

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, April 8, 2025
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 March 4, 2025**
- V. TABLED ITEM:**

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.

VI. ZONING:

1. 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.

2. 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.

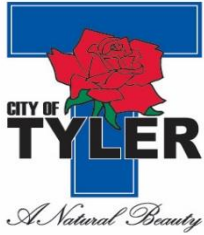
3. Z25-004 R4U VENTURES (314 EAST BERTA STREET)

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.

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

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, April 8, 2025
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.

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 May 6, 2025.

VIII. ZONING:

1. Request that the Planning and Zoning Commission, acting as the Airport Zoning Commission, consider recommending that the City Council adopt an Ordinance amending Tyler City Code Chapter 12 by establishing airport hazard area zoning regulations for Tyler Pounds Regional Airport, establishing and defining the authority of the Zoning Board of Adjustment and Appeals regarding such regulations, and providing definitions; and also amending Tyler City Code Chapter 10 by requiring a notation on Subdivision Plats located in Airport Height Hazard Zoning Districts.
2. **Z25-008 MD DIVINE HOMES LLC (2921 NORTH BORDER STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from 'R-2', Two-Family Residential Duplex District to 'R-1D', Single-Family Detached and Attached Residential District on Lot 15 of NCB 500-F, one lot containing approximately 0.16 acres of land located at the southeast intersection of West 32nd Street and Border Avenue (2921 Border Avenue). The applicant is requesting the zone change to build a single-family home.

IX. Adjourn

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