



A G E N D A

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, April 5, 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 March 1, 2022**
- V. PREVIOUSLY TABLED ITEMS:**

Z22-006 REED DEVELOPMENT COMPANY LLC (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 greenbelt lot, 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.

VI. ZONING:

1. PD22-004 MT CALVARY BAPTIST CHURCH (804 AND 806 DUCKENFIELD AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PMF”, Planned Multi-Family District with site narrative on Lot 15 of NCB 852J, one lot containing approximately 1.27 acres of land located at the northeast intersection of Duckenfield Avenue and West Rose Street (804 and

806 Duckenfield Avenue). The applicant is requesting the zone change to allow for day care use on a portion of the property.

2. Z22-013 MCKALE GEORGE & CLARA FIRESTONE (2707 SHILOH ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 3 of NCB 1544, one lot containing approximately 0.73 acres of land located west of the southwest intersection of Shiloh Road and Rhones Quarter Road (2707 Shiloh Road). The applicant is requesting the zone change to allow for self-storage facility.

3. Z22-018 CROSS DEVELOPMENT CC TYLER LLC (4171 FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “C-2”, General Commercial District on a 0.61 acre portion of Lot 29J of NCB 852-W, one lot containing approximately 1.26 acres of land located at the northwest intersection of Frankston Highway and Dingler Road (4171 Frankston Highway). The applicant is requesting the zone change to combine the subject property into the northern lot for a car dealership.

4. Z22-021 AVIRETT RICHARD B & THERESA DIANE (5502 MYERS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on a 0.40 acre portion of Lot 2 of NCB 2, one lot containing approximately 0.66 acres of land located northeast of intersection of Myers Street and Reagan Street (5502 Myers Street). The applicant is requesting the zone change to develop the property with commercial uses.

5. PD22-005 OVERLAKE HENDERSON LP (5604 DONNYBROOK AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District Final Site Plan Amendment on Lot 2A of NCB 1564, one lot containing approximately 2.24 acres of land located south of the southeast intersection of Donnybrook Avenue and East Rieck Road (5604 Donnybrook Avenue). The applicant is requesting the amendment to allow for commercial uses.

6. Z22-011 STEELE REAL ESTATE HOLDINGS LLC (5855 OLD JACKSONVILLE HIGHWAY AND 5745 KPE WAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-2”, General Commercial District on Lots 4 and 5 of Block 1661, two lots containing approximately 7.72 acres of land located at the southwest intersection of Old Jacksonville Highway and Crow Road (5855 Old Jacksonville Highway and 5745 KPE Way). The applicant is requesting the zone change to develop the property as a car dealership.

7. Z22-014 KITTRELS VILLAGE LLC (15577 COUNTY ROAD 164)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-MF”, Multi-Family Residential District on an approximately 5.13 acre portion of TRACT 2A S04 of ABST A0018 T QUEVADO, one tract containing approximately 15.17 acres of land located at the northwest intersection of Old Jacksonville Highway and County Road 164 (15577 County Road 164). The applicant is requesting the zone change to develop the property with multi-family residential uses.

8. Z22-015 TYLERTEX HOLDINGS LLC (7906 AND 7716 NEIGHBORS ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-2”, General Commercial District on Tracts 2E and 3 of ABST A0268 H CURRY, two tracts containing approximately 33.96 acres of land located at the northeast intersection of Neighbors Road and Toll 49 (7906 and 7716 Neighbors Road). The applicant is requesting the zone change to allow for warehouses.

9. Z22-012 MASK HULDIE (3221 WALTON ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family-Attached and Detached Residential District on Lot 41 of NCB 852-T, one lot containing approximately 0.25 acres of land located east of the northeast intersection of South Southwest Loop 323 and Walton Road (3221 Walton Road). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

10. Z22-016 CHAVEZ MIGUEL (1213 EAST COMMERCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1A”, Single-Family Residential District on Lot 10 of NCB 117, one lot containing approximately 0.28 acres of land located east of the southeast intersection of East Commerce Street and North Fleishel Avenue (1213 East Commerce Street). The applicant is requesting the zone change to develop a single-family home.

11. Z22-019 LEANDRO LUIS H (2900 FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 4 of NCB 836-G, one lot containing approximately 0.35 acres of land located south of the southwest intersection of Old Noonday Road and Frankston Highway (2900 Frankston Highway). The applicant is requesting the zone change to develop single-family homes.

12. Z22-020 MLEANDRO REALTY LLC (1940 WALTON ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family-Attached and Detached Residential District on Lot 2 of NCB 835-Q, one lot containing approximately 0.23 acres of land located at the southeast intersection of Walton Road and Criss Street (1940 Walton Road). The applicant is requesting the zone change to subdivide the property to build two residential homes.

13. PD22-001 CITY OF TYLER (14790 COUNTY ROAD 1145/OLD PLEASANT RETREAT ROAD/7.85 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PMXD-1”, Planned Mixed Use District with final site narrative on an approximately 7.85 acre portion of Tracts 4 and 21 of ABST A0929 J Dean, two tracts containing approximately 15.85 acres of land located northeast of the intersection of Negem Road and County Road 1145/Old Pleasant Retreat Road (14790 County Road 1145/Old Pleasant Retreat Road/7.85 acres of land). The applicant is requesting the zone change to develop the property with multi-family residential uses with outdoor amenities.

