

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, April 2, 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 March 5, 2024**
- V. TABLED ITEM:**

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.

VI. ZONING:

- 1. Z24-001 GENECOV WEST MUD CREEK LLC, AH COMMERCIAL ENTERPRISES LLC, MINDA PROPERTIES LLC, MM CAPITAL INVESTMENTS LLC, DT COMMERCIAL PROPERTIES LLC, PAL SOUTH INVESTMENT PROPERTIES LLC, SOUTH PALUXY HOLDINGS LLC, PUX INVESTMENTS LLC, TYLER LUX REAL ESTATE HOLDINGS LLC, TYLER PALUXY PAD LLC AND GENECOV INVESTMENTS LTD (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, “PCD”, Planned Commercial District, “PMF”, Planned Multi-Family Residential District, “PUR”, Planned Unit Residential District, “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 a 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. 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.

- 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 “PMXD-1”, Planned Mixed-Use District 1 with final site narrative 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 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 Detached and Attached 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.

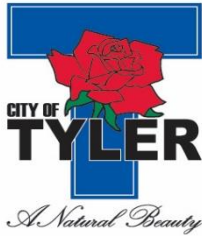
7. PD24-005 SHY RAYS LLC (1405 NORTH NORTHWEST LOOP 323)

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 1 with final site 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.

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.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, April 2, 2024
1:30 p.m.*

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.

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.

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 May 7, 2024.

VIII. ZONING:

1. C24-002 MARION WARE (UNIMPROVED ALLEY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The west side of the right-of-way is adjacent to 706 West Line Street. The east side is adjacent to 698 West Line Street. The alley intersects with West Line Street to the north and railroad right-of-way to the south. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

2. C24-003 MEZAYEK BUILDING LTD (MERCEDDES DRIVE AND BENDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of Mercedes Drive and Bendale Drive. The streets are located within the Hamilton Meadows Unit 2 subdivision along Crow Road. The applicant is requesting the closures of the rights-of-way to convert them to private streets.

3. C24-004 FRANCISCO HERNANDEZ (UNIMPROVED ALLEY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The west side of the right-of-way is adjacent to 608 East Vance Street. The east side is adjacent to 514 East Vance Street and 1706 North Carlyle Street. The alley intersects with East Vance Street to the south and 1714 North Carlyle to the north. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

4. PD24-006 ARCH FUNDING LLC, IRP REO II LP AND AMBERWOOD DUPLEXES LLC (1303-1372 FREEDOM TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from “PXR”, Planned Mixed Residential District to “PMF”, Planned Multi-Family District with final site plan on Lots 22-51 of the Centennial Garden Homes subdivision, 30 lots containing approximately 6.36 acres of land located east of the southeast intersection of Kit Carson Trail and Centennial Parkway (1303-1372 Freedom Trail). The applicant is requesting the zone change to modify the site plan and convert the public street to a private way.

5. Z24-011 MARION WARE (698 WEST LINE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 10 of NCB 92, one lot containing approximately 0.18 acres of land located west of the southwest intersection of West Line Street and Liberty Avenue (698 West Line Street). The applicant is requesting the zone change to develop a single-family home.

6. Z24-012 ADAMS SHAUN (1610 WEST BARRETT 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 Detached and Attached Residential District on Lot 3 of NCB 572, one lot containing approximately 0.26 acres of land located east of the southeast intersection of West Barrett Street and North Glenwood Boulevard (1610 West Barrett Street). The applicant is requesting the zone change to develop two single-family homes.

7. Z24-013 ESPARZA ROLANDO (2406 MADISON 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 Lot 57 of NCB 840-C, one lot containing approximately 0.20 acres of land located west of the southwest intersection of Madison Street and Frankston Highway (2406 Madison Street). The applicant is requesting the zone change to develop a duplex.

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