

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, August 4, 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 July 7, 2026

1. ZONING

1. A26-001 ODYSSEY PROPERTY GROUP LLC (1.77 ACRES OF LAND ALONG CROW ROAD)

Request that the Planning and Zoning Commission consider recommending the adoption of an ordinance providing for the voluntary annexation of Lot 5 of GGS Ventures Addition, one lot containing approximately 1.77 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. That the City Manager be authorized to sign a written agreement for provision of City services per 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. S26-004 TAE PARK (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.

3. 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, Two-Family Residential 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 located 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 two-story administration building with an associated parking lot.

4. 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.

5. 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.

6. C26-004 JESUS LIBRADO RUIZ (EAST BARRETT STREET ADJOINING 2100 CARLYLE AVENUE)

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 Lots 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.

7. 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 Residential 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 with the Unified Development Code to obtain a permit for a walk-in cooler.

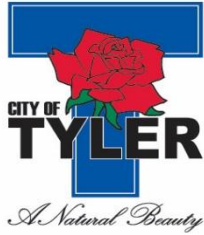
8. Z26-019 PARK OF EAST TEXAS INC (524 AND 528 SOUTH HILL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from R-2, Two-Family Residential 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.

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

Request that the Planning and Zoning Commission consider recommending approval of 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.

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, August 4, 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 September 1, 2026.

VII. ZONING

1. PD26-014 COMCORP OF TYLER INC (4350 RICHMOND ROAD)

Request that the Planning and Zoning Commission consider recommending a PCD, Planned Commercial Development District site plan amendment on Lot 1.2 of NCB 1292, one lot containing approximately 0.52 acres of land located at the southeast intersection of Richmond Road and West Southwest Loop 323 (4350 Richmond Road). The applicant is requesting an amendment to the approved site plan for a parking lot expansion.

2. PD26-015 SANFORD RENTAL PROPERTIES LLC (1514, 1522, 1532, 1600, 1604, AND 1616 NORTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change R-1B, Single-Family Residential District to PUR, Planned Unit Residential on Lots 2, 3, 6A, 7, 10, 11 of NCB 421, six lots containing approximately 1.74 acres of land located at the southwest intersection of North Broadway Avenue and West Vance Street (1514, 1522, 1532, 1600, and 1616 North Broadway Avenue). The applicant is requesting zone change to develop two-family residences (duplexes)

3. PD26-016 EAST TEXAS VETERANS COMMUNITY COUNCIL (3212 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a PMXD-1, Planned Mixed-Use District-1 final site plan amendment on Lot 22D of NCB 745, one lot containing approximately 19.90 acres of land located west of the southwest intersection of Hillcrest Avenue and West Front Street (3212 Chandler Highway). The applicant is requesting an amendment to the approved site plan in order to include a golf driving range.

4. Z26-019 DOGWOOD PARK HOLDINGS LLC (2124, 2158, AND 2181 DOGWOOD PARK BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from POD, Professional Office District to R-MF, Multi-Family Residential District on Lots 2E, 2F, and 1K of NCB 1482, three lots containing approximately 2.63 acres of land located south of the intersection of Dogwood Park Boulevard and Roy Road (2124, 2158, and 2181 Dogwood Park Boulevard). The applicant is requesting the zone change to build a multi-family residential development.

5. Z26-022 ROOSTH FARM RENTAL LLC (2201 NORTH BROADWAY 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 Detached and Attached Residential District on Lot 1 of NCB 1436, one lot containing approximately 1.17 acres of land located at the southeast intersection of North Broadway Avenue and West 24th Street (2201 North Broadway Avenue). The applicant is requesting the zone change to build single-family residences.

6. Z26-023 ROBERTO PULIDO AND MARIA DE SOCORRO (1915, 1919, 1925 DUNCAN STREET AND 2025 LYNDON AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from M-1, Light Industrial District, M-2, General Industrial District, and C-2, General Commercial District to R-1B, Single-Family Residential District, and R-2, Two-Family Residential District, on Lots 32, 33A, 36, and 33B of NCB 673, four lots containing approximately 4.58 acres of land located east of the southeast intersection of Duncan Street and Lyndon Avenue (1915, 1919, 1925 Duncan Street and 2025 Lyndon Avenue). The applicant is requesting the zone change to build single-family residences and two-family residences (duplexes).

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.
