



**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, March 1, 2022  
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 February 1, 2022**
- V. PREVIOUSLY TABLED ITEMS:**
  - 1. A21-009 GENECOV WEST MUD CREEK AND FAIR ROBERT ETAL (12501 U.S. HIGHWAY 69 NORTH/32.78 ACRES OF LAND)**  
Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 32.78 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of U.S. Highway 69 North and Old Ranch Road. Also consider recommending:
    - A. The new boundary of the City Limits.
    - B. The new boundary of the City Council District #3.
    - 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/High Density and Multi-Family.
    - F. Establishment of Original zoning of 32.78 acres of “R-1D”, Single-Family Detached and Attached Residential District, “PMF”, Planned Multi-Family District with a final site narrative and “C-2”, General Commercial District.
  - 2. PD22-002 RHP REAL ESTATE LTD ETAL (3035 HIGHWAY 31 EAST)**

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 7B of NCB 1404-A, one lot containing approximately 8.77 acres of land located east of the southeast intersection of South Southeast Loop 323 and Highway 31 East (3035 Highway 31 East). The applicant is requesting the zone change to develop multi-family uses.

## **VI. ZONING:**

### **1. Z22-001 RHP REAL ESTATE (4.56 ACRES OF LAND ON GLASCOW ROAD)**

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 Lots 10 and 11 of NCB 1404-A, two lots containing approximately 4.56 acres of land located east of the northeast intersection of South Southeast Loop 323 and Glasgow Road. The applicant is requesting the zone change to develop the property with multi-family residential uses.

### **2. Z22-006 REED DEVELOPMENT COMPANY LLC (8005, 8009, 8013, 8017, 8021, 8025, AND 8029 CROOKED TRAIL AND 21.89 ACRES OF LAND)**

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 Lots 34-40, 54, and 55 of NCB 1546-I and a greenbelt lot, ten lots containing approximately 23.87 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8005, 8009, 8013, 8017, 8021, 8025, and 8029 Crooked Trail and 21.89 acres of land). The applicant is requesting the zone change to develop single-family homes.

### **3. S22-002 LASATER CECIL ET AL (4500 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 12L of NCB 1013, one lot totaling approximately 11.75 acres of land located south of the southeast intersection of South Broadway Avenue and South Southeast Loop 323 (4500 South Broadway Avenue). The applicant is requesting the Special Use Permit to obtain a variance to reduce the required 300 feet distance separation from the property line of French Quarter Shopping Center and a public school to 60 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell wine and beer.

### **4. Z22-004 AGUILAR EVELYN ZARATE (428 WEST BOW STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “R-2”, Two-Family Residential District on Lot 4A of NCB 199, one lot containing approximately 0.20 acres of land located at the southeast intersection of Della Avenue and West Bow Street (428 West Bow Street). The applicant is requesting the zone change to allow the existing use as a duplex.

### **5. Z22-005 PLEASANT GROVE BAPTIST CHURCH (400 MCMURREY DRIVE)**

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 Lot 6-8 of NCB 146, one lot containing approximately 1.02 acres of land located at the northwest intersection of East Line Street and McMurrey Drive (400 McMurrey Drive). The applicant is requesting the zone change to allow for use as a day care on a portion of the property.

### **6. C22-001 C AND M MEATS INC (PORTIONS OF EPPERSON AVENUE AND MAGGIE STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of portions of Epperson Avenue and Maggie Street. The west side of the Epperson Avenue right-

of-way is adjacent to Lot 100 of 675M and Lots 2 and 8 of NCB 675L and intersects with Maggie Street. The east side is adjacent to Lot 1 of NCB 927 and a tract of land in NCB 924. The south side intersects with East Front Street. The north side intersects with Jones Street. The north side of the Maggie Street right-of-way is adjacent to a tract of land in NCB 924. The south side is adjacent to Lots 1, 2, 2B and 2C of NCB 927. The west side intersects with Epperson Avenue. The east side is adjacent to Lot 1-B of NCB 925. The applicant is requesting the closure to replat the rights-of-way into adjacent properties.

**7. Z22-007 C AND M MEATS INC (2205 JONES STREET AND 2300 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “C-1”, Light Commercial District to “PMF”, Planned Multi-Family District with final site plan on a portion of Lot 1 of NCB 927 and a tract of land in NCB 924 containing approximately 5.15 acres of land located east of the northeast intersection of Old Henderson Highway and East Front Street (2205 Jones Street and 2300 East Front Street). The applicant is requesting the zone change to develop multi-family apartments.

**8. Z22-002 MASTERS KAITLYN (303 WEST HOUSTON STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “AR”, Adaptive Reuse District on Lot 14 of NCB 86, one lot containing approximately 0.17 acres of land located east of the northeast intersection of South Bois D’Arc Avenue and West Houston Street (303 West Houston Street). The applicant is requesting the zone change to allow for use as a law office.

