

## 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, October 7, 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 September 2, 2025**

#### **V. Receive presentation of the 2025 Richard R. Lillie, Fellows of the American Institute of Certified Planners (FAICP) Program for Planning Excellence Recognition**

#### **VI. TABLED ITEM:**

#### **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

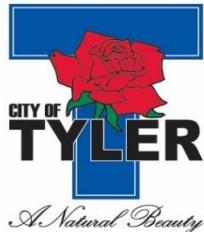
Road and Britton Avenue (719, 731, 805, and 809 Britton Avenue). The applicant is requesting the zone change for the future development of four two-family duplexes and 34 single-family detached homes.

**VII. 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 Residential 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 at the northwest intersection of Mahon 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 within 300 feet of a public school.
- 5. S25-006 SANDHU INVESTMENTS, LLC (6110 SOUTH 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.

**VIII. 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, October 7, 2025  
1:30 p.m.*

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#### **AMERICANS WITH DISABILITIES ACT NOTICE**

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**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 November 4, 2025.**

#### **IX. ZONING:**

##### **1. A25-002 WERNER-TAYLOR LAND & DEVELOPMENT LP (2502 HENSHAW CREEK DRIVE)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 8.88 acres of land lying adjacent to the present boundary limits of the City of Tyler, located southeast of the intersection of Old Noonday Road and Henshaw Creek Drive. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. That the Future Land Use Guide be amended to reflect Single-Family and Single-Family Attached.

F. Establishment of Original zoning of ‘PUR’, Planned Unit Residential District with written narrative.

2. **Z25-032 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, R-1A, Single-Family Residential District, and R-2, Two-Family Duplex District to PMF, Planned Multi-Family Residential District with written narrative, R-1A, Single-Family Residential District, and R-2, Two-Family Residential District on a 14.33 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 for residential development.

3. **Z25-030 PARK OF EAST TEXAS INC (528, 532, 536, 540, AND 544 SOUTH HILL AVENUE AND 513, 517, 521, 525, AND 529 MCCAIN DRIVE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from C-2, General Commercial District to R-1B, Single-Family Residential District on Lots 25-29 and 38-42 of NCB 666-C, ten lots containing approximately 1.50 acres of land located at the northeast intersection of West Houston Street and South Hill Avenue (528, 532, 536, 540, and 544 South Hill Avenue and 513, 517, 521, 525, and 529 McCain Drive). The applicant is requesting the zone change to develop detached single-family homes.

4. **Z25-031 SUPRA VENTURES LLC (108, 109, 113, 114, 117, 120, 121, 125 DONNA DRIVE AND 110, 111, 114, 118, 119, 122, 126, 129, 130, 133, 137 MELINDA LANE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to R-1B, Single-Family Residential District on Lots 1-6 of NCB 908-C and Lots 10-22 of NCB 908-A, 19 lots containing approximately 6.60 acres of land located north of the intersection of West Elm Street and Melinda Lane (108, 109, 113, 114, 117, 120, 121, 125 Donna Drive and 110, 111, 114, 118, 119, 122, 126, 129, 130, 133, 137 Melinda Lane). The applicant is requesting the zone change to develop detached single-family homes.

5. **Z25-026 JUDITH ENTERPRISES INC (8384, 8388, 8392, 8396 PALUXY DRIVE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential 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 housing on the property.

**X. 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.

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

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