



Tyler and Mission Annexation Pre-Annex 25-0001

City Council Meeting—November 17, 2025

Jonnie Lan, Acting Planning Manager

New Pre-Application Process (Adopted July 2021)

- 1. Applicant submits an “Annexation Pre-application.”**
- 2. Meeting(s) with City staff & LAFCO staff.**
- 3. Schedule for regularly scheduled City Council meeting.**
- 4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.**
- 5. The City Council will indicate general support or non-support for application moving forward.**
- 6. Applicant Decides Whether or Not to Proceed.**

Tyler and Mission Annexation Overview

Annexation located in South Merced by CP 42



366 Acres Annexation Area



1300+ Total Dwelling Units Possible in Residential

62 Acres/LMDR

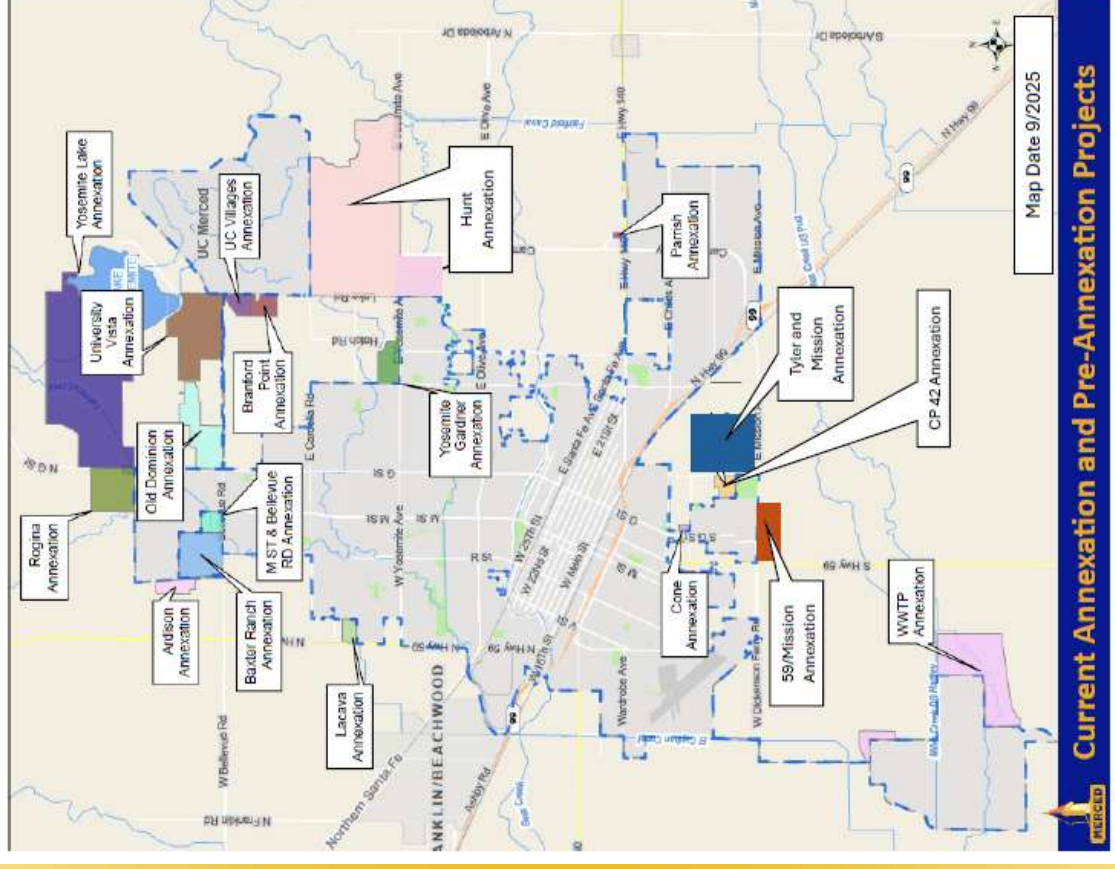
108 Acres/LDR

8 Acres/School



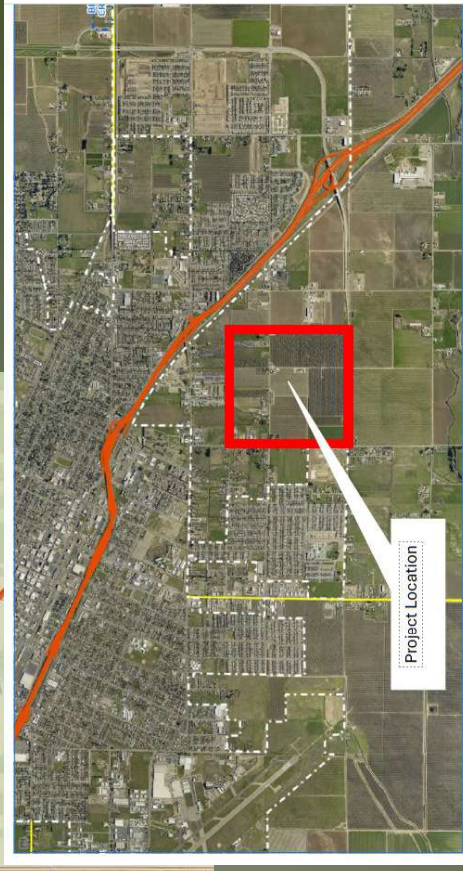
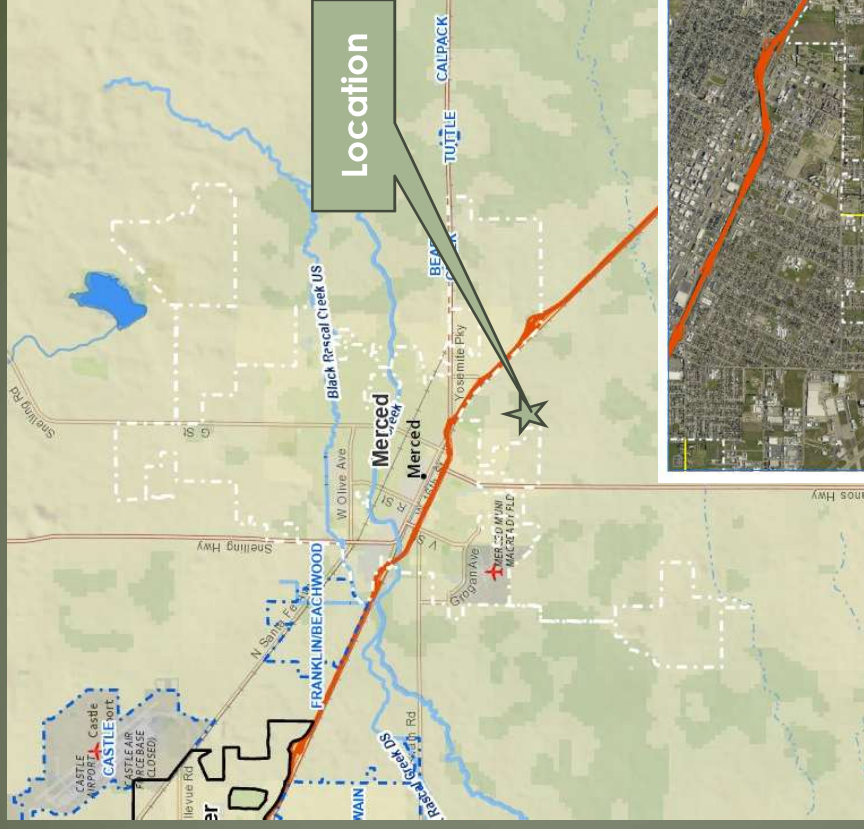
**119 Acres of Regional Community Commercial, 55 Acres
Business Park & 14 Acres Open Space/Park**

