

ORDINANCE NO. O-2017-4

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 "M-1", LIGHT INDUSTRIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 18A OF NCB 120, ONE LOT CONTAINING APPROXIMATELY 0.25 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST CORNER OF EAST ERWIN STREET AND NORTH BEVERLY AVENUE (111 NORTH BEVERLY AVENUE); 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 Z16-022

That the following described property, which has heretofore been zoned "M-1", Light Industrial District, shall hereafter bear the zoning classification of "R-1B", Single-Family Residential District, to wit:

Lot 18A of NCB 120, one lot containing approximately 0.25 acres of land located at the north of the northeast corner of East Erwin Street and North Beverly Avenue (111 North Beverly Avenue).

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.

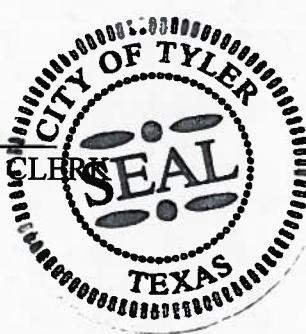
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 11th day of January A.D., 2017.

ATTEST:

Cassandra Brager

CASSANDRA BRAGER, CITY CLERK



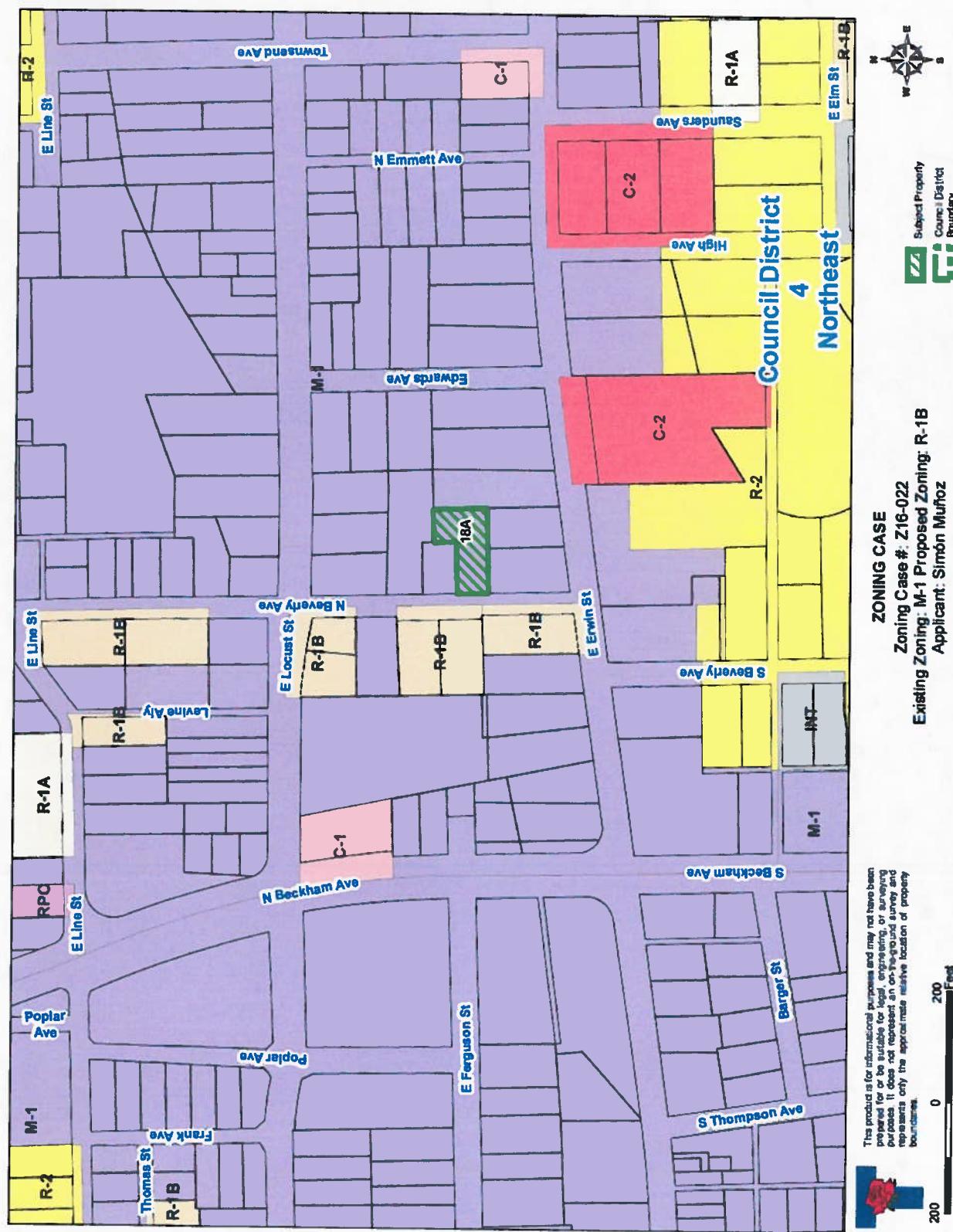
Martin Heines
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

APPROVED:

