

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, February 7, 2023
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 January 3, 2023**
- V. TABLED ITEMS:**

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 “PMF”, Planned Multi-Family Residential District with final site plan 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. Z22-074 LAKE DAVID A (ON A 5.88 ACRE PORTION OF 4511 UNIVERSITY BOULEVARD AND 4201 UNIVERSITY BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “C-1”, Light Commercial District to “PCD”, Planned Commercial District with a final site plan on Tract LT 4A and a 5.88 acre portion of Tract LT 4 of NCB 1442, two tracts containing approximately 23.92 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 and 4201 University Boulevard). The applicant is requesting the zone change to allow for use as a self-storage facility and gas station.

VI. ZONING:

- 1. PD23-002 NS MF PARTNERS - TYLER LLC (6003, 6005, 6009, 6011, 6015, 6017, 6021, 6023, 6027, 6029, 6033, 6035, 6105, 6107, 6111, 6113, 6117, 6119, 6123, 6125, 6129, 6131, 6201, 6203, 6207, 6209, 6213, 6215, 6219, 6221, 6225, 6227, 6224, 6222, 6218, 6216, 6212, 6210, 6206, 6204, 6202, 6200, 6036, 6034, 6030, 6028, 6024, 6022, 6018, 6016, 6012, 6010, 6006 AND 6004 VILLA ROSA WAY)**

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family District final site plan amendment on Lots 12A, 13A, 13B, 14A, 14B, 15A, 16A, 17-27, 32-40, 41A, 41B, 42A, and 42B of NCB 1492-A, 31 lots containing approximately 7.02 acres of land located south of the southwest intersection of Roy Road and Villa Rosa Way (6003, 6005, 6009, 6011, 6015, 6017, 6021, 6023, 6027, 6029, 6033, 6035, 6105, 6107, 6111, 6113, 6117, 6119, 6123, 6125, 6129, 6131, 6201, 6203, 6207, 6209, 6213, 6215, 6219, 6221, 6225, 6227, 6224, 6222, 6218, 6216, 6212, 6210, 6206, 6204, 6202, 6200, 6036, 6034, 6030, 6028, 6024, 6022, 6018, 6016, 6012, 6010, 6006 and 6004 Villa Rosa Way). The applicant is requesting the final site plan amendment to change the fencing requirements from eight foot tall brick fence to six foot tall wooden fence along common boundary.

- 2. Z23-001 NIX PROPERTIES LLC (4201 OLD OMEN ROAD)**

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, “R-MF”, Multi-Family Residential District, and “C-2”, General Commercial District on Tract 79L of ABST A0526 WM KEYS, one tract containing approximately 41.58 acres of land located at the northwest intersection of Old Omen Road and County Road 2120 (4201 Old Omen Road). The applicant is requesting the zone change to develop the property with a mixture of single-family, multi-family and commercial development.

- 3. Z22-077 SOTO MARSELINE PEREZ (715 SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “RPO”, Restricted Professional Office District on a 0.35 acre portion of Lot 15A of NCB 315, one lot containing approximately 0.64 acres of land located at the northwest intersection of South Vine Avenue and Rusk Street (715 South Vine Avenue). The applicant is requesting the zone change to allow for larger signage.

- 4. Z22-075 NORTHCHASE DEVELOPMENT LLC (ON A 60.79 ACRE PORTION OF 3351 AND 3895 NORTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1B”, Single-Family Residential District, “C-1”, Light Commercial District and “PMXD-1”, Planned Mixed Use District with narrative on a 60.79 acre portion of Tract 1B & A435 TR5C of ABST A0094 E BODENHEIMER, one tract containing approximately 89.50 acres of land located at the southeast intersection of East Northeast Loop 323 and North Broadway Avenue (On a 60.79 acre portion of 3351 and 3895 North Broadway Avenue). The applicant is requesting the zone change to develop the property with a mixture of commercial, mixed-use, and single-family development

5. C22-004 PEREZ SYLVIA & JOSE LOPEZ (AN UNIMPROVED PORTION OF ROBERTS AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Roberts Avenue. The north side of the right-of-way is adjacent to West Dobbs Street. The east side of the right-of-way is adjacent to Lots 470 and 471 of NCB 663. The south side of the right-of-way is adjacent to Lot 470 of NCB 663. The west side of the right-of-way is adjacent to South Ross Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

6. Z22-076 TEXAS BANK (8720 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 2H S04 of ABST A0018 T QUEVADO, one tract containing approximately 1.50 acres of land located south of the southeast intersection of Old Jacksonville Highway and Blue Mountain Boulevard (8720 Old Jacksonville Highway). The applicant is requesting the zone change to develop the property with a multi-story commercial office building.