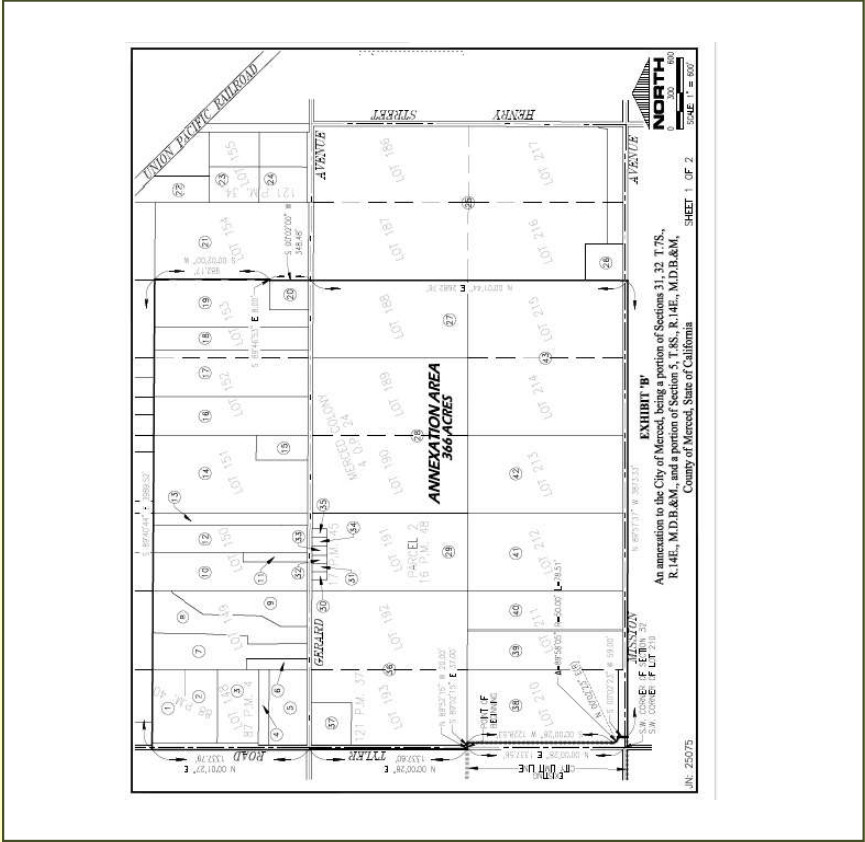
Current Pre-Annexation and Annexation Projects:



LOCATION

- Located Northeast corner of Tyler Road and Mission Avenue





General Plan Land Use Designations

-  LDRM = LOW TO MEDIUM DENSITY RESIDENTIAL (82 ACRES)
-  LDM = LOW DENSITY RESIDENTIAL (138 ACRES)
-  S = SCHOOL (8 ACRES)
-  BPP = BUSINESS PARK (66 ACRES)
-  RDC = REGIONAL COMMUNITY COMMERCIAL (19 ACRES)
-  OUPB = OPEN SPACE - PASTURE/AGRICULTURE (14 ACRES)



Create jobs, housing
and resources for
South Merced

Provide support to CP
42 – Family
Entertainment Area

Easy access from
freeway, bring tax
revenue



Community Benefits

Conceptual Land Use Plan Acreages

Low Medium
Density
Residential – 62
Acres

School Site –
8 Acres

Low Density
Residential –
108 Acres

Open
Space/Park –
14 Acres

Regional
Community
Commercial –
119 Acres

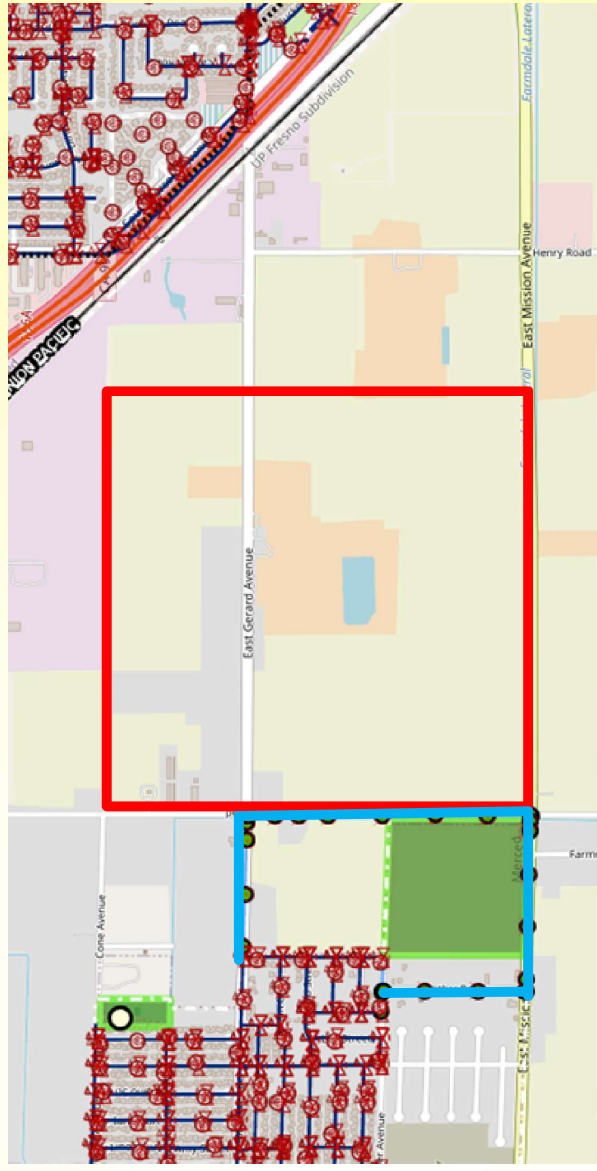
Business Park
66 Acres

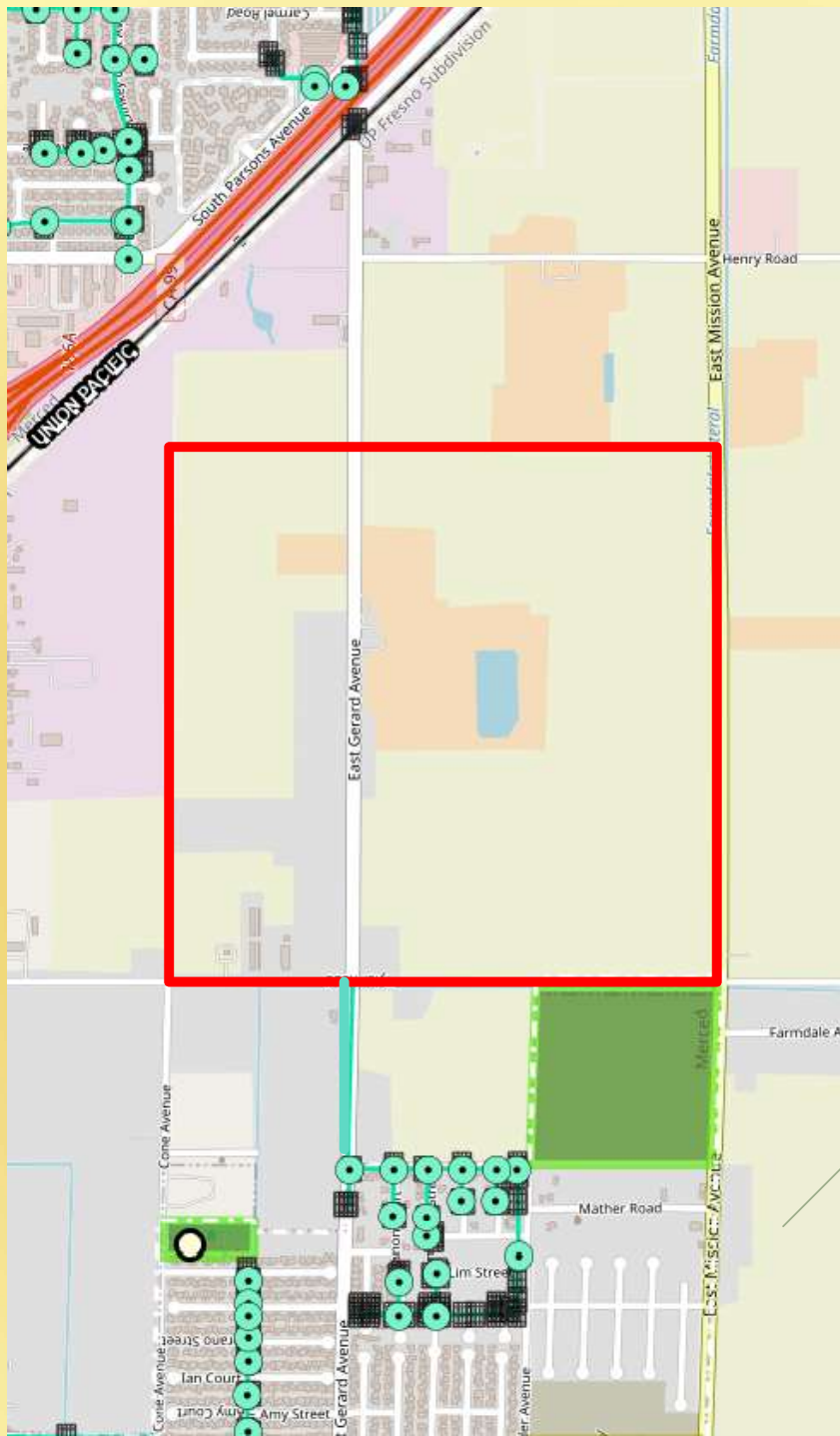
Utilities

At time of annexation:

- ▀ Utilities will be evaluated through environmental review.
- ▀ Utilities could be connected from the west.
- ▀ Development may be required to provide locations for wells to add to the City's Water System.