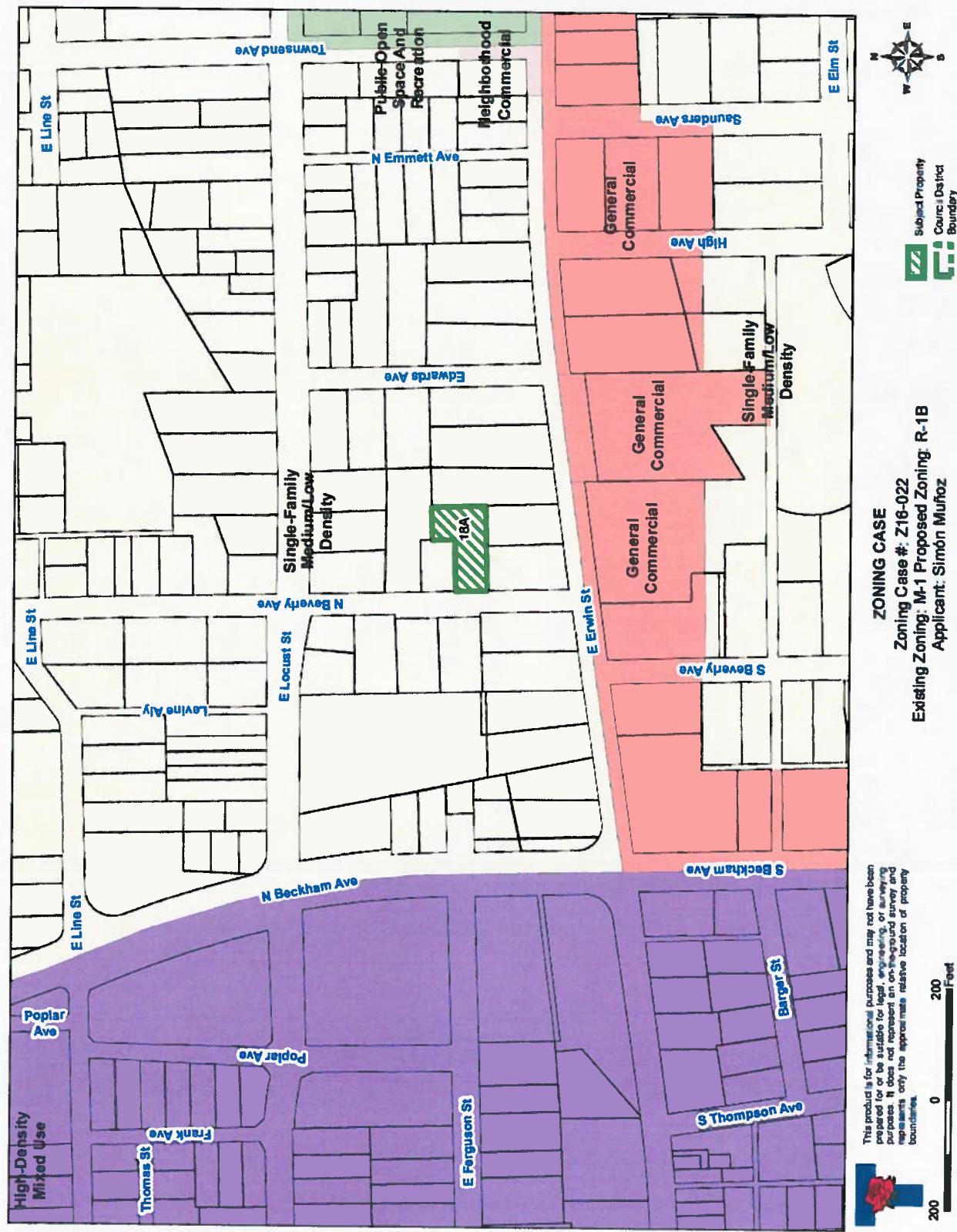
Deborah Pullum

DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2017-4
EXHIBIT "A"
LOCATION MAP



ORDINANCE NO. O-2017-4
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2017-4
EXHIBIT "C"
NOTIFICATION MAP**

Notification List

| | | |
|-----|-----|--|
| 45 | 44 | MOUNA ARACEU |
| 120 | 11 | HERRELL ANDREW J & |
| 120 | 24 | HERMINIA |
| 120 | 25 | HERRELL ANDREW J & |
| 120 | 26 | HERMINIA |
| 120 | 12 | HERRELL ANDREW J & |
| 120 | 13 | HERMINIA |
| 120 | 17 | PC S REALTY PARTNERS LTD |
| 120 | 16 | PC S REALTY PARTNERS LTD |
| 120 | 15 | PC S REALTY PARTNERS LTD |
| 120 | 19 | ALFARO JOSE & JASMIN |
| 120 | 20 | BLAS JOSE & MARBEL CATALAN |
| 65 | 15 | DE SANCHEZ ROBERT |
| 65 | 5A | CARSON DONALD L & TYLER INTERPRETERS INC |
| 65 | 16 | DE SANCHEZ ROBERT |
| 65 | 21 | VILLARANCO JOSE ALIAS |
| 65 | 28A | RAMIREZ SONIA & GLORIA |
| 65 | 18A | SANCHEZ JUAN & ELSABET SALINAS |
| 65 | 17 | MARINIQUEZ ISAAC |
| 65 | 42 | FREZZI HOLDINGS LLC |
| 120 | 23A | MUNIZ JOE & ELVIRA |
| 120 | 22A | MUNIZ JOE & ELVIRA |
| 65 | 21A | DE SANCHEZ ROBERT |

EDWARD AVES

Notification Buffer

Subject Property

Existing Zoning: M-1 Proposed Zoning: R-1B

Applicant: Simón Muñoz

ZONING CASE

Zoning Case #: Z16-022

100 Feet