

ORDINANCE NO. O-2017-25

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 "C-2", GENERAL COMMERCIAL DISTRICT TO "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT ON LOT 1 OF NCB 1830, ONE LOT CONTAINING APPROXIMATELY 20.02 ACRES OF LAND LOCATED WEST OF THE NORTHWEST CORNER OF HIGHWAY 31 WEST AND COUNTY ROAD 1345 (13428 HIGHWAY 31 WEST); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z17-006

That the following described property, which has heretofore been zoned "C-2", General Commercial District, shall hereafter bear the zoning classification of "R-MF", Multi-Family Residential District, to wit:


Lot 1 of NCB 1830, one lot containing approximately 20.02 acres of land located west of the northwest corner of Highway 31 West and County Road 1345 (13428 Highway 31 West).

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 and the Future Land Use Guide to reflect Multi-Family.

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 March A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



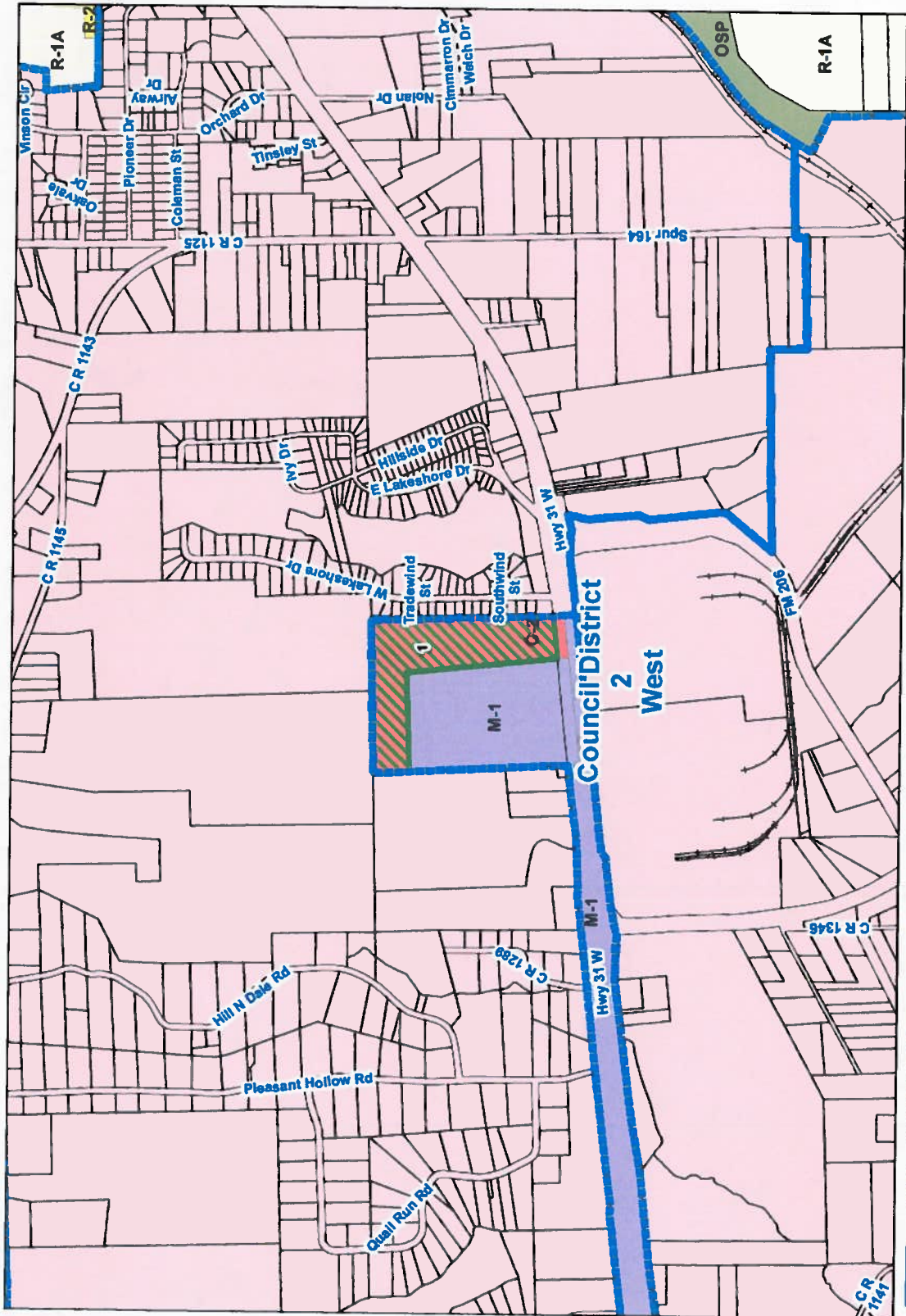
CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY



