



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, January 6, 2026
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 December 2, 2025

V. ZONING

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

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable 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.

VI. Receive a presentation regarding the status of the Tyler Tomorrow Comprehensive Plan.

VII. 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.
