



## AGENDA

### PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT*

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

*Tuesday, June 28, 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 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.

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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 July 5, 2022.**

#### **I. ZONING:**

##### **1. Z22-040 KEN DIETZ HOMES INC (5304 AND 5308 OLD BULLARD ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from "AR", Adaptive Reuse District and "RPO", Restricted Professional Office District to "C-1", Light Commercial District on Lot 18 and 0.47 acre portion of Lot 14 of NCB 1435, two lots containing approximately 0.80 acres of land located at the northeast intersection of Old Bullard Road and Top Hill Drive (5304 and 5308 Old Bullard Road). The applicant is requesting the zone change to allow for commercial uses.

##### **2. Z22-042 JOSE AND MARIA VARGAS (2009 AND 2013 DEVINE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "R-2", Two-Family Residential District on Lots 14 and 42A of NCB 656, two lots containing approximately 0.39 acres of land located west of the southwest intersection of Devine Street and South Tipton Avenue (2009 and 2013 Devine Street). The applicant is requesting the zone change to build duplexes.

##### **3. Z22-043 CRIMES CUSTOM BUILT HOMES LLC (2234 NORTH ROSS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District to "R-1D", Single-Family Attached and Detached Residential District on Lots 48 and 49 of NCB 502, two lots containing approximately 0.31 acres of land located north of the northwest intersection of North Ross Avenue and Kennedy Road (2234 North Ross Avenue). The applicant is requesting the zone change to build single-family homes.

**4. Z22-044 CLEAR MARKETING CONCEPTS LLC (1.03 ACRE PORTION OF 4000 SOUTHPARK DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential District on Lot 11 of NCB 1092E, 1.03 acre portion of one lot containing approximately 1.51 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane (1.03 acre portion of Southpark Drive). The applicant is requesting the zone change to allow for duplexes.

**5. Z22-046 MEZAYEK PATRICIA SHAFFER & FRANKLIN THOMAS SHAFFER (2019, 2027 AND 2033 PATRICIA DRIVE, 3020 WEST GENTRY PARKWAY, AND 2804 SHAFFER LANE)**

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 Lots 1, 2, 3 and 4 of NCB 1208C and Lot 2B of NCB 1208, five lots containing approximately 2.24 acres of land located at the southwest intersection of Shaffer Lane and West Gentry Parkway (2019, 2027 and 2033 Patricia Drive, 3020 West Gentry Parkway, and 2804 Shaffer Lane). The applicant is requesting the zone change to allow for a retail strip center.

**II. PLATS:**

**1. F22-068 LINCOLN PLAZA UNIT 1, FIRST AMENDMENT**

A two lot subdivision containing approximately 3.67 acres of land located at the northeast intersection of Gentry Parkway and MLK Jr. Boulevard. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide the property into two lots.

**2. F22-069 JORDAN PLAZA ADDITION UNIT 2, FINAL PLAT**

A two lot subdivision containing approximately 15.83 acres of land located west of the northwest intersection of Jordan Plaza Boulevard and State Highway 64 West. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create two lots.

**3. F22-070 LEGACY BEND UNIT 5, FINAL PLAT**

A 12 lot subdivision containing approximately 6.29 acres of land located south of the intersection of Hidden Creek Trail and Wilderness Cove. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 12 lots.

**4. F22-071 LEGACY BEND UNIT 6, FINAL PLAT**

A nine lot subdivision containing approximately 3.77 acres of land located south of the intersection of Hollytree Drive and Canopy Park. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create nine lots.

**5. F22-072 BLUE MOUNTAIN UNIT 5, FINAL PLAT**

A seven lot subdivision containing approximately 9.15 acres of land located at the southwest intersection of West Cumberland Road and Cherryhill Drive. The property is currently zoned “C-1”, Light Commercial District and “PCD”, Planned Commercial District. The purpose of the plat is to create seven lots.

**6. F22-073 CHARLIE LYNN WYATT ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 7.51 acres of land located south of the southwest intersection of State Highway 155 South and County Road 193 (Taylor Road). The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create two lots.

**7. F22-074 PALUXY SQUARE, FIRST AMENDMENT**

A two lot subdivision containing approximately 1.50 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane. The property is currently zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to subdivide the lot into two lots.

**8. P22-022 HARMONY HEIGHTS, PRELIMINARY PLAT**

A plan for a nine lot subdivision containing approximately 6.64 acres of land located at the southwest intersection of County Road 415 and County Road 413. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a nine lot subdivision.

**9. P22-023 INDEPENDENCE PARK, PRELIMINARY PLAT**

A plan for a 13 lot subdivision containing approximately 51.40 acres of land located at the northeast intersection of U.S. Highway 69 North and James Fair Parkway. The property is currently zoned “R-MF”, Multi-Family Residential District and “C-2”, General Commercial District. The purpose of the plat is to plan for a 13 lot subdivision.

**10. P22-024 THE VINES, PRELIMINARY PLAT**

A plan for an 18 lot subdivision containing approximately 5.66 acres of land located along South Vine Avenue east of Frankston Highway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for an 18 lot subdivision.

**11. F22-025 ROLLING MEADOWS WEST, PRELIMINARY PLAT**

A plan for a 161 lot subdivision containing approximately 151.63 acres of land located north of the intersection of County Road 46 and County Road 47. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 161 lot subdivision.

**III. 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

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

\_\_\_\_\_  
Staff Designee