



AGENDA

PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT
City Hall Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, April 19, 2022
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 May 10, 2022.

I. ZONING:

1. PD22-006 SOUTHERN CLASSIC HOLDINGS LLC (5520 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PCD”, Planned Commercial District with final site plan on Lot 3 of NCB 1554A, one lot containing approximately 2.00 acres of land located southeast of the intersection of West Rieck Road and Old Jacksonville Highway (5520 Old Jacksonville Highway). The applicant is requesting the zone change to allow for an auto paint and body shop.

2. PD22-007 OAK INDUSTRIAL PARK LLC (6510 TIMBER WAY AND 2.02 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 5 and 6 of NCB 1660-G, two lots containing approximately 6.56 acres of land located at the northeast intersection of Elkton Trail and Timber Way (6510 Timber Way and 2.02 acres of land). The applicant is requesting the zone change to allow for a gated residential subdivision.

3. Z22-029 NTS COMMUNICATIONS LLC (325 WEST GENTRY PARKWAY, 920 NORTH BOIS D'ARC AVENUE AND 0.02 ACRE PORTION OF 905 NORTH ALBERTSON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "PCD", Planned Commercial District to "C-1", Light Commercial District. on Lots 30, 35 and 0.02 acre portion of Lot 36 of NCB 211, three lots containing approximately 0.60 acres of land located east of the northeast intersection of West Gentry Parkway and North Albertson Avenue (325 West Gentry Parkway, 920 North Bois D'Arc Avenue and 0.02 acre portion of 905 North Albertson Avenue). The applicant is requesting the zone change for a minor utility structure.

4. Z22-022 MAYA JUAN CARLOS (APPROXIMATELY 0.17 ACRES OF LAND ON WEST 5TH STREET)

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 24 of NCB 660I, one lot containing approximately 0.17 acres of land located east of the northeast intersection of West Fifth Street and Talley Avenue. The applicant is requesting the zone change to build a duplex.

5. Z22-024 NELSON FUMO (604 NORTH SPRING AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "M-1", Light Industrial District on a 0.04 acre portion of Lot 15 of NCB 101B, one lot containing approximately 0.31 acres of land located north of the northwest intersection of East Oakwood Street and North Spring Avenue (604 North Spring Avenue). The applicant is requesting the zone change to develop the portion of property with industrial uses.

6. Z22-027 BARRON ALEJANDRO & ROSITA VASQUEZ (1316 EAST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "PMF", Planned Multifamily District with final site plan on Lot 8 of NCB 535, one lot containing approximately 0.23 acres of land located east of the northeast intersection of East Elm Street and South Horace Avenue (1316 East Elm Street). The applicant is requesting the zone change to allow for multi-family uses.

7. Z22-028 DAVIS THORNTON LTD (6450 OAK HILL BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "PMF", Planned Multifamily District with final site plan on Lot 44H of NCB 1660A, one lot containing approximately 12.37 acres of land located north of the northeast intersection of Elkton Trail and Oak Hill Boulevard (6450 Oak Hill Boulevard). The applicant is requesting the zone change to develop the property with multi-family residential uses.

8. Z22-031 SAUCEDO JOSE M & ANAHI ESTHER HERNANDEZ (910, 922 NELL AVENUE AND 0.08 ACRE PORTION OF 813 LINDSEY LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "C-1", Light Commercial District on Lot 29B, 0.08 acre portion of 29A and 0.16 acre portion of Lot 30A of NCB 319, three lots containing approximately 0.34 acres of land located north of the northeast intersection of Nell Avenue and Lindsey Lane (910, 922 Nell Avenue and 0.08 acre portion of 813 Lindsey Lane). The applicant is requesting the zone change to develop the property for a parking lot expansion.

9. Z22-023 M.D. DIVINE HOMES LLC (304 GEORGE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 8B of NCB 126, one lot containing approximately 0.17 acres of land located at the northwest intersection of George Avenue and East Locust Street (304 George Avenue). The applicant is requesting the zone change to develop a single-family home.

10. Z22-025 KIDD OPAL TRUSTEE (1507 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-1A”, Single-Family Residential District on Lot 8 of NCB 237A, one lot containing approximately 0.22 acres of land located west of the southwest intersection of East Front Street and Mahon Avenue (1507 East Front Street). The applicant is requesting the zone change to bring the single-family use of the property into conformance with the Unified Development Code.

