

**ORDINANCE NO. O-2022-07**

**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 "PUR", PLANNED UNIT RESIDENTIAL DISTRICT TO "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON A 0.21 ACRE PORTION OF LOT 1B OF NCB 1051, ONE LOT CONTAINING APPROXIMATELY 6.67 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF GOLDEN ROAD AND DEBBY DRIVE (2878 GOLDEN ROAD); 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 Z21-050**

That the following described property, which has heretofore been zoned "PUR", Planned Unit Residential District, shall hereafter bear the zoning classification of "R-1A", Single-Family Residential District, to wit:

On a 0.21 acre portion of Lot 1B of NCB 1051, one lot containing approximately 6.67 acres of land located south of the southeast intersection of Golden Road and Debby Drive (2878 Golden Road) as described in Exhibit "A", attached hereto and incorporated herein.

**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.

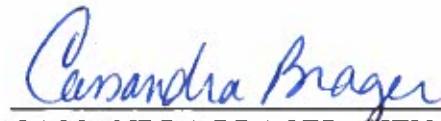
**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 12<sup>th</sup> day of January A.D., 2022.



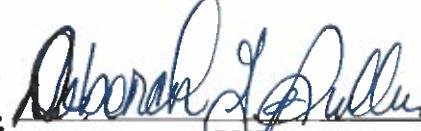
DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK

APPROVED:



DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2022-07  
EXHIBIT "A"  
SURVEY**

**EXHIBIT MAP FOR ZONING CASE**

**0.208 Acre of Land**  
**Part of That Called 15.76 Acre Tract**  
**Described in Document No. 2021010406**  
**Official Records of Smith County, Texas**  
**William Keys Survey, Abstract No. 5268**  
**Tyler, Smith County, Texas**

Wind Development Company, LLC  
Document No. 20210104000273  
Secretary of State, State of Colorado  
1000 Jackson Street, Suite 1500, Denver, CO 80205

