

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, January 6, 2026, at 1:30 p.m. and by the City Council on Wednesday, January 28, 2026, at 9:00 a.m. for the purpose of considering the following:

1. ZA25-001 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontested finding that all territory included within the City of Tyler since December 31, 2005 is part of the City.

2. C25-005 BILLY WAYNE JOHNSON (AN UNIMPROVED RIGHT-OF-WAY FOR AVALON AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved right-of-way for Avalon Avenue. The north side of the right-of-way is adjacent to Rosemont Street. The east side of the right-of-way is adjacent to Lots 239, 242, 243, 246, 247 and 250 of NCB 669-N. The south side of the right-of-way is adjacent to Lots 38, 39, 40 and 100 of NCB 708. The west side of the right-of-way is adjacent to Lot 316 of NCB 669-N. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

3. Z25-035 DOROTHY JOHNSON AND LOUISE SHANKLIN (1623 OLD NOONDAY ROAD)

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 Lot 77 of NCB 661-B, one lot containing approximately 0.69 acres of land located at the northwest intersection of West 5th Street and Old Noonday Road (1623 Old Noonday Road). The applicant is requesting the zone change to subdivide into four lots for the future development of single-family homes.

4. Z25-036 FRANCISCO OLIVARES (625 EAST ROSEDALE STREET)

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 2 of NCB 227, one lot containing approximately 0.17 acres of land located east of the southeast intersection of East Rosedale Street and Carlyle Avenue (625 East Rosedale Street). The applicant is requesting the zone change to operate the property as a barbershop.

TO BE PUBLISHED: SUNDAY, DECEMBER 21, 2025

KYLE KINGMA, AICP, CFM

PLANNING DIRECTOR