

ORDINANCE NO. O-2021-26

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 ATTACHED AND DETACHED RESIDENTIAL DISTRICT ON LOT 12A OF NCB 725, ONE LOT CONTAINING APPROXIMATELY 3.40 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF PARKDALE DRIVE AND CLAUDE STREET (201 NORTH PARKDALE DRIVE); 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 Z21-005

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 Attached and Detached Residential District, to wit:

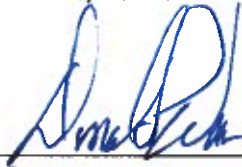
Lot 12A of NCB 725, one lot containing approximately 3.40 acres of land located south of the southeast intersection of Parkdale Drive and Claude Street (201 North Parkdale Drive), as described by Exhibit “A” attached hereto and incorporated herein.

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 Medium/High Density.

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 April A.D., 2021.



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


ATTEST:



CASSANDRA BRAGER, CITY CLERK



APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

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METES AND BOUNDS DESCRIPTION

EXHIBIT "A"

All that certain tract or parcel of land, being 3.401 acres situated in the Joel Gilbert Survey, Abstract No. 392, Smith County, Texas, being part of N.C.B. 725-R, City of Tyler and being part of that certain called 16.428 acre tract described in a deed from Willowbrook Heights, Inc. to Hershel Sobel, dated July 24, 1968, recorded in Volume 1272, Page 46 of the Deed Records of Smith County, Texas. Said 3.401 acres being more completely described as follows, to-wit:

Bearings are based on the monumented north line of the called 2.7006 acre tract recorded in Volume 1133, Page 94.

BEGINNING at a 1/4" Iron Rod (found) for the northeast corner of Lot 1-B, N.C.B. 725-R of Meadow Heights Addition recorded in Cabinet D, Slide 29-D (S.C.P.R.), being in the easterly north line of the above mentioned Hershel Sobel 16.428 acre tract and being in the south right-of-way line of West Claude Street, a 1/2" Iron Rod (found) for the northwest corner of said Lot 1-B, same being the northeast corner of Lot 1-A, N.C.B. 725-A of the Resubdivision of the Hershel Sobel Subdivision recorded in Cabinet B, Slide 94-A (S.C.P.R.) bears South 00 degrees 10 minutes 57 seconds West, 90.17 feet;

THENCE North 89 degrees 14 minutes 54 seconds East, with the south right-of-way line of the above mentioned West Claude Street, a distance of 199.89 feet to a 5/8" Iron Rod (found) for the easterly northeast corner of said Hershel Sobel 16.428 acre tract and being in the east line of Lot 1, N.C.B. 725-A of the G.W. Swinney Addition recorded in Cabinet A, Slide 186-A (S.C.P.R.), a 1/2" Iron Rod (found) for the northwest corner of said Lot 1, N.C.B. 725-A bears North 00 degrees 20 minutes 43 seconds West, 5.00 feet;

THENCE South 00 degrees 41 minutes 24 seconds East, with the east line of said Hershel Sobel 16.428 acre tract and with the west line of the above mentioned G.W. Swinney Addition, a distance of 124.71 feet to a 3/8" Iron Rod (found) for the southwest corner of Lot 2, N.C.B. 725-A, same being the northwest corner of Lot 3, N.C.B. 725-A.

THENCE South 00 degrees 39 minutes 36 seconds East, continuing with the east line of said Hershel Sobel 16.428 acre tract and with the west line of said G.W. Swinney Addition, a distance of 360.43 feet to a Fence Corner (found) for the southwest corner of Lot 3, N.C.B. 725-A, being the easterly southeast corner of said Hershel Sobel 16.428 acre tract and being in the north line of the Earl Tom Pyle Tract I (called 3.0597 acres) recorded in Volume 3164, Page 144;

