

ORDINANCE NO. O-2022-76

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 "C-1", LIGHT COMMERCIAL DISTRICT ON LOTS 1, 2, 3 AND 4 OF NCB 1208C AND LOT 2B OF NCB 1208, FIVE LOTS CONTAINING APPROXIMATELY 2.24 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF SHAFFER LANE AND WEST GENTRY PARKWAY (2019, 2027 AND 2033 PATRICIA DRIVE, 3020 WEST GENTRY PARKWAY, AND 2804 SHAFFER LANE); 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 Z22-046

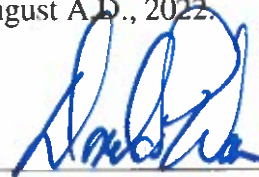
That the following described property, which has heretofore been zoned "R-1A", Single-Family Residential District, shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:

On Lots 1, 2, 3 and 4 of NCB 1208C and Lot 2B of NCB 1208, five lots containing approximately 2.24 acres of land located at the southwest intersection of Shaffer Lane and West Gentry Parkway (2019, 2027 and 2033 Patricia Drive, 3020 West Gentry Parkway, and 2804 Shaffer Lane).

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 Neighborhood 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.

PASSED AND APPROVED this the 24th day of August A.D., 2022.



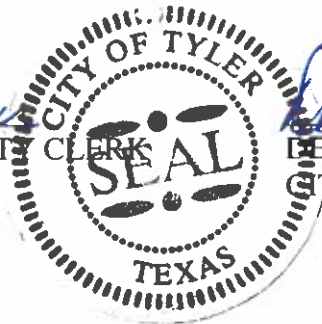
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY