

ORDINANCE NO. O-2017-72

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 15 AND 16 OF NCB 398, TWO LOTS CONSISTING OF APPROXIMATELY 0.31 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF TREZEVANT STREET AND TENNEHA AVENUE (1416 NORTH TENNEHA AVENUE); 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 Z17-020

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "R-1B", Single-Family Residential District, to wit:

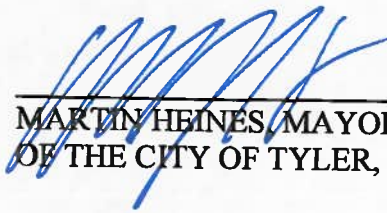
Lots 15 and 16 of NCB 398, two lots totaling approximately 0.31 acres of land located at the southwest corner of Trezevant Street and Tenneha Avenue (1416 North Tenneha Avenue).

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 and the Future Land Use Guide to reflect Single-Family Residential Low/Medium.

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 23rd day of August A.D., 2017.

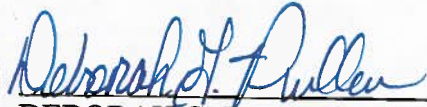

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

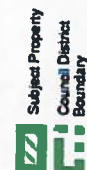


ZONING CASE
Zoning Case #: Z17-020
Existing Zoning: R-2 Proposed Zoning: R-1B
Applicant: Robert and Yolanda McKenzie

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.



This map displays the layout of Council District 2 West and Council District 3 Northwest. The map is divided into two main sections by a dashed green line representing the district boundary. The top section is labeled 'Council District 2 West' and the bottom section is labeled 'Council District 3 Northwest'. The map shows a grid of streets including W Vance St, W Franklin St, W Morris St, W Cochran St, W Queen St, N Albertson Ave, N Whitten Ave, N Grand Ave, N Moore Ave, N Palace Ave, N Dargan Ave, N Tennessee Ave, N Ross Ave, W Cedar St, W Cochran St, W Morris St, W Queen St, and Reed Alley. A specific lot is highlighted with a green hatched pattern and labeled 'Single-Family And Single-Family Attached'. Other labels include 'Single-Family Medium/Low Density', 'Texas College Rd', and 'Fields St'.

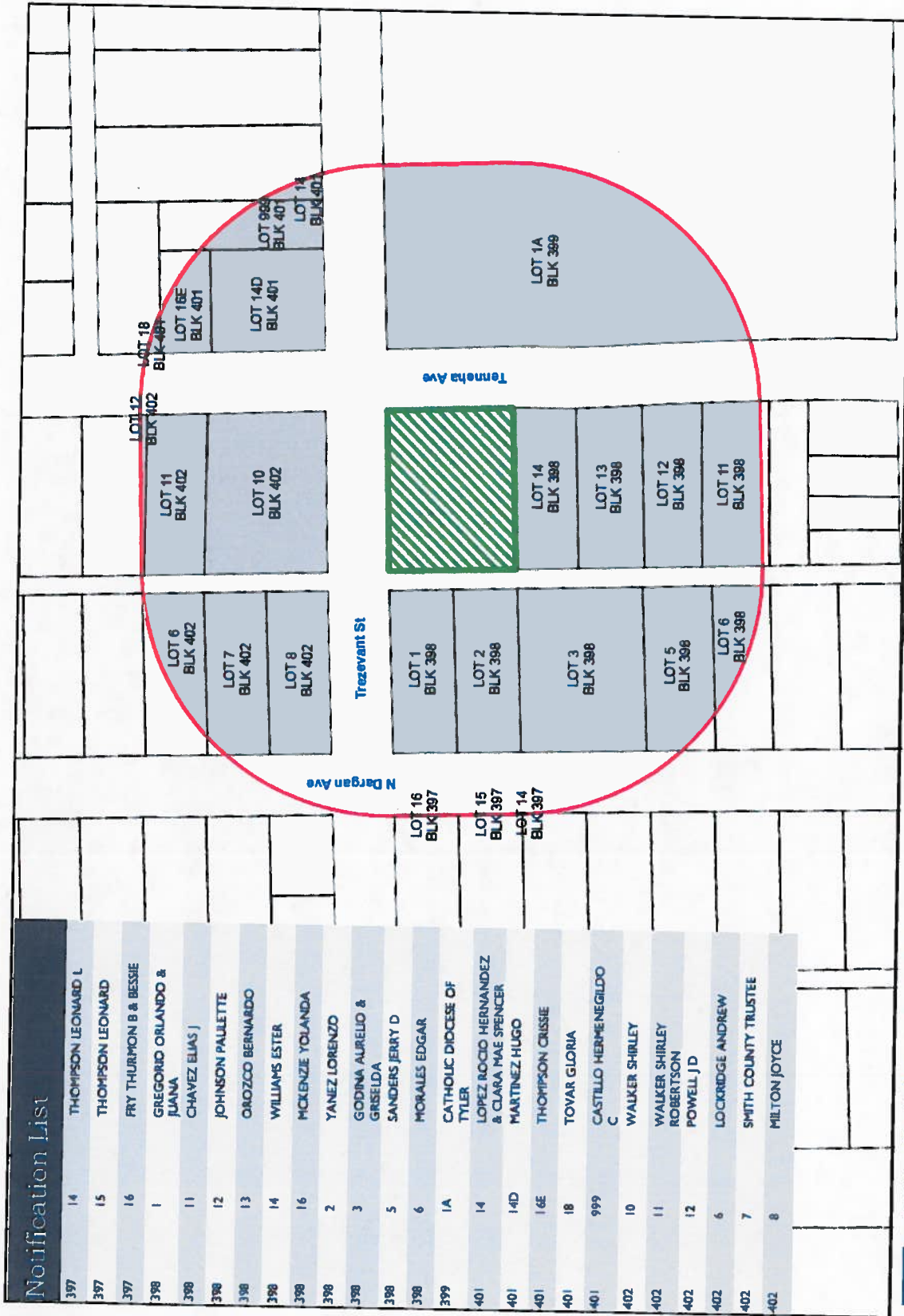


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**ORDINANCE NO. O-2017-72
EXHIBIT "C"
NOTIFICATION MAP**



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