

ORDINANCE NO. O-2017-76

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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 6A AND 6B OF NCB 182, TWO LOTS TOTALING APPROXIMATELY 0.41 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF AUGUSTA AVENUE AND WEST PHILLIPS STREET (701 AND 705 AUGUSTA 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 Z17-029

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

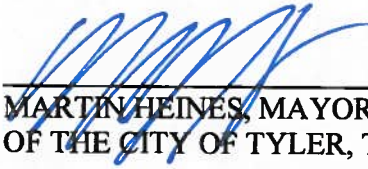
Lots 6A and 6B of NCB 182, two lots totaling approximately 0.41 acres of land located north of the northwest intersection of Augusta Avenue and West Phillips Street (701 and 705 Augusta Avenue).

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 13th day of September A.D., 2017.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

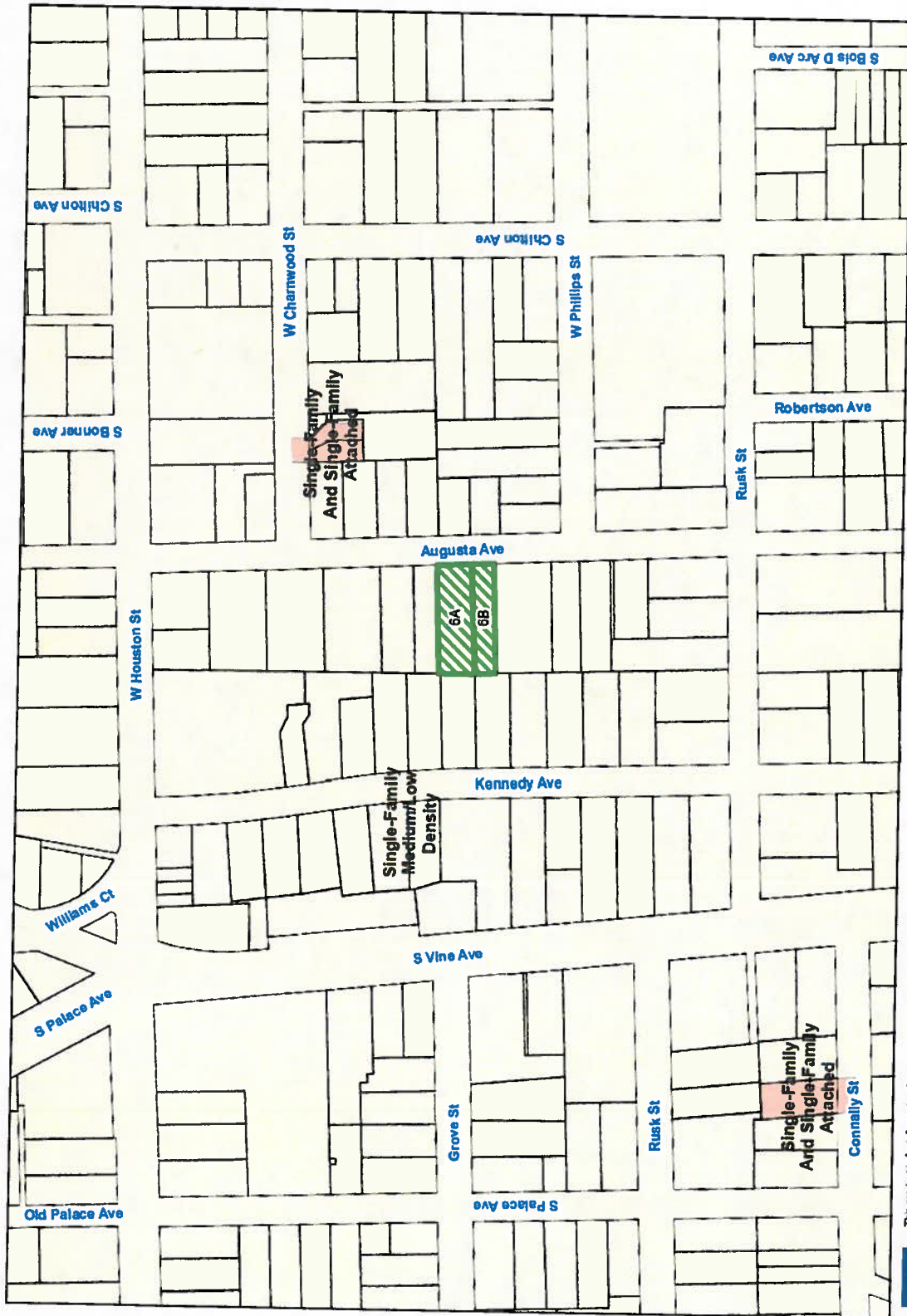
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. FULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-76
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

