



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, January 2, 2024
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 the Commission meeting of December 5, 2023**
- V. ZONING:**
 - 1. ZA23-004 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, 2003 is part of the City.
 - 2. Z23-042 SCHUBLE RENEE S (231 WEST CUMBERLAND ROAD)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lots 1 and 2 of NCB 1546-J, two lots containing approximately 1.26 acres of land located west of the northwest intersection of Crooked Trail and West Cumberland Road (231 West Cumberland Road). The applicant is requesting the zone change to utilize the property as a residence or office space.
 - 3. Z23-045 GENECOV WEST MUD CREEK LLC (A 9.69 ACRE PORTION OF 8020 AND 8360 HOLLYTREE DRIVE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District, “C-1”, Light Commercial District, and “PUR”, Planned Unit Residential District to “PMXD-1”, Planned Mixed-Use District 1

with written narrative, “PUR”, Planned Unit Residential District with written narrative, and “C-1”, Light Commercial District on a 9.69 portion of Tract 5A and 10, 11A, two tracts containing approximately 117.87 acres of land located east of the southeast intersection of Legacy Bend and Hollytree Drive (a 9.69 Acre Portion of 8020 and 8360 Hollytree Drive). The applicant is requesting the zone change to develop the area with a mixture of uses.

4. S23-009 MORALES LUIS & GUADALUPE (403, 405, 407 SOUTH VINE AVENUE AND 706, 708, 710, 712 WEST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1L of NCB 185-B, one lot containing approximately 1.02 acres of land located at the southwest intersection of West Front Street and South Vine Avenue (403, 405, 407 South Vine Avenue and 706, 708, 710, 712 West Front Street). The applicant is requesting the Special Use Permit to allow for a major food truck park.

5. S23-010 MELANIE AND RICKEY ROBERTS (3200 GARDEN VALLEY ROAD)

Request that the Planning and Zoning Commission consider approving a Special Use Permit renewal on Lot 28 of NCB 1262, one lot totaling approximately 1.93 acres of land located east of the southeast intersection of Darla Lane and Garden Valley Road (3200 Garden Valley Road). The property is zoned “R-MF”, Multi-Family Residential District. The applicant is requesting the Special Use Permit renewal for a day care center.

6. Z23-040 JENKINS REGINALD (1520 WEST OAKWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-2”, Two-Family Residential District on Lot 15 of NCB 364, one lot containing approximately 0.26 acres of land located at the southeast intersection of West Oakwood Street and North Hill Avenue (1520 West Oakwood Street). The application is requesting the zone change to develop the property with a duplex.

7. Z23-044 DENNIS WALKER (2602 SEATON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District on Lot 39 of NCB 836-N, one lot containing approximately 0.66 acres of land located at the southeast intersection of Frankston Highway and Seaton Street (2602 Seaton Street). The applicant is requesting the zone change to develop a six unit multi-family residence.

VI. 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.
