

**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 27<sup>th</sup> day of September A.D., 2017.



MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

**ATTEST:**

**APPROVED:**



CASSANDRA BRAGER, CITY CLERK

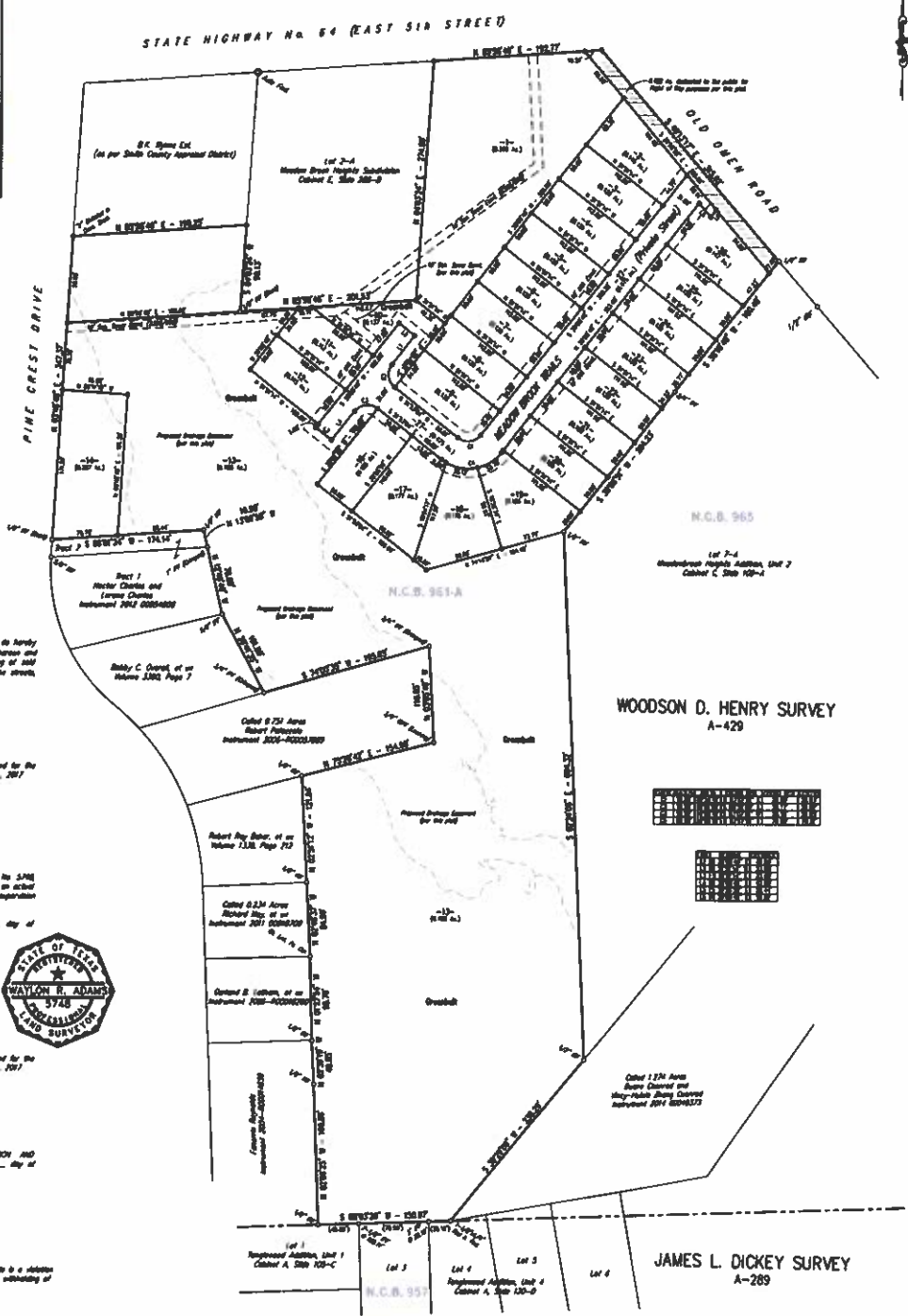


DEBORAH G. PULLUM,  
CITY ATTORNEY

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



Map of State  
Not to Scale



**OWNER'S STATEMENT**  
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 accept this plat 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.

Jimmy Reed, President

SUBSCRIBED AND SHOWN BEFORE ME, a Notary Public in and for the State of Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public, State of Texas

I, Wayne R. Adams, Registered Professional Land Surveyor No. 5748, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision during the months of January and February, 2017.

WAYNE R. ADAMS  
Registered Professional Land Surveyor  
State of Texas No. 5748

SUBSCRIBED AND SHOWN BEFORE ME, a Notary Public in and for the State of Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION AND CHAIRMAN OF THE CITY OF TYLER, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2017

Planning and Zoning Chairman

Note: Selling a portion of this addition by metes and bounds is a violation of city ordinance and shall be and is subject to fines and subdividing of certain and building permits.