**9. Z22-003 FRANCIS LEROY SENIOR (1461 AND 1465 NORTH BORDER AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District and “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lots 17 and 18 of NCB 400, two lots containing approximately 0.40 acres of land located south of the southeast intersection of Harmony Street and North Border Avenue (1461 and 1465 North Border Avenue). The applicant is requesting the zone change to build a garage for the funeral home.

**10. Z22-008 AMERITEX HOMES LLC (1317 AND 1319 CLAUDE 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 18 of NCB 357, one lot containing approximately 0.13 acres of land located west of the northwest intersection of North Confederate Avenue and Claude Street (1317 and 1319 Claude Street). The applicant is requesting the zone change to develop a single-family home.

**11. Z22-009 AMERITEX HOMES LLC (1106 AND 1116 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 25 of NCB 335, two tax lots containing approximately 0.27 acres of land located west of the southwest intersection of Herndon Avenue and Park Street (1106 and 1116 Park Street). The applicant is requesting the zone change to develop a single-family home.

**12. Z22-010 NORTHCHASE DEVELOPMENT LLC (6.30 ACRES OF LAND AT COUNTY ROAD 35 AND EAST NORTHEAST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1B”, Single-Family Residential District on Tract 4C of Abst A0946 E Stringer, one tract containing approximately 6.30 acres of land located at the

southwest intersection of East Northeast Loop 323 and County Road 35/Lavender Road). The applicant is requesting the zone change to develop the property with single-family homes.

## **VII. PLATS:**

### **1. F21-185 PEACH TREE RANCH SUBDIVISION, FIRST AMENDMENT**

A two lot subdivision containing approximately 3.03 acres of land located south of the southwest intersection of County Road 153 and County Road 150. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to subdivide one lot into two lots.

### **2. P21-030 SEATON ADDITION, PRELIMINARY PLAT**

A 12 lot subdivision containing approximately 18.27 acres of land located north of the northwest intersection of State Highway 64 West and CR 413. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 12 lots.

### **3. F21-082 WHITTEN HILL, FIRST AMENDMENT**

A three lot subdivision containing approximately 1.19 acres of land located at the northwest intersection of West Queen Street and North Bois D' Arc Avenue. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to create three lots.

### **4. F21-121 DEL MAR ADDITION, FINAL PLAT**

A 67 lot subdivision containing approximately 47 acres of land located south of the intersection of County Road 461 and Timber Bend Trail. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 67 lots.

### **5. F22-008 WAYFARE AT CUMBERLAND PARK, FINAL PLAT**

A one lot subdivision containing approximately 54.63 acres of land located near the intersection of Centennial Parkway and Settler's Landing. The property is currently zoned "PCD", Planned Commercial District. The purpose of the plat is to create one lot.

### **6. P22-003 THE CROSSING – WESTERN ADDITION, AMENDED PRELIMINARY PLAT**

A plan for a 118 lot subdivision containing approximately 50.40 acres of land located west of the intersection of Crosslake Boulevard and Forest Ridge Cove. The property is currently zoned "R-1B", Single-Family Residential District and located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is revise lot layout and street configurations. The applicant is requesting a variance to the maximum cul-de-sac street length.

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

### **1. F21-126 FOREST RIDGE AT THE CROSSING UNIT 3, FINAL PLAT**

A 13 lot subdivision containing approximately 6.88 acres of land located west of the intersection of Crosslake Boulevard and Forest Ridge Cove. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 13 lots.

### **2. F21-186 HENSHAW CREEK UNIT 1, FINAL PLAT**

A 17 lot subdivision containing approximately 7.13 acres of land located east of the intersection of Hidden Hollow Lane and Old Noonday Road. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 17 lots.

**3. F22-006 ROYAL VISTA ESTATES, FIRST AMENDMENT**

A 47 lot subdivision containing approximately 24.54 acres of land located north of the northeast intersection of County Road 178 and Club Drive. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to revise easements and show additional information.

**IX. CONSENT PLATS GROUP B:**

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

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

**2. F22-003 ROYAL HILLS ADDITION, UNIT 1, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.55 acres of land located east of the intersection of Debby Drive and Elleen Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to adjust lot lines.

**3. F22-004 NOE GAONA SUBDIVISION, FINAL PLAT**

A six lot subdivision containing approximately 17.02 acres of land located north of the intersection of County Road 427 and State Highway 110 North. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create six lots.

**4. F22-007 FURQUERON ADDITION, FINAL PLAT**

A three lot subdivision containing approximately 14.89 acres of land located north of the northwest intersection of Farm-to-Market Road 848 and County Road 262. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create three lots.

**X. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022, at \_\_\_\_\_ M., the above notice was posted at the Tyler Development Center.

\_\_\_\_\_  
Staff Designee