



## AGENDA

### PLANNING AND ZONING COMMISSION

#### REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers  
212 North Bonner Avenue  
Tyler, Texas*

*Tuesday, March 7, 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 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 February 7, 2023**
- V. TABLED ITEMS:**
  - 1. 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 “PMF”, Planned Multi-Family District with a final site plan 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.
  - 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 plan 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.

**3. 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.

**VI. ZONING:**

**1. PD23-003 ALLENS NUTECH INC (2698 SOUTH SOUTHEAST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PMXD-2”, Planned Mixed Use District with Final Site Plan on Lot 1P of NCB 1090, one lot containing approximately 1.36 acres of land located south of the southeast intersection of South Southeast Loop 323 and McDonald Road (2698 South Southeast Loop 323). The applicant is requesting the zone change to develop the property with a four story hotel.

**2. Z23-002 OLSON JAY (505 EAST CHARNWOOD STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “AR”, Adaptive Reuse District on Lot 15 of NCB 259, one lot containing approximately 0.44 acres of land located east of the southeast intersection of Donnybrook Avenue and East Charnwood Street (505 East Charnwood Street). The applicant is requesting the zone change to utilize the existing home as an office.

**3. PD23-004 DURHAMBUILT LLC (2403, 2409, 2413, 2417, 2421, 2503, AND 2511 SOUTH VINE AVENUE AND 2342, 2348 AND 2354 FRANKSTON HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lots 9-11 of NCB 835-A and Lots 3-9 of NCB 835-G, ten lots containing approximately 2.89 acres of land located north of the northwest intersection of Dogwood Street and South Vine Avenue (2403, 2409, 2413, 2417, 2421, 2503, and 2511 South Vine Avenue and 2342, 2348 and 2354 Frankston Highway). The applicant is requesting the zone change to develop the property with detached single-family homes.

**4. PD23-005 DURHAMBUILT LLC (2645, 2727, AND 2765 SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lots 10 and 11 of NCB 835-I, three lots containing approximately 4.38 acres of land located west of the intersection of Graham Drive and South Vine Avenue (2645, 2727, and 2765 South Vine Avenue). The applicant is requesting the zone change to develop the property with detached single-family homes.

**5. S23-002 SUPER EAGLE DIAMOND EAGLE INC (1527 EAST 5<sup>TH</sup> STREET)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to sell beer and wine on Lot 23A of NCB 657, one lot containing approximately 1.00 acre of land located at the south intersection of East 5<sup>th</sup> Street and Mahon Ave (1527 East 5<sup>th</sup> Street). The applicant is requesting the Special Use Permit to obtain a variance to reduce the required 300 feet distance separation from the property line of Bell Elementary School and the property line of the subject property to 290 feet to be eligible for a Texas Alcoholic Beverage Commission license to sell wine and beer.

## **VII. PLATS:**

### **F23-010 HUNT AND WELLS SUBDIVISION, FIFTH AMENDMENT**

A two lot subdivision containing approximately 0.42 acres of land located west of the southwest intersection of East Houston Street and Clayton Avenue. The property is currently zoned “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

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

*The following plat applications comply with the approval criteria in the City of Tyler Unified Development Code.*

### **1. F23-003 CANYON MEADOW ADDITION, PRELIMINARY PLAT**

A 24 lot subdivision containing approximately 13.25 acres of land located at the north intersection of County Road 1185 and County Road 1184. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 24 lots.

### **2. F23-013 BAY TOWNE ADDITION, FIRST AMENDMENT**

An 18 lot subdivision containing approximately 2.97 acres of land located at the intersection of County Road 132 and Millers Lane. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to adjust lot lines.

## **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. F23-016 PLEASANT PINES ADDITION, PHASE III, FINAL PLAT**

A two lot subdivision containing approximately 1.89 acres of land located south of the southwest intersection of County Road 1111 and County Road 1145. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create two lots.

### **2. F23-017 ALLRED ADDITION, FINAL PLAT**

A three lot subdivision containing approximately 14.40 acres of land located at the southern intersection of State Highway 31 East and Farm-To-Market Road 2908. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create three lots.

### **3. F23-018 SAM LAMEER ADDITION, UNIT 4, THIRD AMENDMENT AND IDLEWILDE ADDITION, UNIT 5, SECOND AMENDMENT**

A three lot subdivision containing approximately 5.22 acres of land located west of the southwest intersection of Timberwilde Drive and Trenton Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to combine four lots into three lots.

### **4. F23-020 HILLTOP ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 0.38 acres of land located at the southwest intersection of Lamar Street and Pacific Avenue. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to adjust lot lines.

**5. F23-019 MOTEN SUBDIVISION, FINAL PLAT**

A three lot subdivision containing approximately 7.97 acres of land located west of southwest intersection of County Road 129 and County Road 15. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to create three lots.

**6. P23-002 BACK 9, PRELIMINARY PLAT**

A plan for a nine lot subdivision containing approximately 18.03 acres of land located north of the northeast intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to plan for nine lots.

**X. Adjourn**

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**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.

\_\_\_\_\_  
City Clerk or Staff Designee

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

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