

**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, May 10, 2022  
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 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.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of April 5, 2022**
- V. ZONING:**
  - 1. PD22-006 SOUTHERN CLASSIC HOLDINGS LLC (5520 OLD JACKSONVILLE HIGHWAY)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PCD”, Planned Commercial District with final site plan on Lot 3 of NCB 1554A, one lot containing approximately 2.00 acres of land located at the southeast intersection of West Rieck Road and Old Jacksonville Highway (5520 Old Jacksonville Highway). The applicant is requesting the zone change to allow for an auto paint and body shop.
  - 2. PD22-007 OAK INDUSTRIAL PARK LLC (6510 TIMBER WAY AND 2.02 ACRES OF LAND)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 5 and 6 of NCB 1660-G, two lots containing approximately 6.56 acres of land located at the northeast intersection of Elkton Trail and Timber Way (6510 Timber Way and 2.02 acres of land). The applicant is requesting the zone change to allow for a gated residential subdivision.

**3. Z22-029 NTS COMMUNICATIONS LLC (325 WEST GENTRY PARKWAY, 920 NORTH BOIS D'ARC AVENUE AND 0.02 ACRE PORTION OF 905 NORTH ALBERTSON AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "PCD", Planned Commercial District to "C-1", Light Commercial District on Lots 30, 35 and 0.02 acre portion of Lot 36 of NCB 211, three lots containing approximately 0.60 acres of land located east of the northeast intersection of West Gentry Parkway and North Albertson Avenue (325 West Gentry Parkway, 920 North Bois D'Arc Avenue and 0.02 acre portion of 905 North Albertson Avenue). The applicant is requesting the zone change for a minor utility structure.

**4. Z22-022 MAYA JUAN CARLOS (APPROXIMATELY 0.17 ACRES OF LAND ON WEST FIFTH STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-2", Two-Family Residential District on Lot 24 of NCB 660I, one lot containing approximately 0.17 acres of land located east of the northeast intersection of West Fifth Street and Talley Avenue (approximately 0.17 acres of land on West Fifth Street). The applicant is requesting the zone change to build a duplex.

**5. Z22-024 NELSON FUMO (604 NORTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "M-1", Light Industrial District on a 0.04 acre portion of Lot 15 of NCB 101B, one lot containing approximately 0.31 acres of land located north of the northwest intersection of East Oakwood Street and North Spring Avenue (604 North Spring Avenue). The applicant is requesting the zone change to develop the portion of property with industrial uses.

**6. Z22-027 BARRON ALEJANDRO & ROSITA VASQUEZ (1316 EAST ELM STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "PMF", Planned Multifamily District with final site plan on Lot 8 of NCB 535, one lot containing approximately 0.23 acres of land located east of the northeast intersection of East Elm Street and South Horace Avenue (1316 East Elm Street). The applicant is requesting the zone change to allow for multi-family residential uses.

**7. Z22-028 DAVIS THORNTON LTD (6450 OAK HILL BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "PMF", Planned Multifamily District with final site plan on Lot 44H of NCB 1660A, one lot containing approximately 12.37 acres of land located north of the northeast intersection of Elkton Trail and Oak Hill Boulevard (6450 Oak Hill Boulevard). The applicant is requesting the zone change to develop the property with multi-family residential uses.

**8. Z22-031 SAUCEDO JOSE M AND ANAHI ESTHER HERNANDEZ (910, 922 NELL AVENUE AND 0.08 ACRE PORTION OF 813 LINDSEY LANE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "C-1", Light Commercial District on Lot 29B, 0.08 acre portion of 29A and 0.16 acre portion of Lot 30A of NCB 319, three lots containing approximately 0.34 acres of land located north of the northeast intersection of Nell Avenue and Lindsey Lane (910, 922 Nell Avenue and 0.08 acre portion of 813 Lindsey Lane). The applicant is requesting the zone change to develop the property for a parking lot expansion.

**9. Z22-023 M.D. DIVINE HOMES LLC (304 GEORGE AVENUE)**

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 8B of NCB 126, one lot containing approximately 0.17 acres of land located at the northwest intersection of George Avenue and East Locust Street (304 George Avenue). The applicant is requesting the zone change to develop a single-family home.

