

**ORDINANCE NO. O-2022-08**

**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 0.27 ACRE PORTION OF LOT 15 OF NCB 1051-C, ONE LOT CONTAINING APPROXIMATELY 2.31 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF EILEEN DRIVE AND DEBBY DRIVE (2509 DEBBY DRIVE); 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 Z21-051**

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 0.27 acre portion of Lot 15 of NCB 1051-C, one lot containing approximately 2.31 acres of land located southeast of the intersection of Eileen Drive and Debby Drive (2509 Debby Drive) 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



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EXHIBIT "A"  
SURVEY

EXHIBIT MAP FOR ZONING CASE

0.270 Acre of Land

Part of Lot 7, N.C.B. 1051-C, Royal Hill Subdivision, Unit No. 1

Recorded in Cabinet A, Slide 264-C, Smith County Plat Records

& Part of that Called 15.76 Acre Tract

Described in Document No. 202101040621

Official Records of Smith County, Texas

William Keys Survey, Abstract No. 526

Tyler, Smith County, Texas

Lot 7, N.C.B. 1051-C  
Royal Hill Addition, Unit No. 1  
Cabinet A, Slide 264-C

Debby Drive  
(60° R.O.W.)

N.C.B. 1051-C

Part of Lot 7, N.C.B. 1051-C  
Royal Hill Addition, Unit No. 1  
Cabinet A, Slide 264-C

0.270 Ac.

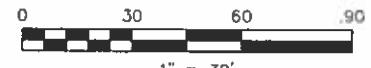
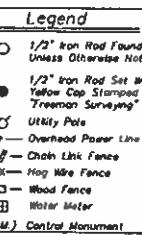
Road Development Company, LLC  
Document No. 202101040621  
Part of A Called 15.76 Acre Tract

P.O.B.  
Find. 1/4" Iron Rod  
X: 2,963.86065  
Y: 6,014.55460

Road Development Company, LLC  
Instrument No. 202101040621  
Remainder of A Called 15.76 Acre Tract

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	21.69'	14.65'	14.37	S 72°56'17" E	.38°41'34"



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