

**ORDINANCE NO. O-2020-28**

**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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DISTRICT ON A 0.11 ACRE PORTION OF LOT 14B OF NCB 274, ONE LOT CONTAINING APPROXIMATELY 0.28 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF EAST FORD STREET AND DONNYBROOK AVENUE(307 EAST FORD STREET); 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 Z20-001**

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Single-Family Attached and Detached Residential District, to wit:

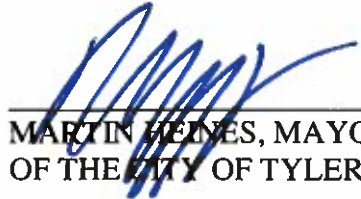
On a 0.11 acre portion of Lot 14B of NCB 274, one lot containing approximately 0.28 acres of land located west of the southwest intersection of East Ford Street and Donnybrook Avenue (307 East Ford Street), as depicted in Exhibit "A" hereto attached and incorporated herein.

**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 a portion of 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 25<sup>th</sup> day of March A.D., 2020.

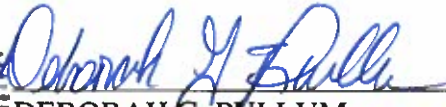
  
MARTIN HINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

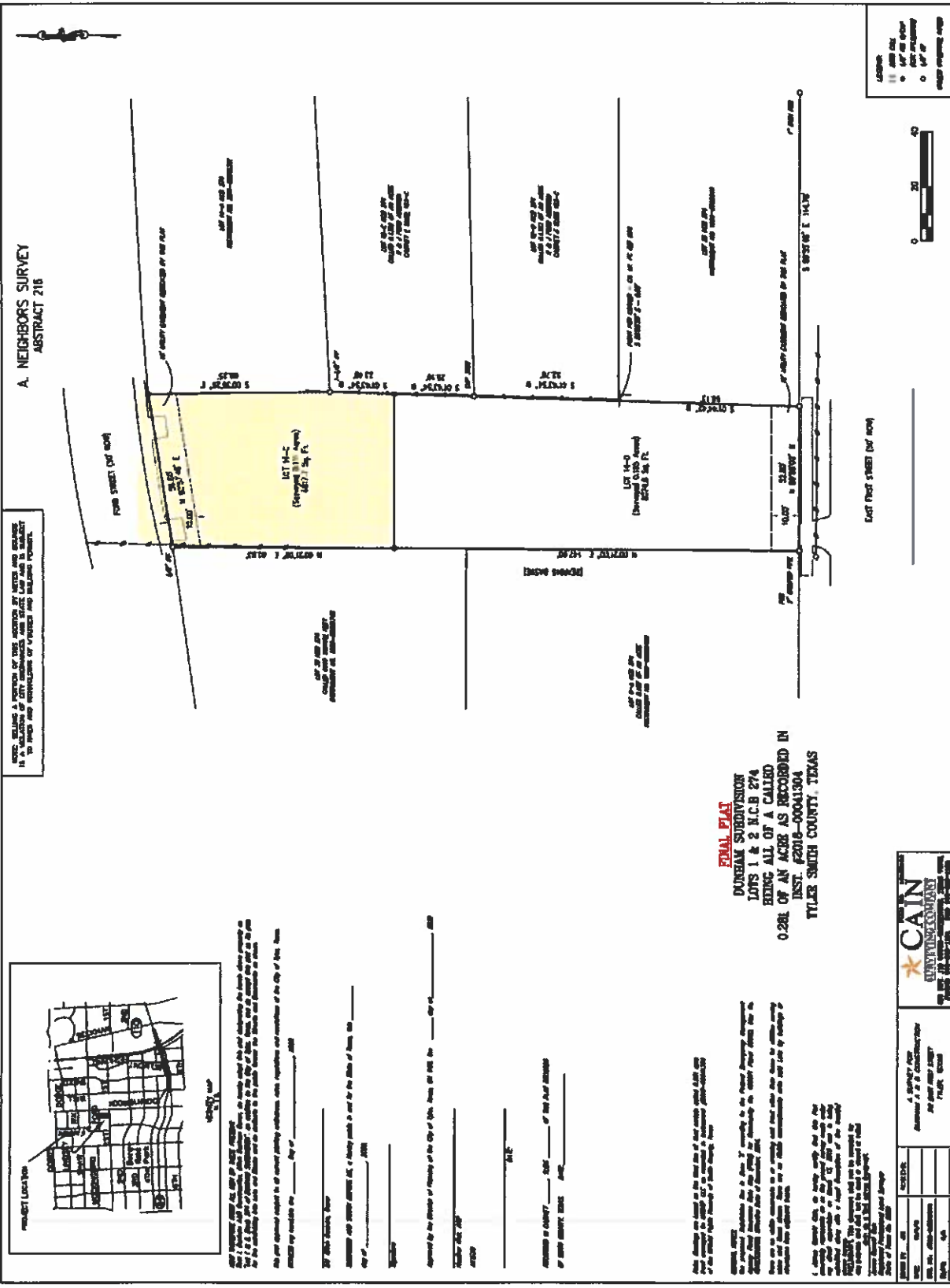
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

# ORDINANCE NO. O-2020-28 EXHIBIT "A"



NOTE: BEARING & DISTANCE OF THIS SURVEY OF LOTS AND BLOCKS IS A VALIDATION OF CITY RECORDS AND SHALL NOT BE SUBJECT TO SUCH REVISIONS OR CORRECTIONS AS MAY BE MADE BY THE CITY ENGINEER.



THIS SURVEY WAS MADE BY THE CITY ENGINEER, AND THE CITY ENGINEER HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY.

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APPROVED BY THE CITY ENGINEER, \_\_\_\_\_

DATE: \_\_\_\_\_

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DATE: \_\_\_\_\_

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DATE: \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, \_\_\_\_\_

DATE: \_\_\_\_\_

**FINAL PLAN**  
DUNHAM SUBDIVISION  
LOTS 1 & 2 N.C.B. 274  
BEING ALL OF A CALLED  
0.281 OF AN ACRE AS RECORDED IN  
INST. #2018-00041304  
TYLER COUNTY, TEXAS

<b>CAIN</b> SURVEYING COMPANY	
DATE: _____	BY: _____
SCALE: _____	PROJECT: _____
NO. OF SHEETS: _____	SHEET NO.: _____
CITY ENGINEER'S REVIEW	
DATE: _____	BY: _____