

## AGENDA

### PLANNING AND ZONING COMMISSION

*REGULAR MEETING IN PERSON AT*

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

*Tuesday, June 4, 2024  
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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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Planning Policies and Procedures**

#### **IV. Consideration of minutes from the Commission meeting of May 7, 2024**

#### **VI. ZONING:**

##### **1. Z24-014 IGNACIO CUEVAS (429 SOUTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "R-1D", Single-Family Detached and Attached Residential District on Lot 63 of NCB 78-A, one lot containing approximately 0.14 acres of land located south of the southwest intersection of East Front Street and South Spring Avenue (429 South Spring Avenue). The applicant is requesting the zone change to bring the property into conformance.

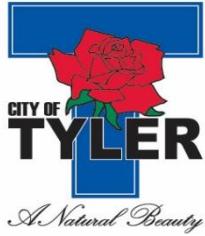
##### **2. Z24-015 MUHAMMAD SAJID (3114 AND 3122 EAST 5<sup>TH</sup> STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "C-1", Light Commercial District on Lots 7 and 8 of NCB 1426, two lots containing approximately 1.00 acres of land located east of the northeast intersection of Old Omen Road and East 5<sup>th</sup> Street (3114 and 3122 East 5<sup>th</sup> Street). The applicant is requesting the zone change to allow for light commercial uses.

**3. ZA24-001 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 the land use table related to miniature golf and driving ranges, amending regulations related to mobile food vendors, minimum off-street parking requirements and alcohol distance requirements in the DBAC zoning district and other clarifications.

**VII. Recess**



## A G E N D A

### PLANNING AND ZONING COMMISSION

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

*Tuesday, June 4, 2024  
1:30 p.m.*

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#### **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 July 2, 2024.**

#### **VIII. ZONING:**

##### **1. PD24-011 COMCORP OF TYLER INC (4300 RICHMOND ROAD)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lot 1, 1.2 of NCB 1292, one lot containing approximately 1.78 acres of land located at the southeast intersection of West Southwest Loop 323 and Richmond Road (4300 Richmond Road). The applicant is requesting the zone change to add a private exit along Richmond Road.

##### **2. S24-004 GLORIA FLORES (1014 NORTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 28 of NCB 216-G, one lot totaling approximately 0.24 acres of land located north of the northwest intersection of East Berta Street and North Spring Avenue (1014 North Spring Avenue). The property is zoned “R-1B”, Single-Family Residential District. The applicant is requesting the Special Use Permit to allow for a one-chair beauty salon.

##### **3. Z24-016 OMAR RENTERIA (1116 WEST HICKORY 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 11 of NCB 337, one lot containing approximately 0.31 acres of land located west of the southwest intersection of Herndon Avenue and West Hickory Street (1116 West Hickory Street). The applicant is requesting the zone change to build a duplex.

**IX. Adjourn**

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**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