

NOTICE OF HEARINGS

Notice is hereby given that public hearings will be held in Council Chambers, City Hall, 212 N. Bonner, Tyler, Texas, by the Planning and Zoning Commission of the City of Tyler, Texas, on Tuesday, August 5, 2025, at 1:30 p.m. and by the City Council on Wednesday, August 27, 2025, at 9:00 a.m. for the purpose of considering the following:

1. A25-001 LC QOZB LP (4344 MACNAB DRIVE)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 3.55 acres of land lying adjacent to the present boundary limits of the City of Tyler, located at the southeast intersection of Old Omen Road and Huntingtower Drive. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #5.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- E. The Future Land Use Guide to reflect Multi-Family.
- F. Original zoning of 'PMF', Planned Multi-Family District.

2. PD25-015 LC QOZB LP (4344 MACNAB 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 District with final site plan on an approximately 1.01 acre portion of Lot 1 of the Huntingtower, Unit 2 Final Plat, one lot containing approximately 4.56 acres of land located at the southeast intersection of Old Omen Road and Huntingtower Drive (4344 Macnab Drive). The applicant is requesting the zone change to bring a multi-family housing development into conformance.

3. C25-003 MARCUS WYNNE & STEPHANIE MURPHY (AN UNIMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to Lots 11A and 12A of NCB 573. The east side of the right-of-way is adjacent to an unimproved alley right-of-way. The south side of the right-of-way is adjacent to Lot 6A of NCB 669-R. The west side of the right-of-way is adjacent to North Glenwood Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

4. PD25-014 DRAKE EQUITY PARTNERS, LP (A 23.33 ACRE PORTION OF 2571 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to PMF, Planned Multi-Family District with final site plan on an approximately 23.33 acre portion of Tract 19A of ABST A0624 M University, one tract of land containing approximately 33.53 acres located at the southeast intersection of Crow Road and Oak Hill Boulevard (A 23.33 acre portion of 2571 West Grande Boulevard). The applicant is requesting the zone change to develop a multi-family housing development.

5. Z25-017 TUAN ANH VO (935 SOUTH PEACH AVENUE)

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 District on Lot 32 of NCB 577, one lot containing approximately 0.24 acres of land located at the northwest intersection of West

Jackson Street and South Peach Avenue (935 South Peach Avenue). The applicant is requesting the zone change to build a duplex.

6. PD25-016 GENECOV PROPERTIES INC (302 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to PMXD-1, Planned Mixed-Use District-1 with final site plan on an approximately 0.25 acre portion of Lot 1-D of NCB 1154, one lot containing approximately 6.09 acres of land located southwest of the southwest intersection of South Broadway Avenue and West Cumberland Road (302 West Cumberland Road). The applicant is requesting the zone change to develop the property with a wholesale store.

7. PD25-017 GENECOV PROPERTIES INC (8667 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a PMXD-1, Planned Mixed-Use District-1 final site plan amendment on a 11.19 acre portion of Tract 1F of ABST A0825 B ROBBINS, one tract containing approximately 21.40 acres of land located southwest of the southwest intersection of West Cumberland Road and South Broadway Avenue (8667 South Broadway Avenue). The applicant is requesting the zone change to develop the property with a wholesale store.

8. S25-002 GENECOV PROPERTIES INC (8667 SOUTH BROADWAY AVENUE AND 302 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider approving a Special Use Permit on a 11.19 acre portion of Tract 1F of ABST A0825 B ROBBINS, one tract containing approximately 21.40 acres of land and on an approximately 0.25 acre portion of Lot 1-D of NCB 1154, one lot containing approximately 6.09 acres of land located southwest of the southwest intersection of West Cumberland Road and South Broadway Avenue (8667 South Broadway Avenue). The property is zoned PMXD-1, Planned Mixed-Use District-1. The applicant is requesting the Special Use Permit to allow for fuel sales.

TO BE PUBLISHED: SUNDAY, JULY 20, 2025
KYLE KINGMA, AICP, CFM
PLANNING DIRECTOR