

ORDINANCE NO. O-2017-89

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 "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT TO "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 28 OF NCB 836-N, ONE LOT TOTALING APPROXIMATELY 0.99 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF LAKE PLACID ROAD AND OLD NOONDAY ROAD (3409 OLD NOONDAY ROAD); 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 Z17-032

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


Lot 28 of NCB 836-N, one lot totaling approximately 0.99 acres of land located southwest of the intersection of Lake Placid Road and Old Noonday Road (3409 Old Noonday Road).

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



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

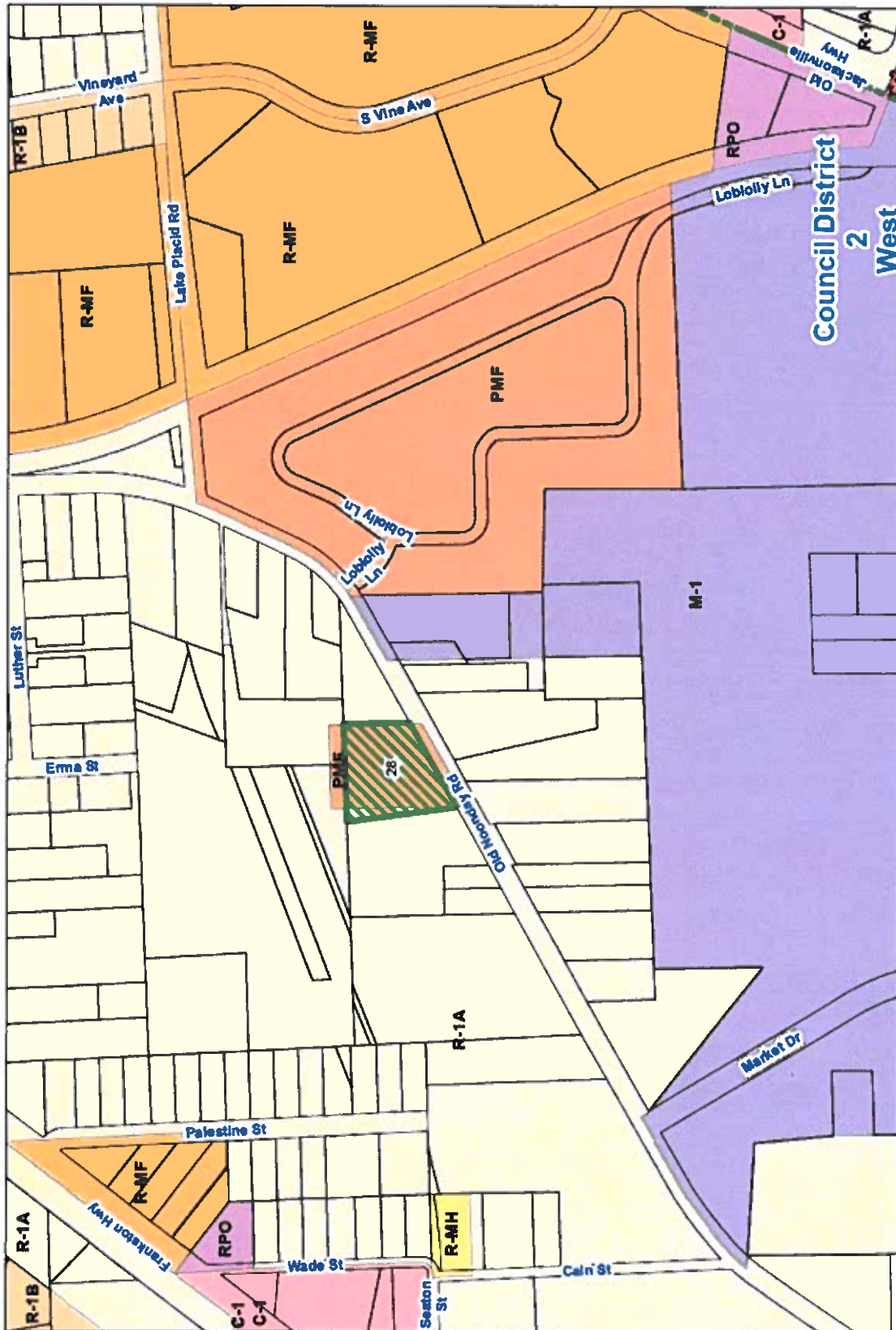
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2017-89
EXHIBIT "A"
LOCATION MAP

