



## **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, October 15, 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 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.

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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 November 5, 2024.**

#### **I. ZONING:**

##### **1. Z24-033 GARRETT NEWMAN (2714 AND 2716 CALLOWAY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Tracts 174C and 174A, two tracts containing approximately 0.42 acres of land located east of the northeast intersection of Old Troup Highway and Calloway Road (2714 and 2716 Calloway Road). The applicant is requesting the zone change to develop the properties with single-family homes.

##### **2. Z24-034 GARRETT NEWMAN (2508 CALLOWAY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Tract 174G, one tract containing approximately 0.20 acres of land located east of the northeast intersection of Old Troup Highway and Calloway Road (2508 Calloway Road). The applicant is requesting the zone change to develop the property with a single-family home.

**3. C24-008 THE GARDENS (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 West Ferguson Street and Lots 12, 13, 14A, and 16A of NCB 188. The east side of the right-of-way is adjacent to Lot 19C of NCB 91. The south side of the right-of-way is adjacent to West Erwin Street and Lots 1-9A, 9B, 10, and 11 of NCB 188. The west side of the right-of-way is adjacent to Lot 17A of NCB 188. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**4. PD24-024 THE GARDENS AT WEST OAK (710, 714, 718, 728, 730, 802, AND 812 WEST FERGUSON STREET AND 717, 725, 729, 823 AND 829 WEST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “DBAC”, Downtown Business, Arts, and Culture District and “M-1”, Light Industrial District to “PMXD-2”, Planned Mixed Use District-2 with final site plan on Lots 9B, 10, 11, 12, 13, 14A, 16A, and 17A of NCB 188, Lot 19C of NCB 91, and Lot 12B of NCB 343, 10 lots containing approximately 4.41 acres of land located east of the northeast intersection of North Palace Avenue and West Erwin Street (710, 714, 718, 728, 730, 802, and 812 West Ferguson Street and 717, 725, 729, 823 and 829 West Erwin Street). The applicant is requesting the zone change to develop multifamily homes.

**II. 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.

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

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