**10. Z22-025 KIDD OPAL TRUSTEE (1507 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-1A”, Single-Family Residential District on Lot 8 of NCB 237A, one lot containing approximately 0.22 acres of land located west of the southwest intersection of East Front Street and Mahon Avenue (1507 East Front Street). The applicant is requesting the zone change to bring the single-family use of the property into conformance with the Unified Development Code.

**11. Z22-026 JAMES AND WYNONA MOBLEY (1012 AND 1016 MEADOW LANE)**

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 an approximate 8,600 square foot portion of Lot 96, 97 of NCB 669M, one lot containing approximately 0.20 acres of land located south of the southwest intersection of Meadow Lane and West Gentry Parkway (1012 and 1016 Meadow Lane). The applicant is requesting the zone change to allow for a tattoo studio.

**12. Z22-030 WARDLAW ALI JAMAL AND LATRESA (1530 NORTH PALACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 17 of NCB 449C, one lot containing approximately 0.12 acres of land located at the northwest intersection of Harmony Street and North Palace Avenue (1530 North Palace Avenue). The applicant is requesting the zone change to bring the single-family use of the property into conformance with the Unified Development Code.

**VI. PLATS:**

**1. F21-202 CYPRESS RIDGE ADDITION, PHASE 3, FINAL PLAT**

A 31 lot subdivision containing approximately 21.42 acres of land located south of the southwest intersection of County Road 431 and County Road 461. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 31 lots.

**2. F22-022 ST. LOUIS HEIGHTS, THIRD AMENDMENT**

A two lot subdivision containing approximately 0.27 acres of land located at the southwest intersection of Patrick Street and Rhinehart Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**3. F22-045 APPLE PROFESSIONAL CENTER, FOURTH AMENDMENT**

A two lot subdivision containing approximately 13.38 acres of land located north of the northeast intersection of New Copeland Road and Waterford Court. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**VII. CONSENT PLATS GROUP A:**

**1. P22-011 JORDAN PLAZA ADDITION, PRELIMINARY PLAT**

A plan for a three lot subdivision containing approximately 54.13 acres of land located west of the northwest intersection of West Erwin Street and Loop 323. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to plan for three lots.

**2. P22-001 BLUE MOUNTAIN, UNIT 5, PRELIMINARY PLAT**

A plan for a seven lot subdivision containing approximately 9.16 acres of land located at the southwest intersection of West Cumberland Road and Cherryhill Drive. The property is partially zoned “C-1”, Light Commercial District, and “PCD”, Planned Commercial District. The purpose of the plat is to plan for a seven lot subdivision.

**3. P22-013 WEST PENINSULA ESTATES, PRELIMINARY PLAT**

A plan for a 40 lot subdivision containing approximately 26.10 acres of land located south of the southwest intersection of Farm-to-Market Road 848 and Farm-to-Market Road 2128. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for a 40 lot subdivision.

**4. F22-048 COPPER COVE, UNIT 2, FINAL PLAT**

An 11 lot subdivision containing approximately 15.02 acres of land located west of the southwest intersection of Stonecrest Boulevard and Copper Park. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 11 lots.

**5. F22-049 SAIGE MEADOWS, UNIT 2, FINAL PLAT**

A one lot subdivision containing approximately 4.60 acres of land located south of the southeast intersection of US Highway 69 and County Road 461 (James Fair Parkway). The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create one lot.

**VIII. CONSENT PLATS GROUP B:**

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

**1. F22-005 COUNTY ROAD 171, FINAL PLAT**

A one lot subdivision containing approximately 0.10 acres of land located east of the southeast intersection of County Road 171 and County Road 178. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create one lot.

**2. F22-042 ACADEMY HEIGHTS ADDITION, FOURTH AMENDMENT**

A two lot subdivision containing approximately 0.31 acres of land located at the northwest intersection of West Jackson Street and Butler Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**3. F22-054 VARGAS ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 0.39 acres of land located west of the southwest intersection of Devine Street and South Tipton Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to adjust a lot line.

**4. P22-016 LONE STAR LEGACY, PRELIMINARY PLAT**

A plan for a two lot subdivision containing approximately 0.49 acres of land located at the northeast intersection of Gish Lane and Tracer Lane. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to plan for the creation of two lots.

