



A G E N D A

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT

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

*Tuesday, August 15, 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.

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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 September 5, 2023.

I. ZONING:

1. A23-004 TYLER OAK CREEK DEVELOPMENT (ALL ADDRESSES IN OAK CREEK ADDITION UNIT 7)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 7.59 acres of land lying adjacent to the present boundary limits of the City of Tyler located east of the intersection of Jonestown Road and Keechi Creek 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 upon consent.
- 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 "PUR", Planned Unit Residential District with narrative.

2. PD23-017 BREEDLOVE PROPERTIES INC (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 on TRACT 77 of ABST A0526 W KEYS, one tract totaling approximately 2.59 acres of land located at the northwest intersection of Old Omen Road and Chapel Lane (3929 Chapel Quarters). The applicant is requesting the zone change to allow for a gated residential development.

3. Z23-027 SANTIBANEZ ELFEGA SOSA (1403 WEST 2ND STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lots 252 and 253 of NCB 662, two lots containing approximately 0.34 acres of land located west of the northwest intersection of South Glenwood Boulevard and West 2nd Street (1403 West 2nd Street). The applicant is requesting the zone change to allow for a duplex.

4. Z23-028 SMITH COUNTY (213 EAST LOCUST STREET AND 210 EAST FERGUSON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "DBAC", Downtown Business Arts and Culture District on Lots 3, 4, 4A, and 21 of NCB 5, four lots containing approximately 1.04 acres of land located north of the intersection of North Fannin Avenue and East Ferguson Street (213 East Locust Street and 210 East Ferguson Street). The applicant is requesting the zone change to build a parking garage.

5. Z23-029 GONZALEZ VICTOR HUGO TORRES (1131 EAST COMMERCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “R-2”, Two-Family Residential District on Lot 6 of NCB 117, one lot containing approximately 0.24 acres of land located east of the southeast intersection of North Fleishel Avenue and East Commerce Street (1131 East Commerce Street). The applicant is requesting the zone change to build a duplex.

II. PLATS:

1. F23-099 PEANUT BOB’S ADDITION, FINAL PLAT

A two lot subdivision containing approximately 3.04 acres of land located south of the southeast intersection of Lake Placid Road and County Road 1126. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to subdivide two tracts into two lots.

2. F23-100 JERRY’S PLACE, FINAL PLAT

A three lot subdivision containing approximately 5.19 acres of land located west of the southwest intersection of Brewer Road and County Road 2191. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

3. P23-017 NAVYATA DUPLEXES, PRELIMINARY PLAT

A plan for a six lot subdivision containing approximately 1.53 acres of land located west of the northwest intersection of Baxter Avenue and East Earle Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to plan for six lots.

4. F23-101 NAVYATA DUPLEXES, FINAL PLAT

A six lot subdivision containing approximately 1.53 acres of land located west of the northwest intersection of Baxter Avenue and East Earle Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create six lots.

5. P23-015 CROWN POINT ESTATES, PRELIMINARY PLAT

A plan for a 21 lot subdivision containing approximately 16.95 acres of land located west of the intersection of Halley Court and County Road 167. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to plan for 21 lots.

6. F23-102 HIGINIO ESTATES, FINAL PLAT

A two lot subdivision containing approximately 2.54 acres of land located west of the southwest intersection of County Road 328 East and County Road 334. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide 2 tracts into 2 lots.

7. P23-016 ROYAL VISTA ESTATES, UNIT 2, PRELIMINARY PLAT

A plan for a 149 lot subdivision containing approximately 39.46 acres of land located at the southwest intersection of County Road 192 and County Road 172. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 149 lots.

8. F23-096 LMR ADDITION, UNIT 1, FINAL PLAT

A four lot subdivision containing approximately 2.10 acres of land located north of the northwest intersection of Garden Valley Road and Ardmore Avenue. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create four lots

III. 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.
