



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, December 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 the Commission meeting of November 7, 2023**
- V. 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 classifying new land uses, amending use regulations related to tobacco/vape/smoke stores, auto/motorcycle repair, tire sales, self-storage facilities and bail bonds, and by revising and adding definitions.

2. PD23-024 SHACKELFORD CREEK LAND COMPANY LLC (9506, 9507, 9512, 9513, 9519, 9520, 9525, 9530, 9531, 9537, 9538, 9543, 9546, 9549, 9554, 9555, 9560, 9561, 9566, 9567, 9570, 9573, 9574, 9578, 9581, 9582, 9586, 9590, 9594, 9602, AND 9606 FRIEDLANDER WAY AND 2000, 2001, 2005, 2006, 2010, 2011, 2014, 2017, 2020, 2023, 2026, 2029, 2030, 2032, 2035, 2041, 2044, 2047, 2050, 2053, 2056, 2059, 2062, 2065, 2068, 2069, 2072, 2075, 2078, 2079, 2082, 2083, 2086, 2087, 2090, 2091, 2095, AND 2099 LOCKLEAR LN, AND 8.40 ACRE PORTION OF 1067 MARSH FARM ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lots 1-69 of ABST I-22.2D and 8.40 acre portion of Tract 1A, 70 lots containing approximately 23.70 acres of land located south of the

southeast intersection of Marsh Farm Road and Caddo Ridge Cv (9506, 9507, 9512, 9513, 9519, 9520, 9525, 9530, 9531, 9537, 9538, 9543, 9546, 9549, 9554, 9555, 9560, 9561, 9566, 9567, 9570, 9573, 9574, 9578, 9581, 9582, 9586, 9590, 9594, 9602, and 9606 Friedlander Way and 2000, 2001, 2005, 2006, 2010, 2011, 2014, 2017, 2020, 2023, 2026, 2029, 2030, 2032, 2035, 2041, 2044, 2047, 2050, 2053, 2056, 2059, 2062, 2065, 2068, 2069, 2072, 2075, 2078, 2079, 2082, 2083, 2086, 2087, 2090, 2091, 2095, and 2099 Locklear Lane, and 8.40 acre portion of 1067 Marsh Farm Road). The applicant is requesting the zone change to allow for single-family homes with smaller setbacks.

3. PD23-025 C&O ACQUISITIONS LLC AND BEXAR TRIPLE JEOPARDY LLC (220 AND 240 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lots 1A and 2A of NCB 908A, two lots containing approximately 0.96 acres of land located at the northeast intersection of South Southwest Loop 323 and West Elm Street (220 and 240 South Southwest Loop 323). The applicant is requesting the site plan amendment for an oil change facility.

4. Z23-043 C&O ACQUISITIONS LLC (3809 WEST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “R-1A”, Single-Family Residential District on Lot 3 of NCB 908A, one lot containing approximately 0.33 acres of land located east of the southeast intersection of South Southwest Loop 323 and West Elm Street (3809 West Elm Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

5. Z23-039 RENTAL CONNECTIONS LLC (1100, 1120, AND 1122 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 101-103 of NCB 659A, three lots containing approximately 0.42 acres of land located at the southwest intersection of South Vine Avenue and West Fifth Street (1100, 1120, and 1122 West Fifth Street). The applicant is requesting the zone change to allow for an automobile dealership and outdoor storage.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

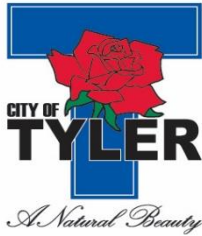
Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “R-1B”, Single-Family Residential District on Lot 3A of NCB 965, one lot containing approximately 1.00 acre of land located north of the northwest intersection of Old Omen Road and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

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, December 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 January 2, 2024.

VII. ZONING:

1. ZA23-004 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2003 is part of the City.

2. Z23-045 GENECOV WEST MUD CREEK LLC (A 9.69 ACRE PORTION OF 8020 AND 8360 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District, “C-1”, Light Commercial District, and “PUR”, Planned Unit Residential District to “PMXD-1”, Planned Mixed-Use District 1 with written narrative, “PUR”, Planned Unit Residential District with written narrative, and “C-1”, Light Commercial District on a 9.69 acre portion of Tract 5A and 10, 11A, two tracts containing approximately 117.87 acres of land located east of the southeast intersection of Legacy Bend and Hollytree Drive (A 9.69 Acre Portion of 8020 and 8360 Hollytree Drive). The applicant is requesting the zone change to develop the area with a mixture of uses.

3. Z23-042 SCHUBLE RENEE S (231 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lots 1 and 2 of NCB 1546-J, two lots containing approximately 1.26 acres of land located west of the northwest intersection of Crooked Trail and West Cumberland Road (231 West Cumberland Road). The applicant is requesting the zone change to utilize the property as a residence or office space.

4. Z23-040 JENKINS REGINALD (1520 WEST OAKWOOD 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 15 of NCB 364, one lot containing approximately 0.26 acres of land located at the southeast intersection of West Oakwood Street and North Hill Avenue (1520 West Oakwood Street). The application is requesting the zone change to develop the property with a duplex.

5. Z23-044 DENNIS WALKER (2602 SEATON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District on Lot 39 of NCB 836-N, one lot containing approximately 0.66 acres of land located at the southeast intersection of Frankston Highway and Seaton Street (2602 Seaton Street). The applicant is requesting the zone change to develop a six unit multi-family residence.

VIII. Adjourn

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