

ORDINANCE NO. O-2017-5

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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 22 OF NCB 1092, ONE LOT CONTAINING APPROXIMATELY 0.23 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF TROUP HIGHWAY AND COLSTON DRIVE (2001 COLSTON 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 Z16-023

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

Lot 22 of NCB 1092, one lot containing approximately 0.23 acres of land located west of the southwest corner of Troup Highway and Colston Drive (2001 Colston Drive).

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.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

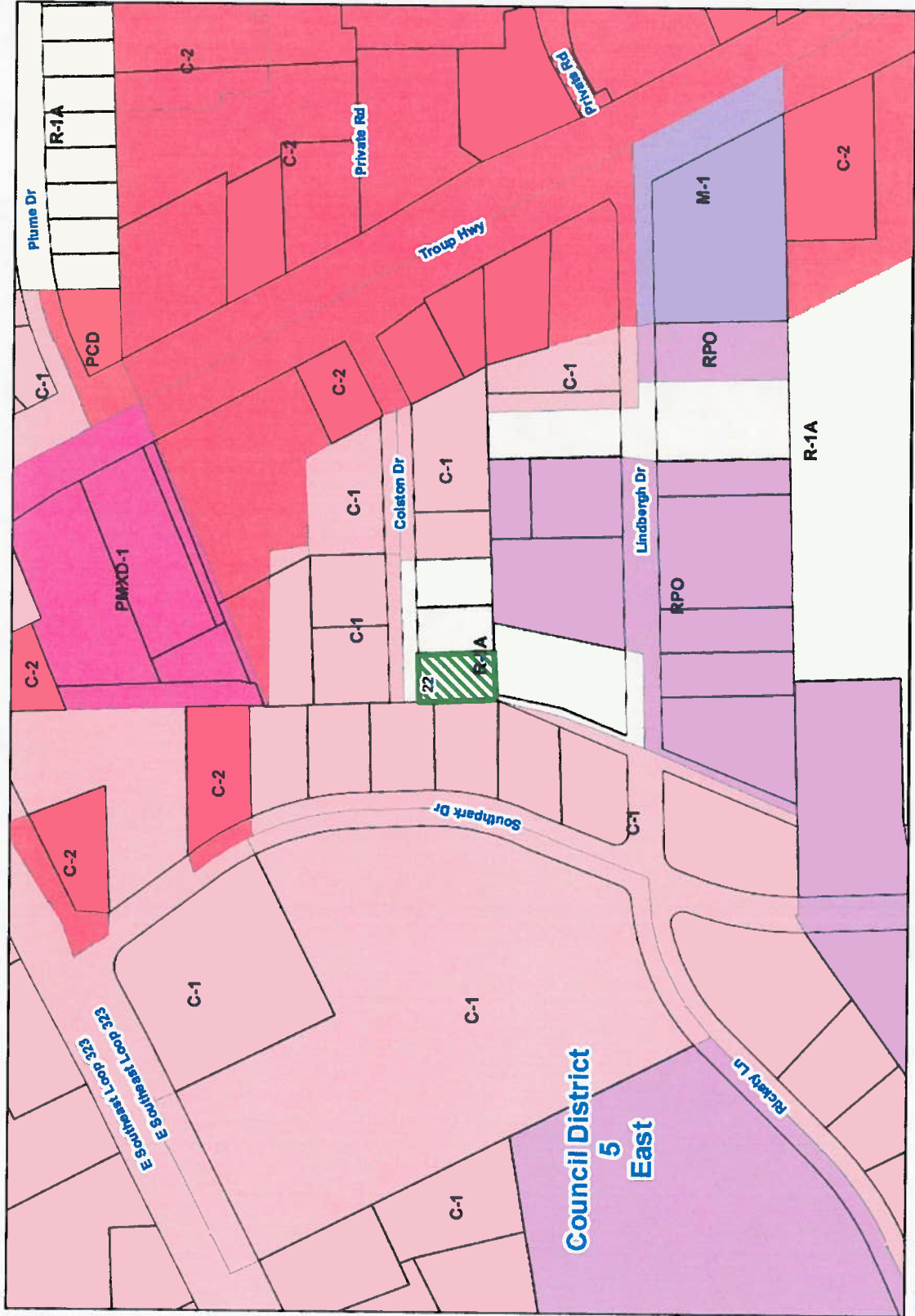
APPROVED:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-5
EXHIBIT "A"
LOCATION MAP**