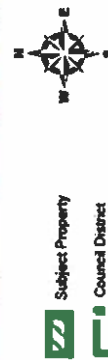
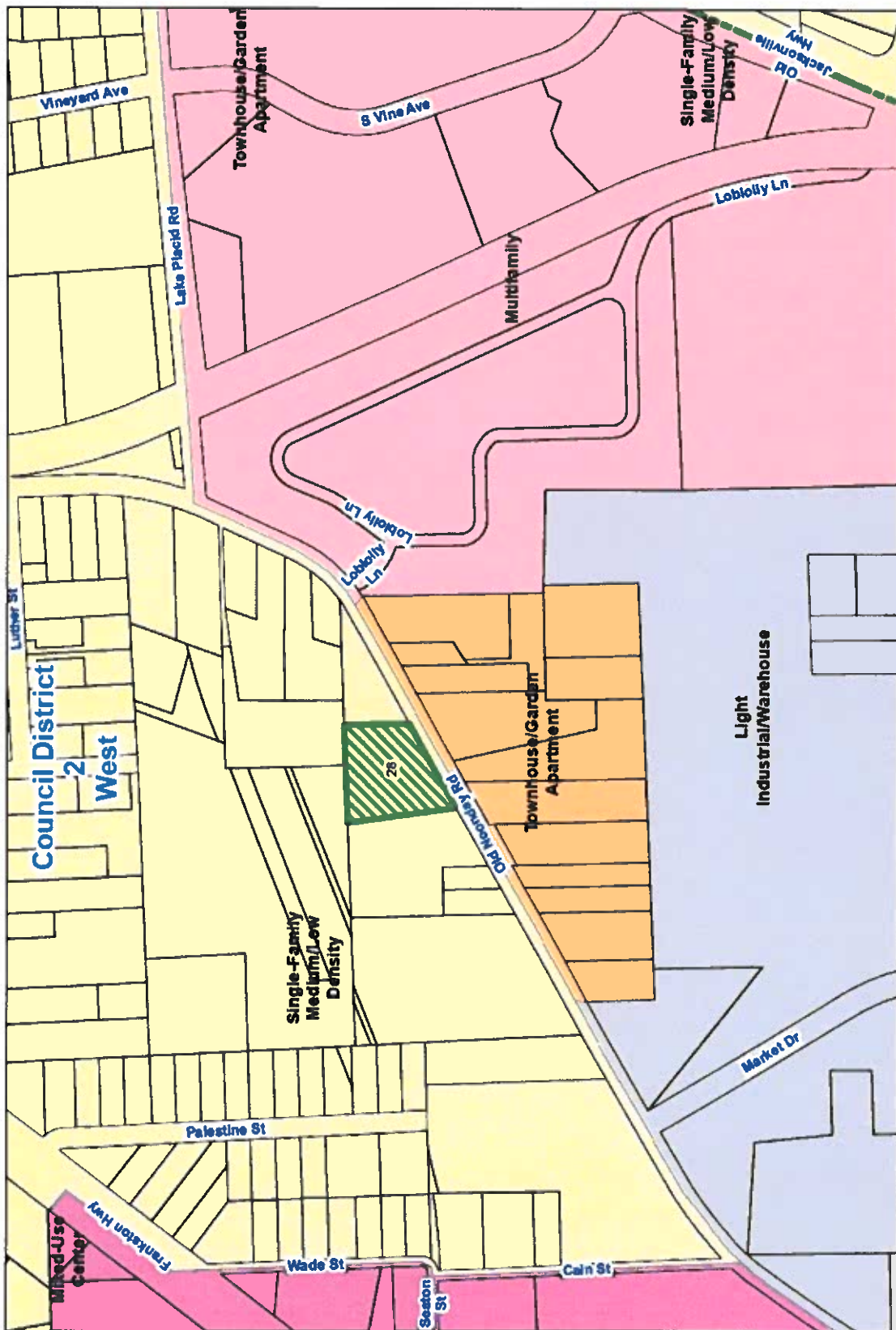


ZONING CASE
Zoning Case #: Z17-032
Existing Zoning: PMF Proposed Zoning: R-1A
Applicant: Jean Ross

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.

300 0 300 Feet

**ORDINANCE NO. O-2017-89
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**



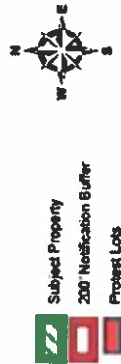
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Notification List		
836N	30	ERWIN WOODROW
836N	31	WATSON SCOTT
900B	21	WYNNE BUILDING CORP
836N	29	HOOD WILLIAM EST
836N	27H	PARAMO REBECCA & DAVID PEREZ
836N	27G	RAMOS ROBERTO Z & OTILIA M
836N	28A	DIXON JOHNNIE B
5050	25	HOOD JACQUELYN
5050	26	HOOD JACQUELYN E & WINFRED
5050	25	HOOD JACQUELYN
5050	25	
5050	25	
900B	12	WOOD TROY LEE
900B	13	WATSON L S
900B	63	MARTINEZ RIAN L
900B	18	RAMOS SAMUEL & CAROLINA & OTILIA RAMOS
900B	17	RAMOS SAMUEL & CAROLINA & OTILIA RAMOS
900B	17	WYNNE BUILDING CORP
900B	15A	WICKWARE FERNIS ESTATE
836N	27E	ALVAREZ MARIO R & MARIA



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