

**ORDINANCE NO. O-2017-60**

**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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "R-1D", DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 18 AND 24A OF NCB 96, TWO LOTS CONSISTING OF APPROXIMATELY 0.24 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST CORNER OF WILSON STREET AND LIBERTY AVENUE (604 AND 608 LIBERTY 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 Z17-015**

That the following described property, which has heretofore been zoned "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Detached and Attached Single-Family Residential District, to wit:

Lots 18 and 24A of NCB 96, two lots consisting of approximately 0.24 acres of land located south of the southwest corner of Wilson Street and Liberty Avenue (604 and 608 Liberty 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.

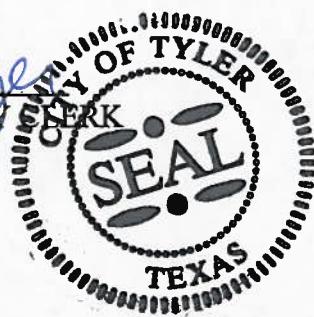
**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**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 26<sup>th</sup> day of July A.D., 2017.

ATTEST:

Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK

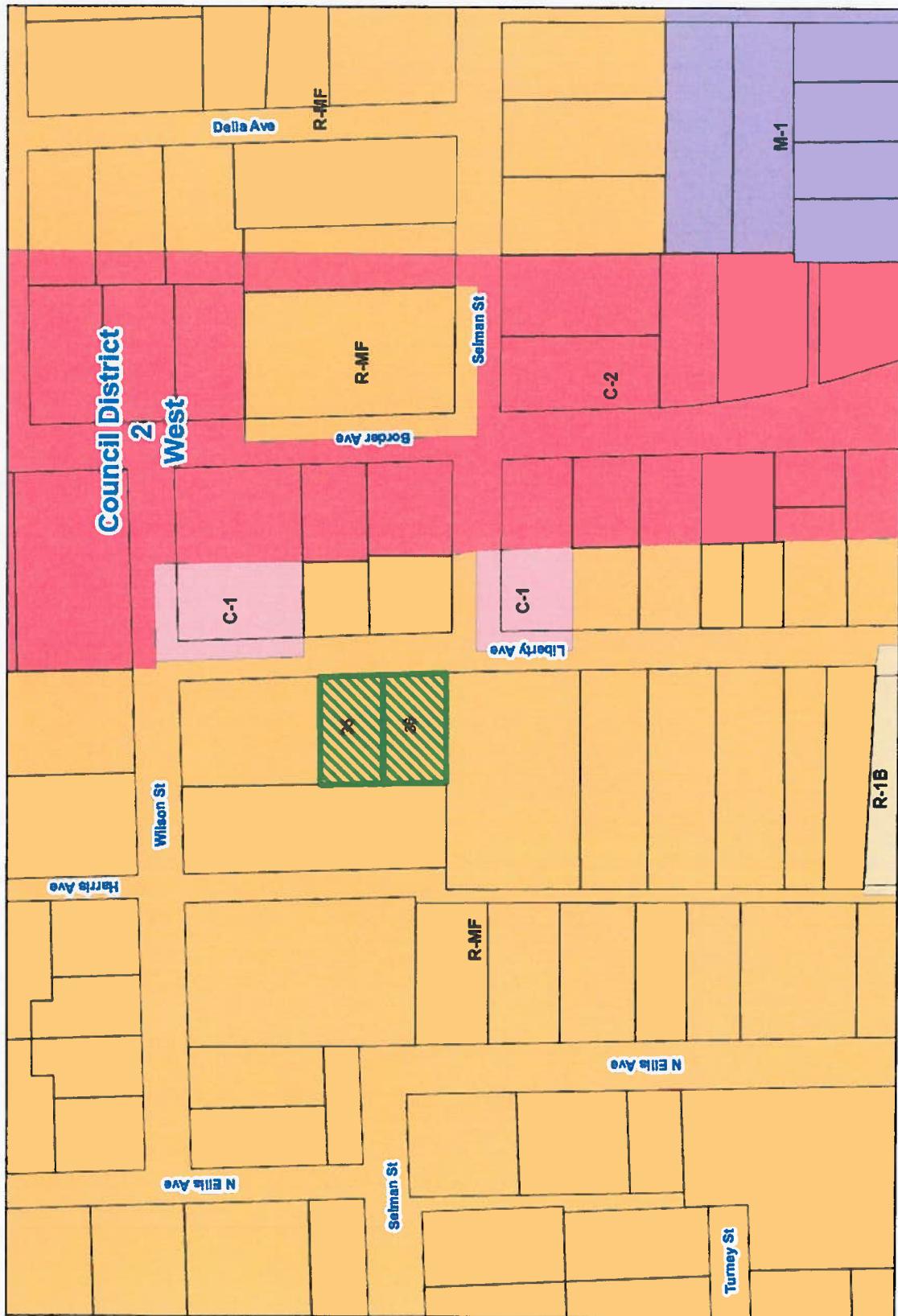


MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

APPROVED:

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-60**  
**EXHIBIT "A"**  
**LOCATION MAP**



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.

