



## AGENDA

### 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/COTPZC050421>

Tuesday, May 4, 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.***

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**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.

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- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission Regular and Teleconference meeting of April 6, 2021.**

**V. ZONING:**

**1. 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 quadplex.

**2. 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.

**3. 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 “AR”, Adaptive Reuse 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.

**4. 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 childcare center.

**5. C21-004 MEADOW PLAZA 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 intersects with Claude Street. The east side of the right-of-way is adjacent to Lots 13 and 16 of NCB 367-C. The south side of the right-of-way intersects with Gray Street. The west side of the right-of-way is adjacent to Lots 15 and 16 of NCB 367-C. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**6. 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 “PMXD-1”, Planned Mixed Use 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.

**7. 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. Just wanted to confirm that the Tract Number(s) is okay.

**8. Z21-010 MARK WILSON (1513 WEST QUEEN STREET)**

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 Lot 57 of NCB 669-F, one lot containing approximately 0.16 acres of land located east of the northeast intersection of West Gentry Parkway and West Queen Street (1513 West Queen Street). The applicant is requesting the zone change to build a single-family home.

**9. 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 Lot 5 and 6 of NCB 1245, one tax lot 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.

**10. C21-005 PINKERTON DONALD R FAMILY TRUST (PORTION OF MAGGIE STREET AND EPPERSON AVENUE)**

Request that the Planning and Zoning Commission consider recommending the closure of a portion of Maggie Street and Epperson Avenue. The west side of the right-of-way is adjacent to Lot 100 of 675M and Lot 2 of NCB 675L and intersects with Maggie Street. The east side of the right-of-way is adjacent to Lot 1B of NCB 925. The south side of the right-of-way is adjacent to Lots 1, 2, 2B, and 2C of NCB 927 and intersects with East Front Street. The north side of the right-of-way is adjacent to Block 924 of the R Belcher Addition and intersects with Jones Street. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**11. Z21-018 LUIS LEANDRO (1603, 1605 AND 1607 NORTH ROSS AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Attached/Detached District on Lots 13,14, and 15 of NCB 554, three lots containing approximately 0.49 acres of land located north of the northeast intersection of Harmony Street and North Ross Avenue (1603, 1605 and 1607 North Ross Avenue). The applicant is requesting the zone change to build single-family homes.

**12. 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.

## **VI. PLATS:**

### **1. 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 Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 47 lots.

### **2. 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.

### **3. P21-023 RUIZ 46 ADDITION, PRELIMINARY PLAT**

A two lot subdivision containing approximately 74.10 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 ETJ. The purpose of the plat is to plan for two lots.

### **4. 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 ETJ. The purpose of the plat is to create one lot.

### **5. F21-043 PATRIOT'S HILL ADDITION, FINAL PLAT**

A 52 lot subdivision containing approximately 7.52 acres of land located west of the intersection of Haverhill Drive and Mobley Lane. The property is currently zoned "R-1B", Single-Family Residential District and "R-1D", Single-Family Attached/Detached District. The purpose of the plat is to create 52 lots.

### **6. F21-072 LONE STAR LUTHERAN ADDITION, FINAL PLAT**

A 26 lot subdivision containing approximately 3.80 acres of land located north of the northeast intersection of Grande Boulevard and New Copeland Road. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 26 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.

## **VII. CONSENT PLATS GROUP A:**

### **1. 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.

### **2. 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.

**3. 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.

**4. 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.

**5. 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.

**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. F21-059 HERNDON ADDITION, FOURTEENTH AMENDMENT**

A three lot subdivision containing approximately 0.58 acres of land located west of the northwest intersection of West Front Street and Herndon Avenue. The property is currently zoned "R-MF", Multi-Family Residential District. The purpose of the plat is to subdivide one lot into three lots.

**2. 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.

**3. 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.

**IX. CONSENT CONSTRUCTION PLANS GROUP A:**

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

**1. IR21-024 WEST TYLER TOWNHOMES, LLC**

**2. IR21-020 ANNIE JONES FIRST AMENDMENT**

**3. IR21-023 SUGAR RIDGE ESTATES**

**4. IR21-019 PATRIOT'S HILL DUPLEXES**

**5. IR21-021 LEGACY BEND, UNIT 3**

**6. IR21-022 LEGACY BEND, UNIT 4**

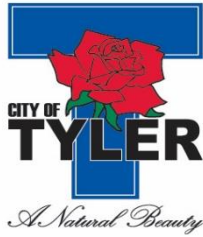
**7. IR21-018 ROLLING MEADOWS SUBDIVISION, PHASE 1**

**8. IR21-015 OASIS SOUTH SUBDIVISION-UNIT 5**

**9. IR21-016 SENTINEL PARK AT LEGACY BEND**

**10. IR21-017 PEACHTREE SUBDIVISION**

**X. RECESS**



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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 June 1, 2021.**

**XI. ZONING:**

**1. C21-006 SHIPP INDUSTRIES LLC (AN UNIMPROVED PORTION OF KENSINGTON DRIVE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Kensington Drive. The north side of the right-of-way is adjacent to Lot 33C of NCB 1092. The east side of the right-of-way is adjacent to Kensington Drive. The south side of the right-of-way is adjacent to Lot 35U, Lot 35T, and Lot 35S of NCB 1092. The west side of the right-of-way is adjacent to Lot 34 of NCB 1092. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**2. C21-007 GOT INVESTMENTS LLC (AN UNIMPROVED PORTION OF MASSEY AVENUE)**