Recorded in District \_\_\_\_ Sub \_\_\_\_ of the Plat Records of Smith County, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Note: Bearings are based on Texas State Plane Coordinate System, 840 North Central Zone (NAD 83) based on the 1983 adjustment of NAD System. The central meridian is 102°15'W.

\* Easements a 1/2" Iron Rod with an orange plastic cap stamped "NPLS 5748" except as shown.  
(All lot corners along proposed roads will be set upon completion of all road and utility construction.)

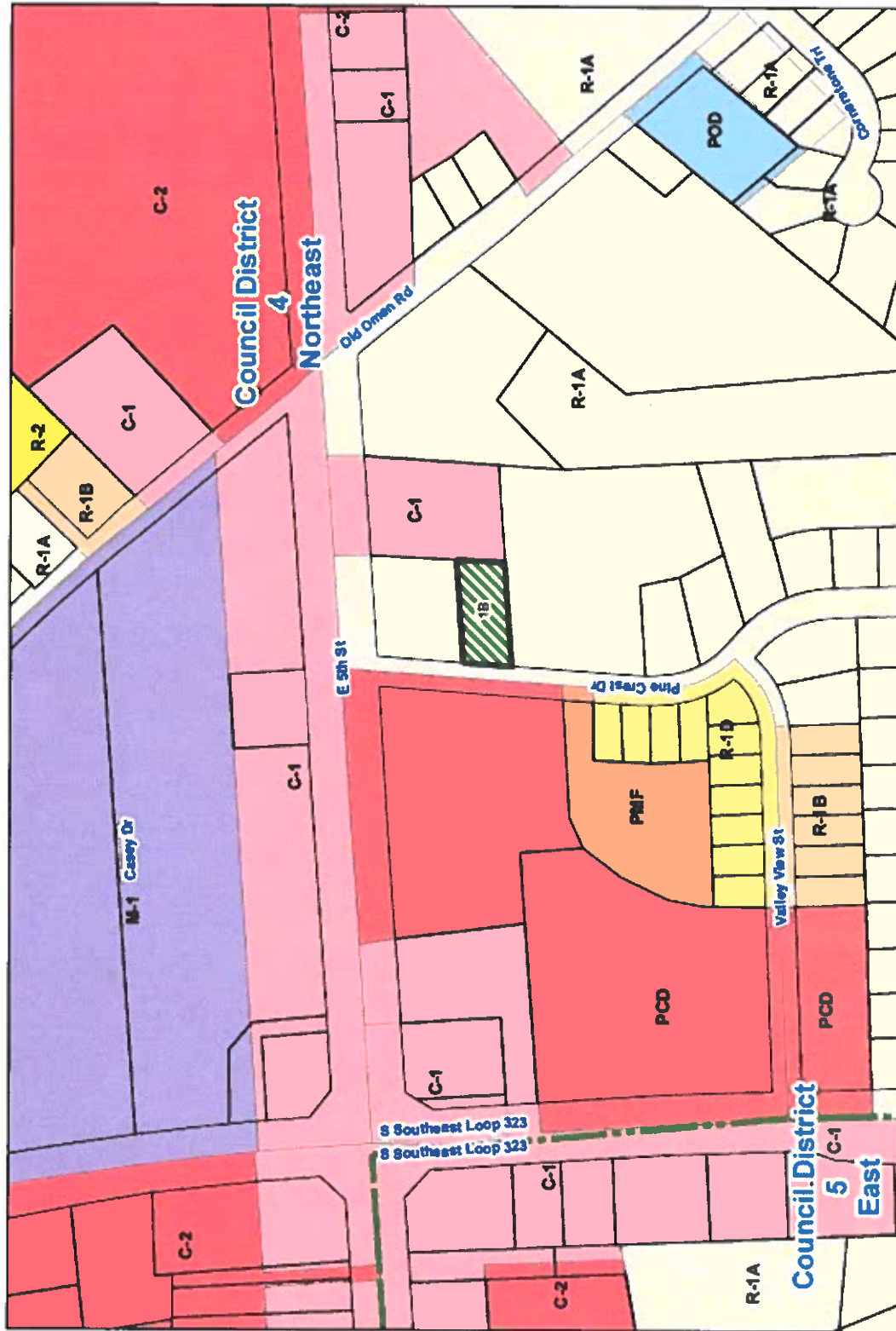
**FINAL PLAT  
MEADOW BROOK TRAILS  
PART OF THE  
WOODSON D. HENRY SURVEY, ABSTRACT No. 429  
CITY OF TYLER, SMITH COUNTY, TEXAS**



