



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, February 1, 2022
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 Commission meeting of January 4, 2022**
- V. ZONING:**
 - 1. A21-009 GENECOV WEST MUD CREEK AND FAIR ROBERT ETAL (12501 U.S. HIGHWAY 69 NORTH/32.78 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 32.78 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of U.S. Highway 69 North and Old Ranch Road. Also consider recommending:

 - A. The new boundary of the City Limits.
 - B. The new boundary of the City Council District #3.
 - C. The new boundary of the Tyler Extraterritorial Jurisdiction.
 - 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/High Density and Multi-Family.

F. Establishment of Original zoning of 32.78 acres of “R-1D”, Single-Family Detached and Attached Residential District, “PMF”, Planned Multi-Family District with a final site narrative and “C-2”, General Commercial District.

2. C21-015 GAUNA RICARDO (IMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an improved portion of alley right-of-way. The north side of the right-of-way is adjacent to Lots 8 and 9 of NCB 71. The south side of the right-of-way is adjacent to Lot 7 of NCB 71. The west side of the right-of-way is adjacent to railroad right-of-way. The east side of the right-of-way is adjacent to the remainder of the alley and Lots 1A and 6 of NCB 71. The applicant is requesting the closure to replat the right-of-way into an adjacent property.

3. PD21-027 MEDITERRANEAN HOMES, LTD (APPROXIMATELY 17.90 ACRES ON CROW ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PUR”, Planned Unit Residential District with final site plan on an approximately 17.90 acre portion Tract 6 of ABST A0624 M University, one tract containing approximately 67.49 acres of land located west of the northwest intersection of Old Jacksonville Highway and Crow Road. The applicant is requesting the zone change to develop the property with single-family homes.

4. PD22-002 RHP REAL ESTATE LTD ETAL (3035 HIGHWAY 31 EAST)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PMXD-1”, Planned Mixed Used District with a final site narrative on Lot 7B of NCB 1404-A, one lot containing approximately 8.77 acres of land located east of the southeast intersection of South Southeast Loop 323 and Highway 31 East (3035 Highway 31 East). The applicant is requesting the zone change to allow for mixed residential and commercial uses.

5. Z21-057 MIRANDA RAYMUNDO (708 WILSON 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 32 of NCB 96, one lot containing approximately 0.14 acres of land located east of the southeast intersection of Wilson Street and North Ellis Avenue (708 Wilson Street). The applicant is requesting the zone change to develop a single-family home.

VI. PLATS:

1. F21-194 SOUTHVUE CENTER, FIRST AMENDMENT

A two lot subdivision containing approximately 3.17 acres of land located at the southeast intersection of Lake Placid Road and South Vine Avenue. The property is currently zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

2. F21-083 SOUTHERN HILLS SUBDIVISION, SECOND AMENDMENT

A four lot subdivision containing approximately 3.77 acres of land located at the northeast intersection of Buckley Road and Rebel Road. The property is located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to subdivide one lot into four lots.

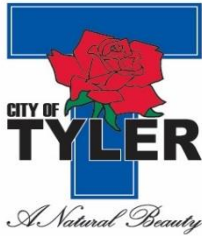
3. F21-207 HUNTINGTOWER UNIT 2, FINAL PLAT

A one lot subdivision containing approximately 5.91 acres of land located east of the northeast intersection of Old Omen Road and County Road 262. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create one lot and dedicate right-of-way for a street.

4. F21-205 BLUE MOUNTAIN UNIT 4 AT CUMBERLAND GAP, FINAL PLAT

A six lot subdivision containing approximately 5.48 acres of land located at the northwest intersection of West Cumberland Road and Cherryhill Drive. The property is currently zoned "C-1", Light Commercial District and "PCD", Planned Commercial Development District. The purpose of the plat is to create six lots.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT

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

*Tuesday, February 1, 2022
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 March 1, 2022.

VIII. ZONING:

1. Z22-006 MEZAYEK BUILDING LTD (8005, 8009, 8013, 8017, 8021, 8025, AND 8029 CROOKED TRAIL AND 21.89 ACRES OF LAND)

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 34-40, 54, and 55 of NCB 1546-I and a portion of the Greenbelt, ten lots containing approximately 23.87 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8005, 8009, 8013, 8017, 8021, 8025, and 8029 Crooked Trail and 21.89 acres of land). The applicant is requesting the zone change to develop single-family homes.

2. S22-002 LASATER CECIL ET AL (4504 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit for an indefinite period of time on Lot 12L of NCB 1013, one lot totaling approximately 11.75 acres of land located south of the southeast intersection of South Broadway Avenue and South Southeast Loop 323 (4504 South Broadway Avenue). The applicant is requesting to reduce the required 300 feet distance separation from the property line of French Quarter Shopping Center and a public school to 60 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell beer and wine.

3. Z22-002 MASTERS KAITLYN (303 WEST HOUSTON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “AR”, Adaptive Reuse District on Lot 14 of NCB 86, one lot containing approximately 0.17 acres of land located east of the northeast intersection of South Bois D’Arc Avenue and West Houston Street (303 West Houston Street). The applicant is requesting the zone change to allow for use as a law office.