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Feet  
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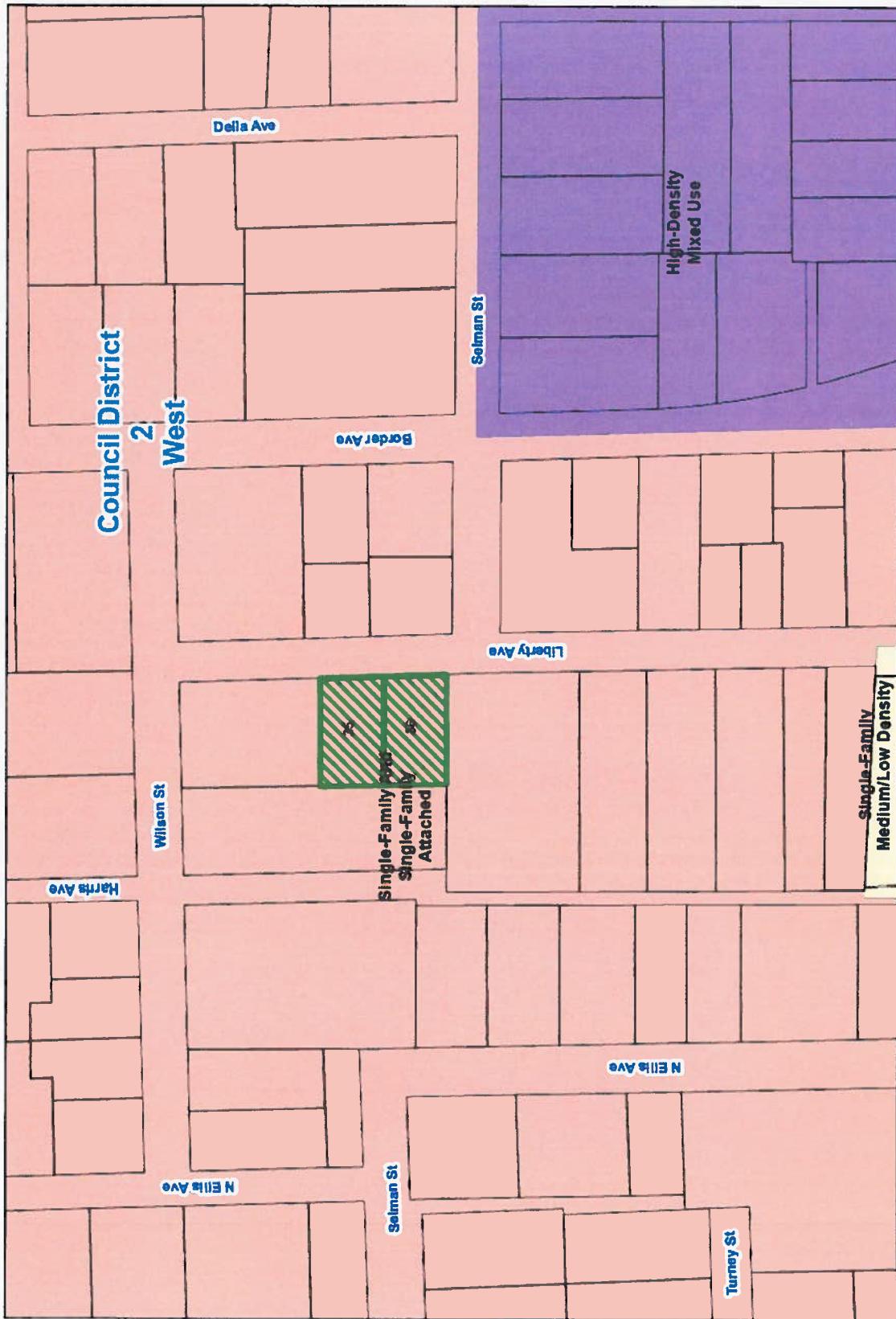


