

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*

*AND BY TELECONFERENCE
AND MICROSOFT TEAMS VIA
<https://tinyurl.com/COTPZC040621>*

*Tuesday, April 6, 2021
1:30 p.m.*

DUE TO THE CURRENT CORONAVIRUS COVID-19 PUBLIC HEALTH EMERGENCY, THE CITY OF TYLER IS TAKING EXTRA PRECAUTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. A TELECONFERENCE MEETING OF THE TYLER PLANNING AND ZONING COMMISSION IS BEING CONDUCTED. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY CALLING (903-363-0651). IN ADDITION, THE PLANNING AND ZONING COMMISSION IS ALSO PROVIDING PHYSICAL ACCESS TO THE MEETING. THE PUBLIC MEETING WILL BE ARRANGED FOR SOCIAL DISTANCING AND THOSE IN ATTENDANCE ARE URGED TO FOLLOW RECOMMENDATIONS OF THE CENTERS FOR DISEASE CONTROL (CDC) BY ADHERING TO ALL SOCIAL DISTANCING AND HYGIENE REQUIREMENTS. CONSISTENT WITH CENTER FOR DISEASE CONTROL (CDC) GUIDANCE AND PURSUANT TO GOVERNOR

ABBOTT'S EXECUTIVE ORDER, GA EO-34, PERSONS ATTENDING A PUBLIC MEETING AT CITY FACILITIES AND/OR ON CITY PROPERTY MUST WEAR FACE COVERINGS OR MASKS WHEN UNLESS THEY ARE OTHERWISE EXEMPT BECAUSE THEY ARE A CHILD UNDER TEN (10) OR BECAUSE THEY HAVE A MEDICAL CONDITION AND HAVE BEEN ADVISED BY THEIR DOCTOR THAT WEARING A MASK ITSELF IS DANGEROUS. FACE MASKS SHALL BE PROVIDED UPON ENTRANCE TO THE MEETING.

AMERICANS WITH DISABILITIES ACT NOTICE

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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 Commission Regular and Teleconference meeting of March 2, 2021.**
- V. ZONING:**
 - 1. Z21-005 FLORES DESIGN AND DEVELOPMENT LLC (201 NORTH PARKDALE DRIVE)**
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 District on Lot 12A of NCB 725, one lot containing approximately 3.40 acres of

land located south of the southeast intersection of Parkdale Drive and Claude Street (201 North Parkdale Drive). The applicant is requesting the zone change to build single-family detached homes.

2. A21-001 NATIONAL RETAIL PROPERTIES LP AND FIKES WHOLESALE INC (8604 HIGHWAY 64 EAST AND 5.03 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 5.38 acres of land and adjacent right-of-way lying adjacent to the present boundary limits of the City of Tyler located at the southeast intersection of Highway 64 East and County Road 219. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #4.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction.
- D. That 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 Guide to reflect General Commercial.
- F. Establishment of original zoning of 5.38 acres of "C-2", General Commercial District.

3. Z21-009 ROOSTH INTERESTS 850 LLC (1418 WEST GENTRY PARKWAY AND 1001 AND 1003 MEADOW DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District to "R-1B", Single-Family Residential District on a 0.16 acre portion of Lot 95 of NCB 669, one lot containing approximately 0.42 acres of land located at the southeast intersection of West Gentry Parkway and Meadow Lane (1418 West Gentry Parkway and 1001 and 1003 Meadow Drive). The applicant is requesting the zone change to bring the current residential use of the lot into compliance with the Unified Development Code.

4. Z21-008 CENTER CITY INVESTMENTS (405 AND 411 EAST LOCUST STREET AND 213 NORTH CENTER AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "DBAC", Downtown, Business, Arts and Culture District on Lots 1, 2, and 3 of NCB 37, three lots containing approximately 0.70 acres of land located at the southeast intersection of East Locust Street and North Center Avenue (405 and 411 East Locust Street and 213 North Center Avenue). The applicant is requesting the zone change to build multi-family residential units.

