

**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, June 7, 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 May 10, 2022**
- V. TABLED ITEMS:**

**1. 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 “AR”, Adaptive Reuse 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.

**VI. ZONING:**

**1. PD22-008 REED DEVELOPMENT COMPANY LLC (8025 AND 8029 CROOKED TRAIL AND APPROXIMATELY 21.83 ACRES OF LAND)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on a portion of Lot 39 and Lots 40, 54 and 55 of NCB 1546-I, four lots containing approximately 22.39 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8025 and 8029 Crooked Trail and approximately

21.83 acres of land in Cumberland Place West Unit 1). The applicant is requesting the zone change to develop single-family homes.

**2. PD22-010 THE BLUE PINNACLE GROUP LLC AND THE CUMBERLAND GAP LTD (1701 BALSAM GAP, 2.87 ACRE PORTION OF 1666 WEST CUMBERLAND ROAD AND 3.91 ACRES OF 804 WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District, “C-1”, Light Commercial District and “PCD”, Planned Commercial District and “PMF”, Planned Multi-Family District to “PMF”, Planned Multi-Family District with a final site plan on Tract 5 of ABST A0794 T PRICE and 2.87 acre portion on Tract 5F of ABST A0794 T PRICE and 3.91 acre portion on Tract 1-3,6,7 of ABST A0562 M LONG, six tracts containing approximately 23.22 acres of land located east of the southeast intersection of Blue Mountain Boulevard and West Cumberland Road (1701 Balsam Gap, 2.87 acre portion of 1666 West Cumberland Road and 3.91 acres of 804 West Cumberland Road). The applicant is requesting the zone change to allow for multi-family development.

**3. PD22-011 TREK INTERESTS LLC AND SEARCO PROPERTIES LLC (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed-Use District-1 with final site plan on Lots 11L, 11K, and 11O of NCB 1660A, three lots containing approximately 1.50 acres of land located at the southwest intersection of Highlands Lane and Oak Hill Boulevard (6951-6959 Arbor Ridge Drive and 6865 Oak Hill Boulevard). The applicant is requesting the zone change to allow for a mixed-use development.

**4. Z22-033 MARION WARE (514 NORTH LIBERTY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 14 of NCB 96, one lot containing approximately 0.26 acres of land located north of the northwest intersection of North Liberty Avenue and West Oakwood Street (514 North Liberty Avenue). The applicant is requesting the zone change to build a single-family home.

**5. Z22-038 MARION WARE (517 NORTH LIBERTY AVENUE AND 512 NORTH BORDER AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District and “C-2”, General Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 4 and 11 of NCB 95, two lots containing approximately 0.13 acres of land located north of West Oakwood Street in between Liberty Ave and Border Avenue (517 North Liberty Avenue and 512 North Border Avenue). The applicant is requesting the zone change to combine the properties owned by the applicant into one lot to build a single-family home.

**6. Z22-034 FLOREZ CORNELIO BENITEZ (2313 AND 2317 OLD GLADEWATER HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-2”, General Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 28 of NCB 671J, one lot containing approximately 0.27 acres of land located north of the northeast intersection of Old Gladewater Highway and Duncan Street (2313 and 2317 Old Gladewater Highway). The applicant is requesting the zone change to subdivide the two existing homes on the property.

**7. Z22-035 FLORES GERMAN HERNANDEZ AND LETICIA (2318 OLD GLADEWATER HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MH”, Manufactured Home Residential District to “R-1A”, Single-Family Residential District on Lot 35B of NCB 671, one lot containing approximately 1.55 acres of land located north of the northwest intersection of Old Gladewater Highway and Duncan Street (2318 Old Gladewater Highway). The applicant is requesting the zone change to develop a single-family home.

**8. C22-002 BARBEE E H ESTATE (PORTIONS OF CRESTWAY DRIVE, TRAVIS STREET AND WOODLEY STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of portions of Crestway Drive, Travis Street and Woodley Street. The west side of the right-of-way is adjacent to Lots 49 and 34 of NCB 254B and intersects with Woodley Street to the north and Travis Street to the south. The east side of the right-of-way is adjacent to Lot 9 of NCB 246 and a Lots 14 and 15 of NCB 248 and intersects with Crestway Drive. The south side of the right-of-way is adjacent to Lot 34 of NCB 254B and Lots 16A and 18A of NCB 677 and intersects with Crestway Drive. The north side of the right-of-way is adjacent to Lots 33 and 33A of NCB 254B. The applicant is requesting the closure to replat the rights-of-way into adjacent properties.

**9. Z22-032 VELAZQUEZ OMAR AND ADHLINDA (2004 NORTH GRAND 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 5A of NCB 448, one lot containing approximately 0.14 acres of land located at the northwest intersection of North Grand Avenue and West Martin Luther King Jr Boulevard (2004 North Grand Avenue). The applicant is requesting the zone change to bring the existing residential use into conformance with the Unified Development Code.

