



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, December 3, 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 November 5, 2024

VI. ZONING:

1. PD24-033 MAJESTY EVENT CENTER (900 WEST BOW 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 a final site narrative on Lot 63A of NCB 384-A, one lot containing approximately 1.54 acres of land located at the southwest intersection of North Palace Avenue and West Bow Street (900 West Bow Street). The applicant is requesting the zone change to allow for the property to be used as a multi-use veterans center.

2. 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 allow for medical administration and clinic uses.

3. PD24-031 SHACKLEFORD CREEK LAND COMPANY LLC (986, 989, 990, 994, 995, 998, 999, 1002, 1003, 1006, 1007, 1010, 1042, 1046, 1060, 1064, 1068, 1072, AND 1076 MARSH FARM ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with a final site narrative on Lots 1-11, 12A, 13A, 14A, and 15-19 of Caddo Woods at the Brooks U-2, 19 lots containing approximately 14.23 acres of land located west of the intersection of Friedlander Way and Marsh Farm Road (986, 989, 990, 994, 995, 998, 999, 1002, 1003, 1006, 1007, 1010, 1042, 1046, 1060, 1064, 1068, 1072, and 1076 Marsh Farm Road). The applicant is requesting the zone change to allow for six foot tall fencing in the front yards.

4. 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 zoning amendment to change the layout of the site.

5. 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 and “M-1”, Light Industrial 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.

6. 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.

7. S24-009 AAMINA CORPORATION (712 WEST HOUSTON STREET)

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 43A, 68-70 of NCB 182, one lot containing approximately 0.03 acres of land located east of the southeast intersection of South Vine Avenue and West Houston Street (712 West Houston Street). The property is zoned “C-1”, Light Commercial District. The applicant is requesting the Special Use Permit to allow for a Tobacco/Vape/Smoke Store.

VII. 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