ORDINANCE NO. O-2017-25 EXHIBIT "A" LOCATION MAP



Subject Property
 Council District Boundary
 City Limits

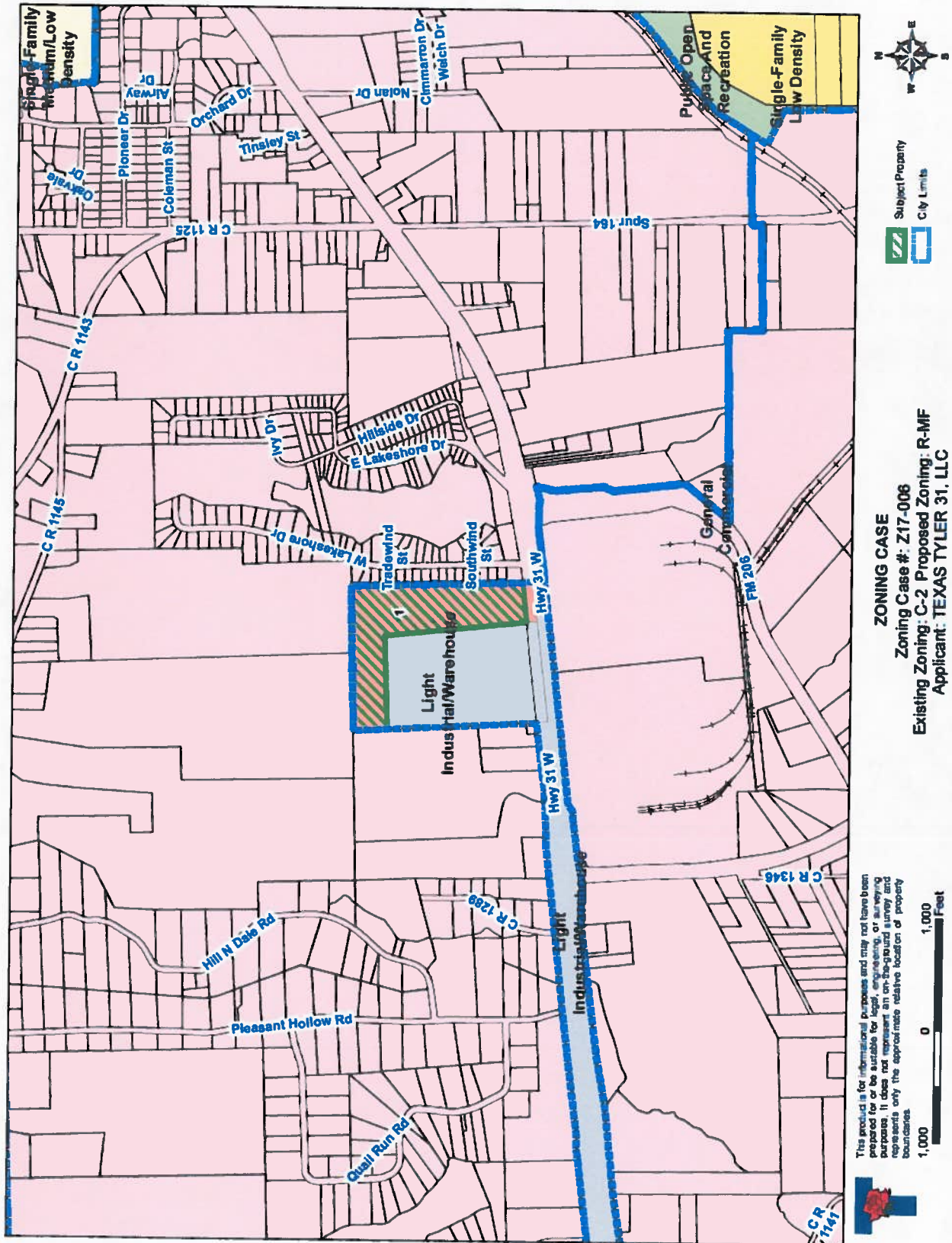


ZONING CASE
 Zoning Case #: Z17-006
 Existing Zoning: C-2 Proposed Zoning: R-MF
 Applicant: TEXAS TYLER 31, LLC

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 approximate relative location of property boundaries.
 1,000 0 1,000 Feet



ORDINANCE NO. O-2017-25
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2017-25
EXHIBIT "C"
NOTIFICATION MAP**

