

## **A G E N D A**

### **PLANNING AND ZONING COMMISSION**

#### ***REGULAR MEETING IN PERSON AT***

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

*Tuesday, March 4, 2025  
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 February 4, 2025**

#### **VI. ZONING:**

##### **1. PD25-005 ALLEN ROBERT H TESTAMENTARY TRUST ET AL (CUMBERLAND PARK DEVELOPMENT AT SOUTH BROADWAY AVENUE, CUMBERLAND ROAD, CENTENNIAL PARKWAY AND MARKET SQUARE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a concept plan amendment for the Cumberland Park Development currently zoned 'AG', Agricultural District, 'RPO', Restricted Professional Office District, and 'PCD', Planned Commercial Development District on approximately 377.40 acres of land located south and east of the

southeast intersection of South Broadway Avenue and Cumberland Road generally referred to as Cumberland Park (8618, 8668, 8720, 8730, 8850, 8904, 8910, 8916, 8922, 8926, 8930, 8934, 8938, 8942, 8946, 8950, 8954, 8958, 8962, 8966, 8968, 8970, 8976, 8982, 8988, and 9098 South Broadway Avenue and 169, 195, 279, and 501 Cumberland Road and 107, 108, 113, 141, 145, and 151 Market Square Boulevard and 195, 291, and 367 Settlers Landing and 172, 240, 428, 460, 556, 557, 562, 575, 1020 Centennial Parkway and approximately 94.6 acres east of Centennial Parkway). The applicant is requesting an amendment to the approved concept development plan in order to change the zoning for a portion of the concept plan.

**2. PD24-036 ALLEN ROBERT H TESTAMENTARY TRUST ET AL (240 CENTENNIAL PARKWAY AND APPROXIMATELY 90 ACRES OF LAND EAST OF CENTENNIAL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'AG', Agricultural District, 'RPO', Restricted Professional Office District, and 'PCD', Planned Commercial Development District to 'PMF', Planned Multi-Family District with final site plan on Tracts 1, 1K.1, of ABST A0825 B ROBBINS, Tract 3A of ABST A0070 T BURBRIDGE, and Tract 1 of ABST A0355 B Fry, three tracts containing a total of approximately 92.31 acres of land located north of the northeast intersection of Centennial Parkway and Allen Farm Road (240 Centennial parkway and approximately 90 acres of land east of Centennial Parkway). The applicant is requesting the zone change to develop single-family and duplex residences on a single lot.

**3. PD25-003 GENECOV WEST MUD CREEK, LLC (8751 PALUXY 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 an approximately 51.60 acres portion of Tract 15C and Tract 1, 1.2 of ABST A0984 R Tombs located west of the northwest intersection of Cumberland Road and Paluxy Drive (8751 Paluxy Drive). The applicant is requesting the zone change to develop detached single-family homes with private streets.

**4. Z25-002 NEW DOOR PROPERTIES LLC (1204 KENNEDY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'R-1B', Single-Family Residential District to 'R-1D', Single-Family Detached and Attached Residential District on Lot 6A of NCB 557, one lot containing approximately 0.19 acre of land located at the southwest intersection of North Ross Avenue and Kennedy Road (1204 Kennedy Road). The applicant is requesting the zone change to build a single-family home.

**5. Z25-001 REGINALD JENKINS (2120 NORTH GASTON AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'R-1B', Single-Family Residential District to 'R-1D', Single-Family Detached and Attached Residential District on Lot 3 of NCB 567, one lot containing approximately 0.18 acres of land located north of the northwest intersection of Martin Luther King Jr Boulevard and North Gaston Avenue (2120 North Gaston Ave). The applicant is requesting the zone change to build two detached single-family homes.

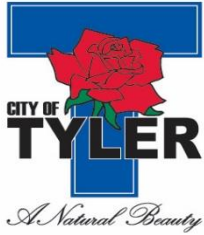
**6. Z24-042 903 CUSTOM HOMES (216 PATTON LANE)**

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 Lot 15 of the Southwest Park Addition, one lot containing approximately 0.818 acres of land located north of the northeast intersection of Patton Circle and Patton Lane (216 Patton Lane). The applicant is requesting the zone change to build four detached single-family homes.

**7. PD25-002 ED THOMPSON CONSTRUCTION LLC (2428 HUGHEY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'R-1A', Single-Family Residential District to 'PMF', Planned Multi-Family Residential District with final site plan on Lot 10F of NCB 835, one lot containing approximately 0.79 acres of land located west of the intersection of Old Noonday Road and Frankston Highway (2428 Hughey Drive). The applicant is requesting the zone change to build three triplexes.

**VII. Recess**



## **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, March 4, 2025  
1:30 p.m.*

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#### **AMERICANS WITH DISABILITIES ACT NOTICE**

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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 April 8, 2025.**

#### **VIII. ZONING:**

##### **1. C25-001 STRUCTURE DEVELOPMENT GROUP LLC (A PORTION OF ROSE STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved street right-of-way for Rose Street. The right-of-way is located from Bennett Avenue to Boyd Avenue between NCB 852-O and 852-P. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

##### **2. Z25-004 R4U VENTURES (314 EAST BERTA STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'C-1', Light Commercial District to 'R-1B', Single-Family Residential District on Lot 3 of NCB 218, one lot containing approximately 0.18 acres of land located east of the northeast intersection of East Gentry Parkway and North Fannin Avenue (314 East Berta Street). The applicant is requesting the zone change to build a single-family home.

**3. Z25-005 RONNIE GODFREY (925 WEST 8<sup>TH</sup> 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 Duplex District on Lot 12A of NCB 709-C, one lot containing approximately 0.21 acre of land located west of the northwest intersection of Talley Avenue and West 8<sup>th</sup> Street (925 W 8<sup>th</sup> Street). The applicant is requesting the zone change to bring the existing duplex into conformance with the Unified Development Code.

**4. Z25-007 MARIO CORNELIO (3021 CHANDLER STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from 'R-1B', Single-Family Residential District to 'R-1D', Single-Family Detached and Attached Residential District on Lot 7A of NCB 741, one lot containing approximately 0.12 acre of land located north of the intersection of Hillcrest Avenue and Chandler Street (3021 Chandler Street). The applicant is requesting the zone change to build a single-family home.

**IX. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025, at \_\_\_\_\_ M., the above notice was posted at the Tyler Development Center.

\_\_\_\_\_  
Staff Designee