



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, December 2, 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 November 4, 2025

V. ZONING

1. 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 (420 West Rieck Road). The applicant is requesting the zone change to develop multi-family residential rental units.

2. 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.

3. 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.

4. 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 adjacent to 2945 and 2959 Quinn Farms Road.

5. 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 adjacent to 2983 and 3007 Quinn Farms Road.

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.

VI. 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.
