

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, May 5, 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 April 7, 2026

V. TABLED ITEM:

1. 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.

VI. ZONING

1. 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.

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.

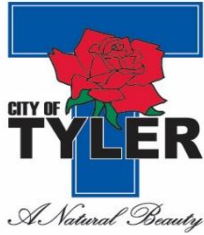
3. Z26-004 IGLESIA NUEVA VIDA (712 NORTH BROADWAY AVENUE)

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.

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 Detached and Attached 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.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

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

*Tuesday, May 5, 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 June 2, 2026.

VIII. ZONING

1. C25-001 STRUCTURE DEVELOPMENT GROUP LLC (A PORTION OF ROSE STREET)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved street right-of-way for Rose Street. The right-of-way is located from Bennett Avenue to Boyd Avenue between NCB 852-O and 852-P. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

2. PD26-006 BELLWOOD 323 2019, LP (1555 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan amendment on Lot 9 of NCB 1545-B, one lot containing approximately 8.46 acres, and Lot 6E of NCB 1545-B containing approximately 1.19 acres of land, located west of the intersection of South Southwest Loop 323 and Robertson Road (1555 South Southwest Loop 323). The applicant is requesting the amendment to propose a lineup of four retail buildings and one restaurant in the northeast corner of the lot.

3. Z26-008 UNITED CONSTRUCTION OF EAST TEXAS LLC (1516 WEST OAKWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-MF, Multi-Family Residential District, to R-1B, Single-Family Residential District on Lot 16 of NCB 364, one lot containing 0.23 acres of land located east of the southeast intersection of North Glenwood Boulevard and West Oakwood Street (1516 West Oakwood Street). The applicant is requesting the zone change to build a single-family home.

4. Z26-009 REGINALD JENKINS (1026 BRITTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District, to R-1B, Single-Family Residential District on Lot 125C of NCB 852, one lot containing 0.25 acres of land located north of the northeast intersection of Shaw Street and Britton Avenue (1026 Britton Avenue). The applicant is requesting the zone change to allow for a single-family home.

5. Z26-010 MANUEL HERNANDEZ (3023 ROSE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District, to R-1D, Single-Family Detached and Attached Residential District on Lot 9 of NCB 852C, one lot containing 0.13 acres of land located west of the northwest intersection of Rose Street and Britton Avenue (3023 Rose Street). The applicant is requesting the zone change to build a single-family home on the property.

6. Z26-011 CBANKS CONSTRUCTION LLC (1522 AND 1484 WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1, Light Commercial District, to M-2, General Industrial District on Lots 39A and 39B of NCB 773-G, two lots containing 3.78 acres of land located south of the southeast intersection of West Northwest Loop 323 and West 34th Street (1522 and 1484 West 34th Street). The applicant is requesting the zone change to allow for the use of metal recycling operations.

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.
