

ORDINANCE NO. O-2021-25

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 "C-2", GENERAL COMMERCIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON A 0.16 ACRE PORTION OF LOT 95 OF NCB 669, ONE LOT CONTAINING APPROXIMATELY 0.42 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF WEST GENTRY PARKWAY AND MEADOW LANE (1418 WEST GENTRY PARKWAY AND 1001 AND 1003 MEADOW LANE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE 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 Z21-009

That the following described property, which has heretofore been zoned "C-2", General Commercial District, shall hereafter bear the zoning classification of "R-1B", Single-Family Residential District, to wit:

On a 0.16 acre portion of Lot 95 of NCB 669, one lot containing approximately 0.42 acres of land located at the southeast intersection of West Gentry Parkway and Meadow Lane (1418 West Gentry Parkway and 1001 and 1003 Meadow Lane) 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 and the Future Land Use Map 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 14th day of April A.D., 2021.



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

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2021-25
EXHIBIT "A"
SUBJECT PROPERTY**