**10. Z22-037 MIRANDA PROPERTY HOLDINGS LLC (120 WEST MARTIN LUTHER KING JR BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-2”, Two-Family Residential District on Lot 5 of NCB 469, one lot containing approximately 0.21 acres of land located at the southeast intersection of North Broadway Avenue and West Martin Luther King Jr Boulevard (120 West Martin Luther King Jr Boulevard). The applicant is requesting the zone change to convert the existing structure into a duplex.

**VII. PLATS:**

**1. 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.

**2. F22-063 HENSHAW CREEK, UNIT 2, FINAL PLAT**

A one lot subdivision containing approximately 1.48 acres of land located west of the northwest intersection of Three Lakes Parkway and Hillcross Cove. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create one lot and to dedicate right-of-way.

**3. P22-017 FARM ROAD 3271 ADDITION, PRELIMINARY PLAT**

A 54 lot subdivision containing approximately 34.05 acres of land located at the southeast intersection of State Highway 110 and Farm to Market Road 3271. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 54 lots.

**4. P22-019 LEGACY BEND, PRELIMINARY PLAT**

A plan for a 102 lot subdivision containing approximately 96.50 acres of land located north of the intersection of Hollytree Drive and Legacy Bend. The property is currently zoned “R-1A”, Single-Family Residential District, “R-1B”, Single-Family Residential District, “PUR”, Planned Unit Residential District, “PXR”, Planned Mixed Residential District, and “NR”, Neighborhood Residential District. The purpose of the plat is to remove the connection of Wilderness Cove to Hollytree Drive and adjust phasing.

**5. F22-060 THE GLEN, FINAL PLAT**

A two lot subdivision containing approximately 11.88 acres of land located east of the northeast intersection of Burkett Road and Marsh Wren Circle. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

**VIII. CONSENT PLATS GROUP A:**

**1. P22-004 ELKTON TRAIL, PRELIMINARY PLAT**

A 30 lot subdivision containing approximately 6.56 acres of land located at the northeast intersection of Elkton Trail and Timber Way. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to plan for 30 lots.

**2. P22-018 SOUTH LOOP 323 ADDITION, PRELIMINARY PLAT**

A three lot subdivision containing approximately 4.95 acres of land located at the southeast intersection of East Southeast Loop 323 and Donnybrook Avenue. The property is currently zoned “PMXD-1”, Planned Mixed-Use District. The purpose of the plat is to plan for three lots.

**3. F22-058 SOUTH LOOP 323 ADDITION, FINAL PLAT**

A three lot subdivision containing approximately 4.95 acres of land located at the southeast intersection of East Southeast Loop 323 and Donnybrook Avenue. The property is currently zoned “PMXD-1”, Planned Mixed-Use District. The purpose of the plat is to subdivide one lot into three lots.

**4. F22-056 PARK CENTRAL TYLER ADDITION, FINAL PLAT**

A 29 lot subdivision containing approximately 9.36 acres of land located east of the intersection of New Copeland Road and Dolores Street. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to adjust lot lines.

**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. F22-062 BARBEE-WOODLEY ADDITION, SECOND AMENDMENT**

A one lot subdivision containing approximately 0.62 acres of land located at the southwest intersection of Woodley Street and Crestway Drive. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to combine five lots into one lot.

**2. F22-066 R.N. BERRY SUBDIVISION, FIRST AMENDMENT**

A three lot subdivision containing approximately 0.31 acres of land located north of the northwest intersection of Kennedy Road and North Ross Avenue. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to subdivide two lots into three lots.

**3. F22-039 EASTERN ACRES ADDITION, THIRD AMENDMENT**

A five lot subdivision containing approximately 1.24 acres of land located at the western intersection of Jackie Avenue and Waunell Drive. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to subdivide two lots into five lots.

**4. F22-061 PEACH TREE SUBDIVISION, THIRD AMENDMENT**

A 28 lot subdivision containing approximately 22.31 acres of land located north of the northeast intersection of County Road 153 and County Road 152. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to abandon a portion of a utility easement.

**5. F22-057 DG ESTATES, PRELIMINARY PLAT**

A ten lot subdivision containing approximately 61.20 acres of land located at the northeast intersection of County Road 328 West and County Road 35. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for ten lots.

**6. P22-020 NORTH FORTY MANOR, PRELIMINARY PLAT**

A plan for a 28 lot subdivision containing approximately 19.43 acres of land located at the northeast intersection of County Road 2124 and County Road 2123. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 28 lots.

**7. F22-059 NORTH FORTY MANOR, PHASE 1, FINAL PLAT**

A 28 lot subdivision containing approximately 19.43 acres of land located at the northeast intersection of County Road 2124 and County Road 2123. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 28 lots.

**8. F22-064 HILLTOP ADDITION, SECOND AMENDMENT**

A three lot subdivision containing approximately 0.53 acres of land located at the southwest intersection of Lamar Street and Pacific Avenue. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to subdivide two lots into three lots.