**5. F21-142 LENORA WOLDERT ESTATES ADDITION, SECOND AMENDMENT**

A seven lot subdivision containing approximately 3.58 acres of land located south of the intersection of Woldert Park and West 32<sup>nd</sup> Street. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to replat 17 lots into one and adjust lot lines to reflect a street closure.

**6. F22-043 V AND L TRAILS, FINAL PLAT**

A six lot subdivision containing approximately 3.92 acres of land located at the northwest intersection of County Road 133 and County Road 178. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create six lots.

**7. P22-009 BLUE MOUNTAIN, UNIT 6, PRELIMINARY PLAT**

A plan for a six lot subdivision containing approximately 12.82 acres of land located at the southeast intersection of West Cumberland Road and Cherryhill Drive. The property is partially zoned "AG", Agricultural District, "RPO", Restricted Professional Office District, and "PCD", Planned Commercial District. The purpose of the plat is to plan for a six lot subdivision.

**8. F21-193 J & W SUBDIVISION, FINAL PLAT**

A two lot subdivision containing approximately 6.21 acres of land located west of the northwest intersection of State Highway 31 East and County Road 25. The property is currently located in the City of Tyler ETJ. The purpose of the plat is to create two lots.

**9. P22-015 BLUEBIRD ADDITION, PRELIMINARY PLAT**

A two lot subdivision containing approximately 3.07 acres of land located south of the intersection of Farm-to-Market Road 3271 and County Road 429. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a two lot subdivision.

**10. F22-016 GLENVIEW ADDITION, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.34 acres of land located at the southwest intersection of Barron Avenue and West Oakwood Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**IX. Recess**

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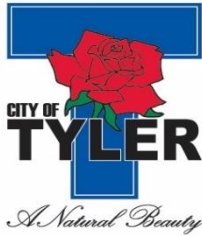
**CERTIFICATE OF POSTING**

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



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, May 10, 2022*

*1:30 p.m.*

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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 June 7, 2022.**

**X. ZONING:**

**1. PD22-008 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 “PUR”, Planned Unit Residential District with final site plan 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.

**2. PD22-009 WEAKLEY THOMAS AND BETTY KELSEY (7313 WALJIM STREET)**

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 Tract 15B.2 of ABST A0443 J HOPE, one tract containing approximately 6.30 acres of land located south of the southwest intersection of Preston Ridge Drive and Waljim Street (7313 Waljim Street). The applicant is requesting the zone change to develop single-family homes.

**3. PD22-010 THE BLUE PINNACLE GROUP LLC AND THE CUMBERLAND GAP LTD (1701 BALSAM GAP, 2.87 ACRE PORTION OF 1666 WEST CUMBERLAND ROAD AND 3.91 ACRES OF 804 WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District and “PCD”, Planned Commercial District and “PMF”, Planned Multi-Family District to “PMF”, Planned Multi-Family District with a final site plan on Tract 5 of ABST A0794 T PRICE and 2.87 acre portion on Tract 5F of ABST A0794 T PRICE and 3.91 acre portion on Tract 1-3,6,7 of ABST A0562 M LONG, six tracts containing approximately 23.22 acres of land located east of the southeast intersection of Blue Mountain Boulevard and West Cumberland Road (1701 Balsam Gap, 2.87 acre portion of 1666 West Cumberland Road and 3.91 acres of 804 West Cumberland Road). The applicant is requesting the zone change to allow for multi-family development.

**4. PD22-011 TREK INTERESTS LLC AND SEARCO PROPERTIES LLC (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed-Use District-1 with final site plan on Lots 11L, 11K, and 11O of NCB 1660A, three lots containing approximately 1.50 acres of land located at the southwest intersection of Highlands Lane and Oak Hill Boulevard (6951-6959 Arbor Ridge Drive and 6865 Oak Hill Boulevard). The applicant is requesting the zone change to allow for a mixed-use development.

**5. Z22-032 VELAZQUEZ OMAR AND ADHLINDA (2004 NORTH GRAND AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 5A of NCB 448, one lot containing approximately 0.14 acres of land located at the northwest intersection of North Grand Avenue and West Martin Luther King Jr Boulevard (2004 North Grand Avenue). The applicant is requesting the zone change to bring the existing residential use into conformance with the Unified Development Code.

