

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
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

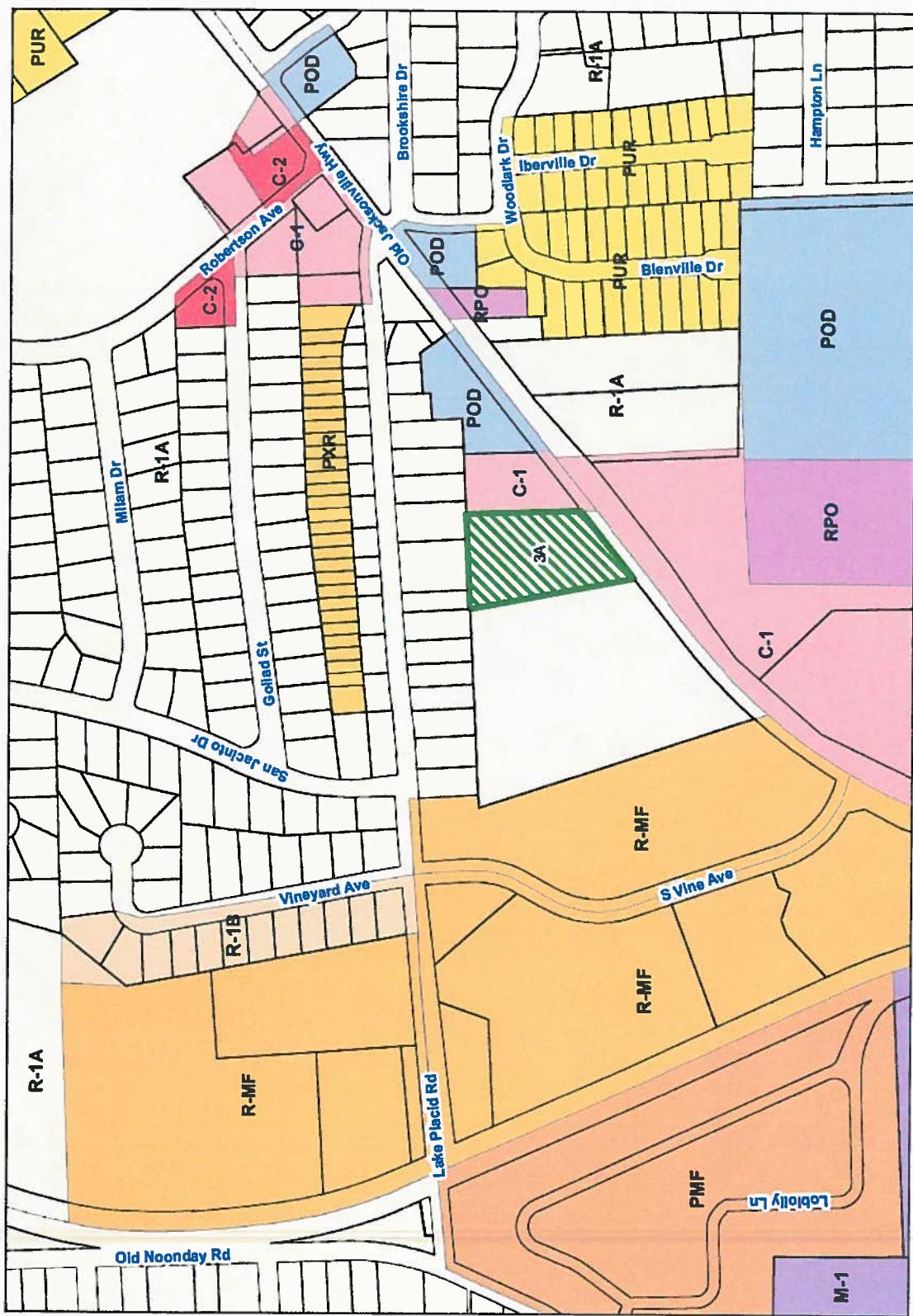
Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

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



Retail Building, Inc.

Zoning Case #: 204-16-030

Existing Zoning: R-1A Proposed Zoning: C-1
Applicants: Retail Buildings, Inc./Tyler Christian Fellowship

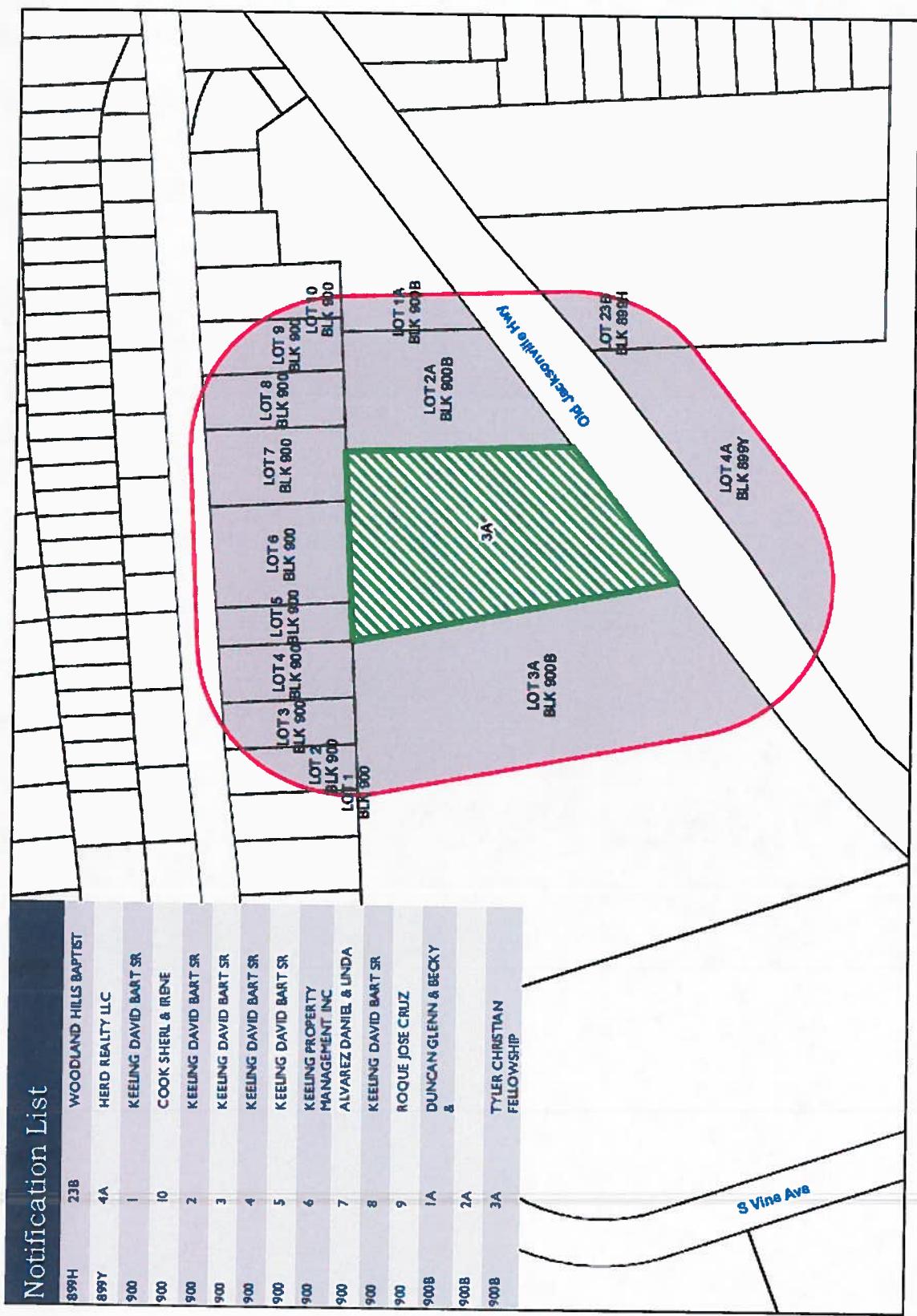
This product is for informational purposes and may not have been prepared or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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



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



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Subject Property
2019 Notification Buffer



0 200 Feet