

AMENDED ORDINANCE NO. 849

A PROPOSAL FOR AN ORDINANCE AMENDING THE YORKTOWN ZONING MAPS

Whereas, the Town of Yorktown has experience significant growth since its zoning maps were first put into place, and the Town has already permitted a variety of commercial enterprises at or near the intersection of Kilgore Avenue and Nebo Rd but one corner remains zoned residential in Town records; and

Whereas, there is a section of Kilgore Avenue zoned residential but surrounded to the east and west by C1; this area currently has both commercial and residential uses and is appropriate for current and future commercial uses; and

Whereas, the current zoning for these areas is inconsistent despite their clear commercial nature; and

Whereas, to avoid spot zoning, the Plan Commission recommends a wholesale rezoning of portions of the Kilgore corridor to C1; and

Whereas, this will not burden or negatively impact any existing landowners; and

Whereas, any currently lawful structures and/or uses will be “grandfathered in” as legal conforming or legal nonconforming uses; and

Whereas, the Plan Commission has held a public hearing on this issue and has made a favorable recommendation to the Council to pass this ordinance for the proper growth and development of the Town; and

Whereas, the attached map labeled Exhibit A, which is incorporated herein by reference, is to amend the current zoning maps;

Now, therefore, the following parcel numbers within the Town of Yorktown shall be converted to C-1 zoning:

[Kilgore Ave at/near the intersection with Nebo Road]:

Parcel #	1014429017000
	1014429018000
	1014429023000
	1014429024000
	1014429026000



1014429025000

1014429028000

1014429027000

1014429022000

1014427009000

[along the north and south sides of Kilgore Ave, east of schools]:

Parcel # 1015479004000

1015479003000

1015482005000

1015482006000

1015482004000

1015482001000

1015455002000

All portions of the Zoning Maps not specifically shown as being amended in the foregoing Ordinance shall remain as previously zoned. In the case of any conflicts, this Ordinance shall control. Should any conflicts or inconsistency be found between this Ordinance and its Exhibit A, this Ordinance shall control.

Approved by the Town Council of Yorktown this _____ day of _____, 2024.

Rick Glaub, Town Council President

ATTEST:

Lance Turner, Town Clerk/Treasurer

■ = R2 (residential) to C1 (commercial)

Area 1



Area 2

