

ORDINANCE NO. O-2017-88

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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "AR", ADAPTIVE REUSE DISTRICT ON LOT 14A OF NCB 791, ONE LOT TOTALING APPROXIMATELY 0.39 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF EAST 8TH STREET AND SOUTH BECKHAM AVENUE (2001 SOUTH BECKHAM 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 Z17-027

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


Lot 14A of NCB 791, one lot totaling approximately 0.39 acres of land located at the southwest corner of East 8th Street and South Beckham Avenue (2001 South Beckham 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 Office.

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 11th day of October A.D., 2017.

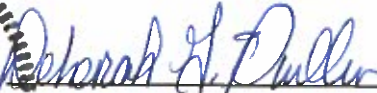

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

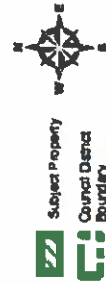
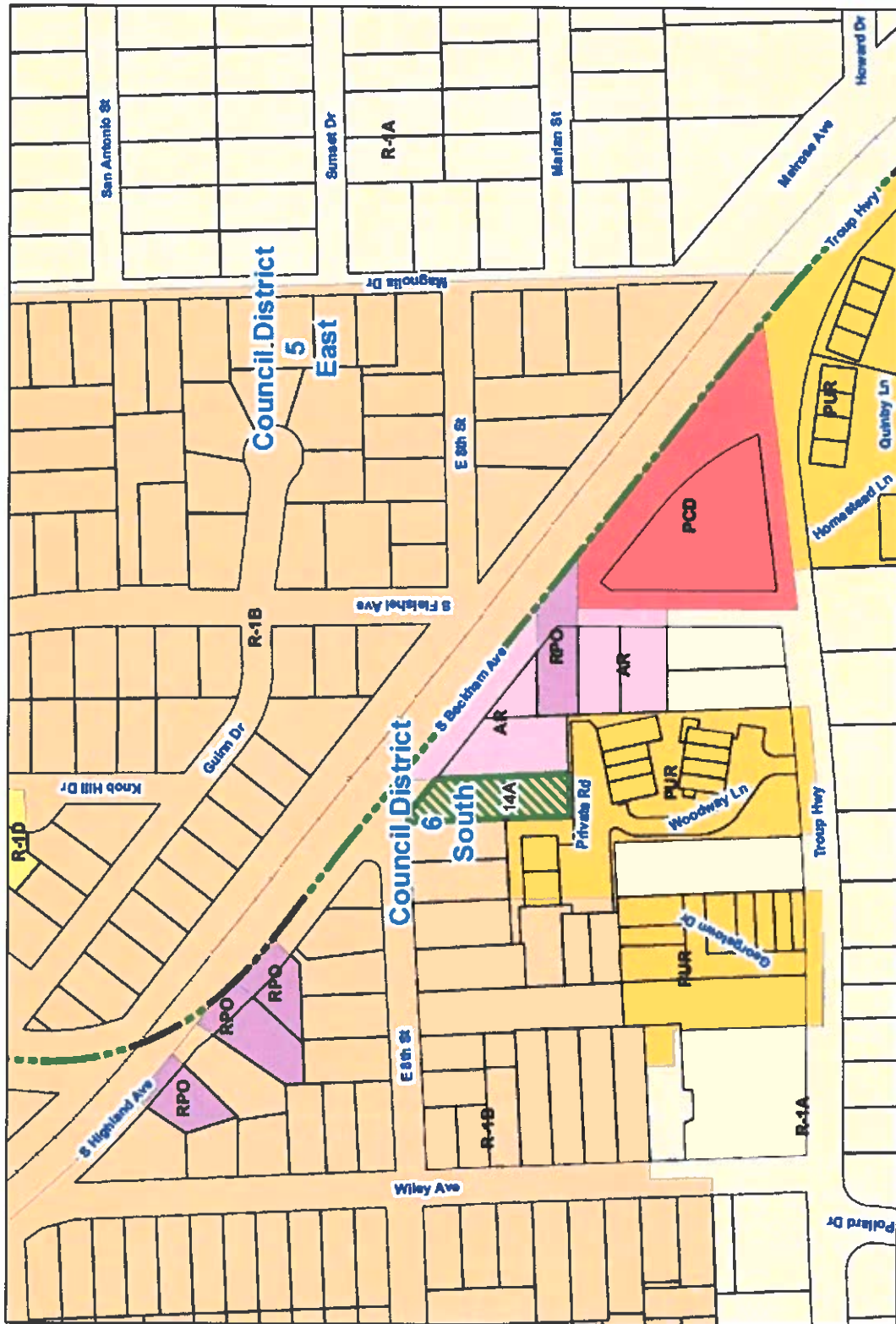
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2017-88
EXHIBIT "A"
LOCATION MAP