THENCE South 89 degrees 12 minutes 19 seconds West, with the north line of the above mentioned Earl Tom Pyle 3.0597 acre tract, a distance of 153.20 feet to a 1/2" Iron Rod (found) for an ell corner of said Hershel Sobel 16.428 acre tract and being the northeast corner of the Tyler Pipe Industries, Inc., Salaried Employees' Profit-Sharing Trust and Tyler Pipe Industries, Inc., Non-Salaried Employees' Profit-Sharing Trust called 0.564 acre tract recorded in Volume 3164, Page 467;

THENCE South 89 degrees 26 minutes 16 seconds West, continuing with the north line of said Earl Tom Pyle 3.0597 acre tract, a distance of 101.69 feet to a 1/2" Iron Pipe (found) for the northwest corner of same and being the northeast corner of the above mentioned 0.564 acre tract;

THENCE South 89 degrees 34 minutes 26 seconds West, with the west line of said Earl Tom Pyle 3.0597 acre tract and with the west line of said 0.564 acre tract, a distance of 26.57 feet to a 3/4" Iron Pipe (found) for an ell corner for said Hershel Sobel 16.428 acre tract and being the northeast corner of the Earl Tom Pyle Tract II recorded in the above mentioned Volume 3164, Page 144 and described as Tract Number Three (called 0.42 of an acre) in Volume Y-19, Page 192 of the Smith County Deed of Trust Records;

THENCE North 88 degrees 37 minutes 36 seconds West, with the south line of said Hershel Sobel 16.428 acre tract and with the north line of the above mentioned Earl Tom Pyle Tract II as described as Tract Number Two (called 0.647 of an acre) and Tract Number Three (called 0.42 of an acre) in the above mentioned Volume Y-19,

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METES AND BOUNDS DESCRIPTION

EXHIBIT "A"
(Continued)

Page 192, a distance of 202.41 feet to a Sucker Rod (found) for the northwest corner of said 0.647 of an acre tract being in the east right-of-way line of Parkdale Drive and being the P.C. of a curve;

THENCE Northerly, with the east right-of-way line of the above mentioned Parkdale Drive and with the above mentioned curve (to the left), an arc distance of 197.48 feet to a 1/2" Iron Rod (set) for the southwest corner of Lot 4-A, N.C.B. 725-R of the above mentioned Resubdivision of Hershel Sobel Subdivision, said portion of curve has a Radius of 700.88 feet, a Central Angle of 18 degrees 08 minutes 53 seconds and a Chord of North 06 degrees 59 minutes 28 seconds West, 196.83 feet;

THENCE North 89 degrees 52 minutes 12 seconds East, a distance of 120.08 feet to a 1/2" Iron Rod (set) for the southeast corner of the above mentioned Lot 4-A, N.C.B. 725-R;

THENCE North 04 degrees 34 minutes 23 seconds West, with the east line of said Resubdivision of Hershel Sobel Subdivision, a distance of 80.40 feet to a 1/2" Iron Rod (found) for the northeast corner of Lot 4-A, N.C.B. 725-R and being the southeast corner of Lot 3-A, N.C.B. 725-R of same;

THENCE North 04 degrees 12 minutes 51 seconds West, continuing with the east line of said Resubdivision of Hershel Sobel Subdivision, a distance of 129.52 feet to a 1/2" Iron Rod (found) for the southwest corner of Lot 1-B, N.C.B. 725-R of the above mentioned Mallard Heights Addition;

THENCE North 89 degrees 09 minutes 45 seconds East, a distance of 89.04 feet to a 1/2" Iron Rod (found) for the southeast corner of Lot 1-B, N.C.B. 725-R of said Mallard Heights Addition;

THENCE North 04 degrees 19 minutes 06 seconds West, a distance of 100.04 feet to the PLACE OF BEGINNING, containing 3.401 acres of land

Unofficial Copy

Filed for Record in
Smith County, Texas
10/12/2015 03:05:28 PM
Fee: \$42.00
20150190049639
WARRANTY DEED
Deputy Sherrita Pinson
I hereby certify that this instrument was
filed and duly recorded in the Official
Public Records of Smith County, Texas

Karen Phillips

Karen Phillips
County Clerk

