

**AGENDA**

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING IN PERSON AT**

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

*Tuesday, September 3, 2024  
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 the Commission meeting of August 6, 2024**

**VI. ZONING:**

**1. Z24-027 GERMAN ARELLANO AND ROCIO RENTERIA (1731 EAST LAWRENCE 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 Lot 24A of NCB 675-A, one lot containing approximately 0.32 acres of land located west of the southwest intersection of South Porter Avenue and East Lawrence Street (1731 East Lawrence Street). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code.

**2. Z24-028 GENECOV WEST MUD CREEK LLC (1227 WILDER WAY AND 8702, 8703, 8708, 8709, 8714, 8810, 8811, 8815, AND 8817 WILDER TRAIL)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Detached and Attached Residential District on Lots 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A, and 10-A of NCB 1125-F, ten lots containing approximately 23 acres of land located north of the intersection of Cumberland Road and Wilder Trail (1227, 8703, 8709, 8817, 8811, 8715,

8702, 8708, 8714, and 8810 Wilder Trail). The applicant is requesting the zone change to develop the property with low-density single-family residential units.

**3. PD24-017 BELLWOOD 323 2019, LP (800 BELLWOOD GOLF CLUB ROAD, 4698, 4799, AND 5202 BELLWOOD ROAD, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on a 44.43 acre portion of Tracts 7A, 7A.1 S05, and Lot 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, two tracts and seven lots containing approximately 154.4 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (800 Bellwood Golf Club Road, 4698, 4799, and 5202 Bellwood Road, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the zone change to update the overall concept plan.

**4. PD24-018 BELLWOOD 323 2019, LP (800 BELLWOOD GOLF CLUB ROAD, 4698, 4799, AND 5202 BELLWOOD ROAD, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on a 44.43 acre portion of Tracts 7A, 7A.1 S05, and Lot 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, two tracts and seven lots containing approximately 154.4 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (800 Bellwood Golf Club Road, 4698, 4799, and 5202 Bellwood Road, 1471, 1531, 1555, 1565, 1575, 1669, 1699, 1753, 1757, 1781, 1801, 1839, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway). The applicant is requesting the zone change to allow for Auto Quick Service and Auto Service Garage uses along Loop 323.

**5. PD24-019 BELLWOOD 323 2019, LP (1471, 1555, 1565, 1575, 1669, 1699, 1753, 1781, 1801, 1839, AND 1873 SOUTH SOUTHWEST LOOP 323 AND 3753 EARL CAMPBELL PARKWAY)**

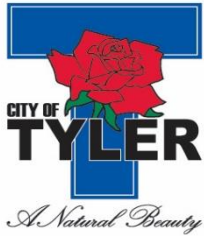
Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lots 3-A, 4-B, 4-C, 4-D, 4-E, 5-A, 6-B, 6-C, 6-D, 6-E, 9, 10, 11-A, 11-B, and 12 of NCB 1545-B and Lot 8 of NCB 1545-A, 16 lots containing approximately 47.6 acres of land located north of the northwest intersection of Earl Campbell Parkway and South Southwest Loop 323 (1471, 1555, 1565, 1575, 1669, 1699, 1753, 1781, 1801, 1839, and 1873 South Southwest Loop 323). The applicant is requesting the zone change to allow for an Auto Quick Service and Auto Service Garage use.

**VII. PLATS:**

**P24-021 LEGACY BEND ADDITION, PRELIMINARY PLAT AMENDMENT**

Request that the Planning and Zoning Commission consider approving a variance to the maximum length of a cul-de-sac street in relation to a preliminary plat approval. The applicant is requesting for a cul-de-sac street up to 759.5 feet in length for a 119 lot subdivision located north and west of the intersection of Hollytree Drive and Legacy Bend.

VIII. Recess



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, September 3, 2024  
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 October 1, 2024.**

**IX. 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. Z24-030 MI YOUNG BURGESS (810 NORTH BECKHAM 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 24A of NCB 231, one lot containing approximately 0.13 acres of land located south of the southwest intersection of Valentine Street and North Beckham Avenue (810 North Beckham Avenue). The applicant is requesting the zone change to develop the property with a single-family home.

**5. 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 compliance with the Unified Development Code.

**6. 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.

**X. Adjourn**

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**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