



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, March 5, 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 February 6, 2024**
- V. TABLED ITEM:**

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.

VI. ZONING:

1. PD24-004 BPI INC (3301 GOLDEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed-Use District to “PCD”, Planned Commercial Development District with site narrative on Lot 27 of NCB 976, one lot containing approximately 2.43 acres of land located at the northwest intersection of Troup Highway and Golden Road (3301 Golden

Road). The applicant is requesting the zone change to bring the existing development into zoning conformance with the Unified Development Code in City Code Chapter 10.

2. 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.

3. S24-003 JARVIS HOLDINGS LLC (3509 AND 3607 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending approval of a Special Use Permit on Tract LT 4 and Tract LT 7 of NCB 852-W, two lots 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.

4. S24-001 HOLLY TREE PROPERTIES (3035 FAIRLAWN DRIVE)

Request that the Planning and Zoning Commission consider recommending approval of 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.

5. Z24-005 SRPG TROUP LLC (0.36 ACRE PORTION OF 5012 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-2”, General Commercial District on a 0.36 acre portion of Lot 1C of NCB 1536-H, one lot containing approximately 0.92 acres of land located north of the northeast intersection of Troup Highway and Shiloh Road (0.36 acre portion at 5012 Troup Highway). The applicant is requesting the zone change to develop the property with a tire sales and service center with outdoor storage.

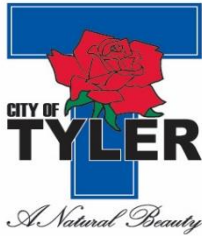
6. Z24-003 DRAKE EQUITY PARTNERS, LP (16.15 ACRES OF 2951 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on an approximately 16.15 acres tract of land in ABST A0624 M UNIVERSITY located at the southeast intersection of Old Noonday Road and Crow Road (16.15 acres at 2951 West Grande Boulevard). The applicant is requesting the zone change to allow for offices, warehouses, and outdoor storage.

7. Z24-004 JOHN WALTZ (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.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT

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

*Tuesday, March 5, 2024
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 April 2, 2024.

VIII. ZONING:

1. Z24-001 GENECOV WEST MUD CREEK LLC (8521, 8609, 8751 PALUXY DRIVE AND 1712 CUMBERLAND ROAD AND 1303 JEFF DAVIS DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMXD-1”, Planned Mixed-Use District with written narrative, “PCD”, Planned Commercial District with written narrative, “PMF”, Planned Multi-Family Residential District with written narrative, “PUR”, Planned Unit Residential District with written narrative, “C-1”, Light Commercial District, “RPO”, Restricted Professional Office District, “R-MF”, Multi-Family Residential District, “R-2”, Two-Family Residential District, and “R-1A”, Single-Family Residential District on 0.45 acre portion of Tracts 1, 1.2, 1A, 1F, 1E, 1D, 1G, 1C, 1H of ABST A0984 R TOMBS and Tracts 11A, 15, 15A, 15B, 15C, 15D of ABST A0819 J RATCLIFF, and Tract 5C of ABST A0474 I HILL, 16 tracts containing approximately 341.60 acres of land located north and west of the northwest intersection of Cumberland Road and Paluxy Drive (8521, 8609, 8751 Paluxy Drive and 1712 Cumberland Road and 1303 Jeff Davis Drive). The applicant is requesting the zone change to allow for mixed-use development, commercial, residential, and office uses.

2. PD24-005 SHY RAYS LLC (1405 NORTH NORTHWEST LOOP 323)

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 written narrative on Lot 15B of NCB 1262, one lot containing approximately 4.16 acres of land located south of the intersection of North Northwest Loop 323 and Garden Valley Road (1405 North Northwest Loop 323). The applicant is requesting the zone change to allow for mixed-use development with residential and commercial uses.

3. Z24-006 VALDES JOSE LUIS JR (829 LINDSEY LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-2”, Two-Family Residential District on Lot 20 of NCB 319, one lot containing approximately 0.17 acres of land located at the northeast intersection of Lindsey Lane and South Palace Avenue (829 Lindsey Lane). The applicant is requesting the zone change to allow for a church and residential uses.

4. Z24-007 KIRBY REX (901 NORTH HARRIS AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “DBAC”, Downtown Business, Arts and Culture District on Lot 6A of NCB 203, one lot containing approximately 0.26 acres of land located at the southeast intersection of Harris Avenue and West Gentry Parkway (901 North Harris Avenue). The applicant is requesting the zone change to allow for either residential or commercial uses.

5. Z24-008 MULDER DOUGLAS (1005 SOUTH SOUTHEAST LOOP 323)

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 29B of NCB 935, one lot containing approximately 4.86 acres of land located south and west of the intersection of South Southeast Loop 323 and Old Omen Road (1005 South Southeast Loop 323). The applicant is requesting the zone change to allow for an 84-unit senior living apartment complex.

6. Z24-009 GOFF ZACAHRIAH (1004 WEST FIELDS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Attached/Detached Residential District on Lots 64, 65, and 66 of NCB 393, three lots containing approximately 0.09 acres of land located east of the southeast intersection of Moore Avenue and Fields Street (1004 West Fields Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code in City Code Chapter 10.

7. Z24-010 BARBER ROBERT IRREVOCABLE TRUST (3819 OLD CHANDLER ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 4A of NCB 908, one lot containing approximately 0.69 acres of land located at the northwest intersection of South Southwest Loop 323 and Old Chandler Road (3819 Old Chandler Road). The applicant is requesting the zone change to allow for commercial uses.

8. C24-001 NATURON PROPERTIES LLC (UNIMPROVED RIGHTS-OF-WAY OF NATURON DRIVE AND NATURON COURT)

Request that the Planning and Zoning Commission consider recommending the closure of the unimproved rights-of-way of Naturon Drive and Naturon Court. The west side of the rights-of-way are adjacent to Lots 41-52 of NCB 1445-H. The east side of the rights-of-way are adjacent to Lots 11-20 of NCB 1445-F, Lots 31-40 of NCB 1445-G, Tract 2.5 of ABST A0888 M SPELL, and Haverhill Drive. The south side of the rights-of-way are adjacent to Tract 2.4 and 2.5 of ABST A0888 M SPELL. The north side of the rights-of-way are adjacent to Lot 2D of NCB 1445. The applicant is requesting the closure to replat the rights-of-way into adjacent properties.

9. MSP24-001 GENECOV PROPERTIES INC (UNNAMED COLLECTOR STREET)

Request that the Planning and Zoning consider recommending an amendment to the adopted Master Street Plan to remove a proposed 70 feet wide right-of-way for a commercial collector

street that is located approximately 0.08 miles west of the intersection of South Broadway Avenue and West Cumberland Road extending approximately 0.57 miles south from West Cumberland Road to Market Square Boulevard.

IX. 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