



## **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, January 17, 2023  
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 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 February 7, 2023.**

#### **I. ZONING:**

##### **1. C22-004 PEREZ SYLVIA & JOSE LOPEZ (AN UNIMPROVED PORTION OF ROBERTS AVENUE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Roberts Avenue. The north side of the right-of-way is adjacent to West Dobbs Street. The east side of the right-of-way is adjacent to Lots 470 and 471 of NCB 663. The south side of the right-of-way is adjacent to Lot 470 of NCB 663. The west side of the right-of-way is adjacent to South Ross Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

##### **2. Z22-075 NORTHCHASE DEVELOPMENT LLC (ON A 60.79 ACRE PORTION OF 3895 NORTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "C-1", Light Commercial District, "PMXD-1", Planned Mixed Use District with final site plan, and "R-1B", Single-Family Residential District on a 60.79 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 East Northeast Loop 323 and North Broadway Avenue (3895 North Broadway Avenue). The applicant is requesting the zone change to develop the property with a mixture of commercial, mixed-use, and single-family development.

**3. Z22-076 TEXAS BANK (8720 OLD JACKSONVILLE HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-1”, Light Commercial District on Tract 2H S04 of ABST A0018 T QUEVADO, one tract containing approximately 1.50 acres of land located south of the southeast intersection of Old Jacksonville Highway and Blue Mountain Boulevard (8720 Old Jacksonville Highway). The applicant is requesting the zone change to develop the property with a multi-story commercial office building.

**4. Z22-077 SOTO MARSELINE PEREZ (715 SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “RPO”, Restricted Professional Office District on a 0.35 acre portion of Lot 15A of NCB 315, one lot containing approximately 0.64 acres of land located at the northwest intersection of South Vine Avenue and Rusk Street (715 South Vine Avenue). The applicant is requesting the zone change to allow for larger signage.

**5. Z23-001 NIX PROPERTIES LLC (4201 OLD OMEN 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, “R-MF”, Multi-Family Residential District, and “C-2”, General Commercial District on Tract 79L of ABST A0526 WM KEYS, one tract containing approximately 41.58 acres of land located at the northwest intersection of Old Omen Road and County Road 2120 (4201 Old Omen Road). The applicant is requesting the zone change to develop the property with a mixture of single-family, multi-family and commercial development.

**6. PD23-002 NS MF PARTNERS - TYLER LLC (6003, 6005, 6009, 6011, 6015, 6017, 6021, 6023, 6027, 6029, 6033, 6035, 6105, 6107, 6111, 6113, 6117, 6119, 6123, 6125, 6129, AND 6131 VILLA ROSA WAY)**

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family District final site plan amendment on Lots 17-27 of NCB 1492-A, eleven lots containing approximately 3.19 acres of land located south of the southwest intersection of Roy Road and Villa Rosa Way (6003, 6005, 6009, 6011, 6015, 6017, 6021, 6023, 6027, 6029, 6033, 6035, 6105, 6107, 6111, 6113, 6117, 6119, 6123, 6125, 6129, and 6131 Villa Rosa Way). The applicant is requesting the final site plan amendment to change the fencing requirements from eight foot tall brick fence to six foot tall wooden fence along common boundary.

**7. ZA23-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)**

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2002 is part of the City.

**II. PLATS:**

**1. F23-001 SHEFFIELD ADDITION, FINAL PLAT**

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 create six lots.

**2. F23-002 WYNFORD PARK, UNIT 2, FINAL PLAT**

A 26 lot subdivision containing approximately 26.10 acres of land located east of the southeast intersection of County Road 172 and Stafford Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 26 lots.

**3. F23-003 WOODCREEK, UNIT 4, FIRST AMENDMENT**

An eight lot subdivision containing approximately 17.35 acres of land located west of the intersection of Rieck Road and Plantation Drive. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create eight lots.

**4. F23-004 H.H. ROWLAND ADDITION, NINTH AMENDMENT**

A two lot subdivision containing approximately 15.67 acres of land located at the southwest intersection of North Broadway Avenue and West 28th Street. The property is currently zoned “R-1A”, Single-Family Residential District and “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**5. F23-005 HUNTINGTOWER, UNIT 3, FINAL PLAT**

A one lot subdivision containing approximately 3.73 acres of land located north of the northeast intersection of County Road 262 and Macnab Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create one lot.

**6. F23-006 BLUE MOUNTAIN UNIT 1, FIFTH AMENDMENT**

A two lot subdivision containing approximately 3.81 acres of land located at the southeast intersection of Old Jacksonville Road and Blue Mountain Boulevard. The property is currently zoned “C-1”, Light Commercial District and “AG”, Agricultural District. The purpose of the plat is to create two lots.

**7. P23-001 HOLT SUBDIVISION, PRELIMINARY PLAT**

A plan for a two lot subdivision containing approximately 17.21 acres of land located north of the northeast intersection of U.S. Highway 69 North and West Northwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to plan for two lots.

**8. F23-007 HOLT SUBDIVISION, FINAL PLAT**

A two lot subdivision containing approximately 17.21 acres of land located north of the northeast intersection of U.S. Highway 69 North and West Northwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

**III. Adjourn**

**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center.

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