

ORDINANCE NO. O-2024-24

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DISTRICT ON LOTS 15 AND 16 OF NCB 395, TWO LOTS CONTAINING APPROXIMATELY 0.30 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF TREZEVANT STREET AND NORTH GRAND AVENUE (1000, 1004 AND 1006 TREZEVANT STREET AND 1414 NORTH GRAND AVENUE); DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z23-049

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Single-Family Attached and Detached Residential District, to wit:


On Lots 15 and 16 of NCB 395, two lots containing approximately 0.30 acres of land located at the southwest intersection of Trezevant Street and North Grand Avenue (1000, 1004 and 1006 Trezevant Street and 1414 North Grand Avenue).

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.

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 28th day of February A.D., 2024.


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


ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK



The seal is circular with a double-line border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The inner circle features a central emblem with two horizontal ovals and a central dot, with the word "SEAL" written across the middle.


DEBORAH G. PULLUM,
CITY ATTORNEY