

## 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, November 5, 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 October 1, 2024**

#### **VI. 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.

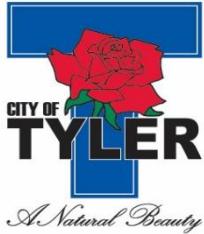
**3. C24-008 THE GARDENS (TWO UNIMPROVED ALLEY RIGHTS-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of two unimproved alley rights-of-way. The north side of the north-south alley is adjacent to West Ferguson Street. The east side of the north-south alley is adjacent to Lot 19C of NCB 91. The south side of the north-south alley is adjacent to West Erwin Street. The west side of the north-south alley is adjacent to Lots 11 and 12 of NCB 188 and the east-west alley. The north side of the east-west alley is adjacent to Lots 12, 13, 14A, and 16A of NCB 188. The east side of the east-west alley is adjacent to the north-south alley. The south side of the east-west alley is adjacent to Lots 1-9A, 9B, 10, and 11 of NCB 188. The west side of the east-west alley is adjacent to Lot 17A of NCB 188. The applicant is requesting the closure to replat the rights-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.

**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, November 5, 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 December 3, 2024.**

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

##### **1. PD24-028 SOUTHEAST TEXAS CLASSIC REAL ESTATE, INC. (2650 WEST SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PCD”, Planned Commercial District with a final site plan on Lot 10D of NCB 836-X, one lot containing approximately 2.26 acres of land located at the southeast intersection of Watson Street and West Southwest Loop 323 (2650 West Southwest Loop 323). The applicant is requesting the zone change to allow for an automotive body shop.

##### **2. PD24-029 KNAKEDODGE CAPITAL, LLC (6450 OAK HILL BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District final site plan amendment on Lot 44H of NCB 1660-A, one lot containing approximately 12.37 acres of land located north of the northeast intersection of Elkton Trail and Oak Hill Boulevard (6450 Oak Hill Boulevard). The applicant is requesting the zone change to change the layout of the site.

##### **3. Z24-036 BLAS MURILLO (1523 WEST LOLLAR STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 8 of NCB 364, one lot containing approximately 0.25 acres of land located at the northeast intersection of Lollar Street and North Hill Avenue (1523 West Lollar Street). The applicant is requesting the zone change to subdivide the property.

4. **Z24-037 HOLLYWOOD THEATRES, INC (1250 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "C-2", General Commercial District on Lot 3S of NCB 852-U, one lot containing approximately 8.31 acres of land located east of the southeast intersection of South Southwest Loop 323 and Shaw Street (1250 South Southwest Loop 323). The applicant is requesting the zone change to develop the property with medical administration and clinic uses.

**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