

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, February 6, 2024
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 January 2, 2024

V. ZONING:

1. PD23-029 C AND M MEATS INC (2205 JONES STREET)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family District final site plan amendment on ABST J-17.1A of NCB 924, one lot containing approximately 5.15 acres of land located east of the northeast intersection of Old Henderson Highway and East Front Street (2205 Jones Street). The applicant is requesting the zone change to build an apartment complex.

2. PD23-030 DAVIS THORNTON LTD (A 1.14 ACRE PORTION OF 6549 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from, “C-1”, Light Commercial District to “PMF”, Planned Multi-Family Residential District with a final site plan on a 1.14 acre portion of Lot 44F of NCB 1660A, one lot containing approximately 2.25 acres of land located north of the northeast intersection of Elkton Trail and Oak Hill Boulevard (A 1.14 acre portion of 6549 Old Jacksonville Highway). The applicant is requesting the zone change for multi-family development.

3. PD24-001 POLLARD-HEINES BUILDINGS LLC (1318 SOUTH BECKHAM AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed-Use District with site narrative on Lot 4B of NCB 658, one lot containing approximately 2.61 acres of land located at the northeast intersection of South Beckham Avenue and East Second Street (1318 South Beckham Avenue). The applicant is requesting the zone change to allow for a mixed-use development.

4. Z23-049 LOCKRIDGE ANDREW (1000, 1004, 1006 TREZEVANT STREET AND 1414 NORTH GRAND AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Attached/Detached Residential District on Lots 15 and 16 of NCB 395, two lots containing approximately 0.30 acres of land located at the southwest intersection of Trezvant Street and North Grand Avenue (1000, 1004 and 1006 Trezvant Street and 1414 North Grand Avenue). The applicant is requesting the zone change to subdivide the property into three single-family lots.

5. PD23-026 RAINWATER DAVID (2268 AND 2278 SUNNYBROOK DRIVE AND 1210, 1212, AND 1214 WEST 10TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 2, 3, 4, 5, and 6 of NCB 709-H, five lots containing approximately 1.30 acres of land located at the southwest intersection of Sunnybrook Drive and West 10th Street (2268 and 2278 Sunnybrook Drive and 1210, 1212, and 1214 West 10th Street). The applicant is requesting the zone change to build attached housing.

6. C23-010 BRYAN ASHTON LLC (A PORTION OF AN UNIMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to East Erwin Street. The east side of the right-of-way is adjacent to Lots 15 and 18 of NCB 39. The south side of the right-of-way is adjacent to Lots 4 and 5A of NCB 39. The west side of the right-of-way is adjacent to Lots 14 and 19 of NCB 39. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

7. Z23-050 BRYAN ASHTON LLC (108 ADAMS AVENUE)

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 Lot 19 of NCB 39, one lot containing approximately 0.10 acres of land located south of the southeast intersection of Adams Avenue and East Erwin Street (108 Adams Avenue). The applicant is requesting the zone change to develop the property with a triplex.

8. Z23-047 JOHNSON TIMOTHY W & DEBRA W (402 EAST 4TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lot 29A of NCB 273A, one lot containing approximately 0.38 acres of land located at the northeast intersection of East Fourth Street and South Donnybrook Avenue (402 East 4th Street). The applicant is requesting the zone change to utilize the property as a residence or office space.

9. Z23-051 MAYA JUAN CARLOS (827 WEST 5TH 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 24 and 25 of NCB 660-I, two lots containing approximately 0.37 acres of land located

east of the northeast intersection of Talley Avenue and West 5th Street (827 West 5th Street). The applicant is requesting the zone change to build a duplex.

10. PD23-028 GLENWOOD CHURCH OF CHRIST (5216, 5300, 5324, 5358, 5378 AND 5410 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-MF”, Multi-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 45N, 45O, 45P, 29, 30 and 31 of NCB 1434O, six lots containing approximately 3.26 acres of land located north of the northeast intersection of Hollytree Drive and Spring Branch Drive (5216, 5300, 5324, 5358, 5378, and 5410 Hollytree Drive). The applicant is requesting the zone change to build nine detached single-family homes.

11. C23-007 GERARDO GONZALEZ AND ERNESTO (A PORTION OF AN UNIMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to East Hillsboro Street. The east side of the right-of-way is adjacent to Lots 18 and 19 of NCB 511. The south side of the right-of-way is adjacent to the unimproved alley right-of-way. The west side of the right-of-way is adjacent to Lot 16A of NCB 511. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

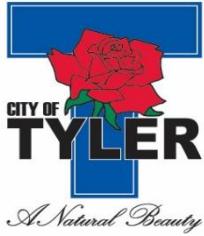
12. Z23-046 CALVILLO KRISTEPHER (1405 SOUTH TIPTON AVENUE)

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 Lot 36C of NCB 656A, one lot containing approximately 0.41 acres of land located at the southwest intersection of South Tipton Avenue and Overhill Drive (1405 South Tipton Avenue). The applicant is requesting the zone change to utilize the property for an accounting office.