5. N21-001 CITY OF TYLER (PORTION OF EASTSIDE ROAD TO YACHT CLUB WAY)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change of approximately 1,215 feet of Eastside Road to Yacht Club Way.

6. C21-002 HILAND DAIRY FOODS COMPANY LLC (UNIMPROVED ALLEY RIGHT-OF-WAY)

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 1 and 2A of NCB 137. The east side of the right-of-way is adjacent to Lot 10B of NCB 135, 136 and 137. The south side of the right-of-way is adjacent to Lots 5B of NCB 137 and 10B of NCB 135, 136 and 137. The west side of the right-of-way is adjacent to North Clayton Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

7. Z21-006 HILAND DAIRY FOODS COMPANY LLC (1403, 1411, AND 1415 EAST LINE STREET AND 305 NORTH CLAYTON AVENUE)

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 1, 2A, 5, and 11 of NCB 137, four lots containing approximately 1.07 acres of land located at the southeast intersection of East Line Street and North Clayton Avenue (1403, 1411, and 1415 East Line Street and 305 North Clayton Avenue). The applicant is requesting the zone change to build a parking area.

8. PD21-003 GENECOV WEST MUD CREEK LLC (8061 HOLLYTREE DRIVE)

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 a 9.66 acre portion of Tract 5B of Abst A0562 M Long, one tract of land containing approximately 31.65 acres of land located south of the intersection of Maple Lane and Old Farm Road (8061 Hollytree Drive). The applicant is requesting the zone change to build single-family detached homes.

9. C21-003 DENNIS WALKER (UNIMPROVED PORTION OF NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of North Palace Avenue. The north side of the right-of-way intersects with 32nd Street. The east side of the right-of-way is adjacent to Lots 1-17 of NCB 501-W. The south side of the right-of-way intersects with 29th Street. The west side of the right-of-way is adjacent to Lots 7, 11, and 12 of NCB 771, Lots 7 and 12 of NCB 772, and Lots 7 and 12 of NCB 773-A. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

VI. PLATS:

1. F21-028 PORTILLO ADDITION, FINAL PLAT

A two lot subdivision containing approximately 2.95 acres of land located west of the southwest intersection of East Commerce Street and North Northeast Loop 323. The property is currently zoned “R-1B”, Single-Family Residential District and “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

2. P21-008 OASIS SOUTH UNIT 5, PRELIMINARY PLAT

A 32 lot subdivision containing approximately 8.61 acres of land located at the southeast intersection of Rana Park and Walnut Hill Drive. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 32 lots. The applicant is requesting a variance to the maximum cul-de-sac distance.

3. F21-035 PEACH TREE RANCH SUBDIVISION, SECOND AMENDMENT

A 28 lot subdivision containing approximately 22.31 acres of land located north of the northeast intersection of County Road 153 and County Road 152. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 28 lots.

4. F20-158 GREEN ACRES, UNIT 9, FIRST AMENDMENT

A two lot subdivision containing approximately 0.41 acres of land located at the northwest intersection of East Southeast Loop 323 and Easy Street. The property is currently zoned “R-

1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

5. F21-026 WIMBERLY, DOUGLAS & PHILAPS ADDITION, TWELFTH AMENDMENT

A two lot subdivision containing approximately 0.40 acres of land located south of the southeast intersection of North Fuller Avenue and East Oakwood Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

6. P21-004 ANTLER CREEK, PRELIMINARY PLAT

A 46 lot subdivision containing approximately 37 acres of land located east of the southeast intersection of County Road 175 and Deer Hollow Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 46 lots.

7. F21-017 ANTLER CREEK PHASE 1, FINAL PLAT

A 14 lot subdivision containing approximately 10.27 acres of land located east of the southeast intersection of County Road 175 and Deer Hollow Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 14 lots.

