



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

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

*Tuesday, October 1, 2024
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 the Commission meeting of September 3, 2024

VI. ZONING:

1. PD24-021 REED PROPERTY MANAGEMENT LLC (8109 DALTON LANE AND 8025 AND 8029 CROOKED TRAIL AND APPROXIMATELY 11 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a “PUR”, Planned Unit Residential District final site plan amendment on a portion of Lot 39 and Lots 40, 54 and 55 of NCB 1546-I, four lots containing approximately 22.39 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8109 Dalton Lane and 8025 and 8029 Crooked Trail and approximately 11 acres of land). The applicant is requesting the amendment to revise the phasing plan for the development of the property.

2. PD24-023 COPPER RIDGE II LLC (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed Use District-1 final site plan amendment on Lots 11L and 11K of NCB 1660-A, two lots containing approximately 1.56 acres of land located at the intersection of

Highlands Lane and Arbor Ridge Drive (6951-6959 Arbor Ridge Drive and 6865 Oak Hill Boulevard). The applicant is requesting the zone change to change the layout of the site.

3. Z24-029 KTSI PROPERTIES, LLC (2409 AND 2423 EAST COMMERCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single Family Residential District to “M-1”, Light Industrial District on Lots 6 and 7 of NCB 911, two lots containing approximately 7.88 acres of land located west of the southwest intersection of North Northeast Loop 323 and East Commerce Street (2409 and 2423 East Commerce Street). The applicant is requesting the zone change to develop the property with light industrial uses.

4. Z24-032 VICTOR RJESNJANSKY (5428 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “C-2”, General Commercial District on Lot 7 of NCB 1537A, one lot containing approximately 1.30 acres of land located west of the southwest intersection of Patton Lane and Chandler Highway (5428 Chandler Highway). The applicant is requesting the zone change to sell ATVs on the property.

5. C24-007 MARSELINE PEREZ (AN UNIMPROVED PORTION OF DUCKENFIELD AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Duckenfield Avenue. The north side of the right-of-way is adjacent to Duckenfield Avenue. The east side of the right-of-way is adjacent to Lots 1 and 4 of NCB 852-L. The south side of the right-of-way is adjacent to Shaw Street. The west side of the right-of-way is adjacent to Lot 17 of NCB 852-S. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

6. Z24-031 LUIS MUNOZ (408 ANDERSON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 7 of NCB 114, one lot containing approximately 0.10 acres of land located south of the southwest intersection of East Oakwood Street and Anderson Avenue (408 Anderson Avenue). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

VII. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2024, 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 _____, 2024, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee