



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, August 17, 2021  
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 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.

**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 September 7, 2021.**

**I. ZONING:**

- 1. S21-001 BRIARWOOD GROUP LTD (301 AND 305 SOUTH BROADWAY AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for Projected Image Signs on Lots 12A and 12B of NCB 22, two lots containing approximately 0.32 acres of land located north of the northwest intersection of University Place and South Broadway Avenue (301 and 305 South Broadway Avenue). The property is zoned “DBAC”, Downtown Business, Arts and Culture District.
- 2. Z21-031 TYLER JUNIOR COLLEGE (1025 SOUTH BAXTER AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “INT”, Institutional District on Lot 4 of NCB 678-G, one lot containing approximately 0.23 acres of land located north of the northwest intersection of East Lake Street and Baxter Avenue (1025 South Baxter Avenue). The applicant is requesting the zone change to use the property as an office.
- 3. Z21-032 GAMEZ FILO MENO & ELIZABETH (616, 620, AND 624 EAST OAKWOOD STREET)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1B”, Single-Family Residential District on Lots 16, 18A, and 18B of NCB 61, three lots containing approximately 0.92 acres of land located

east of the northeast intersection of Poplar Avenue and East Oakwood Street (616, 620, and 624 East Oakwood Street). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

**4. Z21-029 MOLINA APOLONIO (1518 WICHITA 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 Detached and Attached Residential District on Lot 40B of NCB 708, one lot containing approximately 0.09 acres of land located south of the southwest intersection of Canton Street and Wichita Avenue (1518 Wichita Avenue). The applicant is requesting the zone change to build a single-family home.

**5. Z21-035 CUSTOM BLACK STALLION HOMES LLC (700, 704, AND 708 BRITTON AVENUE)**

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 Lots 175-177 of NCB 852, three lots containing approximately 0.44 acres of land located at the southeast intersection of Bellwood Road and Britton Avenue (700, 704, and 708 Britton Avenue). The applicant is requesting the zone change to build two single-family homes.

**6. Z21-037 AKINS WILLIAM MADISON AND JUANITE HARDAWAY AND GERMANY WANDA GAYLE (2832 ROY ROAD AND 6505 RHONES QUARTER ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1D”, Single-Family Detached and Attached Residential District on Tracts 12.1 and 12L of ABST A0616 V LOUPEY, two tracts containing approximately 12.37 acres of land located south of the southwest intersection of East Grande Boulevard and Rhones Quarter Road (2832 Roy Road and 6505 Rhones Quarter Road). The applicant is requesting the zone change to allow for the future development of single-family detached and attached homes.

**7. Z21-034 TYLER ER REALTY LLC (3943 OLD JACKSONVILLE HIGHWAY)**

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 “INT”, Institutional District on Lot 61-F of NCB 900-B, one lot containing approximately 5.95 acres of land located north of the northwest intersection of West Southwest Loop 323 and Old Jacksonville Highway (3943 Old Jacksonville Highway). The applicant is requesting the zone change to allow for use as a special hospital.

**8. Z21-033 MOISES LEANDRO (3103 FRANKSTON HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 1 of NCB 840-E, one lot containing approximately 0.31 acres of land located southeast of the intersection of Franchel Street and Frankston Highway (3103 Frankston Highway). The applicant is requesting the zone change to build a single-family home.

**9. Z21-030 JENNINGS WILLIAM JR ESTATE ETAL (511 AND 515 NORTH LIBERTY AVENUE)**

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 Lots 7 and 12 of NCB 95, two lots containing approximately 0.20 acres of land located north of the northeast intersection of West Oakwood Street and Liberty Avenue (511 and 515 North Liberty Avenue). The applicant is requesting the zone change to build a single-family home.

**II. PLATS:**

**1. F21-119 BROOKS AT CUMBERLAND PARK PHASE 6, SECOND AMENDMENT**

A 30 lot subdivision containing approximately 5.52 acres of land located east of the intersection of Marsh Farm Road and Long Branch. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 30 lots.

**2. F21-120 FREEDOM RANCH SUBDIVISION, UNIT 2, FINAL PLAT**

A 19 lot subdivision containing approximately 16.31 acres of land located east of the northeast intersection of Freedom Lane and Patriot Circle. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 19 lots.

**3. F21-121 DEL MAR ADDITION, FINAL PLAT**

A 67 lot subdivision containing approximately 47 acres of land located south of the intersection of County Road 461 and Timber Bend Trail. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 67 lots.

**4. F21-122 MILLER ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 17.89 acres of land located at the northeast intersection of Farm-To-Market-Road 2493 and New England Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create two lots.

**5. F21-123 MAGNOLIA PARK ADDITION, FIRST AMENDMENT**

A two lot subdivision containing approximately 11.43 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to subdivide the property into two lots.

**6. F21-124 TOWNHOMES AT LINDSEY PARK, FIRST AMENDMENT**

A one lot subdivision containing approximately 6.66 acres of land located west of the northwest intersection of SPUR 364 and Greenbriar Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to modify lot lines.

**7. F21-127 TOBE WALTON SUBDIVISION, SIXTH AMENDMENT**

A 14 lot subdivision containing approximately 1.37 acres of land located at the southeast intersection of Old Noonday Road and Barnes Street. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 14 lots.

**8. P21-029 AIDEN CREEK, PRELIMINARY PLAT**

A plan for a 26 lot subdivision containing approximately 80.84 acres of land located north of the northwest intersection of County Road 1131 and County Road 1133. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 26 lots.

**9. F21-128 AIDEN CREEK, FINAL PLAT**

A 26 lot subdivision containing approximately 80.84 acres of land located north of the northwest intersection of County Road 1131 and County Road 1133. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 26 lots.

**10. F21-129 HILLSIDE AT GUINN ESTATES, FINAL PLAT**

A 54 lot subdivision containing approximately 10.50 acres of land located north of the intersection of Hillside Avenue and Guinn Farms Road. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 54 lots.

**11. P21-030 SEATON ADDITION, PRELIMINARY PLAT**

A 12 lot subdivision containing approximately 18.27 acres of land located north of the northwest intersection of State Highway 64 West and CR 413. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 12 lots.

**III. Adjourn**

**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center.

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