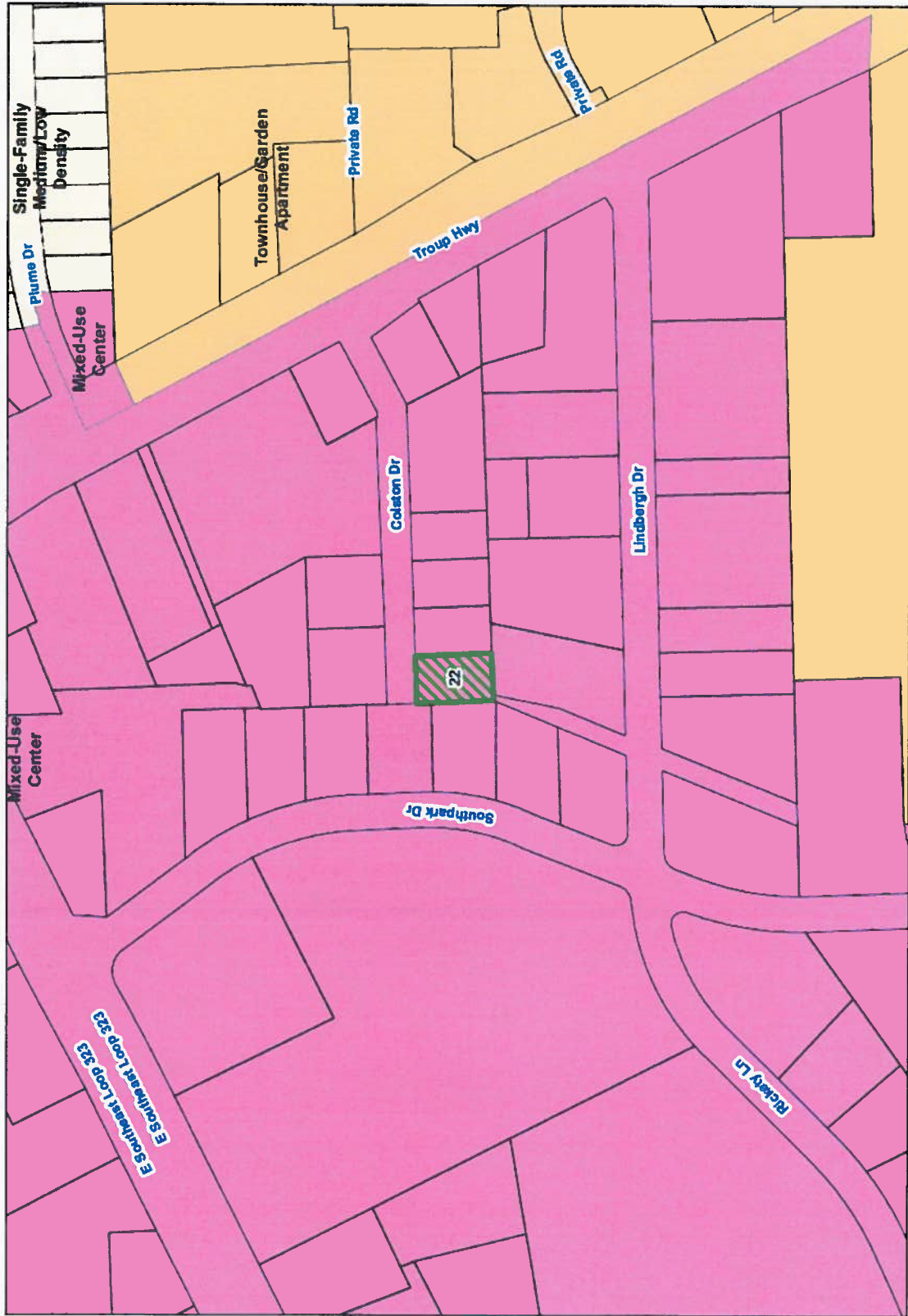


ZONING CASE
 Zoning Case #: Z16-023
 Existing Zoning: R-1A Proposed Zoning: C-2
 Applicant: Keith Gerber

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approval maps relative location of property boundaries.



