

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, November 4, 2025, at 1:30 p.m. and by the City Council on Wednesday, December 10, 2025, at 9:00 a.m. for the purpose of considering the following:

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 west of 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 east of the southeast intersection of Brandon Drive and Paluxy Drive (8384, 8388, 8392, 8396 Paluxy Drive). The applicant is requesting the zone change build housing on the property.

TO BE PUBLISHED: SUNDAY, OCTOBER 19, 2025

KYLE KINGMA, AICP, CFM

PLANNING DIRECTOR