

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, September 6, 2022
1:30 p.m.*

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.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of August 2, 2022**

V. TABLED ITEMS:

- 1. S22-006 GENECOV INVESTMENTS LTD (5201 STEEL ROAD)**
Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Tract 44 of ABST A0624 M UNIVERSITY, one tract of land containing approximately 0.83 acres of land located west of the intersection of Steel Road and Old Jacksonville Highway (5201 Steel Road). The property is currently zoned “C-1”, Light Commercial District. The applicant is seeking a Special Use Permit to allow for an equipment storage area related to a nearby oil and gas drilling site.

VI. ZONING:

- 1. 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.

2. 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.

3. Z22-054 C&O ACQUISITIONS LLC AND BEXAR TRIPLE JEOPARDY LLC (220 AND 240 SOUTH SOUTHWEST LOOP 323, 3809 AND 3821 WEST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a "PCD", Planned Commercial District final site plan amendment 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, 3809 and 3821 West Elm Street). The applicant is requesting the amendment to allow for an oil change facility.

4. 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.

5. 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.

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. 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.

VII. PLATS:

1. 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.

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

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.

3. 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.

4. 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.

5. 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.

6. F22-021 LITTLE BEND ESTATES, FINAL PLAT

A seven lot subdivision containing approximately 6.71 acres of land located at the southeast intersection of County Road 46 and County Road 1295. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create seven lots.

VIII. CONSENT PLATS GROUP B:

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

1. F22-100 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.

2. F22-105 CHAPEL HILL ELEMENTARY SCHOOL UNIT 1, FIRST AMENDMENT

A one lot subdivision containing approximately 18.01 acres of land located at the northwest intersection of State Highway 64 East and Sesame Street. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to abandon right-of-way for Sesame Street.

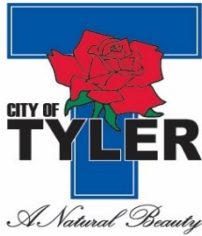
3. F22-106 ACADEMY HEIGHTS, FIFTH AMENDMENT

A two lot subdivision containing approximately 0.23 acres of land located at the southwest intersection of Jackson Street and Peach Street. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to adjust property lines.

4. F22-108 USREY ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.85 acres of land located west of the southwest intersection of County Road 1114 and State Highway 155 South. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create one lot and dedicate right-of-way.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, September 6, 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 October 4, 2022.

X. ZONING:

1. A22-006 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 1.48 acres of land lying adjacent to the present boundary limits of the City of Tyler located north of the intersection of Three Lakes Parkway and Waterview Square. 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 Mixed Use Center.
- F. Establishment of Original zoning of 1.48 acres of “C-1”, Light Commercial District.

2. A22-007 WERNER-TAYLOR LAND & DEVELOPMENT LP (14697 COUNTY ROAD 192)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 2.13 acres of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Crosslake Boulevard and Ravine Court. 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 2.13 acres of “R-1B”, Single-Family Residential District.

3. PD22-020 BELLWOOD 323 2019 LP (4698 AND 4799 BELLWOOD ROAD, 1471, 1531, 1699, 1757, 1801, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District Final Site Plan Amendment on Tracts 47A S05, 7A, 7A.1 S05, and Lots 1 and 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, two Tracts and eight Lots containing approximately 453.28 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (4698 and 4799 Bellwood Road, 1471, 1531, 1699, 1757, 1801, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the amendment to remove a use restriction for an automated car wash.

4. Z22-058 ARELLANO GERMAN & ROCIO RENTERIA ESPINOSA (1823 EAST LAWRENCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 64 of NCB 675-A, one lot containing approximately 0.24 acres of land located at the southwest intersection of South Porter Avenue and East Lawrence Street (1823 East Lawrence Street). The applicant is requesting the zone change to subdivide the property.

5. Z22-059 CK JONES DEVELOPERS LLC (817 WEST 29TH STREET AND A 2.98 ACRE PORTION OF 2804 TENNEHA AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “NR”, Neighborhood Residential District on Lot 1A of NCB 501W, one lot containing approximately 3.16 acres of land located west of the northwest intersection of West 29th Street and Tenneha Avenue (817 West 29th Street and a 2.98 acre portion of 2804 Tenneha Avenue). The applicant is requesting the zone change to develop duplexes.

6. Z22-060 KARRION ENTERPRISES INC (422 REEVES 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 12A of NCB 76, one lot containing approximately 0.17 acres of land located at the northwest intersection of Oakland Avenue and Reeves Street (422 Reeves Street). The applicant is requesting the zone change to build a single-family home.

7. Z22-061 SANTOYO ELVIRA (1914 EAST LAKE STREET)

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 48 of NCB 656, one lot containing approximately 0.20 acres of land located east of the northeast intersection of South Porter Avenue and East Lake Street (1914 East Lake Street). The applicant is requesting the zone change to subdivide the property.

8. Z22-062 TYLER BLUE RIDGE, LLC (1.45 ACRE PORTION OF 804 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District and “PCD”, Planned Commercial District and “AG”, Agricultural District to “RPO”, Restricted Professional Office District on Lot 15 of

NCB 1138, one lot containing approximately 1.45 acres of land located at the southeast intersection of Cherryhill Drive and West Cumberland Road (1.45 acre portion of 804 West Cumberland Road). The applicant is requesting the zone change to allow for a dental office.

XII. PLATS:

1. F22-111 MAIN STREET NORTH, FINAL PLAT

A four lot subdivision containing approximately 7.31 acres of land located east of the northeast intersection of East Front Street and Old Henderson Highway. The property is currently zoned “C-1”, Light Commercial District and “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to incorporate a road closure and create four lots.

2. F22-112 BROADMOOR OAKS ADDITION, UNIT 3, FINAL PLAT

A two lot subdivision containing approximately 17.60 acres of land located at the northeast intersection of Pointe North Drive and Mineola Highway. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

3. F22-115 BROADMOOR OAKS, UNIT 1, SECOND AMENDMENT

A one lot subdivision containing approximately 2.97 acres of land located at the intersection of Pointe North Drive and Corporate Drive. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create one lot.

4. P22-034 HIGHLAND OAKS, PRELIMINARY PLAT

A plan for a 110 lot subdivision containing approximately 30.95 acres of land located at the northwest intersection of Timber Bend Trail and Old Ranch Road. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District and “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to plan for a 110 lot subdivision.

5. F22-113 HIGHLAND OAKS, UNIT 1, FINAL PLAT

A 64 lot subdivision containing approximately 13.45 acres of land located west of the intersection of Old Ranch Road and Timber Bend Trail. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to create 64 lots.

6. F22-114 EAST GRANDE ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 6.82 acres of land located east of the northeast intersection of Paluxy Drive and East Grande Boulevard. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create two lots.

7. F22-116 NELSON HENDERSON SUBDIVISION, FIRST AMENDMENT

A nine lot subdivision containing approximately 2.81 acres of land located northwest of the intersection of South Vine Avenue and Graham Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create nine lots.

8. F22-117 STEWART ADDITION, FIRST AMENDMENT AND MOSLEY ADDITION, FIRST AMENDMENT

A nine lot subdivision containing approximately 2.85 acres of land located north of the intersection of Dogwood Street and South Vine Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create nine lots.

9. F22-118 WEST PENINSULA ESTATES, FINAL PLAT

A 38 lot subdivision containing approximately 25.67 acres of land located northeast of the northeast intersection of Bascom Road and South Hillcreek Road. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create 38 lots.

XIII. 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.

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