



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, October 19, 2021
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.
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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 November 9, 2021.

I. ZONING:

1. A21-004 SHACKLEFORD LAND COMPANY, STEVEN HILL, BOSTICK ENTERPRISES, HUNT CUSTOM HOMES, ETOILE INVESTMENTS, J&M ESTATE PLANNING, AND ARCHAEOLOGICAL CONSERVANCY

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 140 acres of land lying adjacent to the present boundary limits of the City of Tyler located southeast of the intersection of Marsh Farm Road and Stonebank Crossing. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #6.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction (ETJ).
- D. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 140 acres of "PUR", Planned Unit Residential District with final site plan.

2. A21-005 WERNER CROSSING LLC (14143 COUNTY ROAD 192)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 44.15 acres of land lying adjacent to the present boundary limits of the City of Tyler located east of the intersection of Hidden Hollow Lane and Old Noonday Road. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction.
- D. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Guide to reflect Single-Family Medium/Low Density.
- F. Establishment of Original zoning of 44.15 acres of “PUR”, Planned Unit Residential District with final site plan.

3. S21-002 CAMELLA M JONES (2711 SHADY BLUFF)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for use as an adult day care on Lot 00013 of NCB 01, one lot containing approximately 0.28 acres of land located southeast of the intersection of Mesquite Drive and Shady Bluff (2711 Shady Bluff). The property is zoned “R-1B”, Single-Family Residential District.

4. PD21-020 DIYA HOTELS, LLC (3303 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District Final Site Plan on Lot 28A of NCB 976, one lot containing approximately 4.13 acres of land located at the southwest intersection of Golden Road and Troup Highway (3303 Troup Highway). The applicant is requesting the site plan to convert the property into apartments.

5. Z21-046 DJC HOLDINGS LLC (801, 807, AND 811 SOUTH BECKHAM AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMF”, Planned Multi-Family District with site plan on Lots 9E and 9F of NCB 258, two lots containing approximately 0.52 acres of land located north of the northwest intersection of Dodge Street and South Beckham Avenue (801, 807, and 811 South Beckham Avenue). The applicant is requesting the zone change to develop apartment units.

6. Z21-047 TEXAS SJH HOLDINGS LTD (8101 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed-Use District-1 to “C-1”, Light Commercial District on a 0.65 acre portion of Lot 40C of NCB 1546, one lot containing approximately 6.02 acres of land located north of the northwest intersection of West Cumberland Road and South Broadway Avenue (8101 South Broadway Avenue). The applicant is requesting the zone change to build an automotive service station.

7. PD21-018 BROADWAY SOUTH DEV M NO 2 LTD (562 CENTENNIAL PARKWAY)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development Final Site Plan on Tracts 2C and 3 of ABST A0355 B FRY and Tract 2A of ABST A0112 T BLACKWELL, three tracts containing approximately 50.00 acres of land located east of the intersection of Settlers Landing and Centennial Parkway (562 Centennial Parkway). The applicant is requesting the site plan amendment to develop attached single-family units on a single lot.

8. C21-013 MIRACLE CENTER CHURCH TYLER (AN UNIMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to Summerkamp Street. The east side of the right-of-way is adjacent to Lots 20-B and 22 of NCB 210. The south side of the right-of-way is adjacent to Lot 20-B of NCB 210. The west side of the right-of-way is adjacent to Lot 20-B of NCB 210. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

9. N21-002 TOBY TROUILLE (EDNA STREET)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Edna Street to Watchmaker Way.

10. Z21-042 CBANKS CONSTRUCTION LLC (1484 WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Tract LT 39 of NCB 773-G, one tract containing approximately 3.78 acres of land located southeast of the intersection of West Northwest Loop 323 and West 34th Street (1484 West 34th Street). The applicant is requesting the zone change to develop commercial buildings.

11. Z21-043 LEONEL & JESSICA ZUNIGA (825 TUBBS STREET AND 826 BUCKLEY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PXR”, Planned Mixed Residential District to “R-1B”, Single-Family Residential District on Lots 27 and 27A of NCB 856, two lots containing approximately 0.23 acres of land located south of the southwest intersection of Bellwood Road and Tubbs Street (825 Tubbs Street and 826 Buckley Avenue). The applicant is requesting the zone change to build single-family homes.

12. Z21-044 BBMI PROPERTY MANAGEMENT LLC (2623 BATEMAN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 13 of NCB 810, one lot containing approximately 0.23 acres of land located north of the northwest intersection of Wilma Street and Bateman Avenue (2623 Bateman Avenue). The applicant is requesting the zone change to allow for use as a garage apartment.

13. Z21-045 MONICA M CANNON (912 AND 1012 EAST FRONT STREET AND 1003 EAST EARLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lots 14, 15, and 16A of NCB 160, three lots containing approximately 1.02 acres of land located at the southwest intersection of Saunders Avenue and East Earle Street (912 and 1012 East Front Street and 1003 East Earle Street). The applicant is requesting the zone change to develop medical office space.

II. PLATS:

1. F21-158 DOGWOOD PARK PHASE ONE, FINAL PLAT

A 29 lot subdivision containing approximately 7.35 acres of land located south of the intersection of Dogwood Park Boulevard and Roy Road. The property is currently zoned "POD", Planned Office District and "R-1D", Single-Family Detached and Attached Residential District. The purpose of the plat is to create 29 lots.

2. P21-034 ROLLING MEADOWS WEST, PRELIMINARY PLAT

A 19 lot subdivision containing approximately 165.37 acres of land located north of the intersection of County Road 47 and County Road 46. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 19 lots.

3. F21-159 ROLLING MEADOWS WEST, UNIT 2, FINAL PLAT

A 19 lot subdivision containing approximately 13.70 acres of land located north of the intersection of County Road 47 and County Road 46. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 19 lots and dedicate right-of-way.

4. P21-035 MAHAR ESTATES, PRELIMINARY PLAT

A four lot subdivision containing approximately 9.00 acres of land located west of the intersection of Mahar Road and Old Jacksonville Highway. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for four lots.

5. F21-160 MAHAR ESTATES, FINAL PLAT

A four lot subdivision containing approximately 9.00 acres of land located west of the intersection of Mahar Road and Old Jacksonville Highway. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create four lots.

6. F21-163 COOPER ESTATES, UNIT 1, FINAL PLAT

A 21 lot subdivision containing approximately 25.34 acres of land located at the northwest intersection of Old Noonday Road and Taylor Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to add and remove drainage easements.

7. F21-164 COOPER ESTATES, UNIT 2, FINAL PLAT

A 17 lot subdivision containing approximately 12.62 acres of land located east of the intersection of Hidden Hollow Lane and Taylor Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to add a drainage easement.

III. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice was posted on the bulletin boards of City Hall.

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice was posted on the front door of the Tyler Development Center.
