

## **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, June 3, 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 May 6, 2025**

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

##### **1. Z25-012 JAMIE J BYRD (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 and Tract 2B of Abst A0901 A Savage, 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.

- 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 a final site plan on a 0.88 acre 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 specifically and exclusively to develop two four-plex residential buildings on a single lot.
- 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 for commercial uses.
- 4. 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 southeast 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.
- 5. Z25-011 BEVERLY BANKS MONROE (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. Z25-015 COLLEGE HILL BAPTIST CHURCH (1309 WEST HOUSTON STREET)**  
Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single-Family Residential District, and C-1, Light Commercial District to R-2, Two-Family Residential Duplex District on Lot 36 of NCB 324-D, one lot containing approximately 1.85 acres of land located at the northwest intersection of South Confederate Avenue and West Houston Street (1309 West Houston Street). The applicant is requesting the zone change to build duplexes for senior citizens.

**7. PD25-007 GENECOV WEST MUD CREEK LLC (A PORTION OF TRACT 5B OF 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 specifically and exclusively develop single-family detached homes with a gated entry and private street.

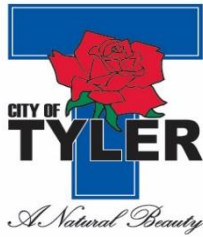
**8. Z25-010 HERITAGE BAPTIST CHURCH OF TYLER (7720 SOUTH BROADWAY AVENUE)**

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.

**9. 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 (2901 County Road 2347). The applicant is requesting the zone change to build a motel.

**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, June 3, 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 July 1, 2025.**

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

#### **IX. ZONING:**

##### **1. C25-002 SAMUEL BANKS (AN UNIMPROVED PORTION OF BUDDIE STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Buddie Street. The north side of the right-of-way is adjacent to Walton Road. The east side of the right-of-way is adjacent to Lots 45 and 46. The south side of the right-of-way is adjacent to Patrick Street. The west side of the right-of-way is adjacent to Lot 5B of NCB 840-M. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**2. PD25-011 GENECOV WEST MUD CREEK LLC (A PORTION OF TRACT 1 OF 8751 PALUXY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to PUR, Planned Unit Residential District with a final site plan on a 28.79 acre portion of Tract 1 of ABST A0984 R Tombs, one tract of land containing approximately 107.53 acres of land located at the northwest intersection of Cumberland Road and Paluxy Drive (8751 Paluxy Drive). The applicant is requesting the zone change to specifically and exclusively develop a single-family private gated development.

**3. PD25-012 GENECOV WEST MUD CREEK LLC (A PORTION OF TRACT 1 OF 8521 PALUXY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a PUR, Planned Unit Residential District final site plan on a 15.60 acre portion of Tract 15 of ABST A0819 J Ratcliff, one tract of land containing approximately 145.98 acres of land located at the southwest intersection of Jeff Davis Drive and Paluxy Drive (8521 Paluxy Drive). The applicant is requesting the zone change to specifically and exclusively develop a single-family detached housing development.

**4. Z25-016 DRAKE EQUITY PARTNERS, LP (A 20.77 ACRE PORTION OF TRACT 19A OF 2571 WEST GRANDE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to C-2, General Commercial District on a 20.77 acre portion of Tract 19A of ABST A0624 M University, one lot containing approximately 58.93 acres of land located at the northeast intersection of Oak Hill Boulevard and West Grande Boulevard (2571 West Grande Boulevard). The applicant is requesting the zone change for future commercial development.

**5. S25-001 DRAKE CANDY PARK LLC (1210 BENNETT AVENUE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 20 F, G, and H of NCB 855-A, one lot totaling approximately 1.70 acres of land located at the northeast intersection of Robertson Road and Bennett Avenue (1210 Bennett Avenue). The property is zoned M-1, Light Industrial District. The applicant is requesting the Special Use Permit to allow for a wireless communications facility with a monopole communications tower up to 150 feet in height for AT&T Mobility.

**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