

**ORDINANCE NO. O-2020-50**

**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 "AG", AGRICULTURAL DISTRICT TO "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON AN APPROXIMATELY 0.72 ACRE PORTION OF LOT 999 OF NCB 1539M, ONE LOT CONTAINING APPROXIMATELY 3.33 ACRES OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF CROOKED TRAIL AND WEST CUMBERLAND ROAD (231 WEST CUMBERLAND ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 Z20-017**

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

On an approximately 0.72 acre portion of Lot 999 of NCB 1539M, one lot containing approximately 3.33 acres of land located west of the northwest intersection of West Cumberland Road and Crooked Trail (231 West Cumberland Road) and as shown in Exhibit "A".

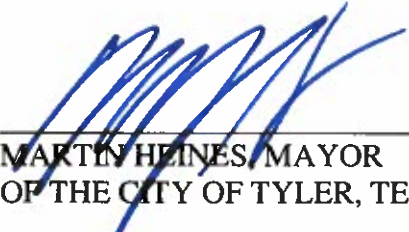
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

**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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Since this ordinance has a penalty for violation, it shall not become effective until after its publication in the


newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be April 24<sup>th</sup>, 2020.

**PASSED AND APPROVED** this the 27<sup>th</sup> day of May A.D., 2020.

  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

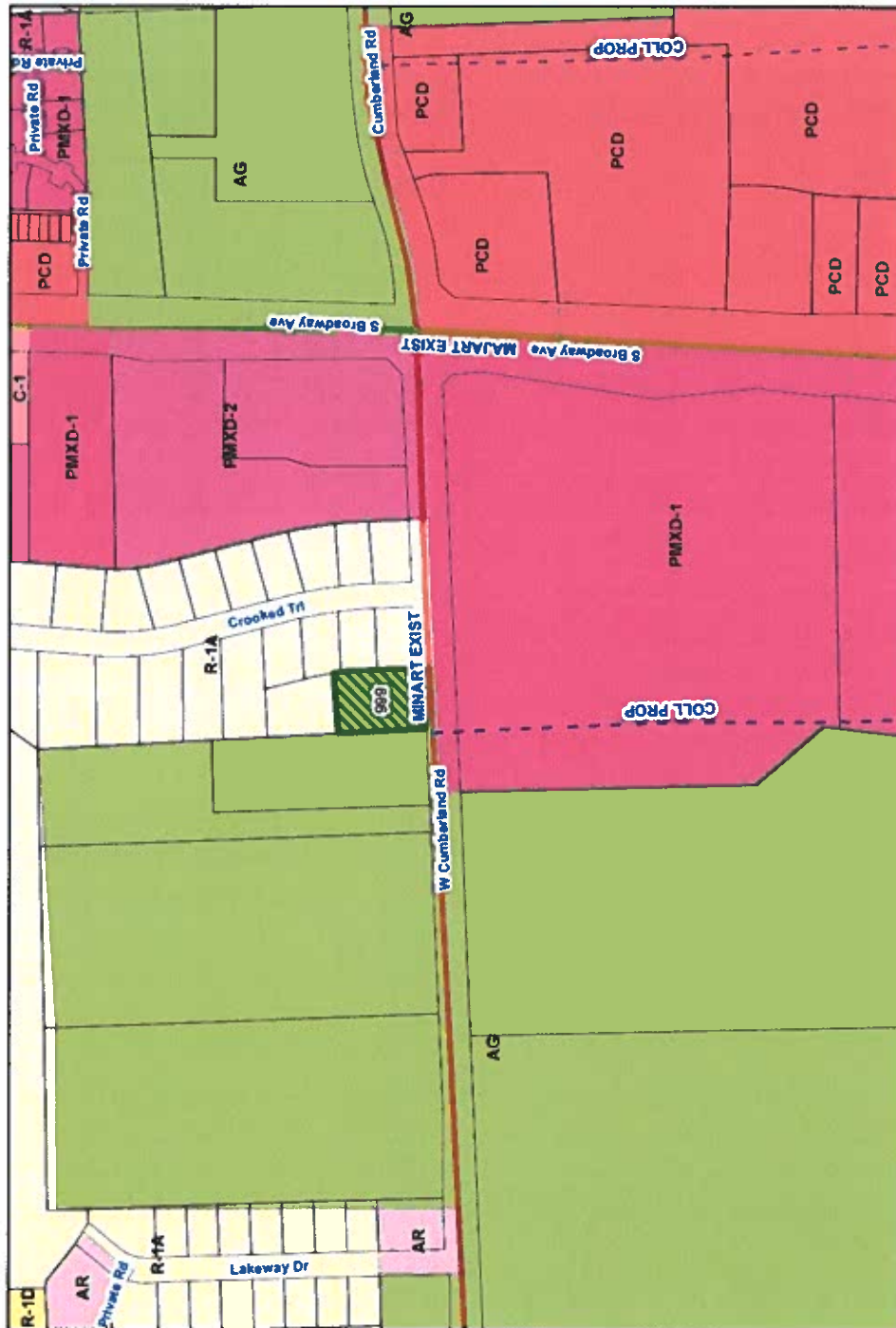
APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2020-50**  
**EXHIBIT "A"**  
**SUBJECT PROPERTY**



Subject Property

**ZONING CASE**  
 Zoning Case #: Z20-017  
 Current Zoning: AG Proposed Zoning: R-1A  
 Applicant: Schuble Renee S

The product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

300 0 300 Feet