**ORDINANCE NO. O-2017-5
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

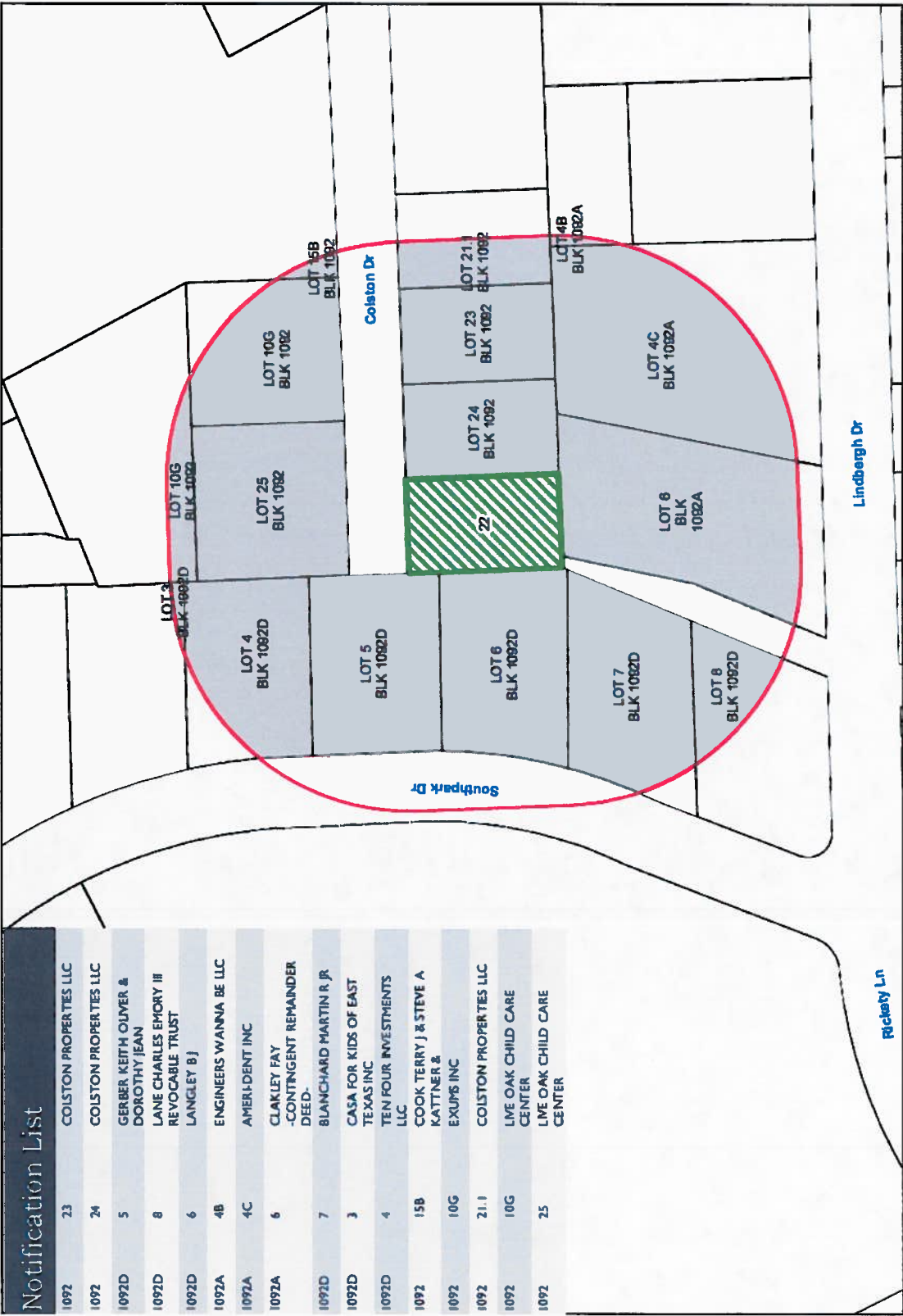


ZONING CASE
 Zoning Case #: Z18-023
 Existing Zoning: R-1A Proposed Zoning: C-2
 Applicant: Keith Gerber

This plan is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2017-5
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
1092	23 COLSTON PROPERTIES LLC
1092	24 COLSTON PROPERTIES LLC
1092D	5 GERBER KEITH OLUYER & DOROTHY JEAN
1092D	8 LANE CHARLES EMORY III REVOCABLE TRUST
1092D	6 LANGLEY B J
1092A	4B ENGINEERS WANNA BE LLC
1092A	4C AMERIDENT INC
1092A	6 CLAKLEY FAY -CONTINGENT REMAINDER DEED-
1092D	7 BLANCHARD MARTIN R JR
1092D	3 CASA FOR KIDS OF EAST TEXAS INC
1092D	4 TEN FOUR INVESTMENTS LLC
1092	15B COOK TERRY J & STEVE A KATTNER &
1092	10G EXUMS INC
1092	21.1 COLSTON PROPERTIES LLC
1092	10G LIME OAK CHILD CARE CENTER
1092	25 LIME OAK CHILD CARE CENTER



ZONING CASE
Zoning Case #: Z16-023
Existing Zoning: R-1A Proposed Zoning: C-2
Applicant: Keith Gerber

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