



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, September 16, 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 October 7, 2025.

I. ZONING:

1. Z25-025 JACK L & SUSAN W SELMAN (1512 EAST HOUSTON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two-Family Duplex District to R-1D, Single-Family Detached and Attached Residential District on Lot 26 of NCB 237-B, one lot containing approximately 0.26 acres of land located northwest of the intersection of Marion Avenue and East Houston Street (1512 East Houston Street). The applicant is requesting the zone change to subdivide the property and build a single-family home.

2. Z25-027 MARTEL JOSEPH M 2012 GST EXEMPT TRUST ET AL (6122 NEW COPELAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from RPO, Restricted Professional Office District to R-1B, Single-Family Residential District on Tract 26 of ABST A0636 M University, one lot containing approximately 9.80 acres of land located north of the northeast intersection of East Grande Boulevard and New Copeland Road (6122 New Copeland Road). The applicant is requesting the zone change for a detached single-family housing development.

3. S25-004 AAMINA CORPORATION (712 WEST HOUSTON STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 43A, 68-70 of NCB 182, one lot containing approximately 0.03 acres of land located east of the southeast intersection of South Vine Avenue and West Houston Street (712 West Houston Street). The property is zoned "C-1", Light Commercial District. The applicant is requesting the Special Use Permit to allow for a Tobacco/Vape/Smoke Store.

4. S25-005 TYLER LODGING LLC (621 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 2J of NCB 1013, one lot containing approximately 2.70 acres of land located east of the southeast intersection of Donnybrook Avenue and East Southeast Loop 323 (621 East Southeast Loop 323). The property is zoned PMXD-1, Planned Mixed-Use District-1. The applicant is requesting the Special Use Permit for a distance variance in order to be eligible to obtain a Texas Alcoholic Beverage Commission permit to sell alcohol in the hotel.

5. S25-006 SANDHU INVESTMENTS, LLC (6110 S BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 38A of NCB 1013-I, one lot containing approximately 2.51 acres of land located south of the southeast intersection of South Broadway Avenue and Donnybrook Avenue (6110 South Broadway Avenue). The property is zoned C-2, General Commercial District. The applicant is requesting the Special Use Permit to allow for a miniature golf venue.

6. N25-001 CITY OF TYLER (SETTLERS LANDING TO BASS PRO WAY)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Settlers Landing to Bass Pro Way. The street is located between Centennial Parkway and South Broadway Avenue.

7. Z25-028 BEH INVESTMENTS LLC (1001 MEADOW LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single-Family Residential District to RPO, Restricted Professional Office District on Lot 95-C of NCB 669-M, one lot containing approximately 0.16 acres of land located south of the southeast intersection of West Gentry Parkway and Meadow Lane (1001 Meadow Lane). The applicant is requesting the zone change to accommodate an office use with associated off-street parking.

8. Z25-026 JUDITH ENTERPRISES INC (8384, 8388, 8392, 8396 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1, Light Commercial District to PMXD-1, Planned Mixed-Use District-1 with final site plan on Lot 1 of NCB 1495, one lot containing approximately 9.85 acres of land located north of the northeast intersection of Cumberland Road and Paluxy Drive (8384, 8388, 8392, 8396 Paluxy Drive). The applicant is requesting the zone change build three tiny homes.

II. Planning Director's Report

III. 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.

This is to certify that on the _____ day of _____, 2025, at _____ M., the above notice was posted on the bulletin boards of the Tyler Development Center.
