

ORDINANCE NO. O-2016-12

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 "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOTS 23 AND 24 OF NCB 434B, TWO LOTS CONTAINING APPROXIMATELY 0.32 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF BORDER AVENUE AND WEST HARPOLE STREET (524 AND 530 WEST HARPOLE 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 Z02-16-016

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

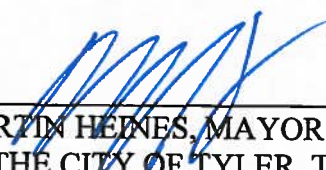
Lots 23 and 24 of NCB 434B, two lots containing approximately 0.32 acres of land located at the southeast intersection of Border Avenue and West Harpole Street (524 and 530 West Harpole Street).

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.

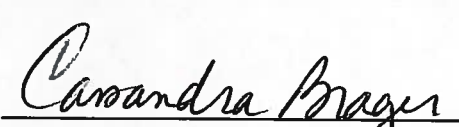
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 24th day of February A.D., 2016.

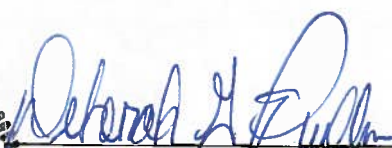

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

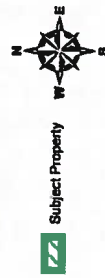
ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

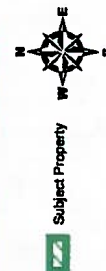
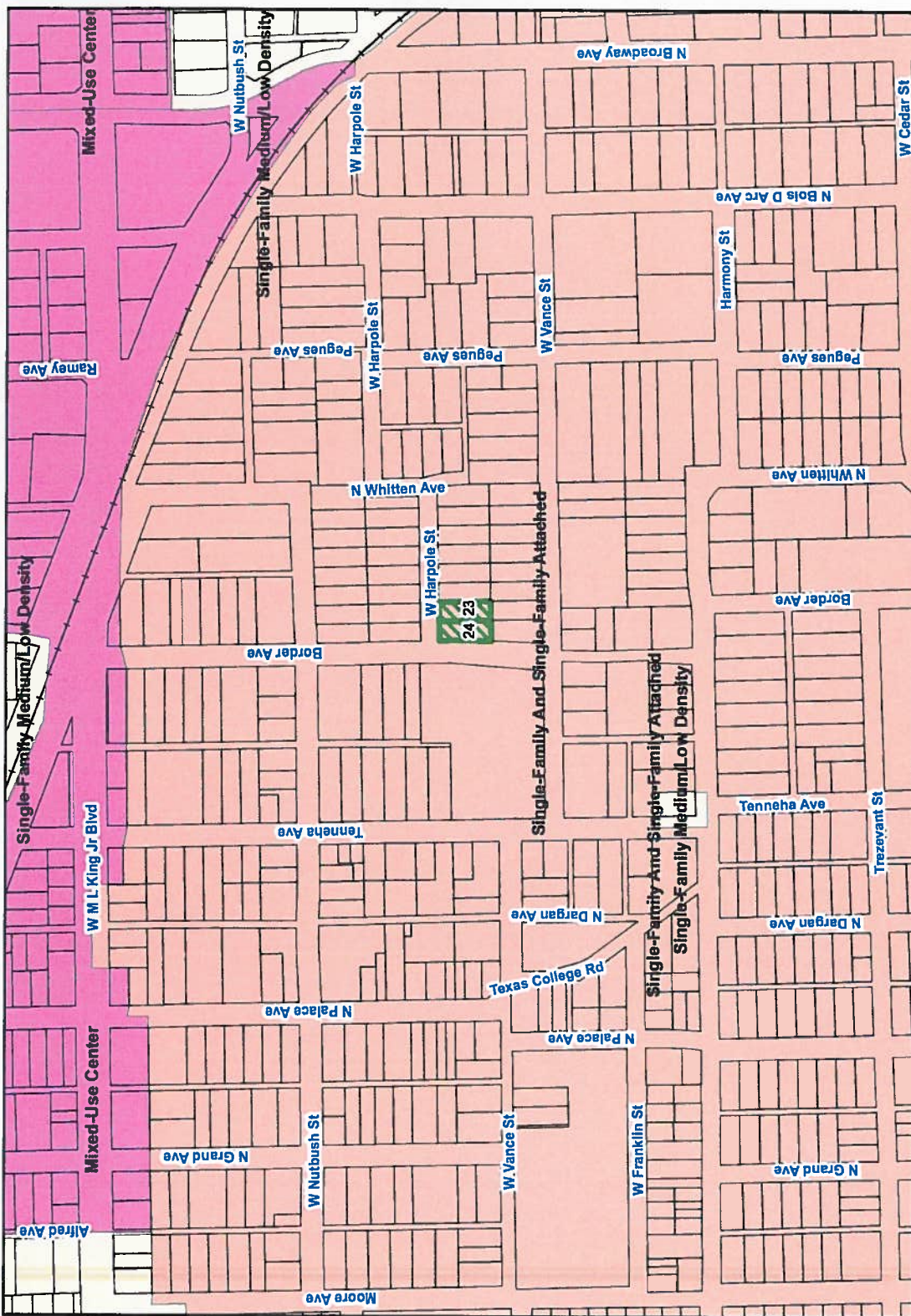


ZONING CASE
Zoning Case #: Z02-16-016
Existing Zoning: R-1B Proposed Zoning: R-1D
Applicant: Marcus Wynne (524 and 530 W. Harpole Street)

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.



ORDINANCE NO. O-2016-12
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE

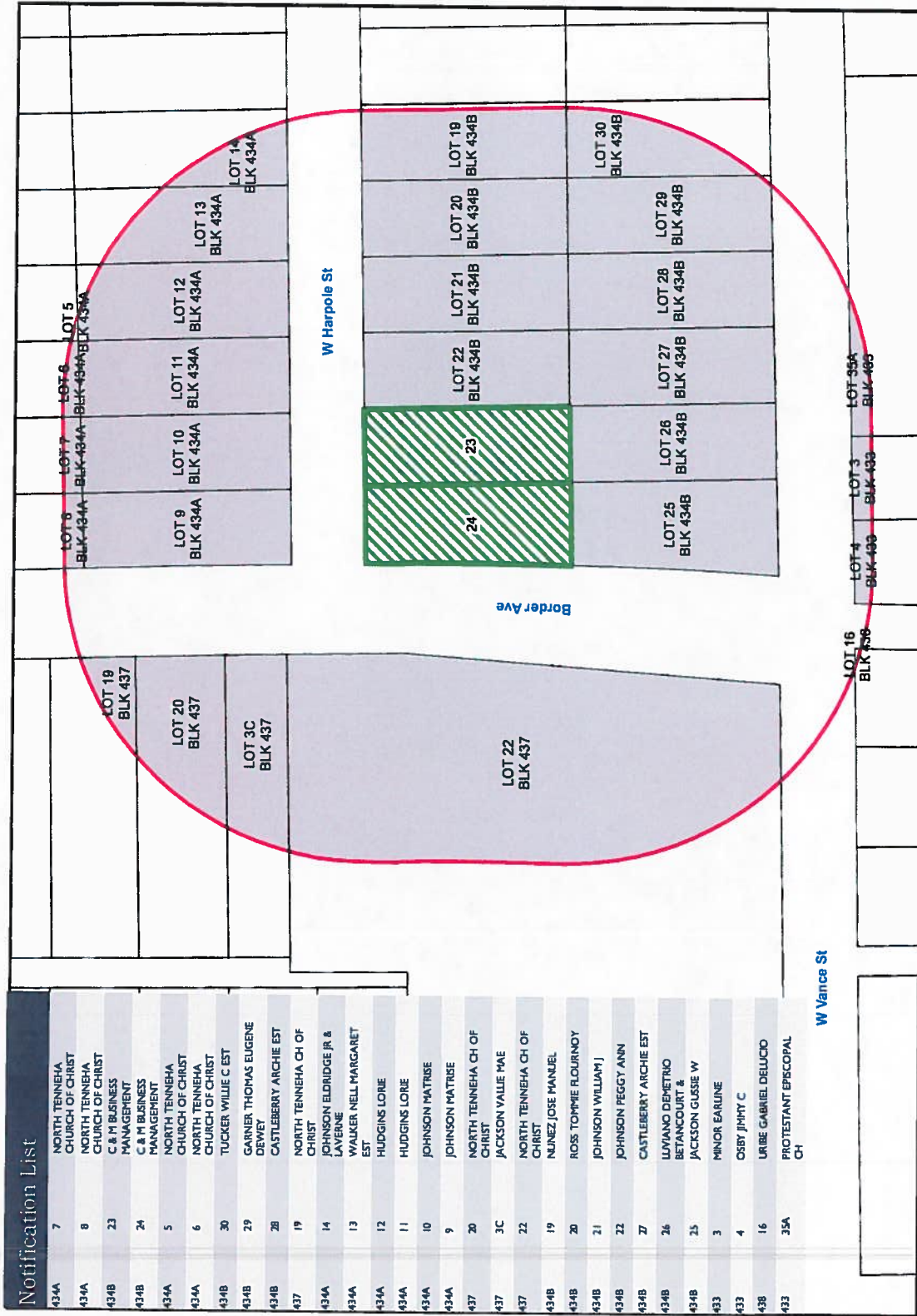


ZONING CASE
 Zoning Case #: 202-16-016
 Existing Zoning: R-1B Proposed Zoning: R-1D
 Applicant: Marcus Wynne (524 and 530 W. Harpole Street)

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**ORDINANCE NO. O-2016-12
EXHIBIT "C"
NOTIFICATION MAP**



ZONING CASE
Zoning Case # Z02-16-016
Existing Zoning: R-1B Proposed Zoning: R-1D
Applicant: Marcus Wynne (524 and 530 W. Harpole Street)

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100 0 100 Feet

Subject Property
200' Notification Buffer