

**ORDINANCE NO. O-2022-48**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CLOSING UNIMPROVED PORTIONS OF STREET RIGHT-OF-WAY FOR MAGGIE STREET AND EPPERSON AVENUE. THE WEST SIDE OF THE EPPERSON AVENUE RIGHT-OF-WAY IS ADJACENT TO LOT 100 OF 675M AND LOTS 2 AND 8 OF NCB 675L AND INTERSECTS WITH MAGGIE STREET. THE EAST SIDE IS ADJACENT TO LOT 1 OF NCB 927 AND A TRACT OF LAND IN NCB 924. THE SOUTH SIDE INTERSECTS WITH EAST FRONT STREET. THE NORTH SIDE INTERSECTS WITH JONES STREET. THE NORTH SIDE OF THE MAGGIE STREET RIGHT-OF-WAY IS ADJACENT TO A TRACT OF LAND IN NCB 924. THE SOUTH SIDE IS ADJACENT TO LOTS 1, 2, 2B AND 2C OF NCB 927. THE WEST SIDE INTERSECTS WITH EPPERSON AVENUE. THE EAST SIDE IS ADJACENT TO LOT 1-B OF NCB 925; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH CLOSURE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS, Texas Transportation Code Section 311.007 provides that a home-rule municipality may vacate, abandon or close a street or alley; and**

**WHEREAS, Tyler City Code Chapter 10, Article V., Division F. sets forth a process for right-of-way and thoroughfare closures; and**

**WHEREAS, the applicant is requesting the closure to replat right-of-way into adjacent properties and combine both the lots;**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:**

**PART 1:** That the following thoroughfare closures are hereby approved as follows:

**I. APPLICATION C22-001**

That the public rights-of-way described below, and the same are hereby abandoned, vacated and closed insofar as the right, or title of the public is concerned:

Unimproved portions of street right-of-way for Maggie Street and Epperson Avenue as shown in Exhibit "A" attached hereto and incorporated herein. The west side of the Epperson Avenue right-of-way is adjacent to Lot 100 of 675M and Lots 2 and 8 of NCB 675L and intersects with Maggie Street. The east side is adjacent to Lot 1 of NCB 927 and a tract of land in NCB 924. The south side intersects with East Front Street. The north side intersects with Jones Street. The north side of the Maggie Street right-of-way is adjacent to a tract of land in NCB 924. The south side is adjacent to Lots 1, 2, 2B and 2C of NCB 927. The west side intersects with Epperson Avenue. The east side is adjacent to Lot 1-B of NCB 925.

**PART 2:** That closure is contingent upon and will not become effective until and unless the applicant replats the property within six (6) months and dedicates any required utility easements.

**PART 3:** That said public rights-of-way are not needed for public purposes and it is in the public interest of the City to abandon said described public right-of-way, other than the terms and conditions set out herein.

**PART 4:** That the abandonment provided for herein shall extend only to the public right, title and overlay with ingress/egress, public utility easements and to the tracts of land described in this ordinance, and shall be construed only to that interest that the governing body of the City of Tyler may legally and lawfully abandon.

**PART 5:** 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 6:** 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, CITY CLERK



