



## 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, September 2, 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 August 5, 2025**

#### **V. ZONING:**

##### **1. 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 develop a single-family detached housing development specifically and exclusively.

2. **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, R-1A, Single-Family Residential District, R-2, Two-Family Duplex 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.
3. **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.
4. **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.
5. **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 the property into conformance with the Unified Development Code and to subdivide the property into four lots.
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 the future development of four two-family duplexes and 34 single-family detached homes.
7. **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.

**8. Z25-022 REGINALD JENKINS (1310 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.

**VI. 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