

ORDINANCE NO. O-2017-84

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 AN APPROXIMATELY 0.96 ACRE PORTION OF LOT 4 OF NCB 951, ONE LOT TOTALING APPROXIMATELY 2.48 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF EAST 5TH STREET AND OLD OMEN ROAD (2925 EAST 5TH STREET); 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 Z17-026

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:

An approximately 0.96 acre portion of Lot 4 of NCB 951, one lot totaling approximately 2.48 acres of land located at the southwest intersection of East 5th Street and Old Omen Road (2925 East 5th Street), and as depicted as Lot 1 on the survey attached hereto as Exhibit "A" and incorporated herein.

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 27th day of September A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY

APPROVED:

**ORDINANCE NO. O-2017-84
EXHIBIT "A"
SURVEY**



**Majority May
Not be Sane**

100 EAST SIX STREET

2007 STUDENT

I, Jimmy Reed, President of Reed Property Management, do hereby certify that I am OWNER of the tract(s) of land shown herein and do hereby stamp this plot as the plan for the subdividing of said tract(s), and do hereby dedicate to the public forever the streets, alleys and easements as shown.

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SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2017.

History Public, State of Texas

I, Stephen R. Adams, Registered Professional Land Surveyor No. 3746 do hereby certify that this Plot does accurately represent the actual
as the ground survey made under my direction and supervision
during the months of January and February, 2001.

ONCE UNDER MY HAND AND SEAL, THE DAY — OF A
— 2017

Stephen R. Adams
Registered Professional Land Surveyor
State of Kansas Reg. #3749



SUBSCRIBED AND SIGNED BEFORE ME, a Notary Public in and for the State of Florida, this day of July, 1967.

History Audit: State of Iowa

APPROVED BY THE PLANNING AND ZONING COMMISSION AND
COUNCIL OF THE CITY OF TYLER, TEXAS, THIS THE 16 day of
July, 2007.

Planning and Policy Chairman

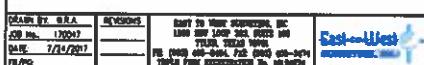
Note: Selling a portion of this property by owner and lessee is a violation of city ordinance and state law and is subject to fine and withholding of utilities and building permits.

Received in October 2019 2019 of the Pet Records of
Smith County, Texas, the Day 2019 Day of 2019

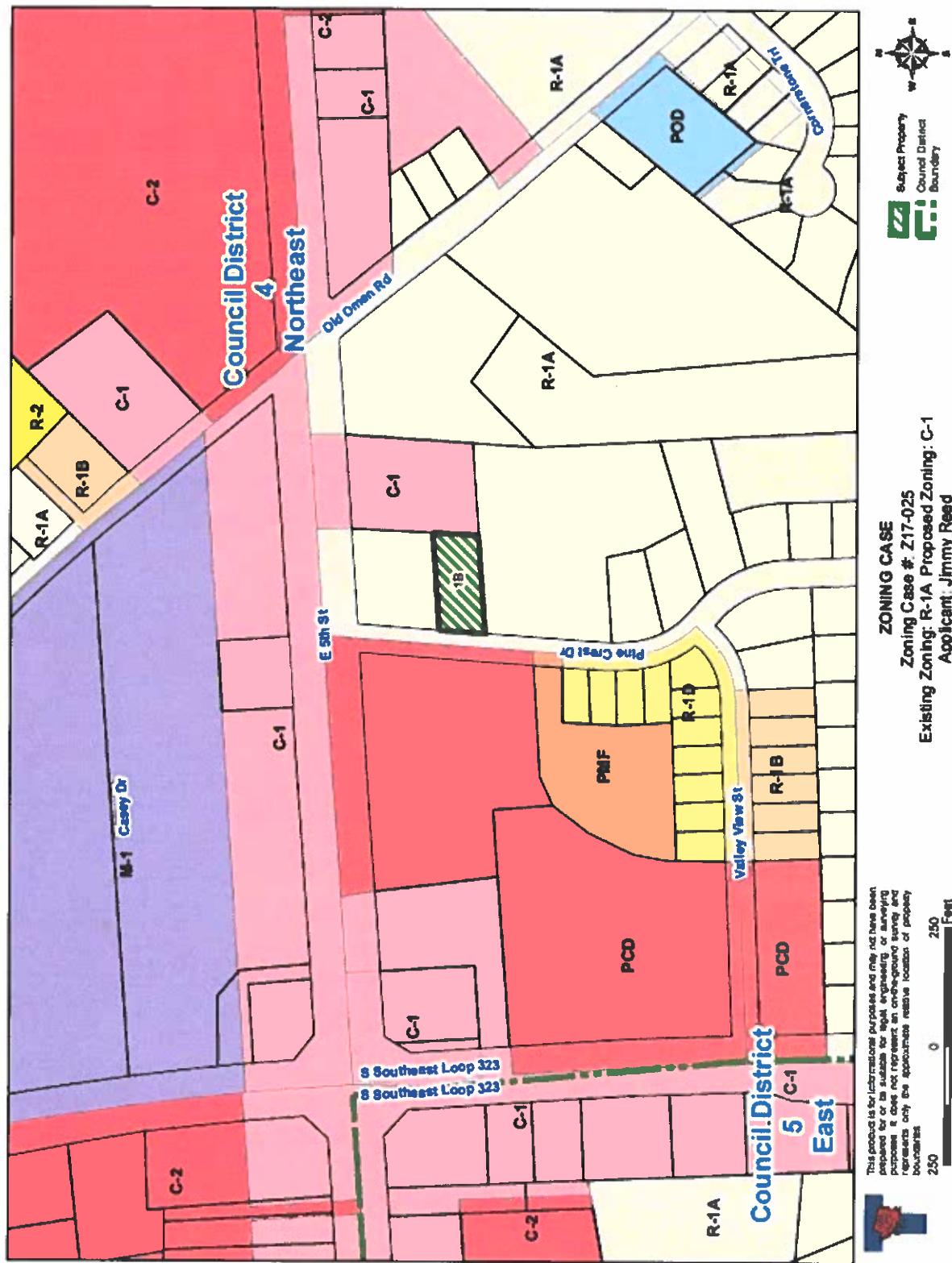
Note: Startups are based on Texas State Phone Observatory System, Grid North Center Date 1980 (J1 Footh) based on the 1980 publication of NAD 1927 System. The central meridian is 127°-7' due

