

## 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, May 5, 2026, at 1:30 p.m. and by the City Council on Wednesday, May 27, 2026, at 9:00 a.m. for the purpose of considering the following:

**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 PMF, Planned Multi-Family Residential District with written narrative 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 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 at the northwest 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. 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 PCD, Planned Commercial District with written narrative 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 space and ancillary uses.

**TO BE PUBLISHED: SUNDAY, APRIL 19, 2026**  
**KYLE KINGMA, AICP, CFM**  
**PLANNING DIRECTOR**