

ORDINANCE NO. O-2016-41

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-1", LIGHT COMMERCIAL DISTRICT ON LOT 3D OF NCB 900B, ONE LOT CONTAINING APPROXIMATELY 1.89 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF LAKE PLACID ROAD AND OLD JACKSONVILLE HIGHWAY (3400 BLOCK OF OLD JACKSONVILLE HIGHWAY); 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 Z04-16-030

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

Lot 3D of NCB 900B, one lot containing approximately 1.89 acres of land located southwest of the intersection of Lake Placid Road and Old Jacksonville Highway (3400 Block of Old Jacksonville Highway).

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 Neighborhood Commercial.

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.

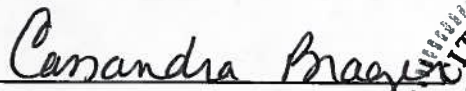
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 27th day of April A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

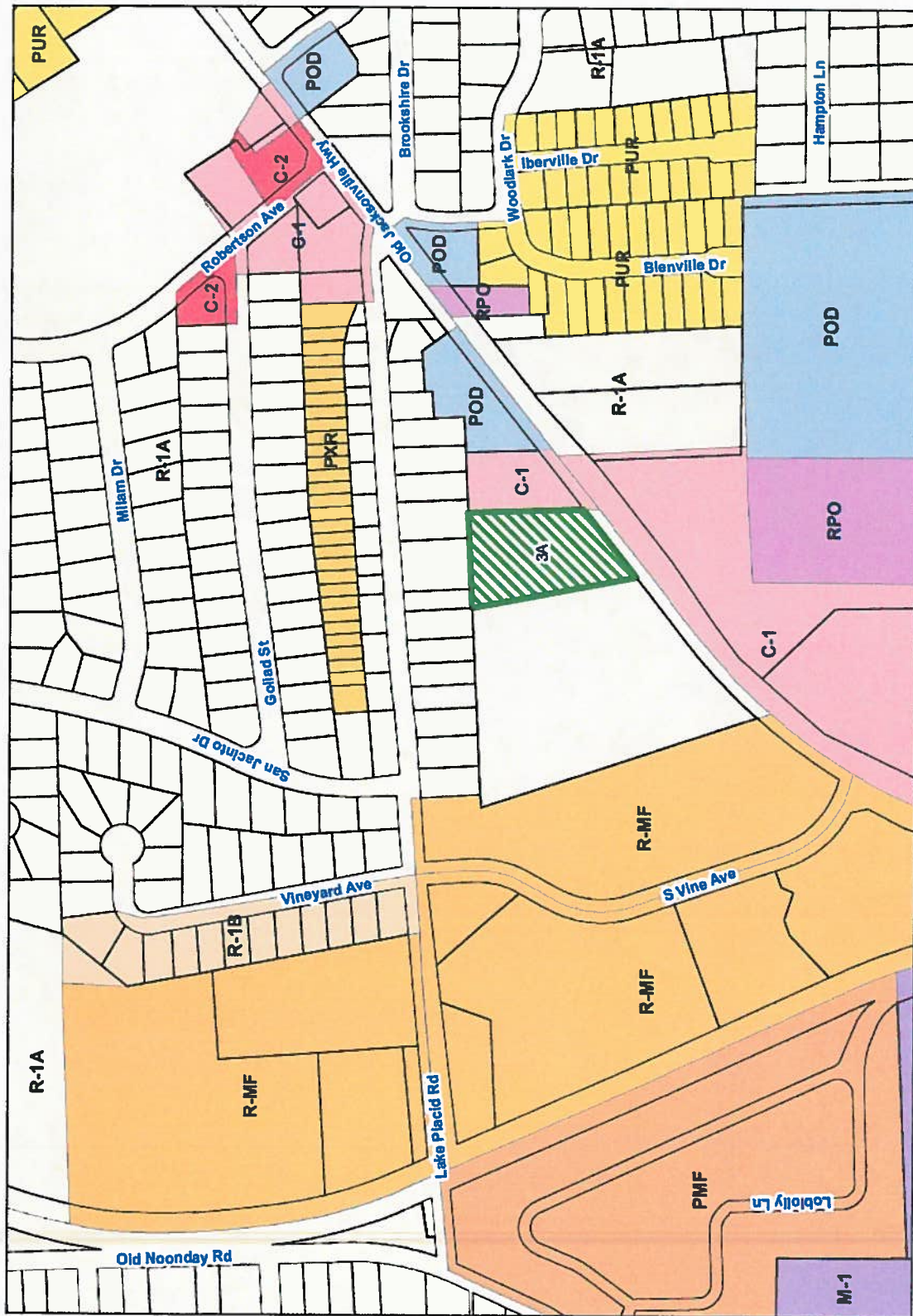
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. FULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2016-41
EXHIBIT "A"
LOCATION MAP



This product is for informational purposes and may not have been prepared for use by a professional engineer, architect, or surveyor. It does not represent an official location of property boundaries.

