

ORDINANCE NO. O-2020-40

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 “R-1B”, SINGLE-FAMILY RESIDENTIAL DISTRICT AND “C-1”, LIGHT COMMERCIAL DISTRICT TO “C-1”, LIGHT COMMERCIAL DISTRICT AND “C-2” GENERAL COMMERCIAL DISTRICT ON LOTS 9, 10, 13A, 17, 18, 19, AND 20 OF NCB 694, SEVEN LOTS CONTAINING APPROXIMATELY 1.38 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF VAN HIGHWAY AND SHAWNEE BOULEVARD (2700, 2722 VAN HIGHWAY AND 1708, 1716, 1722 SHAWNEE BOULEVARD); 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 Z20-008

That the following described properties, which have heretofore been zoned “R-1B”, Single-Family Residential District, shall hereafter bear the zoning classification of “C-1”, Light Commercial District, to wit:

Lots 17, 18, 19, and 20 of NCB 694, four lots containing approximately 0.80 acres of land located at the northwest intersection of Van Highway and Shawnee Boulevard (2722 Van Highway and 1708, 1716, 1722 Shawnee Boulevard).

That the following described properties, which have heretofore been zoned “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “C-2” General Commercial District, to wit:

Lots 9, 10, and 13A of NCB 694, three lots containing approximately 0.61 acres of land located at the southwest intersection of Van Highway and Shawnee Boulevard (2700 Van Highway).

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 22nd day of April A.D., 2020.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY