS STREET AND WOODLEY STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of portions of Crestway Drive, Travis Street and Woodley Street. The west side of the right-of-way is adjacent to Lots 49 and 34 of NCB 254B and intersects with Woodley Street to the north and Travis Street to the south. The east side of the right-of-way is adjacent to Lot 9 of NCB 246 and a Lots 14 and 15 of NCB 248 and intersects with Crestway Drive. The south side of the right-of-way is adjacent to Lot 34 of NCB 254B and Lots 16A and 18A of NCB 677 and intersects with Crestway Drive. The north side of the right-of-way is adjacent to Lots 33 and 33A of NCB 254B. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**X. Plats**

**1. F23-086 ALTA MIRA ADDITION, FIRST AMENDMENT**

A 16 lot subdivision containing approximately 2.45 acres of land located south of the southwest intersection of Malabar Drive and Medina Drive. The property is currently zoned “PUR” Planned Unit Residential District. The purpose of the plat is to subdivide 11 lots into 16 lots.

**2. F23-087 DEF HOMES, FINAL PLAT**

A three lot subdivision containing approximately 8.75 acres of land located south of the southwest intersection of County Road 1125 East and County Road 1154. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create three lots.

**3. F23-089 LAKE PARK ANNEX, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.32 acres of land located at the southwest intersection of West Gentry Parkway and Woodlawn Street. The property is currently zoned “C-1” Light Commercial District. The purpose of the plat is to combine two lots into one lot and adjusting the lot lines with the third lot.

**4. P23-014 COUNTRY CLUB ADDITION, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.35 acres of land located at the northeast intersection of Vaughn Avenue and Elm Street. The property is currently zoned “R-1B” Single-Family Residential District. The purpose of the plat is to combine five lots into two lots.

**XI. 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.

---

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.

---