

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, February 4, 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 January 7, 2025

VI. ZONING:

1. C24-009 DAVID ZAVALA (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 Lot 1, 2, and 6 of NCB 414. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

2. 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 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 four single-family homes.

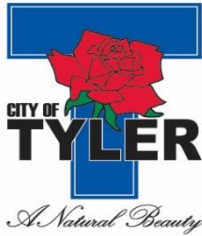
3. Z24-043 MATTHEW HAYDEN (3751 LAZY CREEK DRIVE)

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.

4. 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.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT
Tyler Development Center
423 West Ferguson Street
Tyler, Texas

Tuesday, February 4, 2025
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.

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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 March 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 Multi-Family District with final site plan on Lot 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. PD25-002 ED THOMPSON (2428 HUGHEY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘R-1A’, Single-Family Residential District to ‘PMF’, Planned Unit Residential District with final site plan on Lot 10F of NCB 835, one lot containing approximately 0.791 acres of land located east of the intersection of Old Noonday Road and Frankston Highway. The applicant is requesting the zone change to build three tri-plex units.

4. Z25-001 REGINALD JENKINS (2120 NORTH GASTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘R-1B’, Single-Family Residential District to ‘R-1D’, Single-Family Residential District on Lot 3 of NCB 567, one lot containing approximately 0.18 acres of land located north of the northwest intersection of Martin Luther King Jr Boulevard and North Gaston Avenue (2120 North Gaston Ave). The applicant is requesting the zone change to build two detached single-family homes.

5. Z25-002 NEW DOOR PROPERTIES LLC (1204 KENNEDY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from ‘R-1B’, Single-Family Residential District to ‘R-1D’, Single-Family Residential District on Lot 6A of NCB 557, one lot containing approximately 0.19 acre of land located north of the northwest intersection of Martin Luther King Jr Boulevard and Kennedy Road (1204 Kennedy Road). The applicant is requesting the zone change to build a single-family home.

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