**6. Z22-037 MIRANDA PROPERTY HOLDINGS LLC (120 WEST MARTIN LUTHER KING JR BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-2”, Two-Family Residential District on Lot 5 of NCB 469, one lot containing approximately 0.21 acres of land located at the southeast intersection of North Broadway Avenue and West Martin Luther King Jr Boulevard (120 West Martin Luther King Jr Boulevard). The applicant is requesting the zone change to convert the existing structure into a duplex.

**7. Z22-033 MARION WARE (514 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 Lot 14 of NCB 96, one lot containing approximately 0.26 acres of land located north of the northwest intersection of North Liberty Avenue and West Oakwood Street (514 North Liberty Avenue). The applicant is requesting the zone change to build a single-family home.

**8. Z22-038 MARION WARE (517 NORTH LIBERTY AVENUE AND 512 NORTH BORDER AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District and “C-2”, General Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 4 and 11 of NCB 95, two lots containing approximately 0.13 acres of land located north of West Oakwood Street in between Liberty Ave and Border Avenue (517 North Liberty Avenue and 512 North Border

Avenue). The applicant is requesting the zone change to combine the properties owned by the applicant into one to build a single-family home.

**9. Z22-034 FLOREZ CORNELIO BENITEZ (2313 AND 2317 OLD GLADEWATER HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-2”, General Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 28 of NCB 671J, one lot containing approximately 0.27 acres of land located north of the northeast intersection of Old Gladewater Highway and Duncan Street (2313 and 2317 Old Gladewater Highway). The applicant is requesting the zone change to subdivide the two existing homes on the property.

**10. Z22-035 FLORES GERMAN HERNANDEZ AND LETICIA (2318 OLD GLADEWATER HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MH”, Manufactured Home Residential District to “R-1A”, Single-Family Residential District on Lot 35B of NCB 671, one lot containing approximately 1.55 acres of land located north of the northwest intersection of Old Gladewater Highway and Duncan Street (2318 Old Gladewater Highway). The applicant is requesting the zone change to develop a single-family home.

**XI. PLATS:**

**1. F22-057 DG ESTATES, PRELIMINARY PLAT**

A ten lot subdivision containing approximately 61.20 acres of land located at the northeast intersection of County Road 328 West and County Road 35. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create ten lots.

**2. P22-018 SOUTH LOOP 323 ADDITION, PRELIMINARY PLAT**

A plan for a three lot subdivision containing approximately 4.95 acres of land located at the southeast intersection of East Southeast Loop 323 and Donnybrook Avenue. The property is currently zoned “PMXD-1”, Planned Mixed-Use District. The purpose of the plat is to plan for three lots.

**3. F22-058 SOUTH LOOP 323 ADDITION, FINAL PLAT**

A three lot subdivision containing approximately 4.95 acres of land located at the southeast intersection of East Southeast Loop 323 and Donnybrook Avenue. The property is currently zoned “PMXD-1”, Planned Mixed-Use District. The purpose of the plat is to subdivide one lot into three lots.

**4. F22-059 NORTH FORTY MANOR, PHASE 1, FINAL PLAT**

A 28 lot subdivision containing approximately 19.43 acres of land located at the northeast intersection of County Road 2124 and County Road 2123. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 28 lots.

**5. F22-060 THE GLEN, FINAL PLAT**

A two lot subdivision containing approximately 11.88 acres of land located east of the northeast intersection of Burkett Road and Marsh Wren Circle. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

**6. F22-061 PEACH TREE SUBDIVISION, THIRD AMENDMENT**

A 28 lot subdivision containing approximately 22.31 acres of land located north of the northeast intersection of County Road 153 and County Road 152. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to abandon a portion of a utility easement.

**7. F22-063 HENSHAW CREEK, UNIT 2, FINAL PLAT**

A one lot subdivision containing approximately 1.48 acres of land located west of the northwest intersection of Three Lakes Parkway and Hillcross Cove. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot and to dedicate right-of-way.

**8. P22-017 FARM ROAD 3271 ADDITION, PRELIMINARY PLAT**

A plan for a 54 lot subdivision containing approximately 34.30 acres of land located at the southeast intersection of State Highway 110 and Farm to Market Road 3271. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 54 lots.

**XII. Adjourn**

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**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

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Staff Designee