13. Z23-052 NATURON PROPERTIES LLC (2150, 2154, 2157, 2158, 2162, 2165, 2166, 2169, 2170, 2174, 2177, 2178, 2181, 2182, 2185, 2186, 2189, 2193, AND 2197 NATURON DRIVE AND 2306, 2307, 2310, 2311, 2314, 2315, 2318, 2319, 2322, 2323, 2326, 2327, 2330, 2331, 2334, 2335, 2338, 2339, 2342, AND 2343 NATURON COURT AND 0.48 ACRE PORTION OF THE ADDRESSES 2133, 2137, 2141, 2145, 2149, 2153, 2157, 2203, 2217, AND 2233 HAVERHILL DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Attached Detached Residential District to “R-MF”, Multi-Family Residential District on a 0.45 acre portion of Lots 1-10 of NCB 1445F and Lots 11-52, 52 lots containing approximately 5.77 acres of land located south of the southwest intersection of County Road 219 and Haverhill Drive (2150, 2154, 2157, 2158, 2162, 2165, 2166, 2169, 2170, 2174, 2177, 2178, 2181, 2182, 2185, 2186, 2189, 2193, and 2197 Naturon Drive and 2306, 2307, 2310, 2311, 2314, 2315, 2318, 2319, 2322, 2323, 2326, 2327, 2330, 2331, 2334, 2335, 2338, 2339, 2342, and 2343 Naturon Court and 0.48 acre portion of the addresses 2133, 2137, 2141, 2145, 2149, 2153, 2157, 2203, 2217, and 2233 Haverhill Drive). The applicant is requesting the zone change to allow for more units.

VI. Recess



AGENDA

PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT
Tyler Development Center
423 West Ferguson Street
Tyler, Texas*

*Tuesday, February 6, 2024
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 March 5, 2024.

VII. ZONING:

1. Z24-002 WESLEY MARYION (1219 LOLLAR STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "R-1B", Single-Family Residential District on Lot 14 of NCB 347, one lot containing approximately 0.19 acres of land located at the northeast intersection of Lollar Street and North Confederate Avenue (1219 Lollar Street). The applicant is requesting the zone change to build a single-family home.

2. Z24-003 DRAKE EQUITY PARTNERS, LP (2951 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "C-2", General Commercial District on Lot 19G of NCB 1539-M, one lot containing approximately 16.15 acres of land located at the southeast intersection of Old Noonday Road and Crow Road (2951 West Grande Boulevard). The applicant is requesting the zone change to allow for offices, warehouses, and outdoor storage.

3. Z24-004 SHOREY KEVIN & EMMA (1822 FERDELL STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-1D", Single-Family Attached/Detached Residential District on Lot 70A of NCB 675A, one lot containing approximately 0.16 acres of land located at the northwest intersection of Ferdell Street and South Porter Avenue (1822 Ferdell Street). The applicant is requesting the zone change to allow for a garage apartment.

4. PD24-003 BELLWOOD 323 2019 LP (1801 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lot 4A of NCB 1545-B, one lot containing approximately 4.45 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (1801 South Southwest Loop 323). The applicant is requesting the zone change to develop a retail shopping center.

5. S24-001 LATRICE MUHAMMAD (3035 FAIRLAWN DRIVE)

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 16 of NCB 1223, one lot totaling approximately 0.23 acres of land located west of the northwest intersection of Fairlawn Drive and Club Lake Drive (3035 Fairlawn Drive). The property is zoned “R-1B”, Single-Family Residential District. The applicant is requesting the Special Use Permit for an at home day care center.

6. S24-002 COMPASSIONATE CULTIVATION, LLC (2015 ANTHONY DRIVE)

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 17 of NCB 937-C, one lot totaling approximately 0.67 acres of land located north of the intersection of Anthony Drive and Candy Lane (2015 Anthony Drive). The property is zoned “M-1”, Light Industrial District. The applicant is requesting the Special Use Permit for a Compassionate Use Dispensary, a distribution center for low-THC cannabis products.

7. S24-003 GRIFFIN ARCHERY (3509 AND 3607 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Tract LT 4 and Tract LT 7 of NCB 852-W, one lot totaling approximately 5.84 acres of land located south of the southwest intersection of South Southwest Loop 323 and Spur 364 (3509 and 3607 South Southwest Loop 323). The property is zoned “M-1”, Light Industrial District. The applicant is requesting the Special Use Permit for an outdoor archery range.

VIII. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2024, at _____ M., the above notice was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee

This is to certify that on the _____ day of _____, 2024, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee