

**AGENDA**

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING IN PERSON AT**

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

*Tuesday, July 2, 2024  
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.

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**I. Call to Order**

**II. Roll Call**

**III. Planning Policies and Procedures**

**IV. Consideration of minutes from the Commission meeting of May 7, 2024**

**VI. 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 requirements and alcohol distance requirements in the DBAC zoning district and other clarifications.

**2. S24-004 GLORIA FLORES (1014 NORTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 28 of NCB 216-G, one lot totaling approximately 0.24 acres of land located north of the northwest intersection of East Berta Street and North Spring Avenue (1014 North Spring Avenue). The property is zoned “R-1B”, Single-Family Residential District. The applicant is requesting the Special Use Permit to allow for a one-chair beauty salon.

**3. Z24-017 GATHCO LLC (1118 PARK STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential

District on Lot 24 of NCB 335, one lot containing approximately 0.14 acres of land located west of the southwest intersection of Herndon Avenue and Park Street (1118 Park Street). The applicant is requesting the zone change to build a single-family home.

**4. Z24-018 ALICIA RAMIREZ (815 CAMP STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PMXD-1”, Planned Mixed-Use District-1 with written narrative on Lot 6A of NCB 510, one lot containing approximately 0.34 acres of land located at the southwest intersection of Winona Avenue and Camp Street (815 Camp Street). The applicant is requesting the zone change to allow for residential uses and a mechanic shop.

**5. Z24-021 TODD YATES (403 NOBLE 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 24 of NCB 76, one lot containing approximately 0.16 acres of land located west of the southwest intersection of Oakland Avenue and Noble Street (403 Noble Street). The applicant is requesting the zone change to build an accessory dwelling unit.

**6. PD24-012 TRULIFE OAK SUBDIVISION (2850 CROW ROAD)**

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District final site plan amendment on Tract 19C of ABST A0624 M UNIVERSITY, one Tract containing approximately 29.22 acres of land located at the southwest intersection of Oak Hill Boulevard and Crow Road (2850 Crow Road). The applicant is requesting the site plan amendment to reduce the number of units and change the configuration of the site.

**7. S24-006 TOWNSQUARE MEDIA TYLER LLC (3810 BROOKSIDE DRIVE)**

Request that the Planning and Zoning Commission consider approving a Special Use Permit on Lot 39A of NCB 1297, one lot totaling approximately 0.87 acres of land located at the northeast intersection of Shelley Park Plaza and Brookside Drive (3810 Brookside Drive). The property is zoned “PCD”, Planned Commercial District. The applicant is requesting the Special Use Permit to allow for a radio tower up to 150 feet in height.

**8. Z24-022 NATURON PROPERTIES, LLC (2255 HAVERHILL DRIVE AND 2221 DANLEY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-MF”, Multi-Family Residential District on Tracts 2.4 and 2.5 of ABST A0888 M SPELL, two tracts containing approximately 2.89 acres of land located south of the southwest intersection of County Road 219 and Haverhill Drive (2255 Haverhill Drive and 2221 Danley Avenue). The applicant is requesting the zone change to develop multi-family units.

**9. Z24-019 WINIFRED GOSSETT JOHNSON (A 2.49 ACRE PORTION OF 3498 FRANKSTON HIGHWAY)**

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 a 2.49 acre portion of Lot 45B of NCB 836-N, one lot containing approximately 12.88 acres of land located north of the northwest intersection of Goss Street and Old Noonday Road (a 2.49 acre portion of 3498 Frankston Highway). The applicant is requesting the zone change to allow for light commercial uses.

**10. Z24-023 HAZARI AND SONS, LLC (3180 WEST NORTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “M-1”, Light Industrial District on Lot 13-E of NCB 1238, one lot containing approximately 1.01 acres of land located west of the southwest intersection of Beth Marie Lane and West Northwest Loop 323 (3180 West Northwest Loop 323). The applicant is requesting the zone change to build a warehouse.

**11. 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 “AR”, Adaptive Reuse 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.

**12. PD24-011 COMCORP OF TYLER INC (4300 RICHMOND ROAD)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lot 1, 1.2 of NCB 1292, one lot containing approximately 1.78 acres of land located at the southeast intersection of West Southwest Loop 323 and Richmond Road (4300 Richmond Road). The applicant is requesting the zone change to add a private exit along Richmond Road.

**13. Z24-016 OMAR RENTERIA (1116 WEST HICKORY 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 11 of NCB 337, one lot containing approximately 0.31 acres of land located west of the southwest intersection of Herndon Avenue and West Hickory Street (1116 West Hickory Street). The applicant is requesting the zone change to build a duplex.

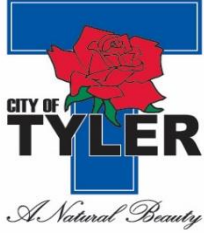
**14. Z24-020 JANIE SMITH LOVILLE (2914 NORTH GRAND AVENUE)**

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 Lot 159 of NCB 769, one lot containing approximately 0.17 acres of land located south of the southwest intersection of West 31st Street and North Grand Avenue (2914 North Grand Avenue). The applicant is requesting the zone change to build a duplex.

**15. 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.

**VII. Recess**



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, July 2, 2024  
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 August 6, 2024.**

**VIII. ZONING:**

**1. Z24-024 MAUGNO MORA (1204 KENNEDY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 6A of NCB 557, one lot containing approximately 0.21 acres of land located at the southwest intersection of North Ross Avenue and Kennedy Road (1204 Kennedy Road). The applicant is requesting the zone change to build a single-family home on an irregularly shaped lot.

**2. Z24-025 SPRING RJP OPERATIONS, LLC (501 AND 503 SOUTH SPRING AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-2”, Two-Family Residential District on Lot 44 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 (501 and 503 South Spring Avenue). The applicant is requesting the zone change to redevelop the existing duplex on the property.

**3. Z24-026 CARLA OCAMPO (1511 WEST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PMXD-1”, Planned Mixed-Use District-1 with

written narrative on Lots 18 and 7A of NCB 367-B, two lots containing approximately 0.25 acres of land located at the northwest intersection of North Gaston Avenue and West Erwin Street (1511 West Erwin Street). The applicant is requesting the zone change to allow for commercial and residential uses.

**IX. Adjourn**

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**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