

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, January 7, 2025
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 December 3, 2024

VI. 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. 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. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 'R-1B', Single-Family Residential District.

3. 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. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 'PUR', Planned Unit Residential District with a written narrative.

4. 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.

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.

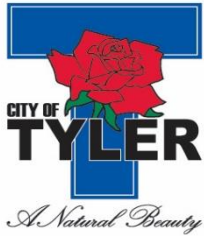
6. Z24-039 APOLONIO MOLINA (1316 CLAUDE STREET)

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.

7. Z24-040 NEDWOL PROPERTIES (2453 AND 2457 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 abandoned railroad right-of-way and 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 (2453 and 2457 Mosaic Way). The applicant is requesting the zone change to continue commercial development 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, January 7, 2025
1:30 p.m.*

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 February 4, 2025.

VIII. ZONING:

1. PD24-036 VENTERRA REALTY (240 CENTENNIAL PARKWAY AND AN APPROXIMATELY 29.5 ACRE PORTION OF TRACT 3A OF ABST A0070 T BURBRIDGE)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘PCD’, Planned Commercial District to ‘PMF’, Planned Multi-Family District with final site plan on Tracts 1, 1K.1, of ABST A0825 B ROBBINS, and an approximately 29.5 acre portion of Tract 3A of ABST A0070 T BURBRIDGE, two tracts containing approximately 85.96 acres of land located north of the northeast intersection of Centennial Parkway and Allen Farm Road. The applicant is requesting the zone change to develop single-family and duplex residences on a single lot.

2. PD24-040 GENECOV WEST MUD CREEK, LLC (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 ‘R-1A’, Single-Family Residential District to ‘PUR’, Planned Unit Residential District with final site plan 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 25.165 acres of land located north of the intersection of Cumberland Road and Wilder Trail (8702, 8703, 8708, 8709, 8714, 8810, 8811, 8815, and 8817 Wilder Trail)). The applicant is requesting the zone change to develop a private subdivision with gated entry at Cumberland Road.

3. C24-009 DAVID ZAVALA (A PORTION OF PEGUES AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved street right-of-way for Pegues Avenue. The west side of the right-of-way is adjacent to Lots 4, 5, and 7 of NCB 414. The east side of the right-of-way is adjacent to Lots 8, 9 and 12 of NCB 413. The south side of the right-of-way is adjacent to Harmony Street. The north side of the right-of-way is adjacent to Lots 1, 2, and 6 of NCB 414. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

4. Z24-042 903 CUSTOM HOMES (216 PATTON LANE)

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 Lot 15 of the Southwest Park Addition, one lot containing approximately 0.818 acres of land located north of the northeast intersection of Patton Circle and Patton Lane (216 Patton Lane). The applicant is requesting the zone change to build four detached single-family homes.

5. Z24-043 MATTHEW HAYDEN (3751 LAZY CREEK DRIVE)

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 Lot 35 of NCB 1082, one lot containing approximately one acre of land located at the northwest intersection of Calloway Road and Lazy Creek Drive (3751 Lazy Creek Drive). The applicant is requesting the zone change to build five detached single-family homes.

6. Z24-044 AMY L BASS (3393 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘AG’ Agricultural District to ‘C-2’, General Commercial District on Lot 2B of NCB 1670, one lot containing approximately 3.77 acres of land located west of the northwest intersection of Old Noonday Road and West Grande Boulevard (3393 West Grande Boulevard). The applicant is requesting the zone change to operate a dog daycare.

IX. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2025, 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 _____, 2025, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee