



## 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, June 15, 2021  
1:30 p.m.*

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#### **AMERICANS WITH DISABILITIES ACT NOTICE**

The City of Tyler wants to ensure that Planning and Zoning Commission worksessions are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to participate in this Planning and Zoning Commission worksession, 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.

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#### **I. Periodic Training for Commissioners; American Planning Association (APA) Seminar, “Trending Topics in Planning”.**

**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 July 6, 2021.**

#### **II. ZONING:**

##### **1. C21-009 MICHAEL DIAZ (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 an unimproved alley right-of way. The east side of the right-of-way is adjacent to Lots 11 and 9A of NCB 405. The south side of the right-of-way is adjacent to Trezevant Street. The west side of the right-of-way is adjacent to Lots 6 and 17-19 of NCB 405. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

##### **2. Z21-023 SMITH EDWARD AND GEORGIA (1221 AND 1227 WEST 34<sup>TH</sup> 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 Lot 33 of NCB 773-G, one lot containing approximately 1.32 acres of land located west of the northwest intersection of Luberta Street and West 34<sup>th</sup> Street (1221 and 1227 West 34<sup>th</sup> Street). The applicant is requesting the zone change to build a duplex.

##### **3. Z21-025 ESPARZA SACRAMENTO AND MARGARITA (919 SOUTH PALACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-2”, Two-Family Residential District on Lot 1 of NCB 320, one lot containing approximately 0.23 acres of land located at the southwest intersection of West Dobbs Street and South Palace Avenue (919 South Palace Avenue). The applicant is requesting the zone change to bring the property into compliance with the Unified Development Code.

### **III. PLATS:**

#### **1. F21-089 HAMILTON MEADOWS, FINAL PLAT**

A 76 lot subdivision containing approximately 12.82 acres of land located west of the northwest intersection of Crow Road and KPE Way. The property is currently zoned “NR”, Neighborhood Residential District. The purpose of the plat is to create 76 lots.

#### **2. F21-090 COOPER ESTATE SUBDIVISION, FIRST AMENDMENT**

A 21 lot subdivision containing approximately 25.34 acres of land located at the northwest intersection of Old Noonday Road and Taylor Road. The property is currently located in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to clarify and dedicate additional easements.

#### **3. F21-091 COOPER ESTATE SUBDIVISION, UNIT 2, FINAL PLAT**

A 17 lot subdivision containing approximately 12.62 acres of land located east of the intersection of Hidden Hollow Lane and Taylor Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 17 lots.

#### **4. F21-092 CADDO WOODS AT THE BROOKS, FINAL PLAT**

A 69 lot subdivision containing approximately 18.93 acres of land located east of the intersection of Caddo Ridge Cove and Marsh Farm Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 69 lots.

### **IV. Adjourn**

#### **CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center.

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