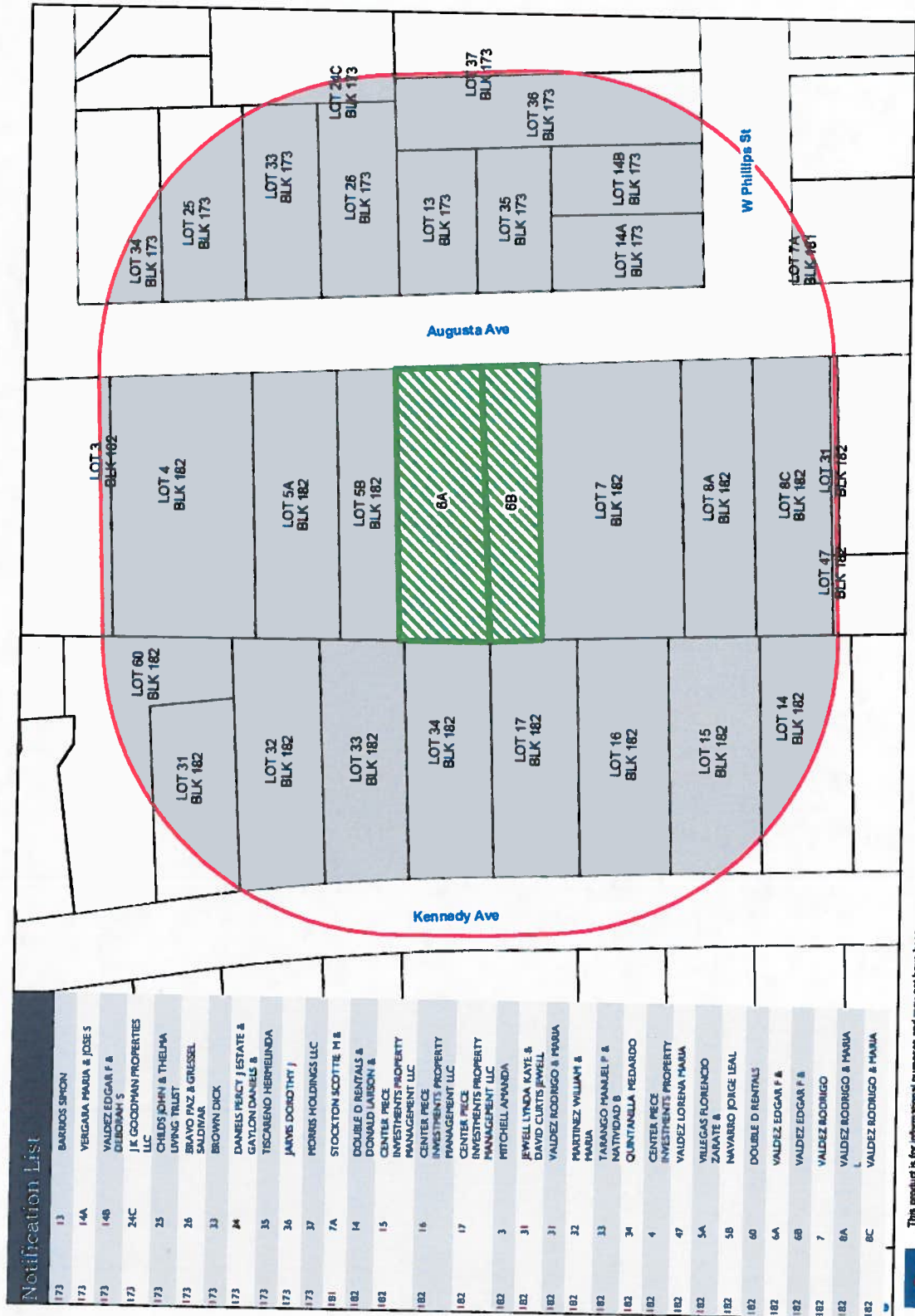


ZONING CASE
Zoning Case #: Z17-029
Existing Zoning: R-MF Proposed Zoning: R-1B
Applicant: Edgar Valdez

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

200 0 200 Feet

**ORDINANCE NO. O-2017-76
EXHIBIT "C"
NOTIFICATION MAP**



Lot #	Owner Name
173	BARROS SPORN
173	VERGARA MARIA & JOSE S
173	VALDEZ EDGAR F & DUBOIAH S
173	JK GOODMAN PROPERTIES LLC
173	CHILD'S JOHN & THELMA LIVING TRUST
173	BRAVO PAZ & GRESSEL SALDIWAR
173	BROWN DICK
173	DANIEL PERCY J ESTATE & GAYLON DANIEL S
173	TISCARENO HERMELINDA
173	JANIS DOROTHY J
173	MONRS HOLDINGS LLC
181	STOCKTON SCOTTIE M & B
182	DOUBLE D RENTALS & DONALD LARSON & CENTER PECE INVESTMENTS PROPERTY MANAGEMENT LLC
182	CENTER PECE INVESTMENTS PROPERTY MANAGEMENT LLC
182	CENTER PECE INVESTMENTS PROPERTY MANAGEMENT LLC
182	FITCHELL APANDA
182	JEWELL LYNDA KAYE & DAVID CURTIS FOWELL
182	VALDEZ RODRIGO & MARIA MARTINEZ WILLIAM & MARIA
182	TARANGO HAMEL F & NATIVIDAD B
182	QUINTANILLA REDARDO
182	CENTER PECE INVESTMENTS PROPERTY MANAGEMENT LLC
182	VALDEZ LORENA MARIA
182	VILLEGAS FLORENCIO ZARATE & NAVARRO JORGE LEAL
182	DOUBLE D RENTALS
182	VALDEZ EDGAR F & B
182	VALDEZ EDGAR F & B
182	VALDEZ RODRIGO & MARIA L
182	VALDEZ RODRIGO & MARIA



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80 0 80 Feet