

ORDINANCE NO. O-2016-6

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-2", GENERAL COMMERCIAL DISTRICT ON A 3.52 ACRE PORTION OF LOT 5 OF NCB 1261, ONE LOT CONTAINING APPROXIMATELY 6.01 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF SOUTH SOUTHWEST LOOP 323 AND WEST ERWIN STREET (3517 WEST ERWIN 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 Z01-16-011

That the following described property, which has heretofore been zoned "R-1A", Single-Family Residential District shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:

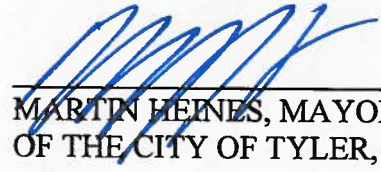
A 3.52 acre portion of Lot 5 of NCB 1261, one lot containing approximately 6.01 acres of land located east of the northeast intersection of South Southwest Loop 323 and West Erwin Street (3517 West Erwin Street), as shown on the drawing attached hereto as Exhibit "A" and incorporated herein.

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 January A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

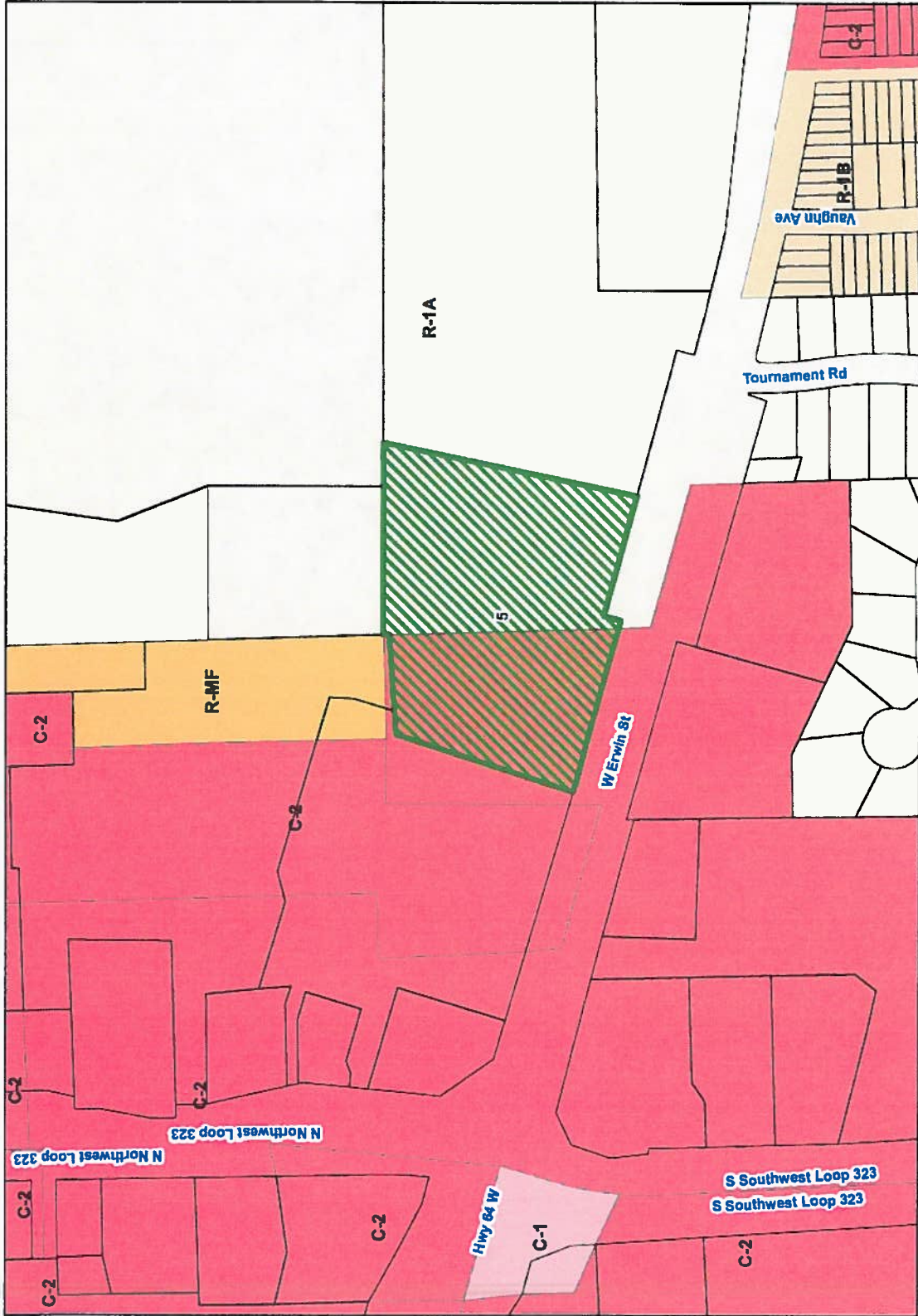
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-6
EXHIBIT "A"
LOCATION MAP**



