

**ORDINANCE NO. O-2024-94**

**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-1B", SINGLE FAMILY RESIDENTIAL DISTRICT TO "M-1", LIGHT INDUSTRIAL DISTRICT ON LOTS 6 AND 7 OF NCB 911, TWO LOTS CONTAINING APPROXIMATELY 7.88 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF NORTH NORTHEAST LOOP 323 AND EAST COMMERCE STREET (2409 AND 2423 EAST COMMERCE STREET); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE MAP; 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 Z24-029**

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

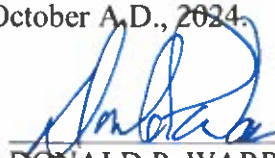
On Lots 6 and 7 of NCB 911, two lots containing approximately 7.88 acres of land located west of the southwest intersection of North Northeast Loop 323 and East Commerce Street (2409 and 2423 East Commerce Street).

**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 Single-Family Medium/Low Density.

**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 23<sup>rd</sup> day of October A.D., 2024.

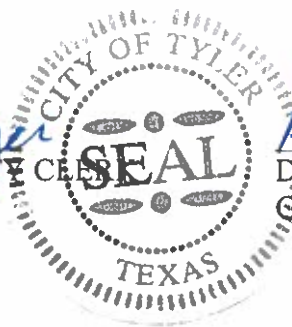


DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

**ATTEST:**

**APPROVED:**

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY