



## **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, April 11, 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 March 7, 2023**
- V. TABLED ITEMS:**

**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.

**VI. 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/ 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. Z23-004 NEGEM JIMMY M SR (1371 SOUTH SOUTHWEST 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-A of NCB 1545-A, one lot containing approximately 5.00 acres of land located south of the southwest intersection of South Southwest Loop 323 and Shaw Street (1371 South Southwest Loop 323). The applicant is requesting the zone change to develop a motorcycle dealership.

**4. 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.

**VII. CONSENT PLATS GROUP A:**

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

**1. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 26 lots.

**2. 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.

**3. F23-036 CANYON MEADOW ADDITION, FINAL 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 create 24 lots.

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

*The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.*

### **1. F23-024 WALTER H. KNIGHT ADDITION, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Peach Avenue and Shaw Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

### **2. P23-005 PINE OAK TRAIL SUBDIVISION, PRELIMINARY PLAT**

A plan for a 15 lot subdivision containing approximately 7.82 acres of land located west of County Road 152 and County Road 113. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 15 lots.

### **3. F23-035 TBD ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 2.84 acres of land located south of the intersection of Farm-to-Market Road 2767 and County Road 386. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

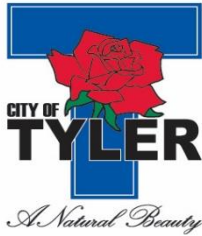
### **4. F23-037 H.R. LANDING SUBDIVISION, FINAL PLAT**

A two lot subdivision containing approximately 6.53 acres of land located west of the southwest intersection of Farm-to-Market Road 2767 and County Road 24. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

### **5. F23-034 WELLS ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 5.22 acres of land located at the northeast intersection of Farm-to-Market Road 2493 and County Road 140. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

## **IX. Recess**



## AGENDA

### PLANNING AND ZONING COMMISSION

#### WORKSESSION MEETING IN PERSON AT

*Tyler Development Center  
423 West Ferguson Street  
Tyler, Texas*

*Tuesday, April 11, 2023  
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 May 2, 2023.**

#### **X. ZONING:**

##### **1. S23-005 PAOLA GARCIA (1315 BELLAIRE DRIVE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 75A of NCB 669-N, one lot containing approximately 0.35 acres of land located at the northeast intersection of Bellaire Drive and Belvedere Boulevard (1315 Bellaire Drive). The applicant is requesting the Special Use Permit to allow for a one chair beauty salon.

##### **2. Z23-008 LUIS MIRANDA (5542 WILLINGHAM DRIVE)**

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 Tract 29C of ABST A0643 G MYERS, one tax lot containing 1.00 acre of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive (5542 Willingham Drive). The applicant is requesting the zone change to develop single-family homes.

##### **3. Z23-005 ROBERTO PULIDO JR (706 NORTH NORTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "C-1", Light Commercial District on Lots 6B, 7, 8 of NCB 1249, one tax lot containing approximately 0.99 acres of land located at the southwest intersection of Sunnyhill Drive and North Northwest Loop 323 (706 North Northwest Loop 323). The applicant is requesting the zone change to allow for a barber shop.

**4. Z23-006 CARLOS MAYA (827 WEST 5<sup>TH</sup> STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lots 24 and 25 of NCB 660-I, two lots containing approximately 0.37 acres of land located east of the northeast intersection of Talley Avenue and West 5<sup>th</sup> Street (827 West 5<sup>th</sup> Street). The applicant is requesting the zone change to allow for a duplex.

**5. Z23-007 PATH (412 SOUTH CHILTON AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “DBAC”, Downtown Business, Arts and Culture District on Lots 32 of NCB 84, one lot containing approximately 0.21 acres of land located south of the southeast intersection of Front Street and South Chilton Avenue (412 South Chilton Avenue). The applicant is requesting the zone change to have similar zoning to other property under same ownership.

**XI. Plats**

**1. P23-008 HIVEMIND WAY, PRELIMINARY PLAT**

A plan for an 11 lot subdivision containing approximately 9.97 acres of land located north of the northeast intersection of Farm-to-Market Road 2767 and County Road 386. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 11 lots.

**2. F23-041 HIVEMIND WAY, FINAL PLAT**

An 11 lot subdivision containing approximately 9.97 acres of land located north of the northeast intersection of Farm-to-Market Road 2767 and County Road 386. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 11 lots.

**3. P23-009 EAST MAPLE ESTATES, PRELIMINARY PLAT**

A plan for a 226 lot subdivision containing approximately 90 acres of land located south and east of the southeast intersection of North Broadway Avenue and East Northeast Loop 323. The property is zoned “R-1B”, Single-Family Residential District, “R-1D”, Single-Family Detached and Attached Residential District, “R-MF”, Multi-Family Residential District, “C-1”, Light Commercial District and “PMXD-1”, Planned Mixed Use District. The purpose of the plat is to plan for 226 lots.

**4. P23-010 LUIS MIRANDA SUBDIVISION, PRELIMINARY PLAT**

A plan for a six lot subdivision containing approximately 1.12 acres of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for six lots.

**5. F23-045 LUIS MIRANDA SUBDIVISION, FINAL PLAT**

A six lot subdivision containing approximately 1.12 acres of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create six lots.

**XII. 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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