

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, July 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 June 2, 2026

V. ZONING

1. 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.

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 grant a variance 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. 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.

6. 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.

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

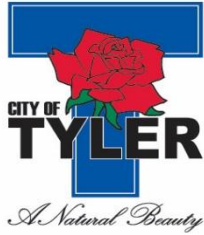
Request that the Planning and Zoning Commission consider recommending a zone change from R-1B, Single-Family Residential District to PMF, Planned Multi-Family Residential District with final site plan on Lots 13 and 14 of NCB 471, two lots containing approximately 0.39 acres of land located at the northeast 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.

8. 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.

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, July 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 August 4, 2026.

VII. ZONING

1. A26-001 GGS VENTURES LLC (4.58 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 4.58 acres of land lying adjacent to the present boundary limits of the City of Tyler located north of the intersection of Crow Road and Oak Hill Boulevard. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. The City Manager be authorized to sign a written agreement for provision of City services per the Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Map to reflect Community Activity Center.
- F. Establishment of original zoning of C-1 Light Commercial District.

2. PD26-009 CASKH LTD (1201 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a PCD, Planned Commercial Development District written narrative amendment 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 an amendment to the approved written narrative in order to increase the maximum building height from 42 feet to 45 feet and maximum number of stores from two to three.

3. S26-004 THE XCHANGE (3521 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1L of NCB 1010-C, one lot containing approximately 1.30 acres of land located south of the southwest intersection of West Amherst Street and South Broadway Avenue (3521 South Broadway Avenue). The applicant is requesting the Special Use Permit to allow for a food truck park.

4. Z26-018 FERNANDO AND MARIA N. MARTINEZ (1125 EAST 5TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two-Family Duplex District, to C-1, Light Commercial District on Lot 12,13 of NCB 658-C, of one lot containing 0.47 acres of land located east of the southeast intersection of East 5th Street and South Fleishel Avenue (1125 East 5th Street). The applicant is requesting the zone change to bring the southern portion of the property into conformance to obtain a permit for a walk-in cooler.

5. Z26-019 PARK OF EAST TEXAS INC (524 AND 528 SOUTH HILL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two-Family Duplex District and C-2, General Commercial District, to R-1B, Single-Family Residential District on Lots 24 and 25 of NCB 666-C, two lots containing 0.30 acres of land located north of the northeast intersection of South Hill Avenue and West Houston Street (528 South Hill Avenue). The applicant is requesting the zone change to add an additional driveway and garage to the existing home.

6. PD26-013 GENECOV HOLDINGS LLC (8831 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending approval of a PMXD-1, Planned Mixed-Use District final site plan on Lot 1 of NCB 1154-A, one lot containing approximately 1.15 acres of land located at the northwest intersection of South Broadway Avenue and West Centennial Parkway (8831 South Broadway Avenue). The applicant is requesting approval of the site plan to build a credit union.

7. Z26-020 HILAND DAIRY FOODS CO LLC AND MARTIN CASTANEDA (1320, 1322 EAST LOCUST STREET AND 1325, 1331 EAST LINE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, wo-Family Duplex District, to C-2 General Commercial District on Lots 3, 4, 11 and 12 of NCB 134, four lots containing approximately 1.20 acres of land north of the northeast intersection of East Locust Street and North Clayton Avenue (1320, 1322 East Locust Street and 1325, 1331 East Line Street). The applicant is requesting the zone change to construct a two-story administration building with an associated parking lot.

8. C26-003 HILAND DAIRY FOODS CO LLC (UNIMPROVED ALLEY ADJOINING 1320, 1322 EAST LOCUST AND 1325, 1331 EAST LINE STREET)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The north side of the right-of-way is adjacent to lots 3 and 4 of NCB 134. The east side of the right-of-way is adjacent to North Clayton Avenue. The west side of the right-of-way is adjacent to North Horace Avenue. The south side of the right-of-way is adjacent to Lots 11 and 12 of NCB 134. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

9. C26-004 JESUS LIBRADO RUIZ (EAST BARRETT STREET)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved street right-of-way for East Barrett Street. The north side of the right-of-way is adjacent to Lot 30A and 31A of NCB 671E. The east side of the right-of-way is adjacent to Carlyle Avenue. The west side of the right-of-way is adjacent to Church Avenue. The south side of the right-of-way is adjacent to Lot 24 of NCB 671-F. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

10. PD26-011 TONY MEEKS (3101 BELLWOOD ROAD)

Request that the Planning and Zoning Commission consider recommending a PCD, Planned Commercial Development District final site plan amendment on Lot 5 of NCB 852-R, one lot containing approximately 0.53 acres of land located northwest of the intersection of Britton Avenue and Bellwood Road (3101 Bellwood Road). The applicant is requesting an amendment to the approved site plan in order to allow for church services.

VIII. 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.
