



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, December 6, 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 November 1, 2022**
- V. TABLED ITEM:**

1. 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 5th 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.

VI. ZONING:

1. 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 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. Z22-072 BRIARCREEK GROUP LLC (0.54 ACRE TRACT ALONG FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “M-1”, Light Industrial District on Tract 40-D of ABST A0030 O ANDERSON, one tract containing approximately 0.54 acres of land located east of the northeast intersection of Frankston Highway and Old Noonday Road (0.54 acre tract along Frankston Highway). The applicant is requesting the zone change for the property to be used as a billboard site.

8. 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.

9. 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.

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

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.

11. 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.

12. 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.

VII. PLATS:

1. P22-030 NORTH PARK ESTATES, PRELIMINARY PLAT

A plan for a 12 lot subdivision containing approximately 35 acres of land located at the northwest intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of the City of Tyler Extra-Territorial Jurisdiction (ETJ). The purpose of the plat is to plan for a 12 lot subdivision.

2. 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.

3. 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.

4. 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.

5. 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.

VIII. CONSENT PLATS GROUP A:

1. 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 Extra-Territorial Jurisdiction (ETJ). The purpose of the plat is to create 58 lots.

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

A 14 lot subdivision containing approximately 30.96 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 ETJ. The purpose of the plat is to create 14 lots.

3. 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 ETJ. The purpose of the plat is to create three 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. P22-039 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 Extra-Territorial Jurisdiction (ETJ). The purpose of the plat is to plan for five lots.

2. 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.

3. 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.

4. F22-148 CLAREMORE ADDITION, THIRD AMENDMENT

A two lot subdivision containing approximately 19.34 acres of land located east of the southeast intersection of County Road 35 and County Road 37. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to subdivide one lot into two lots.

X. Recess

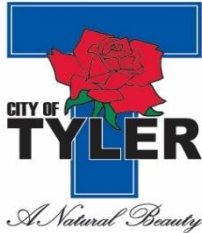
CERTIFICATE OF POSTING

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



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, December 6, 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 January 3, 2023.

XI. ZONING:

1. S22-019 NGUYEN DUNG VAN AND DEGUOLUNCY DOAN (723 RICE ROAD)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 9 of NCB 999-M, one lot containing approximately 0.34 acres of land located east of the northeast intersection of Cloverdale Drive and Rice Road (723 Rice Road). The applicant is requesting the Special Use Permit to allow for a home-occupation eyelash studio.

2. Z22-073 SMITH RUSSELL AND TINA (2101 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 "C-2", General Commercial District on Tract 21L of ABST A0636 M UNIVERSITY, one tract containing approximately 1.41 acres of land located south of the intersection of Pine Knoll Drive and Shiloh Road (2101 Shiloh Road). The applicant is requesting the zone change to allow for the property to continue use as a day care facility.

3. Z22-074 LAKE DAVID A (ON A 5.88 ACRE PORTION OF 4511 UNIVERSITY BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "C-2", General Commercial District on a 5.88 acre portion of Tract LT 4 of NCB 1442, one tract containing approximately 23.03 acres of land located east of the southeast intersection of University Boulevard and Old Omen Road (On a 5.88 acre portion of 4511 University Boulevard). The applicant is requesting the zone change to allow for use as a self-storage facility.

XII. PLATS:

1. P22-038 SOSA ADDITION, PRELIMINARY PLAT

A plan for a 12 lot subdivision containing approximately 21.98 acres of land located southeast of the intersection of Timber Circle and Cedar Ridge Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 12 lots.

2. F22-143 SOSA ADDITION, FINAL PLAT

A 12 lot subdivision containing approximately 21.98 acres of land located southeast of the intersection of Timber Circle and Cedar Ridge Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 12 lots.

3. F22-157 LOOP EAST ADDITION, UNIT 1, FIRST AMENDMENT

A three lot subdivision containing approximately 10.19 acres of land located at the northwest intersection of Old Omen Road and State Highway 64. The property is currently split zoned "C-1", Light Commercial District and "M-1", Light Industrial District. The purpose of the plat is to subdivide one lot into three lots.

XIII. Adjourn

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City Clerk or Staff Designee

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Staff Designee