



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, September 5, 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 August 1, 2023**
- V. 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. 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.

3. 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 with final site plan 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.

4. 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.

VI. PLATS:

1. 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 (ETJ). The purpose of the plat is to plan for 21 lots. The applicant is requesting a variance to the cul-de-sac length.

2. 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 Extraterritorial Jurisdiction. The purpose of the plat is to plan for 149 lots.

3. F23-105 M.F. TURNER ADDITION, TWELFTH AMENDMENT (ATTAWAY ADDITION)

A two lot subdivision containing approximately 0.48 acres of land located north of the northwest intersection of Bunche Street and Clark Street. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

4. 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.

5. 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.

6. P22-026 CHARLIE ROSCOE ADDITION, PRELIMINARY PLAT

A plan for a three lot subdivision containing approximately 4.51 acres of land located at the southeast intersection of Old Henderson Highway and South Southeast Loop 323. The property is currently zoned “R-1A”, Single-Family Residential District, “C-1”, Light Commercial District and “C-2”, General Commercial District. The purpose of the plat is to plan for a three lots subdivision.

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. F23-071 OLD OMEN ESTATE, FINAL PLAT

A two lot subdivision containing approximately 2.08 acres of land located north of the northeast intersection of County Road 285 and Rock Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

2. 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.

3. F23-097 DOUBLE STAR UNIT 1, SIXTH AMENDMENT

A four lot subdivision containing approximately 1.06 acres of land located south of the intersection of Roy Road and Villa Rosa Way. The property is currently zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to adjust lot lines.

4. 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 ETJ. The purpose of the plat is to subdivide two tracts into two lots.

5. 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.

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 create two lots.

7. F23-103 DENMON ESTATES, FINAL PLAT

A two lot subdivision containing approximately 17.52 acres of land located south of the southeast intersection of County Road 139 and Spruce Hill Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

8. F23-107 AREA 31, FINAL PLAT

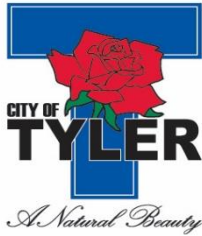
A two lot subdivision containing approximately 3.77 acres of land located east of the southeast intersection of State Highway 31 and Bellwood Golf Club Road. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

VIII. Recess

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.



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING

AT

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

*Tuesday, September 5, 2023
1:30 p.m.*

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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 October 3, 2023.

IX. ZONING:

1. PD23-018 UTZ ALAN & KAMLA JENSEN (0.48 ACRE PORTION OF 4000 SOUTHPARK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “POD”, Planned Office District with final site plan on a 0.48 acre portion of Lot 11 of NCB 1092E, one lot containing approximately 1.51 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane (0.48 acre portion of 4000 Southpark Drive). The applicant is requesting the zone change to allow for a daycare.

2. PD23-019 JEREMY THOMAS PROPERTIES LLC (4719 OLD BULLARD ROAD)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District Final Site Plan on Lot 16 of NCB 999-G, one lot containing approximately 0.43 acres of land located at the northwest intersection of Old Bullard Road and Timberwilde Drive (4719 Old Bullard Road). The applicant is requesting the final site plan to develop an insurance office and cryotherapy salon.

3. PD23-020 AEGIS LTD PARTNERSHIP (604 FRAZIER STREET)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multifamily Residential District Final Site Plan Amendment on Lot 52-A of NCB 679, two lots containing approximately 0.47 acres of land located west of the northwest intersection of

Turtle Creek Drive and Frazier Street (604 Frazier Street). The applicant is requesting a final site plan amendment to allow for a six unit apartment complex.

4. Z23-031 DAYSTAR MANAGEMENT LLC (1902 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “C-2”, General Commercial District on Lot 22-A of NCB 852-T, one lot containing approximately 17.15 acres of land located east of the southeast intersection of South Southwest Loop 323 and Earl Campbell Parkway (1902 South Southwest Loop 323). The applicant is requesting the zone change to allow for commercial uses.

X. Adjourn

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