



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, May 2, 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 April 11, 2023**
- V. ZONING:**
 - 1. Z23-005 ROBERTO PULIDO JR (706 NORTH NORTHWEST LOOP 323)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 6B, 7, 8 of NCB 1249, one tax lot containing approximately 0.99 acres of land located at the southwest intersection of Sunny Hill Drive and North Northwest Loop 323 (706 North Northwest Loop 323). The applicant is requesting the zone change to allow for a barber shop.
 - 2. Z23-006 CARLOS MAYA (827 WEST 5TH STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lots 24 and 25 of NCB 660-I, two lots containing approximately 0.37 acres of land located east of the northeast intersection of Talley Avenue and West 5th Street (827 West 5th Street). The applicant is requesting the zone change to allow for a duplex.

3. Z23-007 PATH (412 SOUTH CHILTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “DBAC”, Downtown Business, Arts and Culture District on Lots 32 of NCB 84, one lot containing approximately 0.21 acres of land located south of the southeast intersection of Front Street and South Chilton Avenue (412 South Chilton Avenue). The applicant is requesting the zone change to have similar zoning to other property under same ownership.

4. Z23-008 LUIS MIRANDA (5542 WILLINGHAM DRIVE)

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 Tract 29C of ABST A0643 G MYERS, one tax lot containing 1.00 acre of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive (5542 Willingham Drive). The applicant is requesting the zone change to develop single-family homes.

5. S23-005 PAOLA GARCIA (1315 BELLAIRE DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 75A of NCB 669-N, one lot containing approximately 0.35 acres of land located at the northeast intersection of Bellaire Drive and Belvedere Boulevard (1315 Bellaire Drive). The applicant is requesting the Special Use Permit to allow for a one chair beauty salon.

VI. PLATS:

1. F23-024 WALTER H. KNIGHT ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Peach Avenue and Shaw Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

2. P23-005 PINE OAK TRAIL SUBDIVISION

A plan for a 14 lot subdivision containing approximately 7.82 acres of land located west of County Road 152 and County Road 113. The property is located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to plan for 14 lots.

VII. CONSENT PLATS GROUP A:

1. P23-009 EAST MAPLE ESTATES, PRELIMINARY PLAT

A plan for a 226 lot subdivision containing approximately 90 acres of land located south and east of the southeast intersection of North Broadway Avenue and East Northeast Loop 323. The property is zoned “R-1B”, Single-Family Residential District, “R-MF”, Multi-Family Residential District, “C-1”, Light Commercial District and “PMXD-1”, Planned Mixed Use District. The purpose of the plat is to plan for 226 lots.

2. P23-008 HIVEMIND WAY, PRELIMINARY PLAT

A plan for an 11 lot subdivision containing approximately 9.97 acres of land located north of the northeast intersection of Farm-to-Market Road 2767 and County Road 386. The property is located in Zone 2 of the City of Tyler Extraterritorial Jurisdiction. The purpose of the plat is to plan for 11 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. F23-051 BELLWOOD ADDITION UNIT 1, SECOND AMENDMENT

A four lot subdivision containing approximately 5.51 acres of land located at the southwest intersection of South Southwest Loop 323 and Robertson Road. The property is currently zoned "PCD", Planned Commercial District. The purpose of the plat is to subdivide one lot into two.

2. F23-047 BACK 9, FINAL PLAT

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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create nine lots.

3. F23-041 HIVEMIND WAY, FINAL PLAT

An 11 lot subdivision containing approximately 9.97 acres of land located north of the northeast intersection of Farm-to-Market Road 2767 and County Road 386. The property is located in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to create 11 lots.

4. P23-010 LUIS MIRANDA SUBDIVISION, PRELIMINARY PLAT

A plan for a six lot subdivision containing approximately 1.12 acres of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to plan for six lots.

5. F23-045 LUIS MIRANDA SUBDIVISION, FINAL PLAT

A six lot subdivision containing approximately 1.12 acres of land located east of the southeast intersection of Willingham Drive and Eisenhower Drive. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create six lots.

6. F23-051 AVERIT-BIG HAT ADDITION, FINAL PLAT

A two lot subdivision containing approximately 15.61 acres of land located south of the southeast intersection of Interstate 20 and State Highway 155. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to create two lots.

7. F23-054 CAPSTONE ADDITION, FINAL PLAT

A one lot subdivision containing approximately 1.21 acres of land located south of the State Highway 155 and U.S. Highway 271. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to create one lot.

8. P23-011 LAS PALMAS, PRELIMINARY PLAT

A plan for a four lot subdivision containing approximately 6.14 acres of land located west of the intersection of Seven Hills Road and County Road 378. The property is currently in Zone 2 of the City of Tyler ETJ. The purpose of the plat is to plan for six lots.

9. F23-057 VICTOR FERNANDEZ ADDITION, FINAL PLAT

A three lot subdivision containing approximately 1.84 acres of land located north of the intersection of County Road 471 and County Road 433. The property is currently in Zone 2 of City of Tyler ETJ. The purpose of the plat is to three two lots.

IX. 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.

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