



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, August 16, 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 September 6, 2022.

I. ZONING:

1. C22-003 PAMELA PHOENIX & VERNON K. NICHOLSON (A PORTION OF ORR DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of a portion of Orr Drive. The north side of the right-of-way intersects with Benbrook Drive. The east side of the right-of-way is adjacent to Lot 8 of NCB 1236. The south side of the right-of-way is adjacent to Lots 8 and 15 of NCB 1238. The west side of the right-of-way is adjacent to Lot 9 of NCB 1236. The applicant is requesting the closure to replat the rights-of-way into adjacent properties.

2. Z22-054 C&O ACQUISITIONS LLC (220 AND 240 SOUTH SOUTHWEST LOOP 323 AND 3809 WEST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “C-2”, General Commercial District on Lots 1A, 2A and 00003 of NCB 908-A, three lots containing approximately 1.27 acres of land located at the northeast intersection of South Southwest Loop 323 and West Elm Street (220 and 240 South Southwest Loop 323 and 3809 West Elm Street). The applicant is requesting the zone change to allow for an oil change facility.

3. PD22-018 HIBBS FINANCIAL CENTER LTD (714 SHELLEY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District and “C-1”, Light Commercial District to “PCD”, Planned Commercial District with Final Site Plan on Lot 20J of NCB 1296, one lot containing approximately 1.73 acres of land located west of the southwest intersection of Brookside Drive and Shelley Drive (714 Shelley Drive). The applicant is requesting the zone change to expand their existing building for a self-storage facility.

4. S22-008 DIANA LICEA (2347 SARASOTA DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 9 of NCB 969C, one lot containing approximately 0.26 acres of land located west of the southwest intersection of Sarasota Drive and Boldt Avenue (2347 Sarasota Drive). The applicant is requesting the Special Use Permit for a one-chair beauty salon in addition to the single-family use.

5. Z22-056 SCHULZ BLUE RIDGE LLC (8620 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-1”, Light Commercial District on Tract 2.1 of ABST A0018 T QUEVADO, one tract containing approximately 0.95 acres of land located south of the southeast intersection of Blue Mountain Boulevard and Old Jacksonville Highway (8620 Old Jacksonville Highway). The applicant is requesting the zone change to develop commercial uses.

6. Z22-055 PACESETTER HOMES & CONSTRUCTION LLC (902 AND 906 DUCKENFIELD 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 Lots 1A and 2A of NCB 852-K, two lots containing approximately 0.22 acres of land located at the southeast intersection of Rose Street and Duckenfield Avenue (902 and 906 Duckenfield Avenue). The applicant is requesting the zone change to build single-family homes.

7. ZA22-001 UNIFIED DEVELOPMENT CODE

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by renewing tax incentives for designated historic landmarks.

II. PLATS:

1. F22-093 LEGACY BEND, UNIT 3, SECOND AMENDMENT

A one lot subdivision containing approximately 0.71 acres of land located west of the intersection of Cherryhill Circle and Cherryhill Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to combine two lots into one.

2. F22-096 WILDWOOD SPRINGS, UNIT 1, FIRST AMENDMENT

A two lot subdivision containing approximately 1.65 acres of land located at the southeast intersection of County Road 381 and Indian Trace. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create two lots.

3. F22-100 CASCADE PARK VILLAGE, FINAL PLAT

A one lot subdivision containing approximately 18.38 acres of land located west of the northeast intersection of Depriest Avenue and Walton Road. The property is currently zoned “R-MF”, Multi-Family Residential District and “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.

4. P22-032 OAK HILL UNIT 29, FIRST AMENDMENT

A plan for a 30 lot subdivision containing approximately 6.12 acres of land located at the northeast intersection of Timber Way and Elkton Trail. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 30 lots.

5. F22-094 JEWELENE WARE SUBDIVISION, FIRST AMENDMENT

A two lot subdivision containing approximately 6.12 acres of land located west of the southwest intersection of County Road 46 and County Road 1303. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to conform the lots with the correct boundary lines.

6. P22-031 OAK HILL UNIT 28, FIRST AMENDMENT

A plan for a one lot subdivision containing approximately 14.61 acres of land located north of the northeast intersection of Oak Hill Boulevard and Elkton Trail. The property is currently zoned “PMF”, Planned Multi-Family District and “C-1”, Light Commercial District. The purpose of the plat is to plan for a one lot subdivision.

7. P22-033 BWS ACRES ADDITION, PRELIMINARY PLAT

A plan for a 12 lot subdivision containing approximately 35 acres of land located at the northwest intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for a 12 lot subdivision.

8. F22-095 BWS ACRES ADDITION, FINAL PLAT

A 12 lot subdivision containing approximately 35 acres of land located at the northwest intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 12 lots.

9. F22-097 LONE STAR LEGACY, FINAL PLAT

A two lot subdivision containing approximately 0.43 acres of land located at the northeast intersection of Gish Lane and Tracer Lane. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create two lots.

10. F22-098 LENORA WOLDERT ESTATE ADDITION, FIRST AMENDMENT

A one lot subdivision containing approximately 0.46 acres of land located south of the southwest intersection of 32nd Street and Tenneha Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to combine three lots into one.

11. F22-099 SWAN PROPERTIES, THIRD AMENDMENT

A two lot subdivision containing approximately 6.12 acres of land located northwest of the northwest intersection of County Road 433 and State Highway 110. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to relocate a lot line.

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.