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Massey Avenue. The north side of the right-of-way is adjacent to Harmony Street. The east side of the right-of-way is adjacent to Lot 2H, 8C, 8E of NCB 669L. The west side of the right-of-way is adjacent to Lot 7A of NCB 669L. The south side of the right-of-way is adjacent to Massey Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

**3. PD21-009 MEZAYEK BUILDING LTD (2573 CROW ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “NR”, Neighborhood Residential District to “PMF”, Planned Multi-Family District with final site plan on Tract 7, Abstract A-624 M University, one lot containing approximately 12.83 acres of land located west of the northwest intersection of Crow Road and KPE Way (2573 Crow Road). The applicant is requesting the zone change to develop single-family attached homes. Just wanted to confirm that the spelling of this Street is correct.

**4. PD21-011 GENECOV WEST MUD CREEK LLC (8020 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 24.38 acre portion of Tract 10 and 11A (PT 153.984AC/ See A-443 TR 18A), one tract containing approximately 128 acres of land located east of the southeast intersection of Hollytree Drive and Legacy Bend (8020 Hollytree Drive). The applicant is requesting the zone change to develop single-family homes.

**5. Z21-017 CLARK PROPERTIES OF EAST TEXAS (1124 EAST OAKWOOD STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lots 3 and 4 of NCB 116, one lot containing approximately 0.34 acres of land located east of the northeast intersection of North Fleishel Avenue and East Oakwood Street (1124 East Oakwood Street). The applicant is requesting the zone change to build two individual homes.

**6. Z21-019 BROWN RICHARD AND CAMILLE (5113 TIMBER CREEK DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “PMXD-1”, Planned Mixed Use District-1 with final site plan on Lot 2I of NCB 1474, one lot containing approximately 5.76 acres of land located south of the southwest intersection of Timber Creek Drive and Shiloh Road (5113 Timber Creek Drive). The applicant is requesting the zone change to allow for residential use on the property.

**7. Z20-020 RENTERIA RANFERI AND MARTHA ARELLANO (1109, 1115 AND 1119 WEST FRONT 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 30A of NCB 335, one lot containing approximately 0.58 acres of land located west of the northwest intersection of West Front Street and Herndon Avenue (1109, 1115 and 1119 West Front Street). The applicant is requesting the zone change to build three single-family homes.

**8. Z21-021 SOLIS FRANCISCO MANUEL JACOBO (711 EAST EARLE STREET)**

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 Lot 12 of NCB 69, one lot containing approximately 0.18 acres of land located east of the southeast intersection of East Earle Street and South Beckham Avenue (711 East Earle Street). The applicant is requesting the zone change to bring their property into compliance with the current use.

**XII. PLATS:**

**1. F21-063 BURKS ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 4.27 acres of land located at the northeast intersection of Old Noonday Road and Cain Street. The property is currently located in zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create one lot.

**2. F21-065 CEDAR CREEK, FINAL PLAT**

A 41 lot subdivision containing approximately 34.88 acres of land located north of the northeast intersection of County Road 178 and County Road 140. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 41 lots.

**3. F21-066 SUGAR RIDGE ESTATES, FINAL PLAT**

An 18 lot subdivision containing approximately 12.83 acres of land located south of the southwest intersection of County Road 1261 and County Road 1104. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 18 lots.

**4. F21-067 WALNUT HILL ESTATES, UNIT 2, FINAL PLAT**

A 42 lot subdivision containing approximately 10.25 acres of land located northeast of the intersection of Walnut Hill Drive and Norfolk Drive. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 42 lots.

**5. F21-068 THREE LAKES VILLAS AT THE CROSSING, FIRST AMENDMENT**

A three lot subdivision containing approximately 1.75 acres of land located southwest of the intersection of Crosswater and Three Lakes Parkway. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create three lots.

**6. F21-069 WATERVIEW GARDENS AT THE CROSSING, FINAL PLAT**

A 12 lot subdivision containing approximately 3.54 acres of land located west of the intersection of Hillcross Cove and Three Lakes Parkway. The property is currently zoned “RPO”, Restricted Professional Office District and “AG”, Agricultural District. The purpose of the plat is to create 12 lots.

**7. F21-070 THEDFORD FARM UNIT 2, FINAL PLAT**

An eight lot subdivision containing approximately 17.91 acres of land located east of the intersection of Old Noonday Road and Thedford Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

**8. F21-071 THEDFORD FARM, UNIT 3, FINAL PLAT**

An eight lot subdivision containing approximately 38.02 acres of land located east of the southeast intersection of Old Noonday Road and County Road 180. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

**9. P21-020 HENSHAW CREEK, PRELIMINARY PLAT**

A plan for a 196 lot subdivision containing approximately 44.15 acres of land located east of the intersection of Old Noonday Road and Hidden Hollow Lane. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 196 lots.

**XIII. 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.

\_\_\_\_\_