

**ORDINANCE NO. O-2022-46**

**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-1B”, SINGLE-FAMILY RESIDENTIAL DISTRICT TO “C-2”, GENERAL COMMERCIAL DISTRICT ON TRACTS 2E AND 3 OF ABST A0268 H CURRY, TWO TRACTS CONTAINING APPROXIMATELY 33.96 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF NEIGHBORS ROAD AND TOLL 49 (7906 AND 7716 NEIGHBORS 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 Z22-015**

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

On Tracts 2E and 3 of ABST A0268 H CURRY, two tracts containing approximately 33.96 acres of land located at the northeast intersection of Neighbors Road and Toll 49 (7906 and 7716 Neighbors 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 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 27<sup>th</sup> day of April A.D., 2022.



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

ATTEST:



Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK

APPROVED:



Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