DATE	BY	REVISIONS
7/11/2017	WAYNE R. ADAMS	1. FIRST TO SECOND REVISION, INC. 1000 NEW YORK AVE. SUITE 100 TYLER, TEXAS 75701 TEL: (409) 486-4444, FAX: (409) 486-4444 TYPING DATE SUBMITTED TO: 7/11/2017
7/11/2017	WAYNE R. ADAMS	2. CORRECTIONS

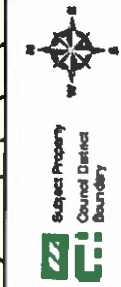


ORDINANCE NO. O-2017-84  
EXHIBIT "B"  
LOCATION MAP



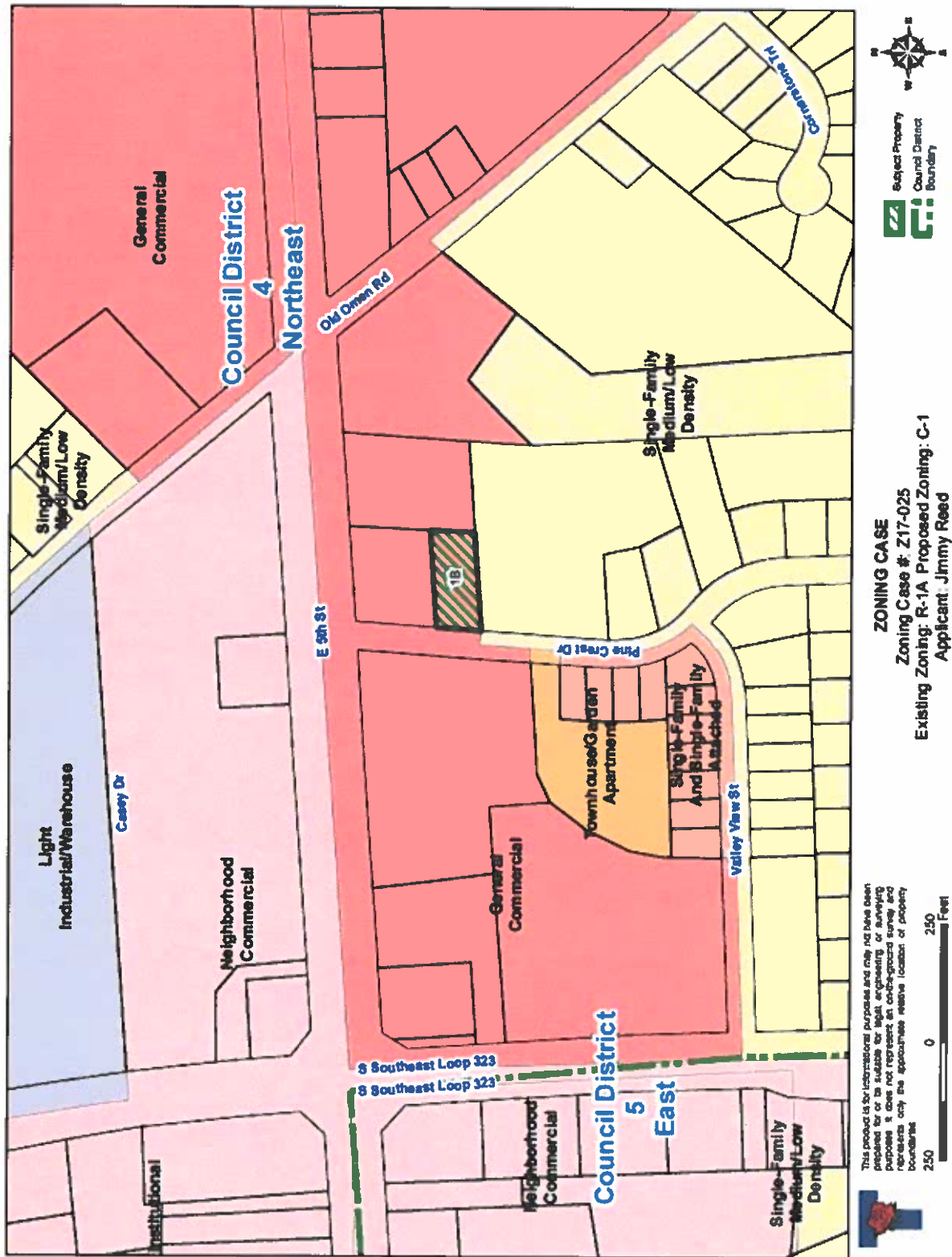
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

250 0 250 Feet



**ZONING CASE**  
Zoning Case #: Z17-025  
Existing Zoning: R-1A Proposed Zoning: C-1  
Applicant: Jimmy Reed

**ORDINANCE NO. O-2017-84**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**





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

