



**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, March 21, 2023  
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 April 11, 2023.**

**I. TABLED:**

**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 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.

**II. ZONING:**

**1. PD23-008 BREWER WILLIAM RALPH III AND BRETT ELIZABETH (4904 RICHMOND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PMF”, Planned Multi-Family District with Final Site Plan on Lot 10D of NCB 999P, one lot containing approximately 3.35 acres of land located south of the southeast intersection of Timberwilde Drive and Richmond Road (4904 Richmond Road). The applicant is requesting the zone change to develop the property with 35 multi-family housing units.

**2. Z23-003 EILAND WALTER GORDON AND KAREN AND LR-CR PROPERTIES LLC (6005 AND 6011 NEW COPELAND ROAD AND 938 DOLORES STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lots 6, 7, 12, 13 and 14 of NCB 1, five lots containing approximately 1.93 acres of land located at the northwest intersection of New Copeland Road and Dolores Street (6005 and 6011 New Copeland and 938 Dolores Street). The applicant is requesting the zone change to allow for medical offices.

**3. ZA23-002 UNIFIED DEVELOPMENT CODE (BIANNUAL REVIEW)**

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations related to streets and thoroughfares, Master Street Plan adoption, driveway and access, sidewalks, use regulations, parking requirements, signage, definitions and minor clarifications.

**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.

\_\_\_\_\_

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.

\_\_\_\_\_