Retail Building, Inc.

Zoning Case #: Z04-16-030

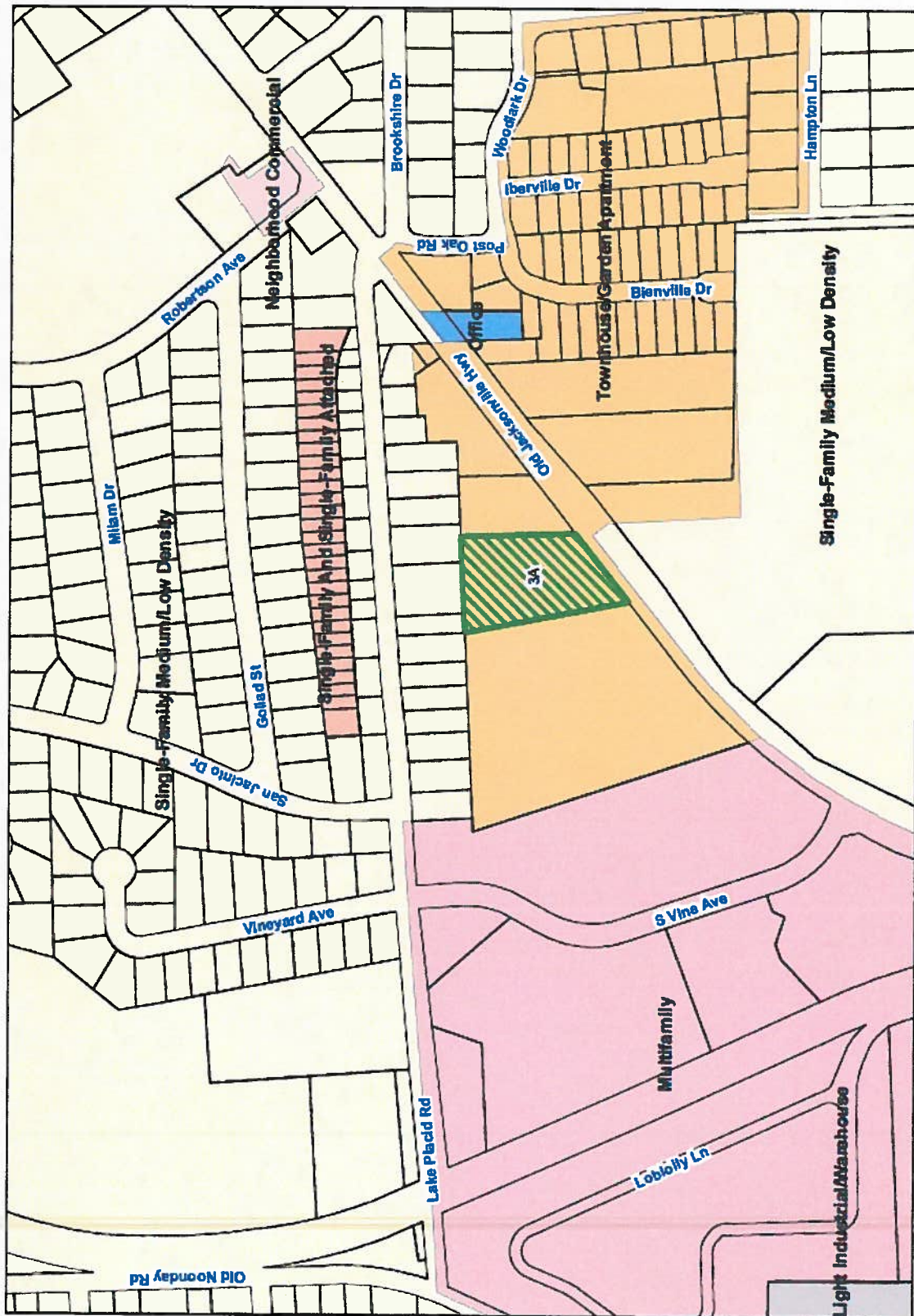
Existing Zoning: R-1A Proposed Zoning: C-1

