



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, September 1, 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 August 4, 2026

1. ZONING

1. PD26-017 RAMABAMA LLC SERIES (5304 RHONES QUARTER ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from R-1A, Single-Family Residential District to PUR, Planned Unit Residential District with final site plan on Lot 1/Tract 1 of ABST A0842 J RUSH, one tract containing approximately 2.99 acres of land located east of the northeast intersection of Rhones Quarter Road and Libbie Street (5304 Rhones Quarter Road). The applicant is requesting the zone change to develop detached single-family residences, subject to a specific site plan.

2. PD26-014 COMCORP OF TYLER INC (4300 AND 4350 RICHMOND ROAD)

Request that the Planning and Zoning Commission consider recommending a PCD, Planned Commercial District final site plan amendment on Lot 1, 1.2 of NCB 1292, two tax lots consisting of approximately 1.84 acres of land located at the southeast intersection of West Southwest Loop 323 and Richmond Road (4300 and 4350 Richmond Road). The applicant is requesting an amendment for a parking lot expansion, subject to a specific site plan.

3. 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).

4. 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 in order to include a golf driving range, subject to a specific site plan.

5. 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 from R-1B, Single-Family Residential District to PUR, Planned Unit Residential District with final site plan 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 the zone change to develop two-family residences (duplexes), subject to a specific site plan

VII. 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.
