

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, October 4, 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 September 6, 2022**
- V. TABLED ITEMS:**

- 1. 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 the existing building for a self-storage facility.
- 2. 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.

VI. ZONING:

1. A22-006 CHRISTOPHER AND BRANDI SWELLING (A 1.48 ACRES PORTION OF 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 northwest of the intersection of Three Lakes Parkway and Hillcross Cove. 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 (A 2.13 ACRE PORTION OF 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 (800 BELLWOOD GOLF CLUB ROAD, 4698, 4799, AND 5202 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 47, 47.1 S05, 47A S05, 7A, 7A.1 S05, 7A.2 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, three Tracts and eight Lots containing approximately 538.40 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (800 Bellwood Golf Club Road, 4698, 4799, and 5202 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. Z22-059 CK JONES DEVELOPERS LLC (817 WEST 29TH STREET)

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). The applicant is requesting the zone change to develop the property with duplexes.

5. 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.

6. Z22-060 NICKOLAS PENCIS (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 AND 1916 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 and 1916 East Lake Street). The applicant is requesting the zone change to subdivide the property.

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

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “RPO”, Restricted Professional Office District on Lot 15 of NCB 1138, three lots containing approximately 1.45 acres of land located at the southeast intersection of Cherryhill Drive and West Cumberland Road (A 1.45 acre portion of 804 West Cumberland Road). The applicant is requesting the zone change to allow for a dental office.

VII. PLATS:

F22-112 BROADMOOR OAKS ADDITION, UNIT 3, FIRST AMENDMENT

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 one lot and adjust the lot line of another lot to incorporate a cul-de-sac. The applicant is also requesting a variance to the cul-de-sac length.

VIII. CONSENT PLATS GROUP A:

1. P22-034 HIGHLAND OAKS, PRELIMINARY PLAT

A plan for a 108 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 108 lot subdivision.

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

A 62 lot subdivision containing approximately 13.45 acres of land located north of the northwest 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 62 lots.

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. P22-030 NORTH PARK ESTATES, PRELIMINARY PLAT

A plan for a 105 lot subdivision containing approximately 58.69 acres of land located west of Sabine Drive and Trinity Drive. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to plan for a 105 lot subdivision.

2. 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.

3. 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.

4. 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.

5. F22-118 WEST PENINSULA ESTATES, FINAL PLAT

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

6. F22-119 TOBE WALTON SUBDIVISION, SIXTH AMENDMENT

A two lot subdivision containing approximately 0.25 acres of land located at the southeast intersection of Walton Road and Criss Street. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to subdivide the lot into two.

7. F22-121 PARKER HILL SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 1.12 acres of land located south of the southwest intersection of U.S. Highway 69 South and Farm-to-Market Road 2813. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create a two lot subdivision.

8. F22-122 ATHENS SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 10.07 acres of land located at the southwest intersection of County Road 1134 and Farm-to-Market Road 2661. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create a two lot subdivision.

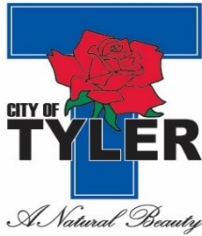
9. F22-123 TIMBERWOOD ADDITION, FINAL PLAT

A three lot subdivision containing approximately 4.34 acres of land located at the northwest intersection of Timber Creek Drive and Timber Creek Circle (County Road 2267). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create a three lot subdivision.

10. 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.

X. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, October 4, 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 November 1, 2022.

XI. ZONING:

1. PD22-021 BELLWOOD 323 2019 LP (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 on a 44.43 acre portion of Tracts 7A, 7A.1 S05, and Lot 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 seven Lots containing approximately 154.4 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (1471, 1531, 1699, 1757, 1801, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the final site plan to develop a retail shopping center.

2. Z22-063 CHRISTINE VAZQUEZ (1709 PINE CREST DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “C-1”, Light Commercial District on Lot 1 of NCB 950-B, one lot containing approximately 1.64 acres of land located south of the southwest intersection of East 5th Street and Pine Crest Drive (1709 Pine Crest Drive). The applicant is requesting the zone change to develop the property with offices and commercial uses.

3. Z22-064 ZAVALA LUIS JESUS NINO (1524 AND 1526 KENNEDY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1B”, Single-Family Residential District on Lots 51 and 52 of NCB 660-M, two lots containing approximately 0.32 acres of land located at the northeast intersection of West Glenwood Boulevard and Kennedy Avenue (1526

Kennedy Avenue). The applicant is requesting the zone change to develop the property with two single-family homes.

XII. PLATS:

1. F22-124 OAK SPRINGS ADDITION, UNIT 2, PHASE 1, FINAL PLAT

A 41 lot subdivision containing approximately 8.15 acres of land located north of the northeast intersection of Jayden Lane and County Road 178. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 41 lots.

2. F22-125 TYLER SOUTH COMMERCIAL PARK, UNIT 2, SECOND AMENDMENT

A two lot subdivision containing approximately 2.72 acres of land located south of the southwest intersection of Star Road and Troup Highway. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to adjust a lot line.

3. F22-126 FOREST RIDGE AT THE CROSSING, UNIT 4, FINAL PLAT

A 16 lot subdivision containing approximately 8.66 acres of land located south of the southwest intersection of Crosslake Boulevard and Ravine Court. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 16 lots.

4. F22-127 HIGHWAY 64 HOMEPLACE, FINAL PLAT

A 27 lot subdivision containing approximately 39.9 acres of land located at the southeast intersection of County Road 1184 and Highway 64 West. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 27 lots.

5. F22-128 BRITTON P. BROOKSHIRE SUBDIVISION, FINAL PLAT

A five lot subdivision containing approximately 12.96 acres of land located at the southwest intersection of Highway 31 West and Farm-to-Market Road 2661. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create five lots.

6. F22-129 C R 1100 ADDITION, FINAL PLAT AND HARVEY ADDITION, FIRST AMENDMENT

A 15 lot subdivision containing approximately 12.9 acres of land located north of the northwest intersection of County Road 1100 and Seven League Road. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 15 lots.

7. F22-130 SCOTT'S SUBDIVISION, FINAL PLAT

A three lot subdivision containing approximately 2.47 acres of land located north of the northwest intersection of Highway 64 East and County Road 2249. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create three lots.

8. F22-131 ROLLING MEADOWS WEST UNIT 3 & UNIT 4, FINAL PLAT

A 58 lot subdivision containing approximately 46.89 acres of land located east of the intersection of Adolphus Drive and County Road 46. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 58 lots.

9. F22-132 GLENWOOD HEIGHTS, SECOND AMENDMENT

A two lot subdivision containing approximately 0.32 acres of land located at the northeast intersection of West Glenwood Boulevard and Kennedy Avenue. The property is currently zoned "R-2", Two-Family Residential District. The purpose of the plat is to move a lot line.

10. P22-035 SHEFFIELD ADDITION, PRELIMINARY PLAT

A plan for a six lot subdivision containing approximately 3.89 acres of land located east of the southeast intersection of County Road 45 and County Road 46. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for a six lot subdivision.

11. P22-037 BELLWOOD ADDITION, PRELIMINARY PLAT AMENDMENT

A plan for 18 lots within a three-phase subdivision containing approximately 540.8 acres of land located north of the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323. The property is currently zoned "PCD", Planned Commercial District. The purpose of the plat is to plan for 18 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