- **Drill** a 1/2" dia hole with an orange plastic cap **Hexhead** 3/8" x 3/4", except as shown.
(10 ft corners along prepared route will be set open)

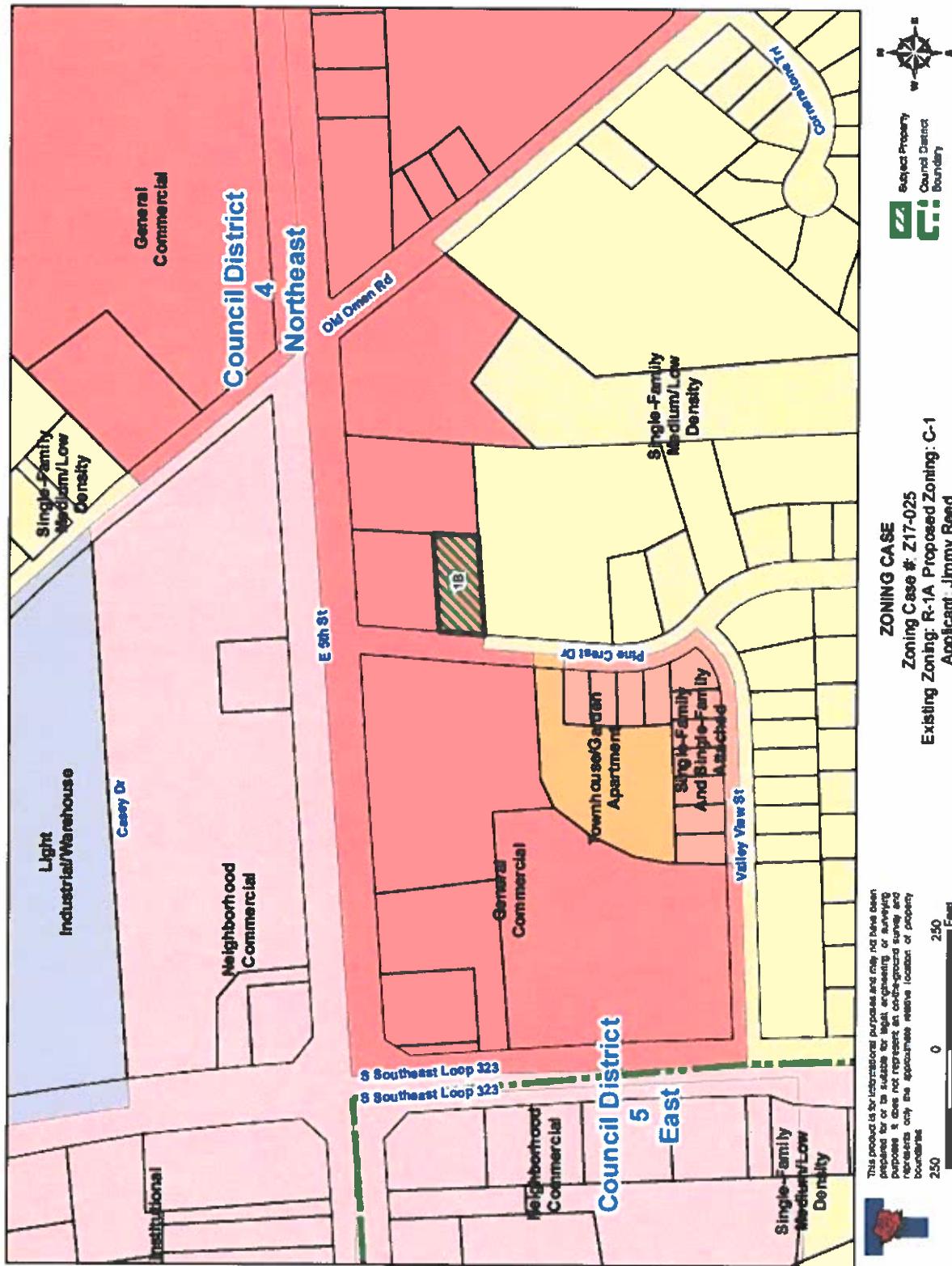
FINAL PLAT
MEADOW BROOK TRAILS
PART OF THE
WOODSON D. HENRY SURVEY, ABSTRACT No. 429
CITY OF TYLER, SMITH COUNTY, TEXAS



**ORDINANCE NO. O-2017-84
EXHIBIT "B"
LOCATION MAP**



ORDINANCE NO. O-2017-84
 EXHIBIT "C"
 TYLER 1ST FUTURE LAND USE GUIDE



ORDINANCE NO. O-2017-84
EXHIBIT "D"
NOTIFICATION MAP