77 Subject Property

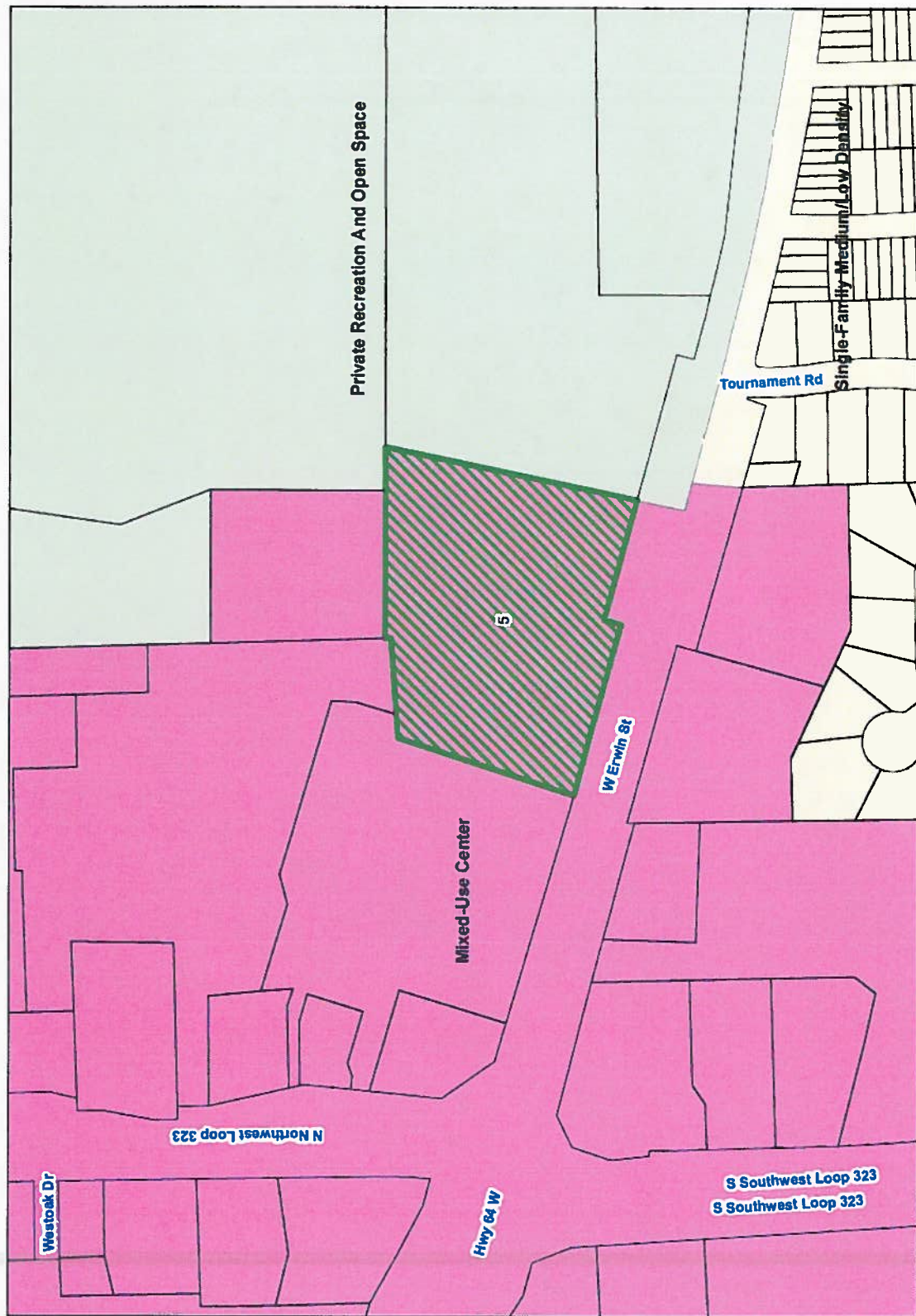
ZONING CASE

Zoning Case #: Z01-16-011
Existing Zoning: R-1A Proposed Zoning: C-2
Applicant: Terry Foote