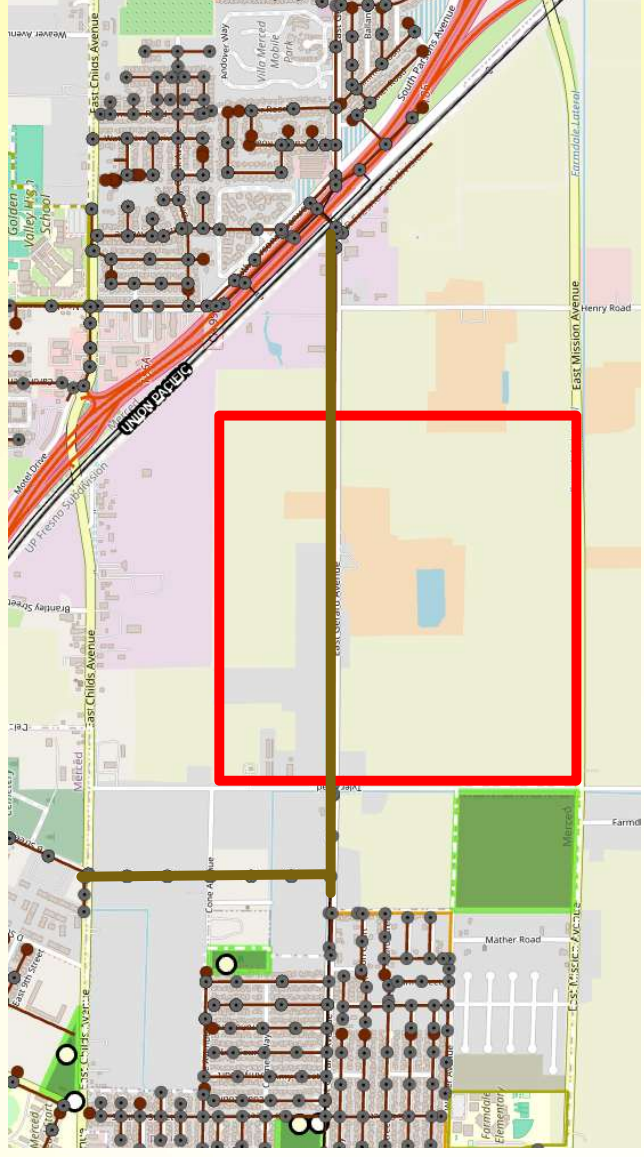
Water





Storm Drain

Sewer



An aerial photograph of a city area, likely Tyler, Texas, with various colored overlays. A large green arrow points upwards from the bottom center. The map shows a grid of streets and several colored regions: a large yellow region in the center, a red region to the right, a blue region to the left, and a green region in the top right. A dashed blue line runs along the top and right edges. Street names like "FOURTH AVE", "THIRD AVE", "SECOND AVE", "FIRST AVE", "MAIN ST", "PINE ST", "OAK ST", and "ELM ST" are visible. The text "City Council Action:" is overlaid on the map.

City Council Action:

General Support or Non-Support for Tyler and
Mission Annexation Moving Forward?