



**EMEGENCY NOTICE OF**  
**INTERNET 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, November 7, 2023***  
***1:30 p.m.***

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**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.

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***EMERGENCY INTERNET NOTICE***

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**WHEREAS**, notice of City meetings is regularly and routinely posted at least seventy-two (72) hours prior to the meeting in accordance with Texas Gov't Code Sections 551.041 and 551.043; and

**WHEREAS**, physical notice of the Tyler Planning and Zoning Commission for November 7, 2023 was previously posted, and has been continuously posted, at City Hall and the Tyler Development Center, in accordance with Texas Gov't Code Sections 551.041 and 551.043 551.043; and

**WHEREAS**, notice of the Tyler Planning and Zoning Commission for November 7, 2023 was previously posted, and has been continuously posted, on the City of Tyler Website pursuant to Texas Gov't Code Sections 551.041 and 551.043(b); and

**WHEREAS**, due to unforeseen circumstances and possible technical reasons, although notice was previously posted, and has been continuously posted, for the Planning and Zoning Commission to be held on Tuesday, November 7, 2023, at the Tyler Development Center, 423 W. Ferguson, Tyler, Texas, it was discovered that such notice was not readily available on the Internet and required extra steps to bring up the Internet notice; and

**WHEREAS**, information was previously sent to persons planning to attend the meeting; and

**WHEREAS**, it would create a severe hardship to persons planning to attend this meeting if the scheduled meeting was cancelled; and

**WHEREAS**, it would result in unnecessary public inconvenience so there is an urgent public necessity that this posting be made and that the meeting proceed as originally planned;

**NOW, THEREFORE**, pursuant to Texas Gov't Code Sections 551.041(b) and 551.045, Emergency Internet notice for a meeting of the Planning and Zoning Commission to be held on Tuesday, November 7, 2023, at 1:30 p.m. in the City Council Chambers, City Hall, 212 N. Bonner, Tyler, Texas, is hereby posted as follows:

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from the Commission meeting of October 3, 2023**
- V. ZONING:**
  - 1. 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.
  - 2. Z23-035 VEREIT OFC TYLER TX LLC (3355 EARL CAMPBELL PARKWAY)**

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 2-D of NCB 852-T, one lot containing approximately 9.04 acres of land located at the northeast intersection of South Southwest Loop 323 and Earl Campbell Parkway (3355 Earl Campbell Parkway). The applicant is requesting the zone change to allow for medical and office uses.
  - 3. 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 rights-of-way are 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 rights-of-way into adjacent properties.
  - 4. 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.

**5. 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.

**6. 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.

**VI. Recess**

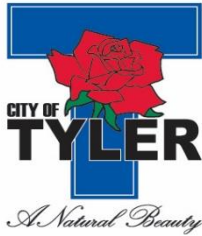
**CERTIFICATE OF EMERGENCY INTERNET POSTING**

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.

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## **EMERGENCY NOTICE** **OF INTERNET A G E N D A**

### **PLANNING AND ZONING COMMISSION**

#### ***WORKSESSION MEETING***

***AT***

***Tyler Development Center***

***423 West Ferguson Street***

***Tyler, Texas***

***Tuesday, November 7, 2023***

***1:30 p.m.***

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#### **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.

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## ***EMERGENCY INTERNET NOTICE***

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**WHEREAS**, notice of City meetings is regularly and routinely posted at least seventy-two (72) hours prior to the meeting in accordance with Texas Gov't Code Sections 551.041 and 551.043; and

**WHEREAS**, physical notice of the regular meeting of the Tyler Planning and Zoning Commission for November 7, 2023 was previously posted, and has been continuously posted, at City Hall and the Tyler Development Center, in accordance with Texas Gov't Code Sections 551.041 and 551.043 551.043; and

**WHEREAS**, notice of the regular meeting of the Tyler Planning and Zoning Commission Worksession for November 7, 2023 was previously posted, and has been continuously posted, on the City of Tyler Website pursuant to Texas Gov't Code Sections 551.041 and 551.043(b); and

**WHEREAS**, due to unforeseen circumstances and possible technical reasons, although notice was previously posted, and has been continuously posted, for the Planning and Zoning Commission Worksession meeting to be held on Tuesday, November 7, 2023, at 1:30 p.m. at Tyler Development Center, Tyler, Texas, it was discovered that such notice was not readily available on the Internet and required extra steps to bring up the Internet notice; and

