



**AGENDA**

**PLANNING AND ZONING COMMISSION**

***REGULAR MEETING IN PERSON AT***

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

*Tuesday, May 6, 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 April 8, 2025**
- V. TABLED ITEM:**

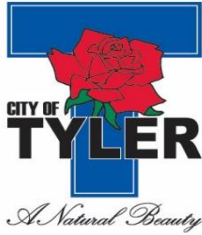
**PD25-003 GENECOV WEST MUD CREEK, LLC (8751 PALUXY DRIVE)**

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. 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 AVENUE)**  
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 32<sup>nd</sup> Street and Border Avenue (2921 Border Avenue). The applicant is requesting the zone change to build a single-family home.

## VII. Recess



**AGENDA**

**PLANNING AND ZONING COMMISSION**

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

*Tuesday, May 6, 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 June 3, 2025.**

**VIII. Required Annual Planning and Zoning Commission Training related to Essential Skills and Keys to Sound Action for Planning Commissioners**

**IX. ZONING:**

**1. PD25-007 GENECOV WEST MUD CREEK LLC (8061 HOLLYTREE 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 a 6.87 acre portion of Tract 5B of Abst A0562 M Long, one tract of land containing approximately 16.68 acres of land located north of the intersection of Hollytree Drive and Legacy Bend (8061 Hollytree Drive). The applicant is requesting the zone change to build single-family detached homes with a gated entry and private street.

**2. PD25-009 HENRY'S FORK INVESTMENTS LLC (6105 NEW COPELAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from RPO, Restricted Professional Office District to PMF, Planned Multi-Family District with final site plan on a portion of Lot 2 of NCB 2, one lot containing approximately 1.54

acres of land located at the southwest intersection of Dolores Street and New Copeland Road (6105 New Copeland Road). The applicant is requesting the zone change to develop two, four-plex residential buildings.

**3. Z25-009 LINH HANG (3715 WOODBINE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to C-2, General Commercial District on Lot 5 of NCB 1029, one lot containing approximately 0.60 acres of land located at the northwest intersection of Woodbine Boulevard and East Southeast Loop 323 (3715 Woodbine Boulevard). The applicant is requesting the zone change to build and operate a nail salon.

**4. Z25-010 HERITAGE BAPTIST CHURCH OF TYLER (7720 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to C-1, Light Commercial District on Lots 24 and 24D of NCB 1449, one lot containing approximately 2.00 acres of land located at the northeast intersection of South Broadway Avenue and Cambridge Road (7720 South Broadway Avenue). The applicant is requesting the zone change to develop a medical clinic and surgery center.

**5. Z25-011 YESENIA LOPEZ LOT 6 AND LOT 26 (441 AND 435 SOUTH ROSS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from R-MF, Multi-Family Residential District to R-1D, Single-Family-Detached and Attached District on Lots 6 and 26 of NCB 325, two lots containing approximately 0.29 acres of land located at the northwest intersection of Ross Street and Bryan Street (441 and 435 South Ross Street). The applicant is requesting the zone change to build two single-family homes.

**6. Z25-012 FRONT PORCH COTTAGE RETIREMENT COMMUNITY (9451 AND 9456 SAINT PATRICK PLACE)**

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to NR, Neighborhood Residential District on Tract 2A of Abst A0906 A Scott, two tracts of land containing approximately 5.93 acres of land located south of the intersection of Ulster Street and Saint Patrick Place (9451 and 9456 Saint Patrick Place). The applicant is requesting the zone change to develop a 42-unit detached housing development on a single lot for senior veterans.

**7. Z25-013 SRK GROUP LLC (2901 COUNTY ROAD 2347)**

Request that the Planning and Zoning Commission consider recommending a zone change from R-MF, Multi-Family Residential District to C-2, General Commercial District on Lot 4B of NCB 1402, one lot containing approximately 3.42 acres of land located northeast of the intersection of East Front Street and South Southeast Loop 323 (291 County Road 2347). The applicant is requesting the zone change to build a motel.

**8. Z25-014 NORTHCHASE DEVELOPMENT LLC (3895 NORTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from R-MF, Multi-Family Residential District to R-1B, Single-Family-Residential District on Tract 1B and A-435 of Abst A0094 E Bodenheimer, two tracts of land containing approximately 9.08 acres of land located south of the intersection of East Northeast Loop 323 and North Broadway Avenue (3895 North Broadway Avenue). The applicant is requesting the zone change to develop lots for single-family homes.

**X. 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