8. P21-013 NEW STAR SUBDIVISION, PRELIMINARY PLAT

A five lot subdivision containing approximately 5.18 acres of land located north of the northwest intersection of County Road 428 and County Road 429. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for five lots.

9. F21-034 NEW STAR SUBDIVISION, FINAL PLAT

A five lot subdivision containing approximately 5.18 acres of land located north of the northwest intersection of County Road 428 and County Road 429. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots and dedicate right-of-way.

10. P21-016 LEGACY BEND, UNIT 3, PRELIMINARY PLAT

A plan for a 112 lot subdivision containing approximately 434 acres of land located south of the intersection of Cherryhill Drive and Dueling Oaks Drive. The property is currently zoned “R-1A”, Single-Family Residential District, “R-1B”, Single-Family Residential District, “PXR”, Planned Mixed Residential District, and “NR”, Neighborhood Residential District. The purpose of the plat is to amend an existing preliminary plat and add 30 new lots.

VII. CONSENT PLATS GROUP A:

1. P21-011 STEELE STORAGE ADDITION, PRELIMINARY PLAT

A plan for a two lot subdivision containing approximately 30.03 acres of land located at the northeast intersection of Grande Boulevard and Old Noonday Road. The property is currently zoned “C-2”, General Commercial District and “AG”, Agricultural District. The purpose of the plat is to plan for two lots.

2. F20-182 STEELE STORAGE ADDITION, FINAL PLAT

A one lot subdivision containing approximately 15.01 acres of land located at the northeast intersection of Grande Boulevard and Old Noonday Road. The property is currently zoned “C-2”, General Commercial District and “AG”, Agricultural District. The purpose of the plat is to create one lot.

3. P21-009 WALNUT HILL ESTATES, PRELIMINARY PLAT

A 72 lot subdivision containing approximately 18.00 acres of land located northeast of the intersection of Walnut Hill Drive and Norfolk Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 72 lots.

4. F21-030 WALNUT HILL ESTATES, FINAL PLAT

A 30 lot subdivision containing approximately 7.75 acres of land located east of the northeast intersection of Walnut Hill Drive and Norfolk Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create thirty lots and public streets.

5. P21-010 THE CROSSING – WESTERN ADDITION, PRELIMINARY PLAT

A 124 lot subdivision containing approximately 50.4 acres of land located south of the intersection of Forest Ridge Cove and Crosslake Boulevard. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 124 lots.

6. P21-014 THEDFORD FARM, PRELIMINARY PLAT

A 32 lot subdivision containing approximately 87.71 acres of land located south of the intersection of Old Noonday Road and Bickley Road. The property is currently in Zone 2 of the Tyler ETJ and within the City limits of Noonday. The purpose of the plat is to plan for 32 lots.

7. F21-027 INDIAN CREEK ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 1.42 acres of land located east of the northeast intersection of County Road 1139 and County Road 1162. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

VIII. CONSENT PLATS GROUP B:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

1. F21-008 LOS ALTOS PHASE 1, FINAL PLAT

A two lot subdivision containing approximately 1.02 acres of land located south of the southwest intersection of County Road 724 and County Road 413. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

2. F21-020 COUNTY ROAD 489 ADDITION, FINAL PLAT

An eight lot subdivision containing approximately 6.93 acres of land located north of the northeast intersection of County Road 489 and U.S. Highway 69 North. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

3. F21-009 PALACIOS ESTATES SUBDIVISION, FINAL PLAT

A two lot subdivision containing approximately 2.81 acres of land located west of the northwest intersection of Highway 110 North and Lakeview Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

4. F21-010 OLIVER ADDITION, FINAL PLAT

A two lot subdivision containing approximately 1.00 acre of land located west of the southwest intersection of Willis Lane and Dean Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

5. F20-060 EAGLES LANDING ADDITION, FINAL PLAT

A 16 lot subdivision containing approximately 9.53 acres of land located east of the southeast intersection of Jim Hogg Road and County Road 461. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

IX. CONSENT CONSTRUCTION PLANS GROUP A:

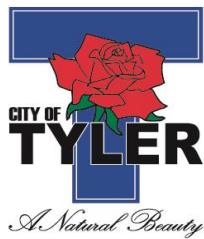
- 1. IR21-014 DOUGLAS PARK ADDITION**
- 2. IR21-013 KING HART ADDITION, FIRST AMENDMENT**

X. CONSENT CONSTRUCTION PLANS GROUP B:

The following construction plans do not comply with the approval criteria in the City of Tyler Unified Development Code.