11. Z22-026 JAMES AND WYNONA MOBLEY (1012 AND 1016 MEADOW LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on an approximate 8,600 square foot portion of Lot 96, 97 of NCB 669M, one lot containing approximately 0.20 acres of land located south of the southwest intersection of Meadow Lane and West Gentry Parkway (1012 and 1016 Meadow Lane). The applicant is requesting the zone change to allow for a tattoo studio.

12. Z22-030 WARDLAW ALI JAMAL & LATRESA (1530 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 17 of NCB 449C, one lot containing approximately 0.12 acres of land located at the northwest intersection of Harmony Street and North Palace Avenue (1530 North Palace Avenue). The applicant is requesting the zone change to bring the single-family use of the property into conformance with the Unified Development Code.

13. PD22-003 KTB HOLDINGS LP (1223 EAST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMF”, Planned Multi-Family District with final site plan on an approximately 8.00 acre portion of Tract 4A, 4D, 7B of ABST A0474 I HILL, one tract containing approximately 20.20 acres of land located southeast of the intersection of New Copeland Road and East Grande Boulevard (1223 East Grande Boulevard). The applicant is requesting the zone change to develop the property with multi-family residential uses.

II. PLATS:

1. F21-202 CYPRESS RIDGE ADDITION, PHASE 3, FINAL PLAT

A 31 lot subdivision containing approximately 21.42 acres of land located south of the southwest intersection of County Road 431 and County Road 461. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 31 lots.

2. F22-043 V AND L TRAILS, FINAL PLAT

A six lot subdivision containing approximately 3.92 acres of land located at the northwest

intersection of County Road 133 and County Road 178. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create six lots.

3. F22-044 CUMBERLAND PLACE ADDITION, UNIT 1, SECOND AMENDMENT

A two lot subdivision containing approximately 6.01 acres of land located north of the northwest intersection of West Cumberland Road and South Broadway Avenue. The property is currently zoned "PCD", Planned Commercial District and "PMXD-1", Planned Mixed-Use District. The purpose of the plat is to subdivide one lot into two lots.

4. F22-047 SENTINEL PARK AT LEGACY BEND, FIRST AMENDMENT

A four lot subdivision containing approximately 3.74 acres of land located south of the southwest intersection of Hollytree Drive and Sentinel Way. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to adjust lot lines.

5. F22-048 COPPER COVE, UNIT 2, FINAL PLAT

An eleven lot subdivision containing approximately 15.02 acres of land located west of the southwest intersection of Stonecrest Boulevard and Copper Park. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 11 lots.

6. F22-049 SAIGE MEADOWS, UNIT 2, FINAL PLAT

A one lot subdivision containing approximately 4.60 acres of land located south of the southeast intersection of US Highway 69 and County Road 461 (James Fair Parkway). The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to create one lot.

7. F22-050 LEGACY BEND, UNIT 3, FIRST AMENDMENT

A one lot subdivision containing approximately 0.83 acres of land located east of the intersection of Hidden Creek Trail and Cherryhill Drive. The property is currently zoned "R-1A", Single-Family Residential. The purpose of the plat is to combine two lots into one lot.

8. P22-009 BLUE MOUNTAIN, UNIT 6, PRELIMINARY PLAT

A six lot subdivision containing approximately 12.82 acres of land located at the southeast intersection of West Cumberland Road and Cherryhill Drive. The property is partially zoned "AG", Agricultural District, "RPO", Restricted Professional Office District, and "PCD", Planned Commercial District. The purpose of the plat is to plan for a six lot subdivision.

9. P22-011 JORDAN PLAZA ADDITION, PRELIMINARY PLAT

A three lot subdivision containing approximately 54.13 acres of land located west of the northwest intersection of West Erwin Street and Loop 323. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to plan for three lots.

10. P22-013 WEST PENINSULA ESTATES, PRELIMINARY PLAT

A 40 lot subdivision containing approximately 26.10 acres of land located south of the southwest intersection of Farm-to-Market Road 848 and Farm-to-Market Road 2128. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 40 lot subdivision.

11. P22-015 BLUEBIRD ADDITION, PRELIMINARY PLAT

A two lot subdivision containing approximately 3.07 acres of land located south of the intersection of Farm-to-Market Road 3271 and County Road 429. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a two lot subdivision.

14. F22-022 ST. LOUIS HEIGHTS, THIRD AMENDMENT

A two lot subdivision containing approximately 0.27 acres of land located at the southwest intersection of Patrick Street and Rhinehart Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

15. F21-193 J & W SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 6.21 acres of land located west of the northwest intersection of Hwy 31 East and County Road 25. The property is currently located in the City of Tyler ETJ. The purpose of the plat is to create two lots.

III. Adjourn

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.

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