



## **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, August 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 July 2, 2024**

#### **V. TABLED ITEMS:**

##### **1. S24-006 TOWNSQUARE MEDIA TYLER LLC (3810 BROOKSIDE DRIVE)**

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 39A of NCB 1297, one lot totaling approximately 0.87 acres of land located at the northeast intersection of Shelley Park Plaza and Brookside Drive (3810 Brookside Drive). The property is zoned “PCD”, Planned Commercial District. The applicant is requesting the Special Use Permit to allow for a radio tower up to 150 feet in height in the previous location of a radio tower or elsewhere on the property.

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

##### **1. Z24-026 CARLA OCAMPO (1511 WEST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PMXD-1”, Planned Mixed-Use District-1 with written narrative on Lots 18 and 7A of NCB 367-B, two lots containing approximately 0.25 acres of land located at the northwest intersection of North Gaston Avenue and West Erwin

Street (1511 West Erwin Street). The applicant is requesting the zone change to allow for commercial and residential uses.

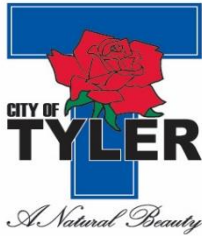
**2. Z24-024 MAUGNO MORA (1204 KENNEDY ROAD)**

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 and Detached Residential District on Lot 6A of NCB 557, one lot containing approximately 0.21 acres of land located at the southwest intersection of North Ross Avenue and Kennedy Road (1204 Kennedy Road). The applicant is requesting the zone change to build a single-family home on an irregularly shaped lot.

**3. Z24-025 SPRING RJP OPERATIONS, LLC (501 AND 503 SOUTH SPRING 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 44 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 (501 and 503 South Spring Avenue). The applicant is requesting the zone change to redevelop the existing duplex on the property.

**VII. Recess**



## AGENDA

### PLANNING AND ZONING COMMISSION

#### WORKSESSION MEETING IN PERSON AT

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

*Tuesday, August 6, 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 September 3, 2024.**

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

- 1. PD24-017 BELLWOOD 323 2019, LP (800 BELLWOOD GOLF CLUB ROAD, 4698, 4799, AND 5202 BELLWOOD ROAD, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on a 44.43 acre portion of Tracts 7A, 7A.1 S05, and Lot 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, two tracts and seven lots containing approximately 154.4 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (800 Bellwood Golf Club Road, 4698, 4799, and 5202 Bellwood Road, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the zone change to update the overall site plan.

- 2. PD24-018 BELLWOOD 323 2019, LP (1471, 1555, 1565, 1575, 1669, 1699, 1753, 1781, 1801, 1839, AND 1873 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lots 3-A, 4-B, 4-C, 4-D, 4-E, 5-A, 6-B, 6-C, 6-D, and 6-E of NCB 1545-B and Lot 8 of NCB 1545-A, 11 lots containing approximately 26.4 acres located north of the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323 (1471, 1555, 1565, 1575, 1669, 1699, 1753, 1781, 1801, 1839, and 1873 South Southwest Loop 323). The applicant is requesting the zone change to allow for Auto Quick Service and Auto Service Garage uses along Loop 323.

**3. PD24-019 BELLWOOD 323 2019, LP (A 0.88 ACRE PORTION OF 1471 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on a 0.88 acre portion of Lot 8 of NCB 1545-A, one lot containing approximately 13.34 acres of land located north of the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323 (A 0.88 portion of 1471 South Southwest Loop 323). The applicant is requesting the zone change to allow for an Auto Quick Service and Auto Service Garage use.

**4. Z24-027 GERMAN ARELLANO AND ROCIO RENTERIA (1731 EAST LAWRENCE 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 24A of NCB 675-A, one lot containing approximately 0.32 acres of land located west of the southwest intersection of South Porter Avenue and East Lawrence Street (1731 East Lawrence Street). The applicant is requesting the zone change to bring the property into compliance.

**5. Z24-028 GENECOV WEST MUD CREEK LLC (1227 WILDER WAY AND 8702, 8703, 8708, 8709, 8714, 8810, 8811, 8815, AND 8817 WILDER TRAIL)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Residential District on Lots 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A, and 10-A of NCB 1125-F, ten lots containing approximately 23 acres of land located north of the intersection of Cumberland Road and Wilder Trail (1227, 8703, 8709, 8817, 8811, 8715, 8702, 8708, 8714, and 8810 Wilder Trail). The applicant is requesting the zone change to develop the property with low-density single-family residential units.

**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