**9. F22-065 SEATON ADDITION, FINAL 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 create 12 lots.

**X. Recess**

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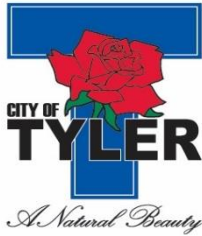
**CERTIFICATE OF POSTING**

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



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, June 7, 2022*  
*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 July 5, 2022.**

**XI. ZONING:**

**1. Z22-040 KEN DIETZ HOMES INC (5304 AND 5308 OLD BULLARD ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District and “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lot 18 and 0.47 acre portion of Lot 14 of NCB 1435, two lots containing approximately 0.80 acres of land located at the northeast intersection of Old Bullard Road and Top Hill Drive (5304 and 5308 Old Bullard Road). The applicant is requesting the zone change to allow for commercial uses.

**2. Z22-042 JOSE AND MARIA VARGAS (2009 AND 2013 DEVINE STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lots 14 and 42A of NCB 656, two lots containing approximately 0.39 acres of land located west of the southwest intersection of Devine Street and South Tipton Avenue (2009 and 2013 Devine Street). The applicant is requesting the zone change to build duplexes.

**3. Z22-043 CRIMES CUSTOM BUILT HOMES LLC (2234 NORTH ROSS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1D”, Single-Family Attached and Detached Residential District on Lots 48 and 49 of NCB 502, two lots containing approximately 0.31 acres of land located north of the northwest intersection of North Ross Avenue and Kennedy Road (2234 North Ross Avenue). The applicant is requesting the zone change to build single-family homes.

**4. Z22-044 CLEAR MARKETING CONCEPTS LLC (1.03 ACRE PORTION OF 4000 SOUTHPARK DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential District on Lot 11 of NCB 1092E, 1.03 acre portion of one lot containing approximately 1.51 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane (1.03 acre portion of Southpark Drive). The applicant is requesting the zone change to allow for duplexes.

**5. Z22-046 MEZAYEK PATRICIA SHAFFER & FRANKLIN THOMAS SHAFFER (2019, 2027 AND 2033 PATRICIA DRIVE, 3020 WEST GENTRY PARKWAY, AND 2804 SHAFFER LANE)**

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 Lots 1, 2, 3 and 4 of NCB 1208C and Lot 2B of NCB 1208, five lots containing approximately 2.24 acres of land located at the southwest intersection of Shaffer Lane and West Gentry Parkway (2019, 2027 and 2033 Patricia Drive, 3020 West Gentry Parkway, and 2804 Shaffer Lane). The applicant is requesting the zone change to allow for a retail strip center.

**XII. PLATS:**

**1. F22-068 LINCOLN PLAZA UNIT 1, FIRST AMENDMENT**

A two lot subdivision containing approximately 3.67 acres of land located at the northeast intersection of Gentry Parkway and MLK Jr. Boulevard. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to subdivide the property into two lots.

**2. F22-069 JORDAN PLAZA ADDITION UNIT 2, FINAL PLAT**

A two lot subdivision containing approximately 15.83 acres of land located west of the northwest intersection of Jordan Plaza Boulevard and State Highway 64 West. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create two lots.

**3. F22-070 LEGACY BEND UNIT 5, FINAL PLAT**

A 12 lot subdivision containing approximately 6.29 acres of land located south of the intersection of Hidden Creek Trail and Wilderness Cove. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 12 lots.

**4. F22-071 LEGACY BEND UNIT 6, FINAL PLAT**

A nine lot subdivision containing approximately 3.77 acres of land located south of the intersection of Hollytree Drive and Canopy Park. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create nine lots.

**10. F22-072 BLUE MOUNTAIN UNIT 5, FINAL PLAT**

A seven lot subdivision containing approximately 9.15 acres of land located at the southwest intersection of West Cumberland Road and Cherryhill Drive. The property is currently zoned “C-1”, Light Commercial District and “PCD”, Planned Commercial District. The purpose of the plat is to create seven lots.

**11. F22-073 CHARLIE LYNN WYATT ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 7.51 acres of land located south of the southwest intersection of State Highway 155 South and County Road 193 (Taylor Road). The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create two lots.



**12. F22-074 PALUXY SQUARE, FIRST AMENDMENT**

A two lot subdivision containing approximately 1.50 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane. The property is currently zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to subdivide the lot into two lots.

**13. P22-022 HARMONY HEIGHTS, PRELIMINARY PLAT**

A plan for a nine lot subdivision containing approximately 6.64 acres of land located at the southwest intersection of County Road 415 and County Road 413. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a nine lot subdivision.

**14. P22-023 INDEPENDENCE PARK, PRELIMINARY PLAT**

A plan for a 13 lot subdivision containing approximately 51.40 acres of land located at the northeast intersection of U.S. Highway 69 North and James Fair Parkway. The property is currently zoned “R-MF”, Multi-Family Residential District and “C-2”, General Commercial District. The purpose of the plat is to plan for a 13 lot subdivision.

**15. P22-024 THE VINES, PRELIMINARY PLAT**

A plan for an 18 lot subdivision containing approximately 5.66 acres of land located along South Vine Avenue east of Frankston Highway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for an 18 lot subdivision.

**16. F22-025 ROLLING MEADOWS WEST, PRELIMINARY PLAT**

A plan for a 161 lot subdivision containing approximately 151.63 acres of land located north of the intersection of County Road 46 and County Road 47. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 161 lot subdivision.

**XIII. 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

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