



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, August 1, 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 July 11, 2023

V. TABLED ITEM:

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.

VI. 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 commercial use on the property.

2. 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 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 rights-of-way into adjacent properties.

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. 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.

VII. CONSENT PLATS GROUP A:

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

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. F22-128 BRITTON P. BROOKSHIRE SUBDIVISION, FINAL PLAT

A five lot subdivision containing approximately 12.96 acres of land located at the southwest intersection of Highway 31 West and Farm to Market Road 2661. The property is currently in

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

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. 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 (ETJ). The purpose of the plat is to create three lots.

2. F23-093 SOUTHPARK SHOPPING CENTER, FIRST AMENDMENT

A two lot subdivision containing approximately 6.96 acres of land located north of the northwest intersection of East Southeast Loop 323 and Troup Highway. The properties are currently zoned "C-1", Light Commercial District. The purpose of the plat is to relocate a lot line.

3. F23-090 RICHARDSON SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 6.46 acres of land located east of the intersection of County Road 214 and County Road 2250. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide the property into two lots.

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.

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.
