

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, November 4, 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 October 7, 2025**
- V. 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.

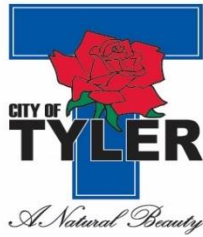
3. Z25-030 PARK OF EAST TEXAS INC (528, 532, 536, 540, AND 544 SOUTH HILL AVENUE AND 513, 517, 521, 525, AND 529 MCCAIN DRIVE)

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.

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, November 4, 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.

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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 December 2, 2025.

VII. ZONING:

1. C25-004 JOYCE C KUSHEBA (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 16 and 17 of NCB 40. The east side of the right-of-way is adjacent to Lot 19 of NCB 40. The south side of the right-of-way is adjacent to Lots 20 and 21 of NCB 40. The west side of the right-of-way is adjacent to Lot 18 of NCB 40. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

2. N25-002 CITY OF TYLER (HARNESS LANE TO PARK HILL CIRCLE)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Harness Lane to Park Hill Circle. The street is located between Park Hill Avenue and Guinn Farms Road.

3. N25-003 CITY OF TYLER (PARK HILL AVENUE TO PARK HILL CIRCLE)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Park Hill Avenue to Park Hill Circle. The street is located between Park Hill Circle and Guinn Farms Road.

4. Z25-033 DEIBEL COMPANIES INC (420 WEST RIECK ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1, Light Commercial District to R-MF, Multi-Family Residential District on Lot 39 of NCB 1434 containing approximately 0.61 acres of land located south of the southwest intersection of Old Bullard Road and West Reick Road. The applicant is requesting the zone change to develop multi-family residential rental units.

5. Z25-034 CHARLES W DURRETT (800 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from M-1, Light Industrial District to DBAC, Downtown Business Arts and Culture District on Lot 12 of NCB 187, one lot containing approximately 1.17 acres of land located east of the southeast intersection of Palace Avenue and West Erwin Street (800 West Erwin Street) The applicant is requesting the zone change to allow the property to be used for a mixture of residential, retail, and entertainment uses.

6. PD25-020 GENECOV WEST MUD CREEK LLC (A PORTION OF 8521 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a PUR, Planned Unit Residential District final site plan on a 3.29 acre 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 to specifically and exclusively develop a two-story attached single-family housing development.

VIII. 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 bulletin board at the Tyler Development Center.