**ZONING CASE**  
 Zoning Case # 217-015  
 Existing Zoning: R-MF; Proposed Zoning: R-ID  
 Applicant: MARION WARE



**Subject Property**

**ORDINANCE NO. O-2017-60**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



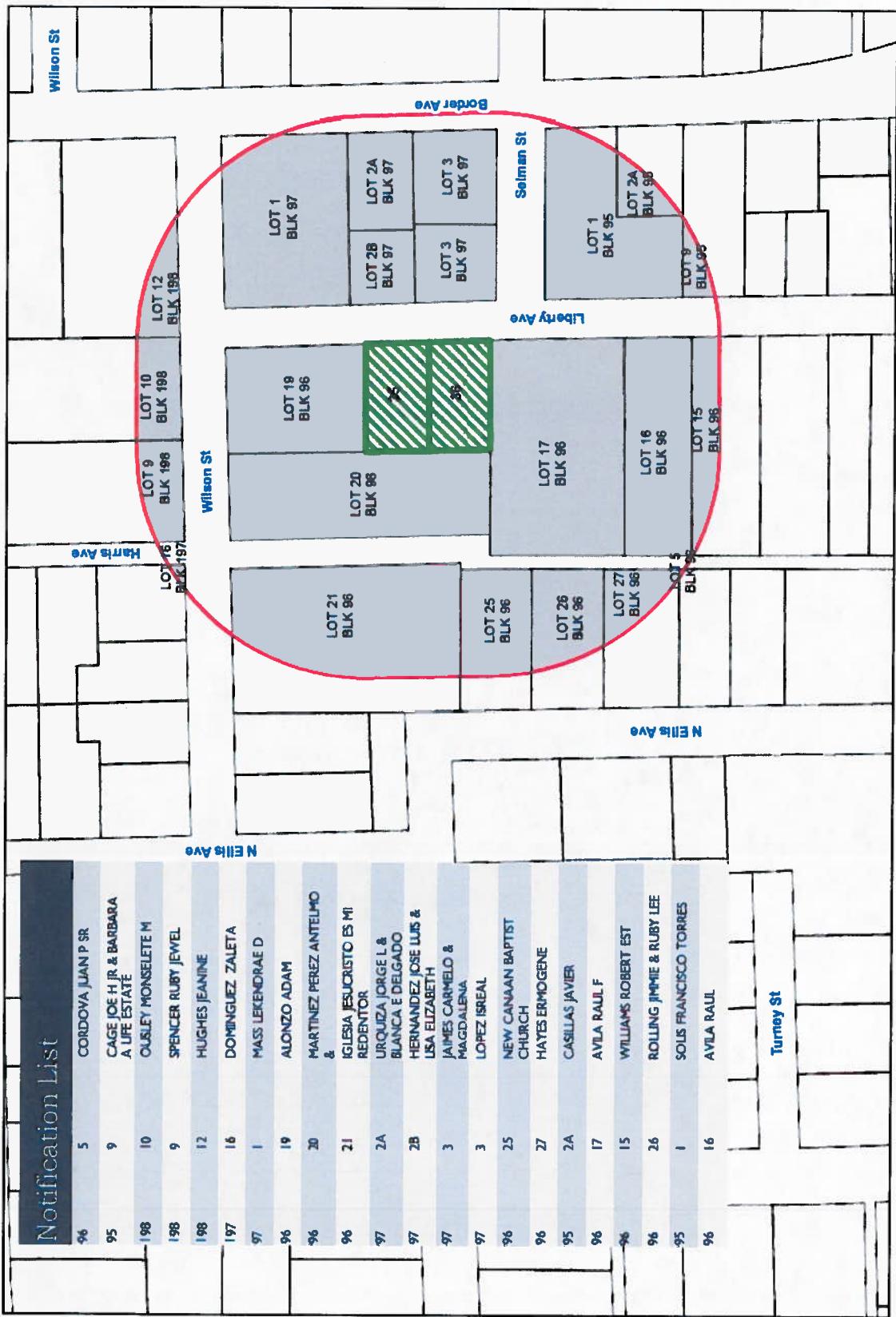
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0 100 Feet



**ZONING CASE**  
 Zoning Case # 217-015  
 Existing Zoning: R-MF; Proposed Zoning: R-1D  
 Applicant: MARION WARE

**ORDINANCE NO. O-2017-60**  
**EXHIBIT "C"**  
**NOTIFICATION MAP**



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0 100 Feet

**ZONING CASE**

Zoning Case # Z17-015

Existing Zoning: R-MF; Proposed Zoning: R-1D

Applicant: MARION WARE

