

**ORDINANCE NO. O-2024-92**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY AMENDING THE "PUR", PLANNED UNIT RESIDENTIAL DISTRICT FINAL SITE PLAN AMENDMENT ON A PORTION OF LOT 39 AND LOTS 40, 54 AND 55 OF NCB 1546-I, FOUR LOTS CONTAINING APPROXIMATELY 22.39 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF WEST CUMBERLAND ROAD AND CROOKED TRAIL (8109 DALTON LANE AND 8025 AND 8029 CROOKED TRAIL AND APPROXIMATELY 11 ACRES OF LAND); DIRECTING THE AMENDMENT OF THE ZONING 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 PD24-021**

That the existing site development plan is hereby amended by approving the final site plan attached hereto as Exhibit "A" on the following described property zoned "PUR", Planned Unit Residential District, to wit:

On a portion of Lot 39 and Lots 40, 54 and 55 of NCB 1546-I, four lots containing approximately 22.39 acres of land located north of the northwest intersection of West Cumberland Road and Crooked Trail (8109 Dalton Lane and 8025 and 8029 Crooked Trail and approximately 11 acres of land).

**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 October 25<sup>th</sup>, 2024.

**PASSED AND APPROVED** this the 23<sup>rd</sup> day of October A.D., 2024.



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

ATTEST:

  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2024-92  
EXHIBIT "A"  
FINAL SITE PLAN**