

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, May 7, 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 April 2, 2024**
- V. TABLED ITEMS:**

- 1. Z24-001 GENECOV WEST MUD CREEK LLC, AH COMMERCIAL ENTERPRISES LLC, MINDA PROPERTIES LLC, MM CAPITAL INVESTMENTS LLC, DT COMMERCIAL PROPERTIES LLC, PAL SOUTH INVESTMENT PROPERTIES LLC, SOUTH PALUXY HOLDINGS LLC, PUX INVESTMENTS LLC, TYLER LUX REAL ESTATE HOLDINGS LLC, TYLER PALUXY PAD LLC AND GENECOV INVESTMENTS LTD (8521, 8609, 8751 PALUXY DRIVE AND 1712 CUMBERLAND ROAD AND 1303 JEFF DAVIS DRIVE)**

Request that the Planning Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMXD-1”, Planned Mixed-Use District, “PCD”, Planned Commercial District, “PMF”, Planned Multi-Family Residential District, “PUR”, Planned Unit Residential District, “C-1”, Light Commercial District, “RPO”, Restricted Professional Office District, “R-MF”, Multi-Family Residential District, “R-2”, Two-Family Residential District, and “R-1A”, Single-Family Residential District on a 0.45 acre portion of Tracts 1, 1.2, 1A, 1F, 1E, 1D, 1G, 1C, 1H of ABST A0984 R TOMBS and Tracts 11A, 15, 15A, 15B, 15C, 15D of ABST A0819 J RATCLIFF, and Tract 5C of ABST A0474 I HILL, 16 tracts containing approximately 341.60 acres of land located north and west of the northwest intersection of Cumberland Road and Paluxy Drive (8521, 8609,

8751 Paluxy Drive and 1712 Cumberland Road and 1303 Jeff Davis Drive). The applicant is requesting the zone change to allow for mixed-use development, commercial, residential, and office uses.

2. PD23-029 C AND M MEATS INC (2205 JONES STREET)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family District final site plan amendment on ABST J-17.1A of NCB 924, one lot containing approximately 5.15 acres of land located east of the northeast intersection of Old Henderson Highway and East Front Street (2205 Jones Street). The applicant is requesting the zone change to build an apartment complex.

3. PD24-005 SHY RAYS LLC (1405 NORTH NORTHWEST LOOP 323)

Request that the Planning Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed-Use District 1 with final site narrative on Lot 15B of NCB 1262, one lot containing approximately 4.16 acres of land located south of the intersection of North Northwest Loop 323 and Garden Valley Road (1405 North Northwest Loop 323). The applicant is requesting the zone change to allow for mixed-use development with residential and commercial uses.

VI. ZONING:

1. PD24-007 TYLER BROADWAY/CENTENNIAL PADS LP (8910 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District with a final site plan on Lot 7M of NCB 1153, one lot containing approximately 0.82 acres of land located south of the southeast intersection of South Broadway Avenue and Centennial Parkway (8910 South Broadway Avenue). The applicant is requesting the site plan for a drive-through restaurant.

2. PD24-006 ARCH FUNDING LLC, IRP REO II LP AND AMBERWOOD DUPLEXES LLC (1303-1372 FREEDOM TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from “PXR”, Planned Mixed Residential District to “PMF”, Planned Multi-Family District with final site plan on Lots 22-51 of the Centennial Garden Homes subdivision, 30 lots containing approximately 6.36 acres of land located east of the southeast intersection of Kit Carson Trail and Centennial Parkway (1303-1372 Freedom Trail). The applicant is requesting the zone change to modify the site plan and convert the public street to a private way.

3. C24-003 MEZAYEK BUILDING LTD (MERCEDDES DRIVE AND BENDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of Mercedes Drive and Bendale Drive. The streets are located within the Hamilton Meadows Unit 2 subdivision along Crow Road. The applicant is requesting the closures of the rights-of-way to convert them to private streets.

4. Z24-011 MARION WARE (698 WEST LINE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 10 of NCB 92, one lot containing approximately 0.18 acres of land located west of the southwest intersection of West Line Street and Liberty Avenue (698 West Line Street). The applicant is requesting the zone change to develop a single-family home.

5. C24-002 MARION WARE (UNIMPROVED ALLEY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The west side of the right-of-way is adjacent to 706 West Line Street. The east side is adjacent to 698 West Line Street. The alley intersects with West Line Street to the north and railroad right-of-way to the south. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

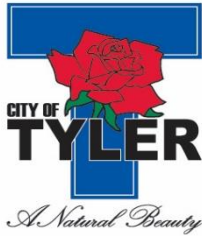
6. C24-005 SMITH COUNTY (PORTION OF SPRING AVENUE AND ALLEY RIGHTS-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of a portion of Spring Avenue between East Ferguson Street and East Erwin Street. Also, the closure of alley rights-of-way located adjacent to Lots 13, 14, 15, 16, 17, 18, 24, 25, 26, 27, 28A, 28B, 28C, 29 and 30 of Block 4 and Lots 3, 4, 4A, 8, 9, 10 and 11 of Block 5. The applicant is requesting the closure to replat the rights-of-way into adjacent properties.

7. C24-004 FRANCISCO HERNANDEZ (UNIMPROVED ALLEY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The west side of the right-of-way is adjacent to 608 East Vance Street. The east side is adjacent to 514 East Vance Street and 1706 North Carlyle Street. The alley intersects with East Vance Street to the south and 1714 North Carlyle to the north. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT
Tyler Development Center
423 West Ferguson Street
Tyler, Texas*

*Tuesday, May 7, 2024
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 June 4, 2024.

VIII. ZONING:

1. ZA24-001 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 the land use table related to miniature golf and driving ranges, amending regulations related to mobile food vendors, minimum off-street parking and alcohol distance requirements in DBAC zoning, and other clarifications.

2. Z24-014 IGNACIO CUEVAS (429 SOUTH SPRING AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 63 of NCB 78-A, one lot containing approximately 0.14 acres of land located south of the southwest intersection of East Front Street and South Spring Avenue (429 South Spring Avenue). The applicant is requesting the zone change to bring the property into conformance.

3. Z24-015 MUHAMMAD SAJID (3114 AND 3122 EAST 5TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lots 7 and 8 of NCB 1426, two lots containing approximately 1.00 acres of land located east of the northeast intersection of Old Omen Road and East 5th Street (3114 and 3122 East 5th Street). The applicant is requesting the zone change to allow for light commercial uses.

IX. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2024, 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 _____, 2024, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee