

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, March 3, 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 February 3, 2026**
- V. TABLED ITEM:**

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. ZONING:

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

Request that the Planning and Zoning Commission consider recommending a zone change from R-MF, 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.

VII. COMPREHENSIVE PLANNING:

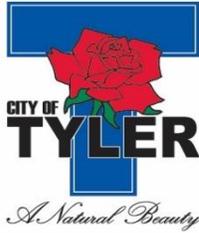
1. TYLER TOMORROW COMPREHENSIVE PLAN

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.

2. AREA DEVELOPMENT PLANS (MIDTOWN, UT TYLER, NORTH END REVITALIZATION)

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

VIII. 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, March 3, 2026
1:30 p.m.*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Planning and Zoning Commission worksessions are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to participate in this Planning and Zoning Commission worksession, please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made.

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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 April 7, 2026.

IX. 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, on 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. PD26-002 OAK INDUSTRIAL PARK (6510 TIMBER WAY AND 2795 ELKTON TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1 Light Commercial District and PUR, Planned Unit Residential District to PCD, Planned Commercial District with a final site plan on Lots 5 and 6 of NCB 1660-G, and Tract 20 C of ABST A0624 M UNIVERSITY, on 10.70 acres of land located west of the

northwest intersection of Oak Hill Boulevard and Elkton Trail (6510 Timber Way AND 2795 Elkton Trail). The applicant is requesting the zone change to develop a professional office park.

3. Z26-002 CASKH LTD (1201 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from RPO, Restricted Professional Office District to C-1, Light Commercial District on Lot 24 of NCB 1539-J, one lot containing 6.79 acres of land located west of the northwest intersection of South Broadway Avenue and West Grande Boulevard (1201 West Grande Boulevard). The applicant is requesting the zone change to build commercial offices.

4. Z26-003 ERNESTO AND GERARDO GONZALEZ (1600 OWENS AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single Family Residential District to R-2, Two Family Duplex District on Lot 4A of NCB 514, one lot containing 0.16 acres of land located north of the northwest intersection of East Gentry Parkway and East Hillsboro Street (1600 Owens Avenue). The applicant is requesting the zone change to build a two-family duplex.

5. Z26-004 IGLESIA NUEVA VIDA (712 NORTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1, Light Commercial District and R-MF, Multi-Family Residential District to DBAC, Downtown Business, Arts and Culture District on Lot 14A of NCB 100, one lot containing 1.77 acres of land located at the southwest intersection of West Bow Street and North Broadway Avenue (712 North Broadway Avenue). The applicant is requesting the zone change to use the property for senior housing.

X. 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.