7. ZA23-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 2002 is part of the City.

VII. PLATS:

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 Patricks Path. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create four lots. The applicant is requesting a variance to Unified Development Code Section 10-188 requiring the street extension of Patricks Path.

VIII. CONSENT PLATS GROUP A:

The following plat applications comply with the approval criteria in the City of Tyler Unified Development Code.

1. F23-003 WOODCREEK, UNIT 4, FIRST AMENDMENT

An eight lot subdivision containing approximately 17.35 acres of land located west of the intersection of Rieck Road and Plantation Drive. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create eight lots.

1. P23-001 HOLT SUBDIVISION, PRELIMINARY PLAT

A plan for a two lot subdivision containing approximately 17.21 acres of land located north of the northeast intersection of U.S. Highway 69 North and West Northwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to plan for two lots.

2. F23-007 HOLT SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 17.21 acres of land located north of the northeast intersection of U.S. Highway 69 North and West Northwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

3. F23-001 R.S. NO 1 ADDITION, FINAL PLAT

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. The purpose of the plat is to create six 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. F23-002 WYNFORD PARK, UNIT 2, FINAL PLAT

A 26 lot subdivision containing approximately 26.10 acres of land located east of the southeast intersection of County Road 172 and Stafford Drive. The property is currently in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 26 lots.

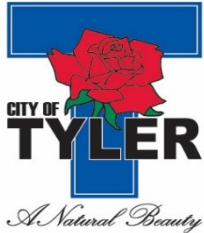
2. F23-010 HUNT AND WELLS SUBDIVISION, FIFTH AMENDMENT

A two lot subdivision containing approximately 0.42 acres of land located west of the southwest intersection of East Houston Street and Clayton Avenue. The property is currently zoned "R-1B", Single-Family Residential District and "R-2", Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

3. F23-012 HITT ACRES, FINAL PLAT

A one lot subdivision containing 3.00 acres of land located west of the northwest intersection of County Road 219 and Farm-To-Market Road 848. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

X. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, February 7, 2023
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 February 7, 2023.

XI. ZONING:

1. PD23-003 ALLENS NUTECH INC (2698 SOUTH SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PMXD-2”, Planned Mixed Use District with Final Site Plan on Lot 1P of NCB 1090, one lot containing approximately 1.36 acres of land located south of the southeast intersection of South Southeast Loop 323 and McDonald Road (2698 South Southeast Loop 323). The applicant is requesting the zone change to develop the property with a four story hotel.

2. PD23-004 DURHAMBUILT LLC (2403, 2409, 2413, 2417, 2421, 2503, AND 2511 SOUTH VINE AVENUE AND 2342, 2348 AND 2354 FRANKSTON HIGHWAY)

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 Lots 9-11 of NCB 835-A and Lots 3-9 of NCB 835-G, ten lots containing approximately 2.89 acres of land located north of the northwest intersection of Dogwood Street and South Vine Avenue (2403, 2409, 2413, 2417, 2421, 2503, and 2511 South Vine Avenue and 2342, 2348 and 2354 Frankston Highway). The applicant is requesting the zone change to develop the property with single-family detached homes.

3. PD23-005 DURHAMBUILT LLC (2645, 2727, AND 2765 SOUTH VINE AVENUE)

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 Lots 10 and 11 of NCB 835-I, three lots containing approximately 4.38 acres of land located west of the intersection of Graham Drive and South Vine Avenue (2645, 2727, and 2765 South Vine Avenue). The applicant is requesting the zone change to develop the property with single-family detached homes.

4. Z23-002 OLSON JAY (505 EAST CHARNWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “AR”, Adaptive Reuse District on Lot 15 of NCB 259, one lot containing approximately 0.44 acres of land located east of the southeast intersection of Donnybrook Avenue and East Charnwood Street (505 East Charnwood Street). The applicant is requesting the zone change to utilize the existing home as an office.

XII. PLATS:

1. F23-013 BAY TOWNE ADDITION, FIRST AMENDMENT

An 18 lot subdivision containing approximately 2.97 acres of land located at the intersection of County Road 132 and Millers Lane. The property is currently in Zone 2 of City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to adjust lot lines.

2. F23-019 MOTEN SUBDIVISION, FINAL PLAT

A three lot subdivision containing approximately 7.97 acres of land located west of southwest intersection of County Road 129 and County Road 15. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to create three lots.

3. P23-002 BACK 9, PRELIMINARY PLAT

A plan for a nine lot subdivision containing approximately 18.03 acres of land located north of the northeast intersection of County Road 331 and County Road 330. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to plan for nine lots.

4. P23-003 CANYON MEADOW ADDITION, PRELIMINARY PLAT

A 24 lot subdivision containing approximately 13.25 acres of land located at the north intersection of County Road 1185 and County Road 1184. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for 24 lots.

XIII. Adjourn

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