



## REVISED 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, November 1, 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 October 4, 2022**

#### **V. TABLED ITEM:**

#### **1. Z22-054 C&O ACQUISITIONS LLC AND BEXAR TRIPLE JEOPARDY LLC (220 AND 240 SOUTH SOUTHWEST LOOP 323, 3809 AND 3821 WEST ELM STREET)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lots 1A, 2A and 00003 of NCB 908-A, three lots containing approximately 1.27 acres of land located at the northeast intersection of South Southwest Loop 323 and West Elm Street (220 and 240 South Southwest Loop 323, 3809 and 3821 West Elm Street). The applicant is requesting the amendment to allow for an oil change facility.

#### **VI. ZONING:**

#### **1. PD22-021 BELLWOOD 323 2019 LP (1471, 1531, 1699, 1757, 1801, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District Final Site Plan on a 44.43 acre portion of Tracts 7A, 7A.1 S05, and Lot 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, two Tracts

and seven Lots containing approximately 154.4 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (1471, 1531, 1699, 1757, 1801, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the final site plan to develop a retail shopping center and multi-family development.

**2. Z22-063 CHRISTINE VAZQUEZ (1709 PINE CREST DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “POD”, Planned Office District with a final site narrative on Lot 1 of NCB 950-B, one lot containing approximately 1.64 acres of land located south of the southwest intersection of East 5<sup>th</sup> Street and Pine Crest Drive (1709 Pine Crest Drive). The applicant is requesting the zone change to develop the property with offices and commercial uses.

**3. Z22-064 ZAVALA LUIS JESUS NINO (1524 AND 1526 KENNEDY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1B”, Single-Family Residential District on Lots 51 and 52 of NCB 660-M, two lots containing approximately 0.32 acres of land located at the northeast intersection of West Glenwood Boulevard and Kennedy Avenue (1524 and 1526 Kennedy Avenue). The applicant is requesting the zone change to develop the property with two single-family homes.

**VII. PLATS:**

**1. F22-130 SCOTT’S SUBDIVISION, FINAL PLAT**

A three lot subdivision containing approximately 2.47 acres of land located north of the northwest intersection of Highway 64 East and County Road 2249. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create three lots.

**2. F22-131 ROLLING MEADOWS WEST UNIT 3 & UNIT 4, FINAL PLAT**

A 58 lot subdivision containing approximately 46.89 acres of land located east of the intersection of Adolphus Drive and County Road 46. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 58 lots.

**3. P22-037 BELLWOOD ADDITION, PRELIMINARY PLAT AMENDMENT**

A plan for 18 lots within a three-phase subdivision containing approximately 540.8 acres of land located north of the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323. The property is currently zoned “PCD”, Planned Commercial District. The purpose of the plat is to plan for 18 lots.

**4. 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 and request for the variance of curb and gutter along Nell Avenue.

**5. F22-124 OAK SPRINGS ADDITION, UNIT 2, PHASE 1, FINAL PLAT**

A 41 lot subdivision containing approximately 8.15 acres of land located north of the northeast intersection of Jayden Lane and County Road 178. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 41 lots.

## **VIII. CONSENT PLATS GROUP A:**

### **1. F22-126 FOREST RIDGE AT THE CROSSING, UNIT 4, FINAL PLAT**

A 15 lot subdivision containing approximately 8.65 acres of land located south of the southwest intersection of Crosslake Boulevard and Ravine Court. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 15 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. P22-030 NORTH PARK ESTATES, PRELIMINARY PLAT**

A plan for a 105 lot subdivision containing approximately 58.69 acres of land located west of Sabine Drive and Trinity Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for a 105 lot subdivision.

### **2. P22-035 SHEFFIELD ADDITION, PRELIMINARY PLAT**

A plan for a six lot subdivision containing approximately 3.89 acres of land located east of the southeast intersection of County Road 45 and County Road 46. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for a six lot subdivision.

### **3. F22-127 HIGHWAY 64 HOMEPLACE, FINAL PLAT**

A 27 lot subdivision containing approximately 39.9 acres of land located at the southeast intersection of County Road 1184 and Highway 64 West. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 27 lots.

### **4. F22-128 BRITTON P. BROOKSHIRE SUBDIVISION, FINAL PLAT**

A five lot subdivision containing approximately 12.96 acres of land located at the southwest intersection of Highway 31 West and Farm to Market Road 2661. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create five lots.

### **5. F22-129 C R 1100 ADDITION, FINAL PLAT AND HARVEY ADDITION, FIRST AMENDMENT**

A 15 lot subdivision containing approximately 12.9 acres of land located north of the northwest intersection of County Road 1100 and Seven League Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 15 lots.

### **6. F22-134 THE DAVID SERNA ADDITION, FINAL PLAT**

A three lot subdivision containing approximately 4.84 acres of land located east of the northeast intersection of County Road 46 and County Road 47. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create three lots.

### **7. F22-132 GLENWOOD HEIGHTS, SECOND AMENDMENT**

A two lot subdivision containing approximately 0.32 acres of land located at the northeast intersection of West Glenwood Boulevard and Kennedy Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to move a lot line.

**8. F22-0135 SWAN PROPERTIES, FOURTH AMENDMENT**

A three lot subdivision containing approximately 4.99 acres of land located west of the northwest intersection of County Road 433 and State Highway 110 North. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to subdivide one lot into three.

**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

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

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