4. Z22-003 FRANCIS LEROY SENIOR (1461 AND 1465 NORTH BORDER AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lots 17 and 18 of NCB 400, two lots containing approximately 0.40 acres of land located south of the southeast intersection of Harmony Street and North Border Avenue (1461 and 1465 North Border Avenue). The applicant is requesting the zone change to build a garage for the funeral home.

5. Z22-004 AGUILAR EVELYN ZARATE (428 WEST BOW STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “R-2”, Two-Family Residential District on Lot 4 of NCB 199, one lot containing approximately 0.20 acres of land located at the southeast intersection of Della Avenue and West Bow Street (428 West Bow Street). The applicant is requesting the zone change to allow the existing use as a duplex.

6. Z22-005 PLEASANT GROVE BAPTIST CHURCH (400 MCMURREY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lot 6-8 of NCB 146, one lot containing approximately 1.02 acres of land located at the northwest intersection of East Line Street and McMurrey Drive (400 McMurrey Drive). The applicant is requesting the zone change to allow for use as a day care on a portion of the property.

7. Z22-007 PINKERTON DONALD R FAMILY TRUST (2205 JONES STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PMF”, Planned Multi-Family District on Abstract J-17.1A of NCB 924, one tract containing approximately 5.15 acres of land located east of the northeast intersection of Old Henderson Highway and East Front Street (2205 Jones Street). The applicant is requesting the zone change to develop multi-family apartments.

8. Z22-008 AMERITEX HOMES LLC (1317 AND 1319 CLAUDE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 18 of NCB 357, one lot containing approximately 0.13 acres of land located west of the northwest intersection of North Confederate Avenue and Claude Street (1319 Claude Street). The applicant is requesting the zone change to develop the property with a single-family home.

9. Z22-009 NICHOLS LYNWOOD H (1116 PARK STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 25 of NCB 335, one lot containing approximately 0.27 acres of land located west of the southwest intersection of Herndon Avenue and Park Street (1116 Park Street). The applicant is requesting the zone change to develop the property with a single-family home.

IX. PLATS:

1. F22-004 NOE GOANA SUBDIVISION, FINAL PLAT

A six lot subdivision containing approximately 17.02 acres of land located north of the intersection of County Road 427 and State Highway 110 North. The property is currently located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create six lots.

2. F22-006 ROYAL VISTA ESTATES, FIRST AMENDMENT

A 47 lot subdivision containing approximately 24.54 acres of land located north of the northeast intersection of County Road 178 and Club Drive. The property is currently located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to revise easements and show additional information.

3. F22-007 FURQUERON ADDITION, FINAL PLAT

A three lot subdivision containing approximately 14.89 acres located north of the northwest intersection of Farm-to-Market Road 848 and County Road 262. The property is currently located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create three lots.

5. F22-008 WAYFARE AT CUMBERLAND PARK, FINAL PLAT

A one lot subdivision containing approximately 54.63 acres of land located at the intersection of Centennial Parkway and Settler's Landing. The property is currently zoned "PCD", Planned Commercial District. The purpose of the plat is to create one lot.

6. F22-009 THE CROSSING TOWN CENTER, UNIT 11, FINAL PLAT

A two lot subdivision containing approximately 0.52 acres of land located east of the southeast intersection of Crosswater and Three Lakes Parkway. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to create two lots.

7. F22-010 CUMBERLAND PARK, SECOND AMENDMENT

A two lot subdivision containing approximately 0.92 acres of land located north of the northwest intersection of Lakeview Drive and West Cumberland Road. The property is currently zoned "AR", Adaptive Reuse District and "R-1B", Single-Family Residential District. The purpose of the plat is to adjust lot lines.

8. F22-011 CUMBERLAND PARK, THIRD AMENDMENT

A four lot subdivision containing approximately 1.10 acres of land located north of the northeast intersection of Lakeview Drive and West Cumberland Road. The property is currently zoned "AR", Adaptive Reuse District and "R-1B", Single-Family Residential District. The purpose of the plat is to adjust lot lines.

9. F22-013 MANNING ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.55 acres of land located between Confederate Avenue and Northridge Drive. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to adjust lot lines.

10. F21-126 FOREST RIDGE AT THE CROSSING UNIT 3, FINAL PLAT

A 13 lot subdivision containing approximately 6.88 acres of land located west of the intersection of Crosslake Boulevard and Forest Ridge Cove. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 13 lots.

11. P22-003 THE CROSSING – WESTERN ADDITION, AMENDED PRELIMINARY PLAT

A plan for a 118 lot subdivision containing approximately 50.40 acres of land located west of the intersection of Crosslake Boulevard and Forest Ridge Cove. The property is currently zoned “R-1B”, Single-Family Residential District and located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is revise lot layout and street configurations.

X. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2022, 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 _____, 2022, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee