



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, July 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 June 7, 2022**
- V. TABLED ITEMS:**

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 “AG”, Agricultural District, “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.

VI. ZONING:

1. PD22-008 REED DEVELOPMENT COMPANY LLC (8025 AND 8029 CROOKED TRAIL AND APPROXIMATELY 21.83 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 a portion of Lot 39 and Lots 40, 54 and 55 of NCB 1546-I, four lots containing approximately 22.39 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8025 and 8029 Crooked Trail and approximately 21.83 acres of land in Cumberland Place West Unit 1). The applicant is requesting the zone change to develop single-family homes.

2. 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.

3. 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.

4. Z22-043 CRIMES CUSTOM BUILT HOMES LLC (2228 AND 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 (2228 and 2234 North Ross Avenue). The applicant is requesting the zone change to build single-family homes.

5. 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.

6. 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.

VII. PLATS:

1. P22-020 NORTH FORTY MANOR, PRELIMINARY PLAT

A plan for a 173 lot subdivision containing approximately 205.90 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 173 lots.

2. 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.

3. 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.

4. 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.

5. P22-025 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.

6. P22-009 BLUE MOUNTAIN UNIT 6, FINAL PLAT

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.

7. 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.

VIII. CONSENT PLATS GROUP A:

1. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for a nine lot subdivision.

2. F21-185 PEACH TREE RANCH SUBDIVISION, FIRST AMENDMENT

A two lot subdivision containing approximately 3.03 acres of land located south of the southwest intersection of County Road 153 and County Road 150. The property is currently located in Zone 2 of the Tyler ETJ. 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.

4. 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.

5. 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.

6. 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.

7. 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.

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. 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.

2. P22-026 CHARLIE ROSCOE ADDITION, PRELIMINARY PLAT

A plan for a three lot subdivision containing approximately 4.51 acres of land located at the southeast intersection of Old Henderson Highway and South Southeast Loop 323. The property is currently zoned “R-1A”, Single-Family Residential District, “C-1”, Light Commercial District and “C-2”, General Commercial District. The purpose of the plat is to plan for a three lots subdivision.

3. P22-028 HOSPITALITY ER ADDITION, PRELIMINARY PLAT

A plan for a two lot subdivision containing approximately 60.89 acres of land located at the south intersection of Old Noonday Road and Market Drive. The property is currently zoned “R-1A”, Single-Family Residential District and “M-1”, Light Industrial District. The purpose of the plat is to plan for a two lot subdivision.

4. F22-079 REYNAUD ADDITION, FINAL PLAT

A two lot subdivision containing approximately 15.02 acres of land located east of the southeast intersection of County Road 174 and County Road 173. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create two lots.

5. F22-077 WEAVER ESTATES, FINAL PLAT

A two lot subdivision containing approximately 6.79 acres of land located south of the intersection of Farm-to-Market Road 2016 and County Road 427. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

6. F22-067 COUNTRY CLUB ADDITION, 16TH AMENDMENT

A one lot subdivision containing approximately 0.28 acres of land located south of the southeast intersection of Fairway Avenue and Pine Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine five lots into one.

7. F22-039 EASTERN ACRES ADDITION, THIRD AMENDMENT

A five lot subdivision containing approximately 1.24 acres of land located at the western intersection of Jackie Avenue and Waunell Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide two lots into five lots.

8. P22-027 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 plan for ten lots.

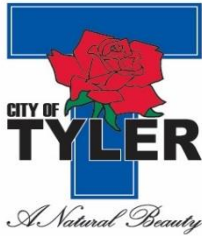
9. F22-057 DG ESTATES, FINAL PLAT

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 plan for ten lots.

10. 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 ETJ. The purpose of the plat is to create two lots.

X. Recess



A G E N D A

PLANNING AND ZONING COMMISSION

WORKSESSION MEETING IN PERSON AT

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

*Tuesday, July 5, 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 August 2, 2022.

