

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, April 7, 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 March 3, 2025

V. 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 & 2795 ELKTON TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from C-, Light Commercial District, C-2, General Commercial District and PUR, Planned Unit Residential District to PCD, Planned Commercial District with a final site plan on Lots 5, 6 and 7A of NCB 1660-G, and Tract 20 C of ABST A0624 M UNIVERSITY, on approximately 11.09 acres of land located west of the northwest intersection of Oak Hill Boulevard and Elkton Trail (6510 Timber Way & 2795 Elkton Trail). The applicant is requesting the zone change to develop a professional office park and warehousing uses.

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

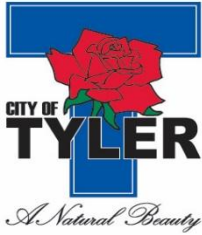
Request that the Planning and Zoning Commission consider recommending a zone change from RPO, Restricted Professional Office District to C-1, Light Commercial District on Lot 24 of NCB 1539-J, one lot containing approximately 6.79 acres of land located west of the northwest intersection of Hollytree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

VI. Recess

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.



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, April 7, 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 May 5, 2026.

ZONING

1. 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, on 0.25 acres of land located south of the southwest intersection of West Bow Street and North Broadway Avenue (712 North Broadway Avenue). The applicant is requesting the zone change to develop a senior housing facility.

2. Z26-005 ELENO LICEA (1200 BELMONT DRIVE AND 1201 HIGHLAND AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single-Family Residential District to R-1D, Single-Family Residential District on Lots 36, 52 of NCB 271-A, two lots containing approximately 0.27 acres of land located south of the southeast intersection of East Lake Street and Belmont Drive (1200 Belmont Drive and 1201 Highland Avenue). The applicant is requesting the zone change to bring the existing accessory dwelling unit on the property into conformance with the Unified Development Code.

3. Z26-006 LORD’S HOUSE (3204 AND 3114 VAN HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District, to R-MF, Multi-Family Residential District on Lot 9 of NCB 1263, one lot containing 3.90 acres of land located east of the southeast intersection of North Northwest Loop 323 and Van Highway (3204 and 3114 Van Highway). The applicant is requesting the zone change to allow for daycare use and a family life center on a portion of the property.

4. Z26-007 ACM CAPITAL, LLC (1103 SOUTH ACADEMY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two Family Residential Duplex District to R-1D, Single-Family District on Lot 28 of NCB 581, one lot containing 0.08 acres of land located north of the northeast intersection of West Shaw Street and Academy Avenue (1103 Academy Avenue). The applicant is requesting the zone change to build a single-family home on the property.

5. PD26-003 RAF CONSTRUCTION, LLC (6102 SOUTH PARK CENTRAL COURT)

Request that the Planning and Zoning Commission consider recommending a PUR, Planned Unit Residential District Final Site Plan Amendment on Lot 31A of NCB 1549, one lot containing 1.37 acres of land located north of the northeast intersection of New Copeland Road and East Grande Boulevard (6102 New Copeland Road). The applicant is requesting the amendment to reduce the common usable space within the development.

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