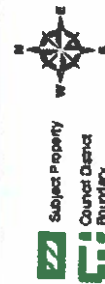
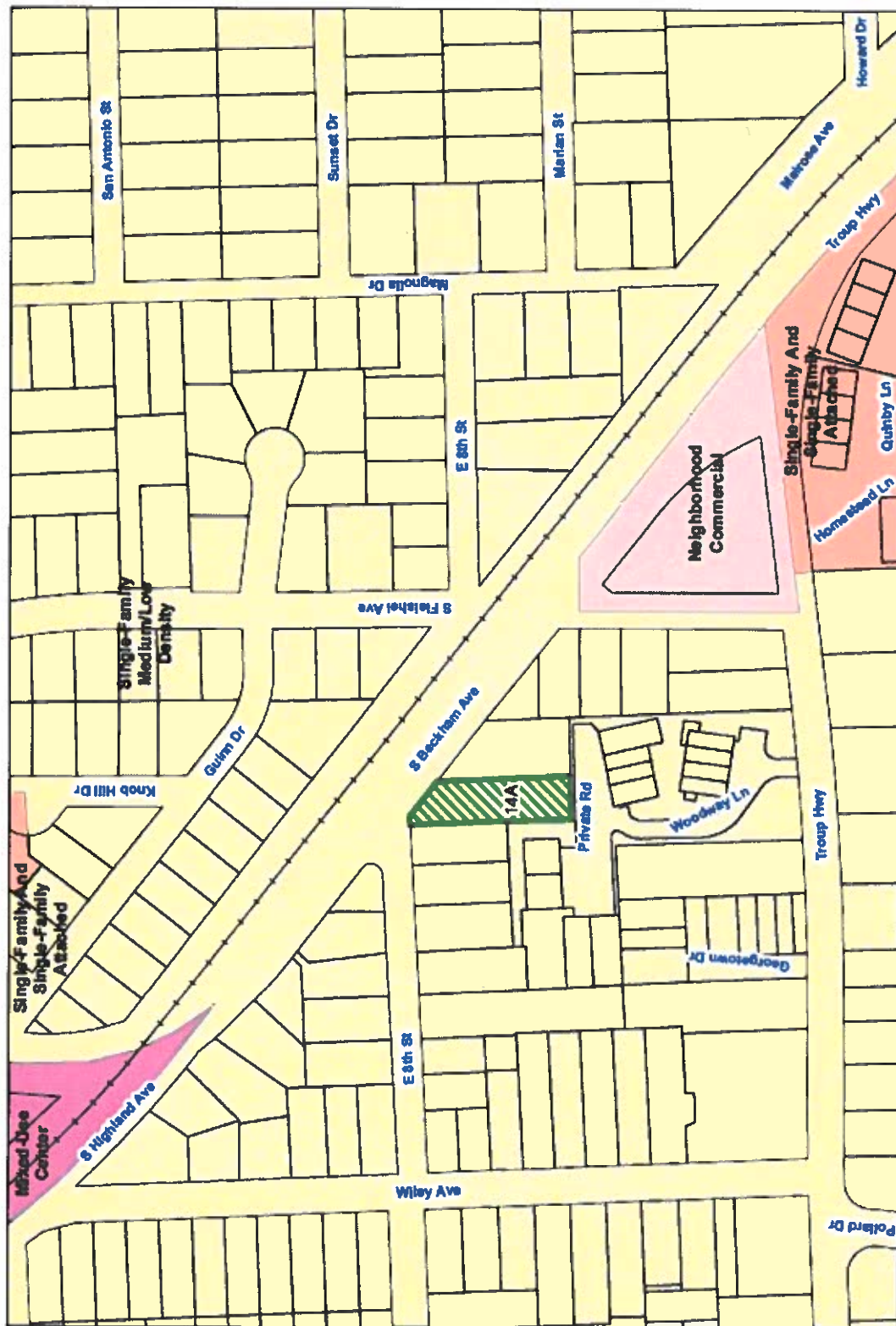


ZONING CASE
 Zoning Case #: Z17-027
 Existing Zoning: R-1B Proposed Zoning: AR
 Applicant: Castagno Properties

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.

200 0 200 Feet

ORDINANCE NO. O-2017-88
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE
 Zoning Case #: Z17-027
 Existing Zoning: R-1B Proposed Zoning: AR
 Applicant: Castagno Properties

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200 0 200 Feet

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ZONING CASE
Zoning Case #: Z17-027
Existing Zoning: R-1B Proposed Zoning: AR
Applicant: Crestwood Properties

Subject Property

200 Natickton Buffer

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