

ORDINANCE NO. O-2023-4

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 "M-1", LIGHT INDUSTRIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED DISTRICT ON LOT 63 OF NCB 114, ONE LOT CONTAINING APPROXIMATELY 0.12 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF EAST LOCUST STREET AND NORTH BEVERLY AVENUE (315 NORTH BEVERLY AVENUE); 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 Z22-067

That the following described property, which has heretofore been zoned "M-1", Light Industrial District to "R-1D", Single-Family Detached and Attached District, to wit:

On Lot 63 of NCB 114, one lot containing approximately 0.12 acres of land located north of the northeast intersection of East Locust Street and North Beverly Avenue (315 North Beverly 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 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 11th day of January A.D., 2023.



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

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY

This map illustrates Council District 4 Northeast, featuring a grid of streets and designated land use zones. Key streets include E Oakwood St, E Line St, E Locust St, E Emmett Ave, E Edwards Ave, E Erwin St, E Ferguson St, N Fishel Ave, N Townsend Ave, N Beverly Ave, N Beckham Ave, N Poplar Ave, N Frank Ave, N Thomas St, Private Rd, and E Commerce St. Land use zones are color-coded: yellow for R-1B, R-1D, R-2, and R-1A; orange for C-1, C-2, and C-3; and red for DBAC. A blue line indicates the 'COLL EXIST' (College Existing) route, and a red line indicates the 'MINART EXIST' (Minority Arts and Crafts Existing) route. A green line indicates the 'MAJART EXIST' (Majority Arts and Crafts Existing) route. The map also shows various other zones like M-1, M-2, and C-1.

| Method | Percent |
|----------|---------|
| Internet | 250 |

Zoning Case #: Z22-067

Current Zoning: M-1 Proposed Zoning: R-1D
Applicant: CUSTOM BLACK STALLION HOMES

Subject Property