Applicants: Retail Buildings, Inc./Tyler Christian Fellowship

Subject Property



ORDINANCE NO. O-2016-41
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



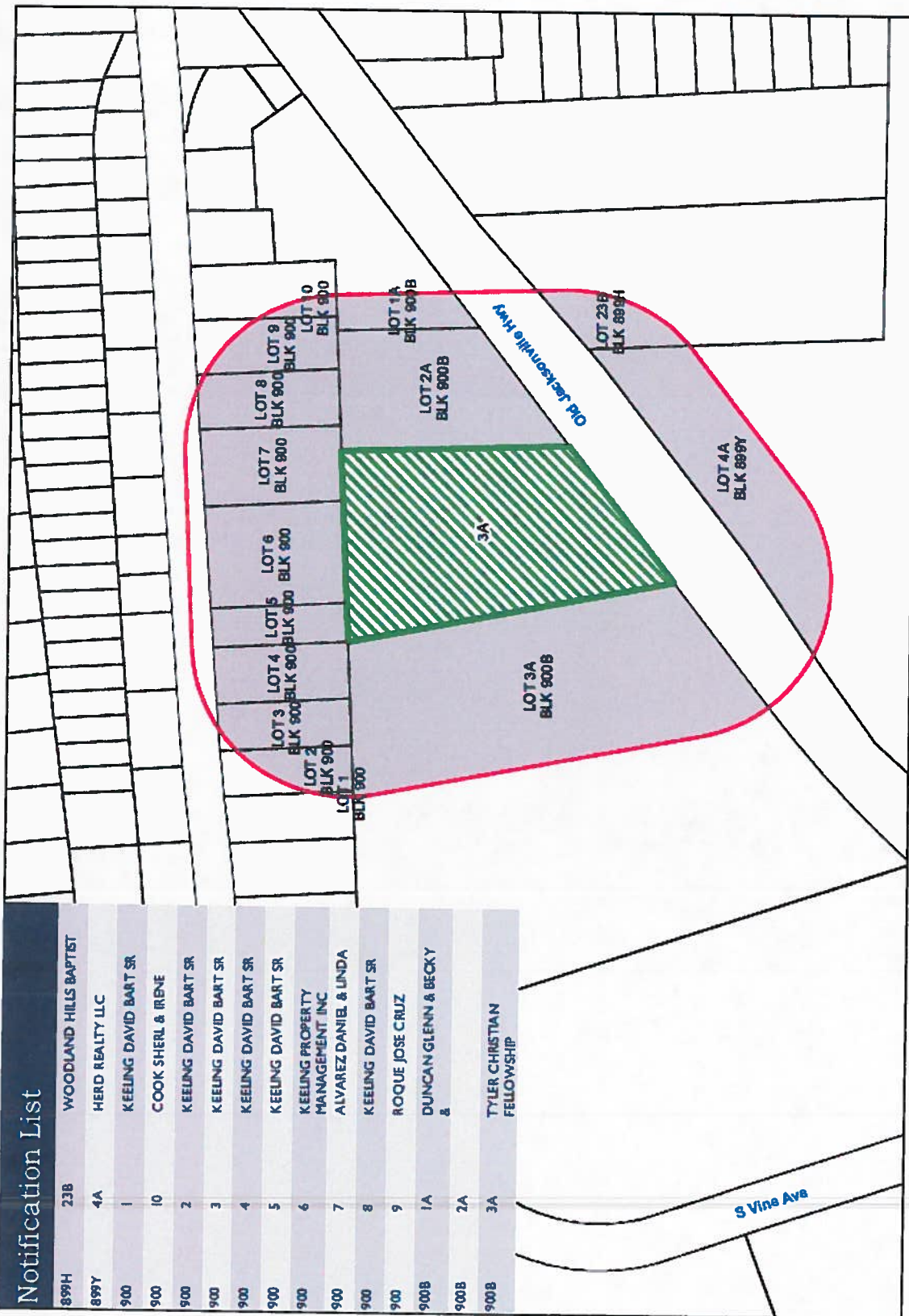
Retail Building, Inc.
 Zoning Case #: Z04-16-030
 Existing Zoning: R-1A Proposed Zoning: C-1
 Applicants: Retail Buildings, Inc./Tyler Christian Fellowship

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400 0 200 400 Feet

**ORDINANCE NO. O-2016-41
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
899H	23B WOODLAND HILLS BAPTIST
899Y	4A HERD REALTY LLC
900	1 KEELING DAVID BART SR
900	10 COOK SHERL & RENE
900	2 KEELING DAVID BART SR
900	3 KEELING DAVID BART SR
900	4 KEELING DAVID BART SR
900	5 KEELING DAVID BART SR
900	6 KEELING PROPERTY MANAGEMENT INC
900	7 ALVAREZ DANIEL & LINDA
900	8 KEELING DAVID BART SR
900	9 ROQUE JOSE CRUZ
900B	1A DUNCAN GLENN & BECKY
900B	2A
900B	3A TYLER CHRISTIAN FELLOWSHIP

Retail Building, Inc.
Zoning Case #: Z04-16-030
Existing Zoning: R-1A Proposed Zoning: C-1
Applicants: Retail Buildings, Inc./Tyler Christian Fellowship

200 0 200 Feet

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Subject Property
200' Notification Buffer