XI. ZONING:

1. Z22-048 ALVARADO JOEL RAMIREZ (2311 LEX AVENUE)

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 Lots 19B and 19A of NCB 778, two tax lots containing approximately 0.69 acres of land located north of the northeast intersection of Duncan Street and Lex Avenue (2311 Lex Avenue). The applicant is requesting the zone change to build a duplex.

2. Z22-049 NORTHCHASE DEVELOPMENT LLC (3895 NORTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-MF”, Multi-Family Residential District on an 8.10 acre portion of Tract 1B & A435 TR5C of ABST A0094 E BODENHEIMER, one tract containing approximately 89.50 acres of land located at the southeast intersection of North Loop 323 and North Broadway Avenue (3895 North Broadway Avenue). The applicant is requesting the zone change to develop the property with multi-family uses.

3. Z22-050 SPIGNER MICHAEL S (1104 WILLIAMS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-2”, Two-Family Residential District on Lot 9 of NCB 325, one lot containing approximately 0.20 acres of land located at the southeast intersection of Williams Street and South Ross Avenue (1104 Williams Street). The applicant is requesting the zone change to build a duplex.

4. Z22-051 BEST BUYERS HOMES LLC (1131 EAST COMMERCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 6 of NCB 117, one lot containing approximately 0.24 acres of land located east of the southeast intersection of North Fleishel Avenue and East Commerce Street (1131 East Commerce Street). The applicant is requesting the zone change to build a single-family home.

5. Z22-052 RSB LANDMARK PROPERTIES (LOTS 20, 21, AND 22 OF NCB 857 OF HERNDONS FIRST ADDITION)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 20, 21, and 22 of NCB 857, three lots containing approximately 0.92 acres of land located north of the intersection of Crosby Street and Mary Lane (Lots 20, 21, and 22 of NCB 857 of Herndon’s First Addition). The applicant is requesting the zone change to replat the property for four single-family homes.

XII. PLATS:

1. F22-082 FARM ROAD 3271 ADDITION, FINAL PLAT

A 54 lot subdivision containing approximately 34.04 acres of land located at the southeast intersection of Farm-to-Market Road 3271 and State Highway 110 North. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 54 lots.

2. F22-083 GLORY ADDITION, SECOND AMENDMENT

A one lot subdivision containing approximately 19.90 acres of land located west of the southwest intersection of Chandler Highway and Hillcrest Avenue. The property is currently zoned “R-1A”, Single-Family Residential District, “AR”, Adaptive Reuse District, “RPO”, Restricted Professional Office District, and “M-1”, Light Industrial District. The purpose of the plat is to combine eight lots into one.

3. F22-084 STONE HOLLOW, FINAL PLAT

A two lot subdivision containing approximately 8.78 acres of land located south of the southwest intersection of Paluxy Drive and Shiloh Road. The property is currently zoned “NR”, Neighborhood Residential District. The purpose of the plat is to create two lots.

4. F22-087 INDEPENDENCE PARK UNIT 3, FINAL PLAT

A 12 lot subdivision containing approximately 41.90 acres of land located at the northeast intersection of U.S. Highway 69 North and James Fair Parkway. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create 12 lots.

5. F22-088 GUINN ESTATES UNIT 5, FINAL PLAT

A six lot subdivision containing approximately 1.02 acres of land located east of the northeast intersection of County Road 2191 and Hillside Avenue. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create six lots.

6. F22-089 THREE LAKES PARKWAY EXTENSION, FINAL PLAT

A dedication of right-of-way containing approximately 0.45 acres of land located west of Three Lakes Parkway and Highlands Lane. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to dedicate public right-of-way for Three Lakes Parkway.

7. F22-085 ROYAL HILLS VILLAGE UNIT 2, FINAL PLAT

A 20 lot subdivision containing approximately 7.81 acres of land located southeast of Golden Road and Debby Drive. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 19 lots and a common area.

8. F22-029 HERNDON'S FIRST ADDITION, PRELIMINARY PLAT

A plan for a five lot subdivision containing approximately 0.66 acres of land located north of the intersection of Crosby Street and Mary Lane. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to plan for a five lot subdivision.

XIII. 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