

ORDINANCE NO. O-2016-35

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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 9B OF NCB 840, ONE LOT CONTAINING APPROXIMATELY 0.30 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF HUGHEY DRIVE AND OLD NOONDAY ROAD (2423 HUGHEY DRIVE); 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 Z04-16-024

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

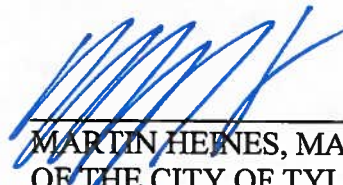
Lot 9B of NCB 840, one lot containing approximately 0.30 acres of land located southwest of the intersection of Hughey Drive and Old Noonday Road (2423 Hughey Drive).

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 Single-Family Medium/Low Density.

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 April A.D., 2016.



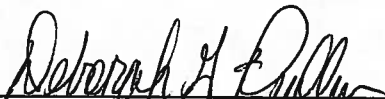
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

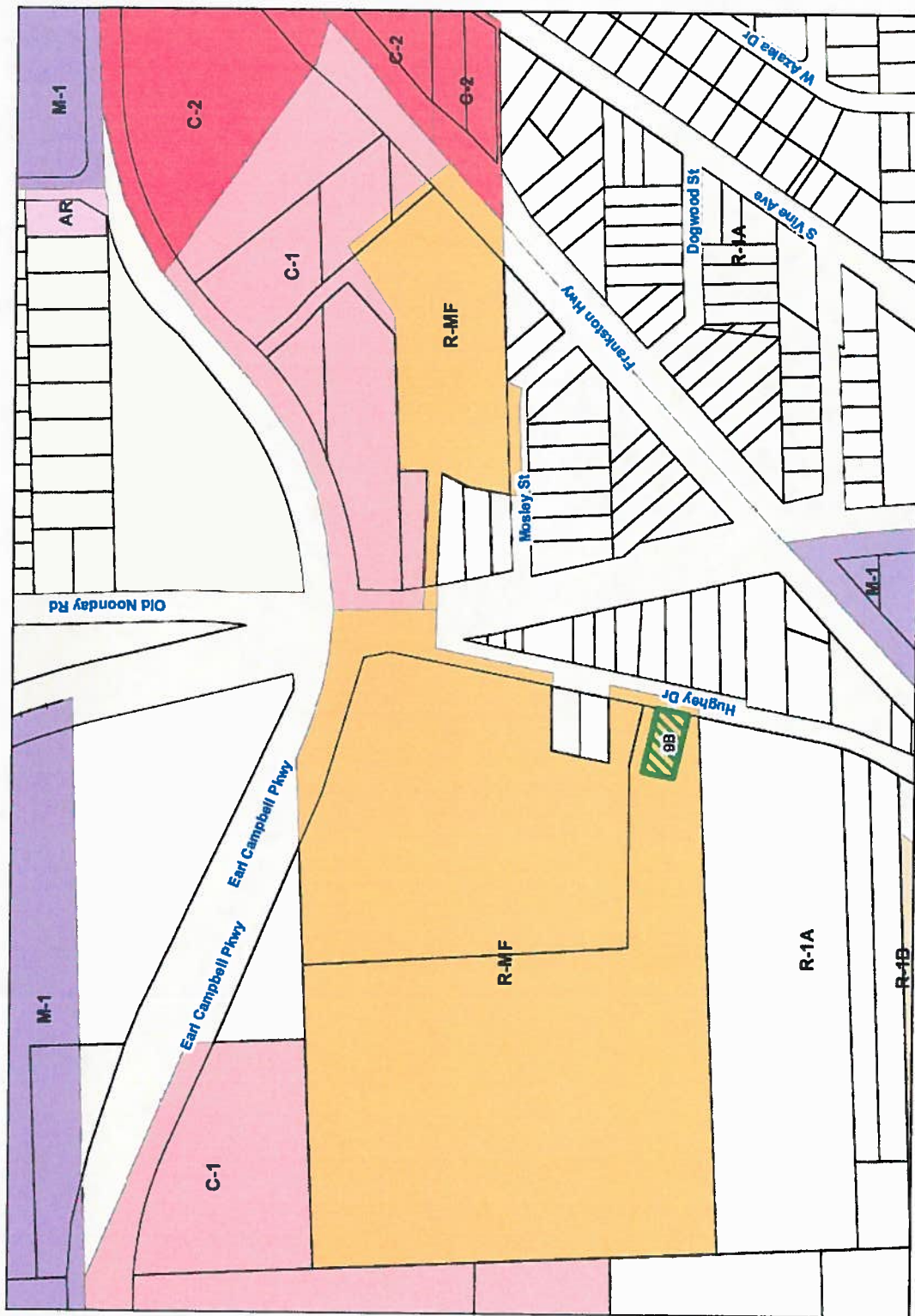

CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

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EXHIBIT "A"
LOCATION MAP

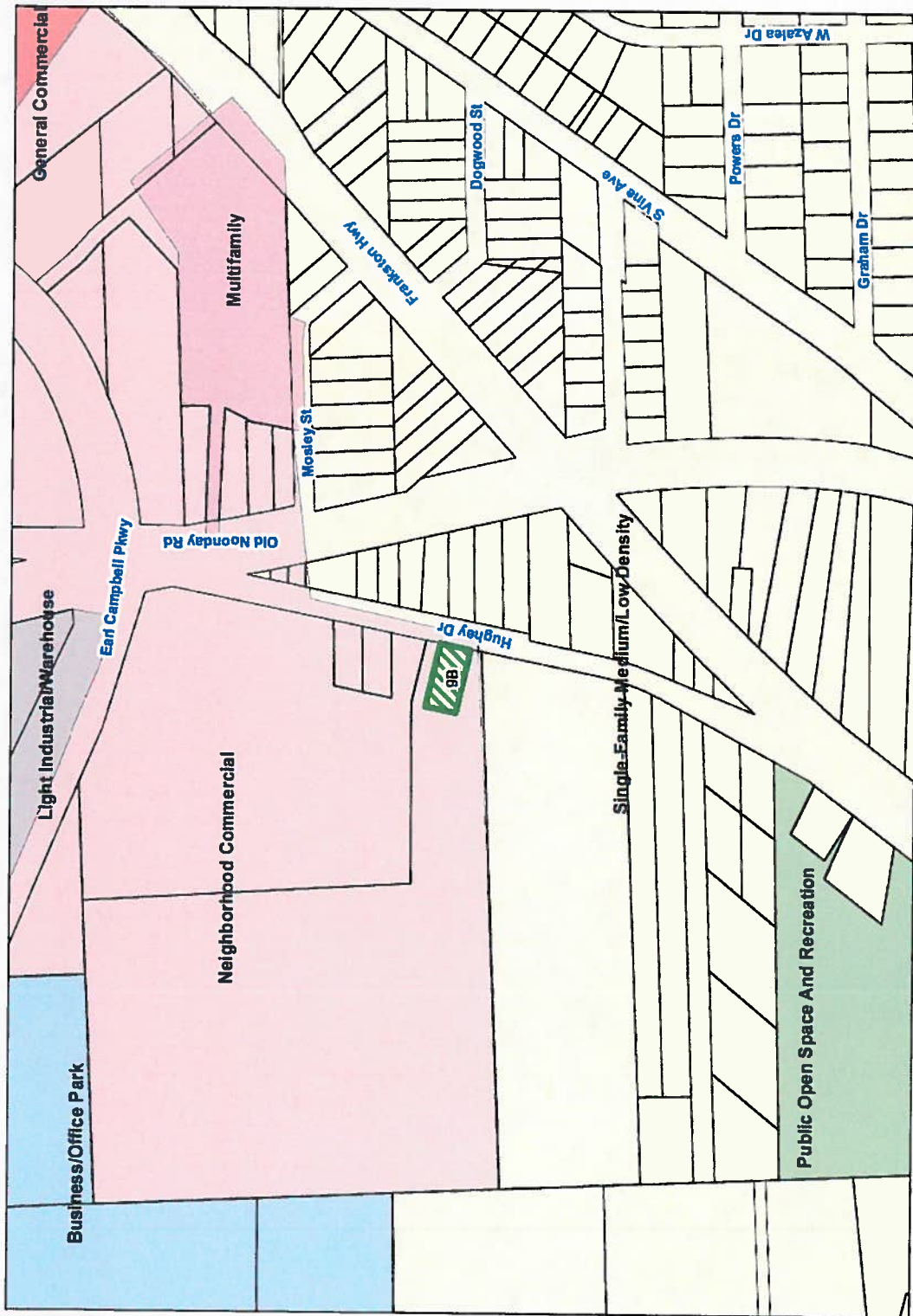


Zoning Case
Zoning Case #: Z04-16-024
Existing Zoning: R-MF Proposed Zoning: R-1B
Applicants: Sophie Smith

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 may contain only the approximate relative location of property boundaries.



