

ORDINANCE NO. O-2024-27

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-1D”, SINGLE-FAMILY ATTACHED/DETACHED RESIDENTIAL DISTRICT, TO “R-MF”, MULTI-FAMILY RESIDENTIAL DISTRICT ON A 0.45 ACRE PORTION OF LOTS 1-10 OF NCB 1445F AND LOTS 11-52, 52 LOTS CONTAINING APPROXIMATELY 5.77 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF COUNTY ROAD 219 AND HAVERHILL DRIVE (2150, 2154, 2157, 2158, 2162, 2165, 2166, 2169, 2170, 2174, 2177, 2178, 2181, 2182, 2185, 2186, 2189, 2193, AND 2197 NATURON DRIVE AND 2306, 2307, 2310, 2311, 2314, 2315, 2318, 2319, 2322, 2323, 2326, 2327, 2330, 2331, 2334, 2335, 2338, 2339, 2342, AND 2343 NATURON COURT AND A 0.48 ACRE PORTION OF THE ADDRESSES 2133, 2137, 2141, 2145, 2149, 2153, 2157, 2203, 2217, AND 2233 HAVERHILL DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE 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 Z23-052

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


On a 0.45 acre portion of Lots 1-10 of NCB 1445F and Lots 11-52, 52 lots containing approximately 5.77 acres of land located south of the southwest intersection of County Road 219 and Haverhill Drive (2150, 2154, 2157, 2158, 2162, 2165, 2166, 2169, 2170, 2174, 2177, 2178, 2181, 2182, 2185, 2186, 2189, 2193, and 2197 Naturon Drive and 2306, 2307, 2310, 2311, 2314, 2315, 2318, 2319, 2322, 2323, 2326, 2327, 2330, 2331, 2334, 2335, 2338, 2339, 2342, and 2343 Naturon Court and a 0.48 acre portion of the addresses 2133, 2137, 2141, 2145, 2149, 2153, 2157, 2203, 2217 and 2233 Haverhill Drive). The subject property is further shown in Exhibit “A”, which is attached hereto and incorporated herein.

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.

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





DEBORAH G. FULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2024-27
EXHIBIT "A"
LOCATION MAP**



 Subject Property
 City Limits

ZONING CASE
Zoning Case #: Z23-052
Current Zoning: R-1D Proposed Zoning: R-MF
NATURON PROPERTIES LLC

 Feet
175 0 175



The 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.