

ORDINANCE NO. O-2023-19

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CHANGING THE ZONING FROM “R-1A”, SINGLE-FAMILY RESIDENTIAL DISTRICT TO “R-1D”, SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT, “R-MF”, MULTI-FAMILY RESIDENTIAL DISTRICT, AND “C-2”, GENERAL COMMERCIAL DISTRICT ON TRACT 79L OF ABST A0526 WM KEYS, ONE TRACT CONTAINING APPROXIMATELY 41.58 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF OLD OMEN ROAD AND COUNTY ROAD 2120 (4201 OLD OMEN ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning change should be made as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the following zone change is hereby approved as follows:

I. APPLICATION Z23-001

That the following described property, which has heretofore been zoned “R-1A”, Single-Family Residential District, shall hereafter bear the zoning classification of “R-1D”, Single-Family Detached and Attached Residential District, “R-MF”, Multi-Family Residential District, and “C-2”, General Commercial District, to wit:

On Tract 79L of ABST A0526 WM KEYS, one tract containing approximately 41.58 acres of land located at the northwest intersection of Old Omen Road and County Road 2120 (4201 Old Omen Road).

PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Single-Family and Single-Family Attached, Multi-Family, and General Commercial.

PART 3: Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 22nd day of February A.D., 2023.



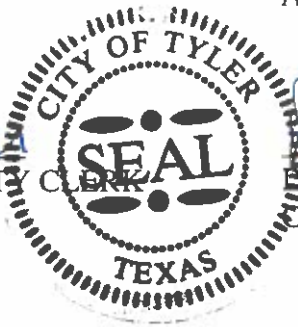
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

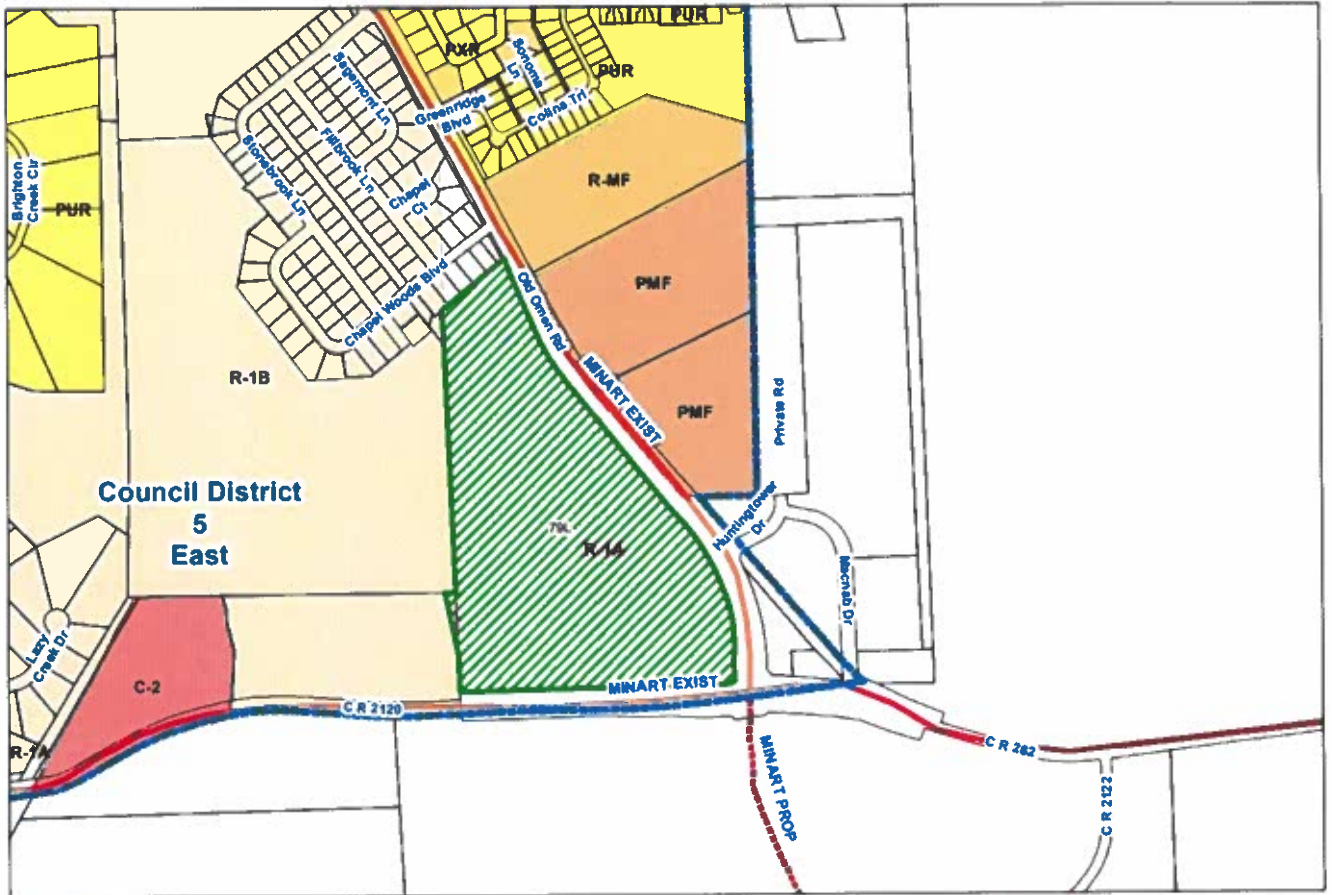


CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY


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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

600 0 600 Feet

ZONING CASE
 Zoning Case #: Z23-001
 Current Zoning: R-1A Proposed Zoning: R-1D, R-MF, & C-2
 Nix Properties LLC

-  Subject Property
-  City Limits