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EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



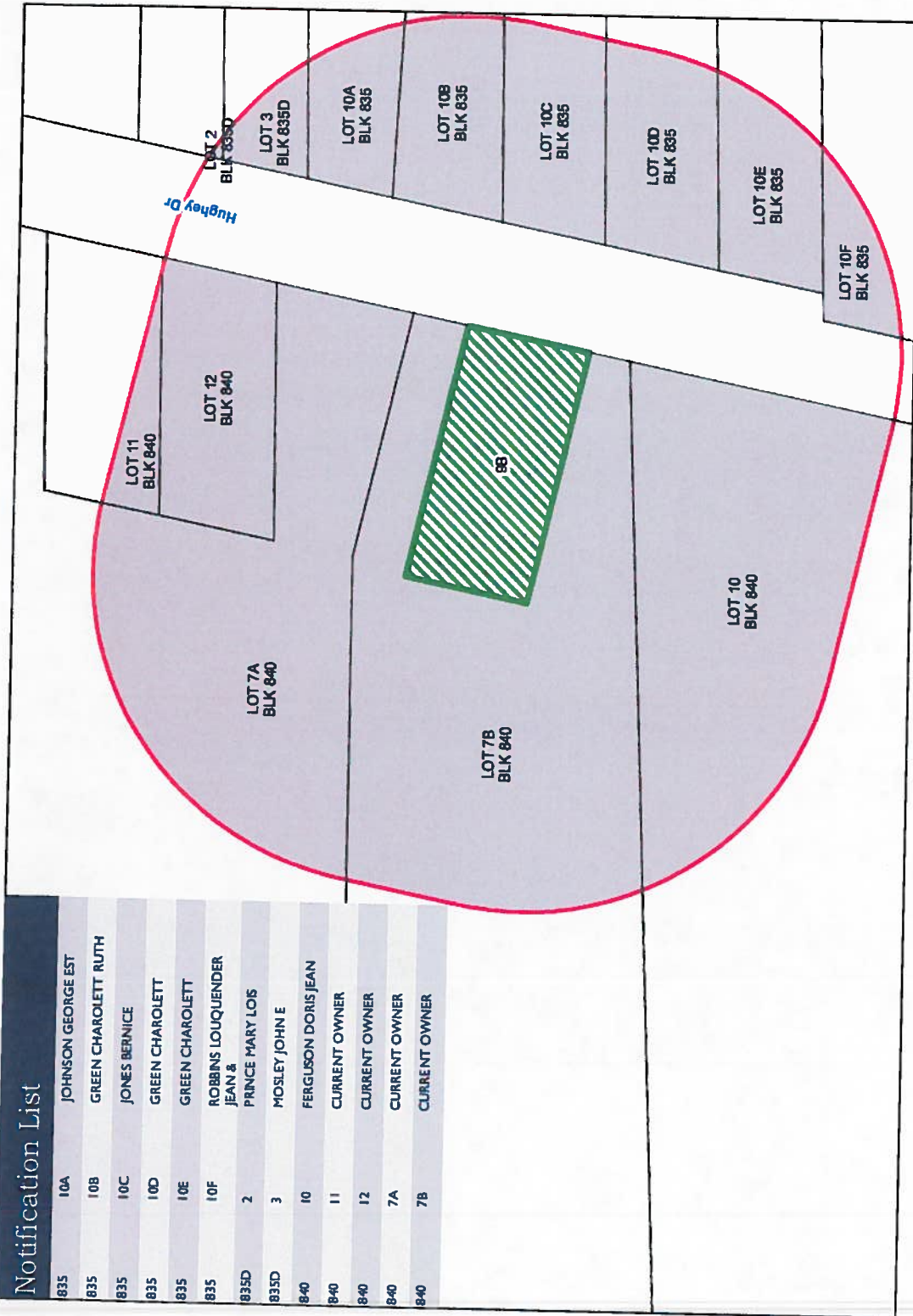
Zoning Case
 Zoning Case #: ZD4-16-024
 Existing Zoning: R-MF Proposed Zoning: R-1B
 Applicants: Sophie Smith

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EXHIBIT "C" NOTIFICATION MAP



Notification List

835	10A	JOHNSON GEORGE EST
835	10B	GREEN CHAROLETT RUTH
835	10C	JONES BERNICE
835	10D	GREEN CHAROLETT
835	10E	GREEN CHAROLETT
835	10F	ROBBINS LOUQUENDER JEAN &
835D	2	PRINCE MARY LOIS
835D	3	MOSLEY JOHN E
840	10	FERGUSON DORIS JEAN
840	11	CURRENT OWNER
840	12	CURRENT OWNER
840	7A	CURRENT OWNER
840	7B	CURRENT OWNER



Subject Property

Zoning Case

Zoning Case #: Z04-18-024
Existing Zoning: R-MF Proposed Zoning: R-1B
Applicants: Sophie Smith

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100 0 100 Feet