**WHEREAS**, information was previously sent to persons planning to attend the meeting; and

**WHEREAS**, it would create a severe hardship to persons planning to attend this meeting if the scheduled meeting was cancelled; and

**WHEREAS**, it would result in unnecessary public inconvenience so there is an urgent public necessity that this posting be made and that the meeting proceed as originally planned;

**NOW, THEREFORE**, pursuant to Texas Gov't Code Sections 551.041(b) and 551.045, Emergency Internet notice for a Worksession of the Planning and Zoning Commission to be held on Tuesday, November 7, 2023, at 1:30 p.m. at the Tyler Development Center, 423 W. Ferguson, Tyler, Texas, is hereby posted as follows:

**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 December 5, 2023.**

**VII. ZONING:**

**1. ZA23-003 UNIFIED DEVELOPMENT CODE (BIANNUAL REVIEW)**

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations related to use regulations and definitions.

**2. PD23-023 JLLB HOLDINGS LLC (5038 PALUXY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "PUR", Planned Unit Residential District with a final site plan on Lot 3A of NCB 1562, one lot containing approximately 3.27 acres of land located south of the southeast intersection of Shiloh Road and Paluxy Drive (5038 Paluxy Drive). The applicant is requesting the zone change to develop the property with townhomes.

**3. Z23-036 DENNIS JOSEPH A & ELIZABETH ANNE (512 SOUTH FLEISHEL AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "R-2", Two-Family Residential District on Lot 14 of NCB 251-B, one lot containing approximately 0.18 acres of land located at the northeast intersection of South Fleishel Avenue and East Lawrence Street (512 South Fleishel Avenue). The applicant is requesting the zone change to build a duplex.

**4. Z23-037 ROBLES JOSE EMILIANO & ANA BERTHA (1709 OLD OMEN ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from "POD", Planned Office District to "R-1B", Single-Family Residential District on Lot 3A of NCB 965, one lot containing approximately 1.00 acre of land located north of the northwest intersection of Old Omen Road and Cornerstone Trail (1709 Old Omen Road). The applicant is requesting the zone change to build two houses.

**5. Z23-038 NEDWOL PROPERTIES LLC (2441, 2443, 2445, AND 2447 MOSAIC WAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "C-1", Light Commercial District on Lots 13-H, 13-I,

13-J, and 13-K of NCB 852-T, four lots containing approximately 2.20 acres of land located at the northeast intersection of Earl Campbell Parkway and Mosaic Way (2441, 2443, 2445, and 2447 Mosaic Way). The applicant is requesting the zone change to allow for commercial and office uses.

**6. Z23-039 RENTAL CONNECTIONS LLC (1122, 1128, AND 1200 WEST FIFTH STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lots 81-86, PT87, and 95-103 of NCB 659A, 17 lots containing approximately 2.44 acres of land located at the southwest intersection of South Vine Avenue and West Fifth Street (1122, 1128, and 1200 West Fifth Street). The applicant is requesting the zone change to allow for an automobile dealership and outdoor storage.

**7. C23-008 PSS JOINT VENTURE (AN UNIMPROVED PORTION OF RIECK ROAD)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Rieck Road. The west side of the right-of-way is adjacent to West Rieck Road. The east side of the right-of-way is adjacent to West Rieck Road. The south side of the right-of-way is adjacent to Lots 8 and 9 of NCB 1544-A. The north side of the right-of-way is adjacent to Lots 2 and 7 of NCB 1544-A. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**8. C23-009 ROUSE JESSE ROBERT JR (AN UNIMPROVED PORTION OF EDNA STREET AND REEDER LANE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Edna Street and Reeder Lane. The west side of the right-of-way is adjacent to West Lots 32, 33, and 34 of ABST Crossland Hills. The east side of the right-of-way is adjacent to Old Troup Highway. The south side of the right-of-way is adjacent to Lots 23-31 of ABST Crossland Hills and Edna Street. The north side of the right-of-way is adjacent to Tract 47.2 NCB 1536, Lots 35-39, 40, and 41 of ABST Crossland Hills. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**VIII. Adjourn**

**CERTIFICATE OF EMERGENCY INTERNET POSTING**

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