

ORDINANCE NO. O-2021-75

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CLOSING UNIMPROVED PORTIONS OF WESTCHASE BOULEVARD. THE WESTCHASE BOULEVARD RIGHT-OF-WAY IS ADJACENT ON THE EAST SIDE TO SOUTH SOUTHWEST LOOP 323. THE NORTHERN PORTION OF THE RIGHT-OF-WAY IS ADJACENT TO LOT 1 OF NCB 1545 AND LOT 1 OF NCB 1545-A. THE WESTERN AND SOUTHERN PORTIONS OF THE RIGHT-OF-WAY ARE ADJACENT TO TRACT 7A, 7A.1 OF ABST A0643 G MYERS. THE RIGHT-OF-WAY SURROUNDS LOT 1.2 OF NCB 1545.

WHEREAS, Texas Transportation Code Section 311.007 provides that a home-rule municipality may vacate, abandon or close a street or alley; and

WHEREAS, Tyler City Code Chapter 10, Article V., Division F. sets forth a process for right-of-way and thoroughfare closures; and

WHEREAS, the applicant is requesting the closure to replat right-of-way into adjacent properties to provide additional parking;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the following thoroughfare closure is hereby approved as follows:

I. APPLICATION C21-012

That the public right-of-way described below, and the same is hereby abandoned, vacated and closed insofar as the right, or title of the public is concerned:

Unimproved portions of Westchase Boulevard as shown in exhibit "A" attached hereto and incorporated herein. The Westchase Boulevard right-of-way is adjacent on the east side to South Southwest Loop 323. The northern portion of the right-of-way is adjacent to Lot 1 of NCB 1545 and Lot 1 of NCB 1545-A. The western and southern portions of the right-of-way are adjacent to Tract 7A, 7A.1 of ABST A0643 G MYERS. The right-of-way surrounds Lot 1.2 of NCB 1545.

PART 2: That closure is contingent upon and will not become effective until and unless the applicant replats the property within six (6) months and dedicates any required utility easements.

PART 3: That said public right-of-way is not needed for public purposes and it is in the public interest of the City to abandon said described public right-of-way, other than the terms and conditions set out herein.

PART 4: That the abandonment provided for herein shall extend only to the public right, title and overlay with ingress/egress, public utility easements and to the tracts of land described in this ordinance, and shall be construed only to that interest that the governing body of the City of Tyler may legally and lawfully abandon.

PART 5: 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 6: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 25th day of August A.D., 2021.



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

ATTEST:



CASSANDRA BRAGER, CITY CLERK

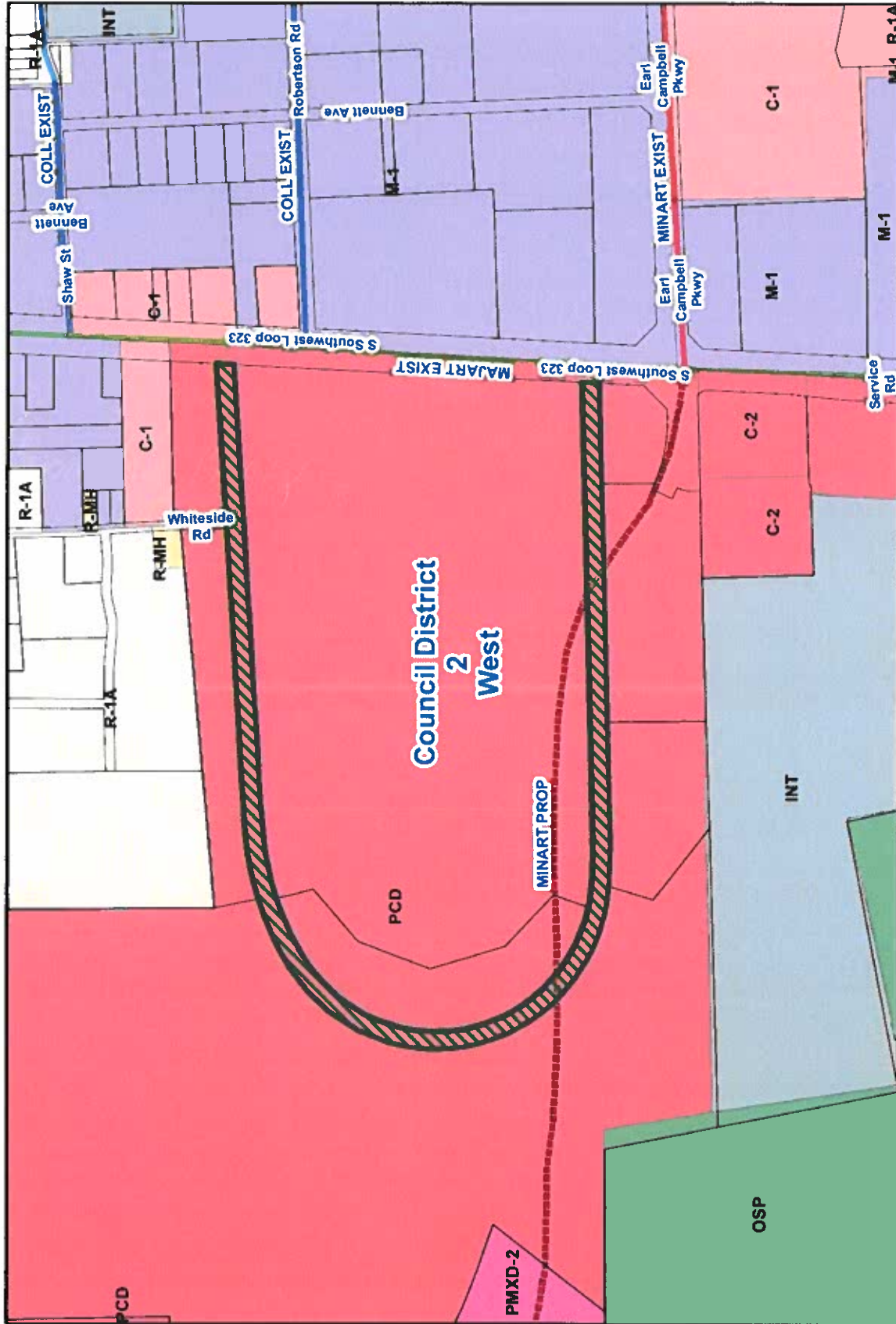


APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2021-75
EXHIBIT "A"
LOCATION MAP**



Subject Property



ZONING CASE

Zoning Case #: C21-012
Current Zoning: Right-Of-Way-Closure
Applicant: BELLWOOD 323 2019 GP LLC

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