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



**ORDINANCE NO. O-2016-6
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**



Subject Property

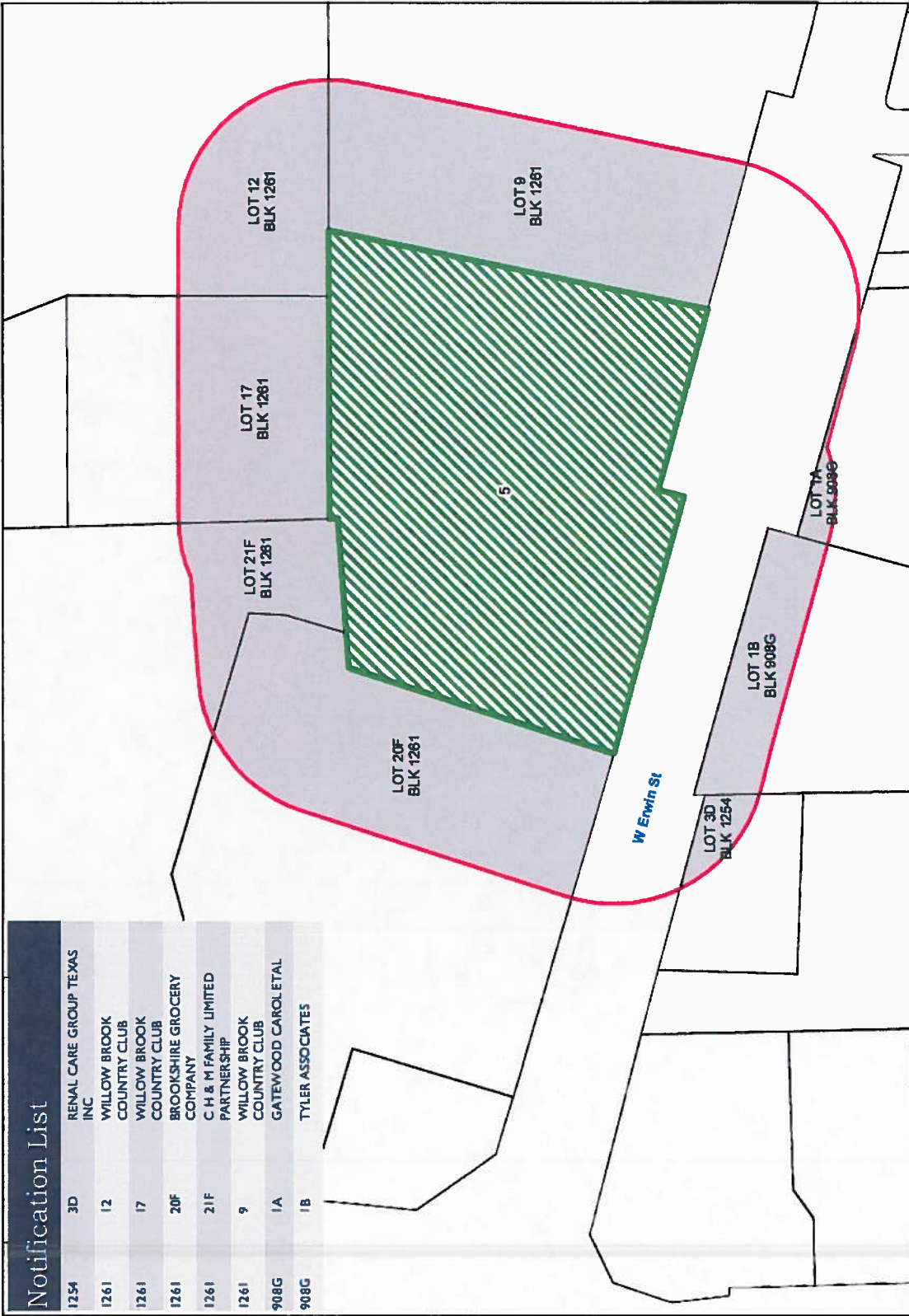


ZONING CASE
 Zoning Case #: Z01-16-011
 Existing Zoning: R-1A Proposed Zoning: C-2
 Applicant: Terry Foote

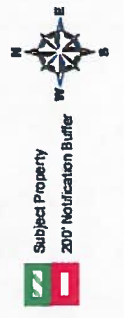
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**ORDINANCE NO. O-2016-6
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
1254	RENAL CARE GROUP TEXAS INC
1261	WILLOW BROOK COUNTRY CLUB
1261	WILLOW BROOK COUNTRY CLUB
1261	BROOKSHIRE GROCERY COMPANY
1261	C H & M FAMILY LIMITED PARTNERSHIP
1261	WILLOW BROOK COUNTRY CLUB
908G	GATEWOOD CAROL ETAL
908G	TYLER ASSOCIATES



ZONING CASE
 Zoning Case #: Z01-16-011
 Existing Zoning: R-1A Proposed Zoning: C-2
 Applicant: Terry Foote

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0 39,000 Feet