- 1. IR21-006 WALNUT HILL ESTATES, UNIT 1**
- 2. IR21-007 HAMILTON MEADOWS**
- 3. IR21-008 THE OAKS AT CAMBRIDGE SOUTH**
- 4. IR21-009 THREE LAKES PARKWAY**
- 5. IR21-011 PARK CENTRAL SUBDIVISION**

XI. RECESS



AGENDA

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AND PURSUANT TO GOVERNOR ABBOTT'S EXECUTIVE ORDER, GA E0-29, PERSONS ATTENDING PUBLIC MEETINGS AT CITY FACILITIES AND/OR ON CITY PROPERTY MUST WEAR CLOTH FACE COVERINGS OR MASKS UNLESS THEY ARE OTHERWISE EXEMPT BECAUSE THEY ARE A CHILD UNDER TEN (10) OR BECAUSE THEY HAVE A MEDICAL CONDITION AND HAVE BEEN ADVISED BY THEIR DOCTOR THAT WEARING A MASK ITSELF IS DANGEROUS. FACE MASKS SHALL BE PROVIDED UPON ENTRANCE TO THE MEETING.

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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 May 4, 2021.

I. ZONING:

1. PD21-005 MOSES LEANDRO (3006 OLD NOONDAY 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 of NCB 836-D and Lot 1 of NCB 836-E, two lots containing approximately 1.49 acres of land located at the southeast intersection of Barnes Street and Old Noonday Road (3006 Old Noonday Road). The applicant is requesting the zone change to build single-family homes.

2. PD21-006 BROWNE DIVERSIFIED INTERESTS LLC (421 SOUTH COLLEGE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PMF”, Planned Multi-Family District with final site plan on Lot 16 of NCB 87, one lot containing approximately 0.24 acres of land located south of the southwest intersection of West Front Street and South College Avenue (421 South College Avenue). The applicant is requesting the zone change to build a quad-plex.

3. PD21-007 WERNER-TAYLOR LAND AND DEVELOPMENT, LP (2498 THREE LAKES PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PUR”, Planned Unit Residential District with final site plan on a 3.20 acre portion of Tract 7A, 16 of Abstract A0018 T Quevado, one tract containing approximately 18.79 acres of land located west of the intersection of Hillcross Cove and Three Lakes Parkway (2498 Three Lakes Parkway). The applicant is requesting the zone change to build single-family homes.

4. Z21-007 BRIAN AND PAMELA CHILDRES (1004 SOUTH PORTER AVENUE)

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 Lot 7-A of NCB 656, one lot containing approximately 0.21 acres of land located at the southeast intersection of East Devine Street and South Porter Avenue (1004 South Porter Avenue). The applicant is requesting the zone change to build a duplex.

5. Z21-011 DALE CHAPEL BAPTIST CHURCH (620 WEST GLENWOOD BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lots 2C-8 and 10-14 and Lot 9 of NCB 660-H, 13 lots containing approximately 2.32 acres of land located at the southeast intersection of West Glenwood Boulevard and Kennedy Avenue (620 West Glenwood Boulevard). The applicant is requesting the zone change to open a child care center.

6. Z21-012 MICHAEL LYNN COLLINS ESTATE (1228 NORTH NORTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “M-1”, Light Industrial District on Lots 5 and 6 of NCB 1245, two tax lots containing approximately 2.77 acres of land located north of the northwest intersection of Lion Lane and North Northwest Loop 323 (1228 North Northwest Loop 323). The applicant is requesting the zone change to renovate the existing structure into a plumbing company.

