



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT

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

*Tuesday, December 17, 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.

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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 January 7, 2025.

I. ZONING:

1. ZA24-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2004 is part of the City.

2. Z24-038 CYNTHIA ALLEN (601 DODGE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘R-MF’, Multi-Family Residential District to ‘RPO’, Restricted Professional Office District on Lot 24, 49 of NCB 679, one lot containing approximately 0.55 acres of land located at the southeast intersection of Dodge Street and South Sneed Avenue (601 Dodge Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

3. Z24-039 APOLONIO MOLINA (1316 CLAUDE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘R-MF’, Multi-Family Residential District to ‘R-1B’, Single-Family Residential District on Lot 32A of NCB 356, one lot containing approximately 0.21 acres of land located east of the southeast intersection of Claude Street and North Englewood

Avenue (1316 Claude Street). The applicant is requesting the zone change to build a single-family home.

4. Z24-040 NEDWOL PROPERTIES (A 0.5 ACRE PORTION OF 2457 MOSAIC WAY AND A 0.07 ACRE PORTION OF 2453 MOSAIC WAY)

Request that the Planning and Zoning Commission consider recommending a zone change from 'M-1', Light Industrial District and 'M-2', General Industrial District to 'PCD', Planned Commercial District with a written narrative on a 0.5 acre portion of abandoned railroad right-of-way and a 0.07 acre portion of Lot 13Q of NCB 852-T, two lots containing approximately 3.45 acres of land located north of the intersection of Earl Campbell Parkway and Mosaic Way (a 0.5 acre portion of 2457 Mosaic Way and a 0.07 acre portion of 2453 Mosaic Way). The applicant is requesting the zone change to continue commercial development on the property.

5. Z24-041 VALLE PROPERTY INVESTMENTS (308 JORDAN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from 'C-2', General Commercial District to 'R-1B', Single-Family Residential District on Lot 15B of NCB 1200, one lot containing approximately 0.18 acres of land located east of the southeast intersection of West Gentry Parkway and Jordan Street (308 Jordan Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

6. A24-002 WERNER-TAYLOR LAND & DEVELOPMENT LP (14697 COUNTY ROAD 192)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 25.81 acres of land lying adjacent to the present boundary limits of the City of Tyler located southwest of the intersection of Old Noonday Road/County Road 192 and Three Lakes Parkway. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- E. The Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Original zoning of 'R-1B', Single-Family Residential District.

7. A24-003 WERNER-TAYLOR LAND & DEVELOPMENT LP (14143 COUNTY ROAD 192)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 11.06 acres of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Old Noonday Road/County Road 192 and Henshaw Creek Drive. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- E. The Future Land Use Guide to reflect Single-Family Medium/Low Density.

F. Original zoning of 'PUR', Planned Unit Residential District with a written narrative.

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.

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.
