



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, July 1, 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 June 3, 2025**
- V. ZONING:**
 - 1. PD25-011 GENECOV WEST MUD CREEK LLC (A PORTION OF 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 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 gated single-family detached housing development.

2. Z25-016 DRAKE EQUITY PARTNERS, LP (A PORTION 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.

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

Request that the Planning and Zoning Commission consider approving 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 north of 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.

4. 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.

VI. 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