

## **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, February 3, 2026  
1:30 p.m.*

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#### **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.

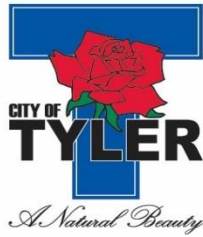
Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from the Commission meeting of January 6, 2026**
- V. ZONING**
  - 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.

#### **VI. Recess**



## A G E N D A

### PLANNING AND ZONING COMMISSION

*WORKSESSION MEETING IN PERSON AT  
Tyler Development Center  
423 West Ferguson Street  
Tyler, Texas*

*Tuesday, February 3, 2026  
1:30 p.m.*

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**The Commission shall discuss, but shall take no final action or vote on, the following items which are tentatively scheduled to be heard by the Planning and Zoning Commission on March 3, 2026.**

#### **VII. ZONING:**

##### **1. PD26-001 I4CZ LP (2636 ROY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from AG, Agricultural District to PUR, Planned Unit Residential District with a final site plan on Tract 12D of ABST A0616 V LOUPEY, one lot containing approximately 6.00 acres of land located west of the northwest intersection of Rhones Quarter Road and Roy Road (2636 Roy Road). The applicant is requesting the zone change to develop the property with single-family detached homes.

**2. Z26-001 ANDREW ARRIAGA & JUAN ANTONIO CARRILLO JR (713 WILSON STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from RMF, Multi-Family Residential District to R-1D, Single-Family Attached and Detached Residential District on Lot 13 of NCB 197, one lot containing approximately 0.12 acres of land located west of the northwest intersection of Border Avenue and Wilson Street (713 Wilson Street). The applicant is requesting the zone change to develop the property with a single-family home.

**VIII. Adjourn**

**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

\_\_\_\_\_

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ M., the above notice was posted on bulletin board at the Tyler Development Center.

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