

## **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, February 3, 2026, at 1:30 p.m. and by the City Council on Wednesday, February 25, 2026, at 9:00 a.m. for the purpose of considering the following:

**1. PD25-023 NORTHERN SPRUCE LLC (2801 AND 2835 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a POD, Planned Office District zoning site plan amendment on Lots 20 and 20A of NCB 830, two lots containing approximately 1.80 acres of land located north of the northwest intersection of Fair Lane and South Broadway Avenue (2801 and 2835 South Broadway Avenue). The applicant is requesting the zoning site plan amendment to revise the layout of an office development.

**TO BE PUBLISHED: SUNDAY, JANUARY 18, 2026**

**KYLE KINGMA, AICP, CFM**

**PLANNING DIRECTOR**