

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

1. 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 at the northeast intersection of North Ellis Avenue and Wilson Street (713 Wilson Street). The applicant is requesting the zone change to develop the property with a single-family home.

2. 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.

3. TYLER TOMORROW COMPREHENSIVE PLAN

Request that the Planning and Zoning Commission consider recommending adoption of the proposed City of Tyler Comprehensive Plan, known as Tyler Tomorrow, including the Future Land Use Map, to serve as a long-range policy guide for land use, transportation, housing, infrastructure, economic development, and community facilities, and to guide future growth and development decisions throughout the City.

4. AREA DEVELOPMENT PLANS (MIDTOWN, UT TYLER, TEXAS COLLEGE/NORTH END REVITALIZATION)

Request that the Planning and Zoning Commission consider recommending updates to the Midtown, UT Tyler, and Texas College/North End Revitalization Area Development Plans, to serve as guides for decision-making regarding the future growth and development of these areas.

TO BE PUBLISHED: SUNDAY, FEBRUARY 15, 2026

**KYLE KINGMA, AICP, CFM
PLANNING DIRECTOR**