

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, August 5, 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 July 1, 2025

V. ZONING:

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 MEZAYEK BUILDING LTD (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.

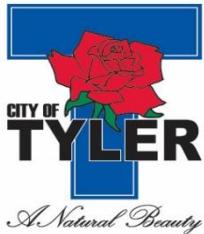
6. PD25-016 GENECOV PROPERTIES INC (302 WEST CUMBERLAND ROAD)

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.

VI. 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, August 5, 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 September 2, 2025.

VII. Receive a presentation regarding the status of the Tyler Tomorrow Comprehensive Plan.

VIII. ZONING:

- 1. Z25-019 CLEAN LIFE BUILDERS, LLC (2209 AND 2213 DAVE STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from C-2 General Commercial District to R-1D, Single-Family Detached and Attached Residential District on Lots 38 and 39B of NCB 900-B, two lots containing approximately 0.26 acres of land located east of the northeast intersection of Timms Street and Dave Street (2209 and 2013 Dave Street). The applicant is requesting the zone change to build two houses.

- 2. Z25-020 OLVI LANDAVERDE (3101 SHAW STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to R-1D, Single-Family Detached and Attached Residential District on Lot 137G of NCB 852-I, one lot containing approximately 0.37 acres of land located at the northwest intersection of Britton Avenue

and Shaw Street (3101 Shaw Street). The applicant is requesting the zone change to bring into conformance with the Unified Development Code and to subdivide the property into four lots.

3. Z25-021 LETC VENTURES LLC (422 REEVES 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 Duplex District on Lot 12A of NCB 76, one lot containing approximately 0.18 acres of land located at the northwest intersection of Oakland Avenue and Reeves Street (422 Reeves Street). The applicant is requesting the zone change for future two-family development.

4. Z25-022 REGINALD JENKINS (1310 CLAUDE STREET AND 1314 CLAUDE STREET)

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 Residential District on Lots 19A and 20A of NCB 356, two lots containing approximately 0.17 acres of land located west of the southwest intersection of North Confederate Avenue and Claude Street (1310 and 1314 Claude Street). The applicant is requesting the zone change to build two single-family homes.

5. Z25-023 GENECOV WEST MUD CREEK LLC (8521 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from PMF, Planned Multi-Family Residential District, PUR, Planned Unit Residential District, and R-2, Two-Family Duplex District, to PUR, Planned Unit Residential District, PMF, Planned Multi-Family Residential District, and R-1A, Single-Family Residential District on 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 update the existing zoning to match the next phase of development and the updated locations of the Master Street Plan thoroughfares

6. Z25-024 JOHNNIE MASS (719, 731, 805, AND 809 BRITTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to PMF, Planned Multi-Family Residential District with a final site plan, and R-1D Single-Family Detached and Attached Residential District on Lots 87B, 96A, 96B, and 96C of NCB 852-B, four lots containing approximately 4.02 acres of land located south of the southwest intersection of Bellwood Road and Britton Avenue (719, 731, 805, and 809 Britton Avenue). The applicant is requesting the zone change for future multi-family and single-family development.

7. S22-018 TAE WAN PARK (3521 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1L of NCB 1010-C, one lot containing approximately 1.30 acres of land located south of the southwest intersection of West Amherst Street and South Broadway

Avenue (3521 South Broadway Avenue). The applicant is requesting the Special Use Permit to allow for a food truck park.

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