



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, November 15, 2022
1:30 p.m.*

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.

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 December 6, 2022.

I. ZONING:

1. PD22-022 EAST TEXAS VETERANS COMMUNITY COUNCIL (3212 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District, “AR”, Adaptive Reuse District, “RPO”, Restricted Professional Office District, “M-1”, Light Industrial District, and “M-2”, General Industrial District to “PMXD-1”, Planned Mixed-Use District-1 with a final site plan on Lot 22-C of NCB 745, one lot containing approximately 19.54 acres of land located west of the southwest intersection of Hillcrest Avenue and West Front Street (3212 Chandler Highway). The applicant is requesting the zone change to develop a mixed-use center.

2. PD22-023 MOTHER FRANCES REGIONAL HOSPITAL (2850 CROW ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMF”, Planned Multi-Family District with a final site plan on Tract 19C of ABST A0624 M UNIVERSITY, one Tract containing approximately 29.22 acres of land located at the southwest intersection of Oak Hill Boulevard and Crow Road (2850 Crow Road). The applicant is requesting the zone change to allow for a multi-family development.

3. PD22-024 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 Tracts 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. S22-018 PARK TAE WAN (3521 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1L of NCB 1010-C, one lot containing approximately 1.30 acres of land located south of the southwest intersection of West Amherst Street and South Broadway Avenue (3521 South Broadway Avenue). The applicant is requesting the Special Use Permit to allow for a food truck park.

5. Z22-065 RENTERIA JUAN JOSE ARELLANO (2924 AND 2926 OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 6 and 7C of NCB 836-C, two lots containing approximately 0.19 acres of land located at the northeast intersection of Barnes Street and Old Noonday Road (2924 and 2926 Old Noonday Road). The applicant is requesting the zone change to develop the property with single-family homes.

6. Z22-066 DWIGHT DAVID PATTERSON (434 SOUTH CHILTON)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “AR”, Adaptive Reuse District on Lot 33 of NCB 84, one lot containing approximately 0.16 acres of land located at the northeast intersection of Bryan Street and South Chilton Avenue (434 South Chilton Avenue). The applicant is requesting the zone change to use the property as a residence and an office space.

7. Z22-067 CUSTOM BLACK STALLION HOMES LLC (315 NORTH BEVERLY AVENUE)

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 District on Lot 63 of NCB 114, one lot containing approximately 0.12 acres of land located north of the northeast intersection of East Locust Street and North Beverly Avenue (315 North Beverly Avenue). The applicant is requesting the zone change to develop the property with a single-family home.

8. Z22-068 RAMIRO BORJA (2117 NORTH NORTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “RPO”, Restricted Professional Office District on a 0.24 acre portion of Lots 35 and 36 of NCB 6870, two lots containing approximately 0.85 acres of land located north of the northeast intersection of Lee Street and North Northwest Loop 323 (2117 North Northwest Loop 323). The applicant is requesting the zone change to use a portion of the property for office space.

9. Z22-069 IMAM MAHFUZ & SHAKHAWAT H BHUIYAN & SAIFUR RASHID (2043 SHILOH ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “R-MF”, Multi-Family Residential District on TRACT 21E, 21H, 21J, 21K of ABST A0636 M UNIVERSITY, one tract containing approximately 13.97 acres of land located west of the intersection of Shiloh Village Drive and Shiloh Road (2043 Shiloh Road). The applicant is requesting the zone change to develop the property with a multi-family development.

10. Z22-070 GENECOV DMLT LTD (2311 EAST SOUTHEAST LOOP 323)

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 Lot 1 of NCB 1093, one lot containing approximately 7.80 acres of land located at the southwest intersection of Old Troup Highway and East Southeast Loop 323 (2311 East Southeast Loop 323). The applicant is requesting the zone change to allow for additional commercial uses.

11. Z22-071 LAMAR LLC (2425 PACIFIC AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lot 10B of NCB 978, one lot containing approximately 0.18 acres of land located south of the southwest intersection of Lamar Street and Pacific Avenue (2425 Pacific Avenue). The applicant is requesting the zone change to develop the property with a single-family home.

II. PLATS:

1. F22-144 NORTH FORTY MANOR PHASE 2, FINAL PLAT

A 14 lot subdivision containing approximately 28.19 acres of land located at the northeast intersection of County Road 2125 and County Road 2123. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 14 lots.

2. P22-036 TURTLE CREEK ADDITION, PRELIMINARY PLAT

A plan for a five lot subdivision containing approximately 12.70 acres of land located at the southeast intersection of County Road 1103 and Highway 155 South. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 5 lots.

3. F22-145 TURTLE CREEK ADDITION, FINAL PLAT

A five lot subdivision containing approximately 12.70 acres of land located at the southeast intersection of County Road 1103 and Highway 155 South. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create five lots.

4. P22-039 ESTHER COURT, PRELIMINARY PLAT

A plan for a five lot subdivision containing approximately 2.97 acres of land located west of the northeast intersection of County Road 328 West and County Road 35. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for five lots.

5. F22-146 ESTHER COURT, FINAL PLAT

A five lot subdivision containing approximately 2.97 acres of land located west of the northeast intersection of County Road 328 West and County Road 35. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create five lots.

6. F22-149 BELLWOOD ADDITION, UNIT 1, FINAL PLAT

A nine lot subdivision containing approximately 53.38 acres of land located at 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 create nine lots and dedicate right-of-way.

III. 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.

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