7. Z21-013 DAVID W. MCGRAW & DEBRA L. NEELY (1418 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lot 8 of NCB 1032-A, one lot containing approximately 0.55 acres of land located northeast of the northeast intersection of Jan Avenue and East Southeast Loop 323 (1418 East Southeast Loop 323). The applicant is requesting the zone change to match the neighboring land uses.

8. Z21-015 MEADOW PLAZA LLC (217, 221 NORTH GLENWOOD BOULEVARD AND 212, 221 NORTH HILL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "C-1", Light Commercial District on Lot 15 of NCB 367-C and "PMF", Planned Multi-Family District with final site plan on Lots 13,14, and 16 of NCB 367-C, four lots containing approximately 1.38 acres of land located at the southeast intersection of Claude Street and North Glenwood Boulevard (217, 221 North Glenwood Boulevard and 212, 221 North Hill Avenue). The applicant is requesting the zone change to develop mixed retail and duplexes.

II. PLATS:

1. F21-039 LEGACY BEND UNIT 1, FIRST AMENDMENT

A two lot subdivision containing approximately 1.11 acres of land located west of the intersection of Canopy Park and Hollytree Drive. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

2. F21-042 RUIZ 46 ADDITION, FINAL PLAT

A one lot subdivision containing approximately 0.84 acres of land located west of the intersection of State Highway 110 and County Road 46. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create one lot.

3. F21-044 SENTINEL PARK AT LEGACY BEND, FINAL PLAT

A 28 lot subdivision containing approximately 24.38 acres of land located east of the intersection of Legacy Bend and Hollytree Drive. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 28 lots.

4. F21-045 ROLLING MEADOWS WEST, FINAL PLAT

An eight lot subdivision containing approximately 4.33 acres of land located west of the intersection of County Road 46 and County Road 47. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

5. F21-046 HAMILTON MEADOWS, FINAL PLAT

A one lot subdivision containing approximately 12.82 acres of land located west of the northwest intersection of Crow Road and Old Jacksonville Highway. The property is currently zoned "NR", Neighborhood Residential District. The purpose of the plat is to create one lot.

6. F21-047 ROLLING MEADOWS, PHASE ONE, FINAL PLAT

A 47 lot subdivision containing approximately 10.03 acres of land located east of the intersection of Farm-To-Market Road 46 and State Highway 110. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 47 lots.

7. F21-048 BARRETT HEIGHTS AT OAK HOLLOW, FIFTH AMENDMENT

A four lot subdivision containing approximately 7.04 acres of land located south of the intersection of Barrett Court and Oak Alley. The property is currently zoned "R-1A", Single-Family District. The purpose of the plat is to subdivide one lot into four lots.

8. F21-049 HAMILTON RIDGE ADDITION, UNIT 2, FIRST AMENDMENT

A two lot subdivision containing approximately 2.21 acres of land located at the northwest intersection of Grande Boulevard and New Copeland Road. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide one lot into two lots.

9. F21-050 LEGACY BEND, UNIT 3, FINAL PLAT

A 30 lot subdivision containing approximately 15.07 acres of land located south of the intersection of Cherryhill Drive and Dueling Oaks. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 30 lots.

10. F21-051 LEGACY BEND, UNIT 4, FINAL PLAT

A 24 lot subdivision containing approximately 9.62 acres of land located south of the intersection of Old Farm Road and Maple Lane. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 24 lots.

11. F21-052 THEDFORD FARM, UNIT 1, FINAL PLAT

An 11 lot subdivision containing approximately 20.20 acres of land located at the southeast intersection of County Road 192 and County Road 180. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 11 lots.

III. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice of Teleconference and Public meeting was posted on the bulletin boards of City Hall.

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice of Teleconference and Public meeting was posted on the front door of the Tyler Development Center.
