

**ORDINANCE NO. O-2025-12**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY AMENDING THE CONCEPT PLAN AMENDMENT FOR THE CUMBERLAND PARK DEVELOPMENT CURRENTLY ZONED 'AG', AGRICULTURAL DISTRICT, 'RPO', RESTRICTED PROFESSIONAL OFFICE DISTRICT, AND 'PCD', PLANNED COMMERCIAL DEVELOPMENT DISTRICT ON APPROXIMATELY 377.40 ACRES OF LAND LOCATED SOUTH AND EAST OF THE SOUTHEAST INTERSECTION OF SOUTH BROADWAY AVENUE AND CUMBERLAND ROAD GENERALLY REFERRED TO AS CUMBERLAND PARK (8618, 8668, 8720, 8730, 8850, 8904, 8910, 8916, 8922, 8926, 8930, 8934, 8938, 8942, 8946, 8950, 8954, 8958, 8962, 8966, 8968, 8970, 8976, 8982, 8988, AND 9098 SOUTH BROADWAY AVENUE AND 169, 195, 279, AND 501 CUMBERLAND ROAD AND 107, 108, 113, 141, 145, AND 151 MARKET SQUARE BOULEVARD AND 195, 291, AND 367 SETTLERS LANDING AND 172, 240, 428, 460, 556, 557, 562, 575, 1020 CENTENNIAL PARKWAY AND APPROXIMATELY 94.6 ACRES EAST OF CENTENNIAL PARKWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE MAP; 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 PD25-005**

That the existing concept plan is hereby amended on the following described property zoned 'AG', Agricultural District, 'RPO', Restricted Professional Office District, and 'PCD', Planned Commercial Development District, to wit:

On approximately 377.40 acres of land located south and east of the southeast intersection of South Broadway Avenue and Cumberland Road generally referred to as Cumberland Park (8618, 8668, 8720, 8730, 8850, 8904, 8910, 8916, 8922, 8926, 8930, 8934, 8938, 8942, 8946, 8950, 8954, 8958, 8962, 8966, 8968, 8970, 8976, 8982, 8988, and 9098 South Broadway Avenue and 169, 195, 279, and 501 Cumberland Road and 107, 108, 113, 141, 145, and 151 Market Square Boulevard and 195, 291, and 367

Settlers Landing and 172, 240, 428, 460, 556, 557, 562, 575, 1020 Centennial Parkway and approximately 94.6 acres east of Centennial Parkway).

**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 Mixed-Use Center.

**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.

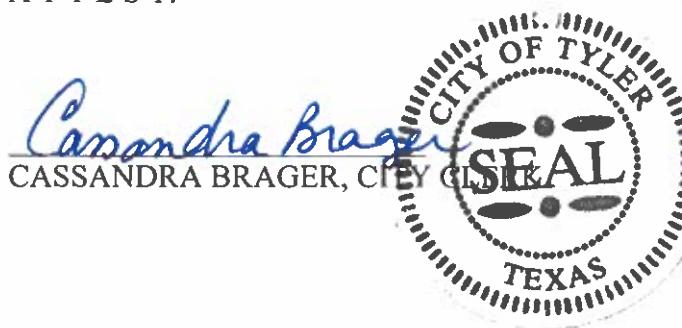
**PART 4:** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to 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 March 28<sup>th</sup>, 2025.

**PASSED AND APPROVED** this the 26<sup>th</sup> day of March A.D., 2025.



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

ATTEST:



APPROVED:



DEBORAH G. PULLUM,  
CITY ATTORNEY