

ORDINANCE NO. O-2022-69

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 “RPO”, RESTRICTED PROFESSIONAL OFFICE DISTRICT TO “R-MF”, MULTI-FAMILY RESIDENTIAL DISTRICT ON A 1.03 ACRE PORTION OF LOT 11 OF NCB 1092E, ONE LOT CONTAINING APPROXIMATELY 1.51 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF SOUTHPARK DRIVE AND SYBIL LANE (1.03 ACRE PORTION OF 4000 SOUTHPARK DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; AMENDING 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 Z22-044

That the following described property, which has heretofore been zoned “RPO”, Restricted Professional Office District, shall hereafter bear the zoning classification of “R-MF”, Multi-Family Residential District, to wit:

On a 1.03 acre portion of Lot 11 of NCB 1092E, one lot containing approximately 1.51 acres of land located at the northeast intersection of Southpark Drive and Sybil Lane (1.03 acre portion of 4000 Southpark Drive), as shown in 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 Multi-Family.

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.

PASSED AND APPROVED this the 27th day of July A.D., 2022.



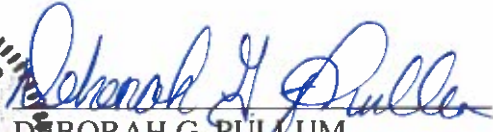
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

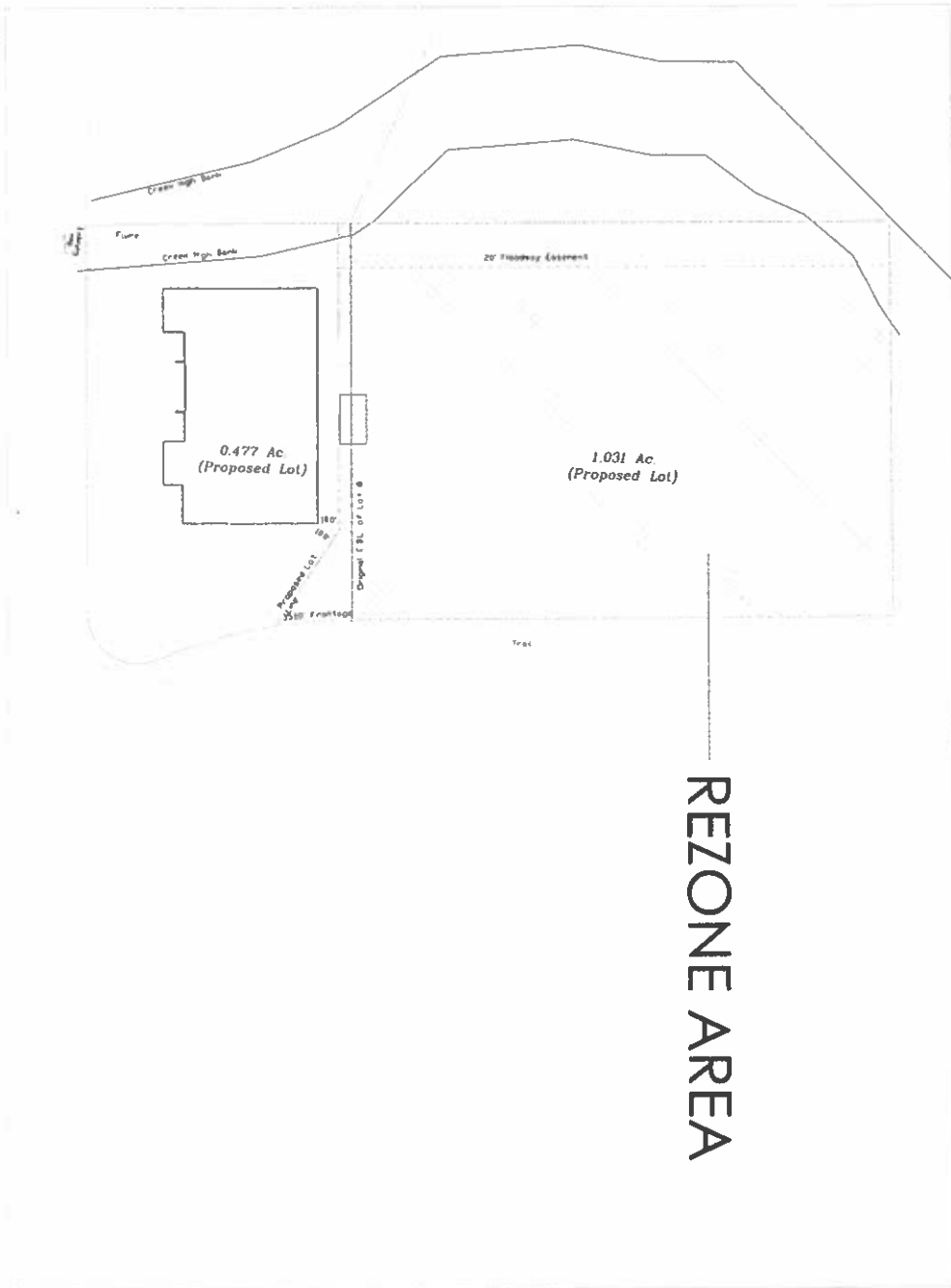


CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2022-69
EXHIBIT "A"



Dowson Abbey, LLC.
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Tyler, Texas 75707
Office 903.568.0777
Cell 903.574.1700

55001 - 2000' Parcel
7700 STEEL LANE
MULLEN, TEXAS 75003



AIA
GENERAL CONTRACTORS