



**AGENDA**

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING IN PERSON AT**

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

*Tuesday, January 3, 2023  
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 December 6, 2022**
- V. TABLED ITEM:**
  - 1. Z22-069 IMAM MAHFUZ & SHAKHAWAT H BHUIYAN & SAIFUR RASHID (2043 SHILOH ROAD)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “R-MF”, Multi-Family Residential District on TRACT 21E, 21H, 21J, 21K of ABST A0636 M UNIVERSITY, one tract containing approximately 13.97 acres of land located west of the intersection of Shiloh Village Drive and Shiloh Road (2043 Shiloh Road). The applicant is requesting the zone change to develop the property with a multi-family development.
  - 2. Z22-071 LAMAR LLC (2425 PACIFIC AVENUE, 1323 AND 1327 LAMAR STREET)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lots 8A, 10A, and 10B of NCB 978, three lots containing approximately 0.55 acres of land located at the southwest intersection of Lamar Street and Pacific Avenue (2425 Pacific Avenue, 1323 and 1327 Lamar Street). The applicant is requesting the zone change to adjust lot lines and develop the property with single-family homes.

## **VI. ZONING:**

### **1. S22-019 NGUYEN DUNG VAN AND DEGUOLUNCY DOAN (723 RICE ROAD)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 9 of NCB 999-M, one lot containing approximately 0.34 acres of land located east of the northeast intersection of Cloverdale Drive and Rice Road (723 Rice Road). The applicant is requesting the Special Use Permit to allow for a one chair eyelash studio.

### **2. Z22-073 SMITH RUSSELL AND TINA (2101 SHILOH ROAD)**

Request that Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “C-1”, Light Commercial District on Tract 21L of ABST A0636 M UNIVERSITY, one tract containing approximately 1.41 acres of land located south of the intersection of Pine Knoll Drive and Shiloh Road (2101 Shiloh Road). The applicant is requesting the zone change to allow for the property to continue use as a day care facility.

### **3. Z22-074 LAKE DAVID A (ON A 5.88 ACRE PORTION OF 4511 UNIVERSITY BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PCD”, Planned Commercial District with a final site plan on a 5.88 acre portion of Tract LT 4 of NCB 1442, one tract containing approximately 23.03 acres of land located east of the southeast intersection of University Boulevard and Old Omen Road (On a 5.88 acre portion of 4511 University Boulevard). The applicant is requesting the zone change to allow for use as a self-storage facility.

## **VII. CONSENT PLATS GROUP A:**

### **1. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for a six lot subdivision.

### **2. F22-032 BROADWAY 323 PLAZA, FINAL PLAT**

A two lot subdivision containing approximately 6.10 acres of land located north of the intersection of West Northwest Loop 323 and North Broadway Avenue. The property is currently located in Zone 2 of the Tyler ETJ and partially zoned “AG”, Agricultural District. The purpose of the plat is to create two 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. F22-158 BWS ACRES ADDITION, FINAL PLAT**

A five lot subdivision containing approximately 2.97 acres of land located west of the northeast intersection of County Road 328 West and County Road 35. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create five lots.

**2. F22-157 LOOP EAST ADDITION, UNIT 1, FIRST AMENDMENT**

A three lot subdivision containing approximately 10.19 acres of land located at the northwest intersection of Old Omen Road and State Highway 64. The property is currently split zoned “C-1”, Light Commercial District and “M-1”, Light Industrial District. The purpose of the plat is to subdivide one lot into three lots.

**3. F22-160 WARRICK ESTATES, FINAL PLAT**

A four lot subdivision containing approximately 4.64 acres of land located east of the intersection of County Road 2294 and Patrick Path. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create four lots.

**4. F22-152 MMC TYLER, LLC ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 4.43 acres of land located at the northeast intersection of South Southwest Loop 323 and McCormick Lane. The property is zoned “C-2”, General Commercial District and “M-1”, Light Industrial District. The purpose of the plat is to create one lot.

**5. P22-038 SOSA ADDITION, PRELIMINARY PLAT**

A plan for a 12 lot subdivision containing approximately 21.98 acres of land located southeast of the intersection of Timber Circle and Cedar Ridge Drive. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 12 lots.

**6. F22-143 SOSA ADDITION, FINAL PLAT**

A 12 lot subdivision containing approximately 21.98 acres of land located southeast of the intersection of Timber Circle and Cedar Ridge Drive. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 12 lots.

**IX. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, at \_\_\_\_\_ M., the above notice was posted at the Tyler Development Center.

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