14. S22-001 CITY OF TYLER (14790 COUNTY ROAD 1145/OLD PLEASANT RETREAT ROAD/7.85 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for an outdoor amphitheater on an approximately 7.85 acre portion of Tracts 4 and 21 of ABST A0929 J Dean, two tracts containing approximately 15.85 acres of land located northeast of the intersection of Negem Road and County Road 1145/Old Pleasant Retreat Road (14790 County Road 1145/Old Pleasant Retreat Road/7.85 acres of land). The property is zoned “M-1”, Light Industrial District.

VII. PLATS:

1. F22-017 JNO BROUGHTON, FOURTH AMENDMENT

A four lot subdivision containing approximately 0.78 acres of land located south of the southeast intersection of Englewood Avenue and Grove Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide two lots into four lots.

2. F22-033 MYERWOOD SUBDIVISION, FIRST AMENDMENT

A two lot subdivision containing approximately 0.66 acres of land located at the northeast intersection of Myers Street and Regan Street. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

3. P22-012 LINDSEY CROSSING, AMENDED PRELIMINARY PLAT

A plan for a 126 lot subdivision containing approximately 37.92 acres of land located at the northwest intersection of Spur 364 and Greenbriar Road. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to adjust the lot layout on the remaining phases and remove a future street connection.

4. F22-025 LINDSEY CROSSING, UNIT 4, FIRST AMENDMENT

A three lot subdivision containing approximately 0.57 acres of land located at the northern intersection of Meadowbrook Drive and Lindsey Crossing. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to abandon the right-of-way and adjust lot lines.

5. F22-026 HAMILTON MEADOWS, UNIT 2, FINAL PLAT

An 88 lot subdivision containing approximately 17.91 acres of land located west of the northwest intersection of Crow Road and Hamilton Meadows Way. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 88 lots.

6. P22-007 SKYVIEW ADDITION, PRELIMINARY PLAT

A 70 lot subdivision containing approximately 11.67 acres of land located south of the southwest intersection of East Grande Boulevard and Rhones Quarter Road. The property is currently zoned “R-1D”, Single-Family-Attached and Detached Residential District. The purpose of the plat is to plan for 70 lots.

7. F22-027 SKYVIEW ADDITION, FINAL PLAT

A 70 lot subdivision containing approximately 11.67 acres of land located south of the southwest intersection of East Grande Boulevard and Rhones Quarter Road. The property is currently zoned “R-1D”, Single-Family-Attached and Detached Residential District. The purpose of the plat is to create 70 lots.

VIII. CONSENT PLATS GROUP A:

1. P22-008 OAK CREEK ADDITION, UNIT 7, PRELIMINARY PLAT

A 41 lot subdivision containing approximately 9.75 acres of land located east of the southeast intersection of Palo Pinto Creek Circle and Keechi Creek Road. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to plan for 41 lots.

2. F22-030 OAK CREEK ADDITION, UNIT 7, FINAL PLAT

A 41 lot subdivision containing approximately 7.08 acres of land located east of the southeast intersection of Jonestown Road and Buckley Road. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create 41 lots.

3. F22-028 OAK CREEK ADDITION, UNIT 8, FINAL PLAT

A seven lot subdivision containing approximately 0.67 acres of land located at the northeast intersection of Jonestown Road and Club Drive. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create seven lots.

4. F22-023 KHALIFA COURT, FINAL PLAT

A 32 lot subdivision containing approximately 8.72 acres of land located west of the southwest intersection of U.S. Highway 69 and Walnut Hill Drive. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 32 lots.

5. P22-005 SAND HILL ESTATES, PRELIMINARY PLAT

A 16 lot subdivision containing approximately 10.78 acres of land located east of the southeast intersection of County Road 313 and County Road 3147. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 16 lots.

6. F21-136 SAND HILL ESTATES, FINAL PLAT

A 16 lot subdivision containing approximately 10.78 acres of land located east of the southeast intersection of County Road 313 and County Road 3147. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 16 lots.

7. P22-006 DUTCH BROS SUBDIVISION, PRELIMINARY PLAT

A two lot subdivision containing approximately 10.69 acres of land located at the southwest intersection of Calloway Road and Old Troup Highway. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to plan for two lots.

8. P22-010 DEL MAR ADDITION, PRELIMINARY 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.

9. 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.

IX. CONSENT PLATS GROUP B:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

1. P22-004 ELKTON TRAIL, PRELIMINARY PLAT

A 30 lot subdivision containing approximately 6.56 acres of land located at the northeast intersection of Elkton Trail and Timber Way. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to plan for 30 lots.

2. F21-160 MAHAR ESTATES, FINAL PLAT

A four lot subdivision containing approximately 9.00 acres of land located west of the intersection of Mahar Road and Old Jacksonville Highway. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create four lots.

3. F22-021 LITTLE BEND ESTATES, FINAL PLAT

A seven lot subdivision containing approximately 6.71 acres of land located at the southeast intersection of County Road 46 and County Road 1295. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for seven lots.

4. F22-032 BROADWAY 323 PLAZA, FINAL PLAT

A two lot subdivision containing approximately 6.10 acres of land located north of the intersection of West Northwest Loop 323 and North Broadway Avenue. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction and partially zoned "AG", Agricultural District. The purpose of the plat is to create two lots.

5. F22-031 SUNNYBROOK ADDITION, UNIT 1, THIRD AMENDMENT

A two lot subdivision containing approximately 0.74 acres of land located west of the southeast intersection of Sunnybrook Avenue and Frankston Highway. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide one lot into two lots.

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