



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, October 3, 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 September 5, 2023**
- V. ZONING:**

1. 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.

2. 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.

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 six attached housing units.

4. 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.

5. PD23-021 NS MF PARTNERS – TYLER LLC (5904, 5906, 5912, 5916, 5922, 5923, 5924, 6003-6006, 6009-6012, 6015-6018, 6021-6024, 6027-6030, 6033-6036, 6106, 6107, 6111, 6113, 6117, 6123, 6125, 6129, 6131, 6193, 6200, 6201-6207, 6209, 6210, 6212, 6213, 6215-6219, 6221-6225, 6227-6231, 6302, 6305, 6307, 6308, 6311, 6317-6320, 6323, 6324, 6326, 6329, 6331, 6335, 6337, 6341, 6343 VILLA ROSA WAY)

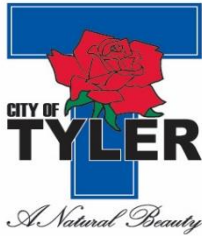
Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multifamily Residential District Final Site Plan Amendment on Lots 4-11, 12A, 13A, 13B, 14A, 14B, 15A, 16A, 17, 18A, 19A, 20-24, 25A-27A, 28-32, 33A, 34A, 35-40, 41A, 41B, 42A, 42B, 43-46 of NCB 1492-A (Double Star Addition Unit 1), 47 lots containing approximately 12.60 acres of land located south of the intersection of Roy Road and Villa Rosa Way (5904, 5906, 5912, 5916, 5922, 5923, 5924, 6003-6006, 6009-6012, 6015-6018, 6021-6024, 6027-6030, 6033-6036, 6106, 6107, 6111, 6113, 6117, 6123, 6125, 6129, 6131, 6193, 6200, 6201-6207, 6209, 6210, 6212, 6213, 6215-6219, 6221-6225, 6227-6231, 6302, 6305, 6307, 6308, 6311, 6317-6320, 6323, 6324, 6326, 6329, 6331, 6335, 6337, 6341, 6343 Villa Rosa Way). The applicant is requesting the site plan amendment to adjust building layouts and reduce common useable open space.

VI. 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 October 3, 2023

1:30 p.m.

AMERICANS WITH DISABILITIES ACT NOTICE

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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 November 7, 2023.

VII. ZONING:

1. C23-006 TYLER ER REALTY LLC (UNIMPROVED PORTIONS OF COMMERCIAL DRIVE AND REPUBLIC DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Commercial Drive and Republic Drive. The right-of-way is bounded by Lots 1-11 of NCB 900E, Lots 1-12 of NCB 900D, and Lots 1-13 and 14A of NCB 900C. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

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. Z23-032 CARTAGENA FRANKLIN R & NANCY M (325 WEST WILSON 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 Lot 8A of NCB 200, one lot containing approximately 0.19 acres of land located east of the northeast intersection of North Albertson Avenue and Wilson Street (325 West Wilson Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

4. Z23-033 NTET INVESTMENTS LLC (221 SOUTH THOMPSON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “DBAC”, Downtown Business, Arts and Culture District on Lot 29B of NCB 40, one lot containing approximately 0.19 acres of land located north of the northwest intersection of South Thompson Avenue and Mulberry Street (221 South Thompson Avenue). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

5. Z23-034 SEC INVESTMENTS LLC (3314 AND 3316 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed Use District-1 to “C-1”, Light Commercial District on Lot 34B of NCB 976, one lot containing approximately 0.88 acres of land located north of the northeast intersection of East Southeast Loop 323 and Troup Highway (3314 and 3316 Troup Highway). The applicant is requesting the zone change to allow for a restaurant.

VIII. Adjourn

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