



EMERGENCY A G E N D A

PLANNING AND ZONING COMMISSION

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

*Tuesday, May 16, 2023
1:30 p.m.*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Planning and Zoning Commission worksessions are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to participate in this Planning and Zoning Commission worksession, 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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EMERGENCY NOTICE

WHEREAS, notice of City meetings is regularly and routinely posted at least seventy-two (72) hours prior to the meeting in accordance with Texas Gov't Code Sec. 551.043; and

WHEREAS, due to unforeseen circumstances, notice was not timely posted for the Planning and Zoning Commission worksession to be held on Tuesday, May 16, 2023, at the Tyler Development Center, 423 W. Ferguson, Tyler, Texas; and

WHEREAS, this worksession before the regularly planned Planning and Zoning Commission meeting on June 6, 2023, is necessary to meet scheduled deadlines for review of certain plats and adoption of zoning-related ordinances; and

WHEREAS, information was previously sent to persons planning to attend the meeting; and

WHEREAS, it would create a severe hardship to persons planning to attend this meeting if the scheduled meeting was cancelled; and

WHEREAS, although this notice for a meeting was not posted prior to 72 hours of the meeting, it would result in unnecessary public inconvenience so there is an urgent public necessity that this posting be made and that the meeting proceed as originally planned; and

WHEREAS, Texas Government Code Section 551.045(a) provides that in an emergency or when there is an urgent public necessity, the notice of a meeting to deliberate or take action on the emergency or urgent public necessity, or the supplemental notice to add the deliberation or taking of action on the emergency or urgent public necessity as an item to the agenda for a meeting for which notice has been posted in accordance with Texas Government Code Chapter 551, is sufficient if the notice or supplemental notice is posted for at least one hour before the meeting is convened;

NOW, THEREFORE, pursuant to Texas Gov't Code Sec. 551.045, emergency notice for a worksession of the Planning and Zoning Commission to be held on Tuesday, May 16, 2023, at the Tyler Development Center, 423 W. Ferguson, Tyler, Texas, is hereby posted as follows:

EMERGENCY AGENDA

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 June 6, 2023.

I. ZONING:

1. A23-003 GARRETT MOORE COMPANY (55.06 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 55.06 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the intersection of Elkton Trail and Old Noonday Road. 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. That the Future Land Use Guide be amended to reflect Mixed-Use.
- F. Establishment of original zoning of 10.80 acres of "C-1", Light Commercial District, 14.20 acres of "R-MF", Multi-Family Residential District, and 30.00 acres of "R-1A", Single-Family Residential District.

2. Z23-014 GARRETT MOORE COMPANY (3556 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District and "C-2", General Commercial District to "R-MF", Multi-Family Residential District and "C-1", Light Commercial District on Tract 19 S06 of ABST A0018 T QUEVADO, one tract containing approximately 40.39 acres of land located west of the southwest intersection of Old Noonday Road and West Grande Boulevard (3556 West Grande Boulevard). The applicant is requesting the zone change to allow for multi-family and commercial uses.

3. PD23-009 SIDAR BUILDERS LLC (2901, 2909, 2911, 2915, 2919, 2923, 2929, AND 2931 MEDINA DRIVE)

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 2A, 4A, 5A, 6A, 7A, 8A, and 9A of NCB 1064 and Lot 3A of NCB 1064-A, eight lots containing approximately 2.45 acres of land located south of the southwest intersection of Malabar Drive and Medina Drive (2901, 2909, 2911, 2915, 2919, 2929, and 2931 Medina Drive). The applicant is requesting the zone change to develop the property with a single-family homes.

4. S23-007 OFB GROUP LLC (220 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 6 of NCB 8, one lot containing approximately 0.12 acres of land located at the southeast intersection of South Bois D'Arc Avenue and West Erwin Street (220 West Erwin Street). The applicant is requesting the Special Use Permit for a variance to allow for a TABC license within 300 feet of a church.

5. S23-008 ROSEBRIAR OFF BROADWAY LP (2301 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 80A of NCB 772, one lot containing approximately 4.42 acres of land located south of the southwest intersection of West 9th Street and South Broadway Avenue (2301 South Broadway Avenue). The applicant is requesting the Special Use Permit for a variance to allow for a TABC license within 300 feet of a church.

6. Z23-009 KLT HOLDINGS LLC (530 NORTH WARD AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "R-2", Two-Family Residential District on Lot 9 of NCB 192, one lot containing approximately 0.14 acres of land located south of the southwest intersection of Selman Street and North Ward Avenue (530 North Ward Avenue). The applicant is requesting the zone change to allow for the property to be developed with a duplex.

7. Z23-010 J. ANGEL AND MARIELA GONZALEZ (139 NORTH FOREST AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "R-1A", Single-Family Residential District on Lot 27A of NCB 668, one lot containing approximately 0.50 acres of land located south of the southeast intersection of Claude Street and North Forest Avenue (139 North Forest Avenue). The applicant is requesting the zone change to bring the existing home into conformance with the Unified Development Code.

8. Z23-011 POLO MOLINA (906 TURNER 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 Lot 17D of NCB 851, one lot containing approximately 0.30 acres of land located north of the northeast intersection of Bunche Street and Turner Avenue (906 Turner Avenue). The applicant is requesting the zone change to allow for the property to be subdivided.

9. Z23-012 MICHAEL DIAZ (1409 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "R-1D", Single-Family Detached and Attached Residential District on Lot 4 of NCB 397, one lot containing approximately 0.16 acres of land located south of the southeast intersection of Trezevant Street and North Palace Avenue (1409 North Palace Avenue). The applicant is requesting the zone change to allow for the property to be developed with a single-family home.

10. Z23-013 NEWMARK HOLDINGS LLC (1417 EAST EARLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-MF", Multi-Family Residential District on Lot 28 of NCB 238, one lot containing approximately 0.87 acres of land located at the southeast intersection of South Clayton Avenue and East Earle Street (1417 East Earle Street). The applicant is requesting the zone change to develop the property with townhomes.

II. PLATS:

1. F23-062 ROYAL HILLS VILLAGE UNIT 3, FINAL PLAT

An 11 lot subdivision containing approximately 1.85 acres of land located west of the northwest intersection of Boldt Avenue and Malabar Drive. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 11 lots.

2. F23-064 THE PLAZA AT CUMBERLAND PARK PHASE 7, FINAL PLAT

A one lot subdivision containing approximately 0.99 acres of land located at the southwest intersection of Settlers Landing and Centennial Parkway. The property is currently zoned “PCD”, Planned Commercial District. The purpose of the plat is to create one lot.

3. P23-012 PARKSIDE ADDITION, PRELIMINARY PLAT

A plan for street layouts and future development containing approximately 86.62 acres of land located at the southwest intersection of West Cumberland Road and South Broadway Avenue. The property is currently zoned “PMXD-1”, Planned Mixed Use District. The purpose of the plat is to plan for the future development of 86.62 acres of land.

III. Adjourn

CERTIFICATE EMERGENCY OF POSTING

This is to certify that on the _____ day of _____, 2023, at _____ M., the above emergency notice was posted on the bulletin boards of City Hall.

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