

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, June 2, 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 May 5, 2026

V. ZONING

1. Z26-011 TYLER IRON & METAL AND CBANKS CONSTRUCTION LLC (A PORTION OF 1630 WEST NORTHWEST LOOP 323 AND 1522, 1484 WEST 34TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from C-1, Light Commercial District, and R-1A, Single Family Residential District to M-2, General Industrial District on a portion of Lot 47 and Lots 39A, 39B of NCB 773-G, three lots containing approximately 4.21 acres of land located south of the southeast intersection of West Northwest Loop 323 and West 34th Street (a portion of 1630 West

Northwest Loop 323 and 1522, 1484 West 34th Street). The applicant is requesting the zone change to allow for the use of metal recycling operations.

2. PD26-006 BELLWOOD 323 2019, LP (9.65 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a PCD, Planned Commercial District final site plan amendment on a portion of Lot 1.2 of Block 1545 and Lot 9 of NCB 1545-B totaling approximately 9.65 acres of land, located west of the southwest intersection of South Southwest Loop 323 and Robertson Road. The applicant is requesting the amendment to revise the site plan to allow for the development of four retail buildings and one restaurant.

3. C26-001 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.

4. 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 approximately 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.

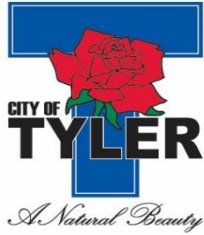
5. Z26-008 UNITED CONSTRUCTION OF EAST TEXAS LLC (1516 WEST OAKWOOD STREET)

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 approximately 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.

6. 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 approximately 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 build a single-family home.

VI. 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, June 2, 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 July 7, 2026.

VII. ZONING

1. C26-002 BELLWOOD 323 LP (PORTION OF ROBERTSON ROAD)

Request that the Planning and Zoning Commission consider recommending the closure of a portion of street right-of-way for Robertson Road. The right-of-way is adjacent to Lot 9 of NCB 1545-B, located between Whiteside Road and South Southwest Loop 323. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

2. PD26-007 MIDIAN BHP LLC AND SOUTHERN PINE PLANTATION LLC AND TINA NEGEM VAUGHN ET AL (5555, 5617, 5633, 5649, 5665, 5681, 5697 AND 5701 PLANTATION DRIVE AND 5290 TYLER PARK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two-Family Residential District and R-MF, Multi-Family Residential District to PUR, Planned Unit Residential District with final site plan on Lot 1-A of NCB 1535, Lot 1 of NCB 1535-B, Lots 1-A, 2-A, 3, 4, 5, and 6 of NCB 1535-A and an approximately 10.03 acre portion of a 15.2 acre tract in NCB 1434, nine parcels containing approximately 27.39 acres of land located west of the intersection of West Rieck Road and Plantation

Drive (5555, 5617, 5633, 5649, 5665, 5681, 5697 and 5701 Plantation Drive and 5290 Tyler Park Drive). The applicant is requesting the zone change to build a gated duplex development consisting of 85 duplexes totaling 170 units, subject to a specific site plan.

3. S26-002 KARL HAFNER (5106 OLD BULLARD ROAD)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 33 of NCB 1435, one lot containing approximately 0.35 acres of land located south of the southeast intersection of Old Bullard Road and Rice Road (5106 Old Bullard Road) to reduce the required distance separation from the property line of an establishment that sells alcohol and a public school from 300 feet to 73 feet.

4. Z26-003 CPH5 LLC (1729 EAST ARNOLD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to R-2, Two-Family Residential District on Lots 20A and 21A of NCB 676, two lots containing approximately 0.38 acres of land located west of the southwest intersection of East Arnold Street and South Porter Avenue (1729 East Arnold Street). The applicant is requesting the zone change to build a duplex.

5. PD26-008 RICKY RADWAY (1903 NORTH SPRING AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single-Family Residential District to PMF, Planned Multi-Family Residential District with final site plan on Lots 13 and 14 of NCB 471, two lots containing approximately 0.39 acres of land located at the northeast intersection of North Spring Avenue and East Nutbush Street (1903 North Spring Avenue). The applicant is requesting the zone change to build a five-plex residential development, subject to a specific site plan.

6. S26-003 BARRIO RESOURCES LLC (1101 AND 1105 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to allow for a data center facility for an indefinite period of time on Lots 6 and 7 of NCB 355, two lots containing approximately 1.92 acres of land located east of the northeast intersection of West Erwin Street and North Ross Avenue (1101 and 1105 West Erwin Street). The property is zoned M-1, Light Industrial District.

7. Z26-014 DAVID LAKE (4511 UNIVERSITY BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to C-1, Light Commercial District on an approximately 0.46 acre portion of Tract Lot 4 of Block 1442, one tract containing approximately 22.03 acres of land located east and south of the southeast intersection of University Boulevard and Old Omen Road (4511 University Boulevard). The applicant is requesting the zone change to allow for a convenience store with fueling stations.

8. Z26-015 CEBRIDGE ACQUISITION, LP (1820 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from M-1, Light Industrial District to INT, Institutional District on Lot 2B of NCB 852-T, one lot containing 8.00 acres of land located north of the northeast intersection of South

Southwest Loop 323 and Earl Campbell Parkway (1820 South Southwest Loop 323). The applicant is requesting the zone change to allow for a medical facility with overnight stay.

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.
