



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, August 2, 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 July 5, 2022**
- VI. 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. Z22-051 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.

3. Z22-052 RSB LANDMARK PROPERTIES (APPROXIMATELY ONE ACRE OF LAND LOCATED NORTH OF CROSBY STREET)

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 District on Tract Lot 21A and Lots 20, 21, and 22 of NCB 857, four lots containing approximately 0.92 acres of land located north of the intersection of Crosby Street and Mary Lane (approximately one acre of land located north of Crosby Street). The applicant is requesting the zone change to develop single-family homes.

4. Z22-047 RADEJEN COVE LLC (1116 TRAVIS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-2”, Two-Family Residential District on Lot 45A of NCB 254-B, one lot containing approximately 0.22 acres of land located east of the northeast intersection of South Fleishel Avenue and Travis Street (1116 Travis Street). The applicant is requesting the zone change to allow for the use of the structure as a duplex.

5. S22-006 GENECOV INVESTMENTS LTD (5201 STEEL ROAD)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Tract 44 of ABST A0624 M UNIVERSITY, one tract of land containing approximately 0.83 acres of land located west of the intersection of Steel Road and Old Jacksonville Highway (5201 Steel Road). The property is currently zoned “C-1”, Light Commercial District. The applicant is seeking a Special Use Permit to allow for an oil and gas drilling site.

6. 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.

7. 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.

VII. PLATS:

1. 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.

2. F22-086 CHEMA’S ADDITION, FIRST AMENDMENT

A five lot subdivision containing approximately 1.26 acres of land located at the northeast intersection of Lindsey Lane and Nell Avenue. The property is currently zoned “C-1”, Light Commercial District and “R-1D”, Single-Family Attached and Detached Residential District. The purpose of the plat is to adjust lot lines.

3. F22-084 STONE HOLLOW, FINAL PLAT

A one 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 one lot.

4. F22-090 PRESTON RIDGE, PHASE II, FINAL PLAT

A 37 lot subdivision containing approximately 5.88 acres of land located west of the northwest intersection of Preston Ridge Drive and Waljim Street. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 37 lots.

5. F22-076 PINEDALE ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 1.61 acres of land located north of the northeast intersection of Troup Highway and Shiloh Road. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide one lot into two lots.

VIII. CONSENT PLATS GROUP A:

1. P22-016 LONE STAR LEGACY, PRELIMINARY PLAT

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 two lots.

2. F21-142 LENORA WOLDERT ESTATES ADDITION, SECOND AMENDMENT

A one lot subdivision containing approximately 3.58 acres of land located south of the intersection of Woldert Park and West 32nd 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.

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

A 53 lot subdivision containing approximately 30.05 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 53 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.

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. P22-029 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.

2. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to dedicate public right-of-way for Three Lakes Parkway.

3. 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.

4. 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.

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