

**ORDINANCE NO. O-2016-42**

**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 "M-1", LIGHT INDUSTRIAL DISTRICT AND "M-2", GENERAL INDUSTRIAL DISTRICT TO "DBAC", DOWNTOWN BUSINESS, ARTS, AND CULTURE DISTRICT ON LOTS 21, 12, 13, 16, AND 17 OF NCB 33, LOT 6A OF NCB 102B, AND LOT 7A OF NCB 60, SEVEN LOTS CONTAINING APPROXIMATELY 1.81 ACRES LOCATED EAST OF THE INTERSECTION OF EAST OAKWOOD STREET AND NORTH SPRING AVENUE (201, 207, 209, 210, 213, 217, AND 310 EAST OAKWOOD 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 Z04-16-033**

That the following described property, which has heretofore been zoned "M-1", Light Industrial District and "M-2", General Industrial District, shall hereafter bear the zoning classification of "DBAC", Downtown Business, Arts, and Culture District, to wit:

Lots 21, 12, 13, 16, and 17 of NCB 33, Lot 6A of NCB 102B, and Lot 7A of NCB 60, seven lots containing approximately 1.81 acres located east of the intersection of East Oakwood Street and North Spring Avenue (201, 207, 209, 210, 213, 217, and 310 East Oakwood 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 27<sup>th</sup> day of April A.D., 2016.

ATTEST:

Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK

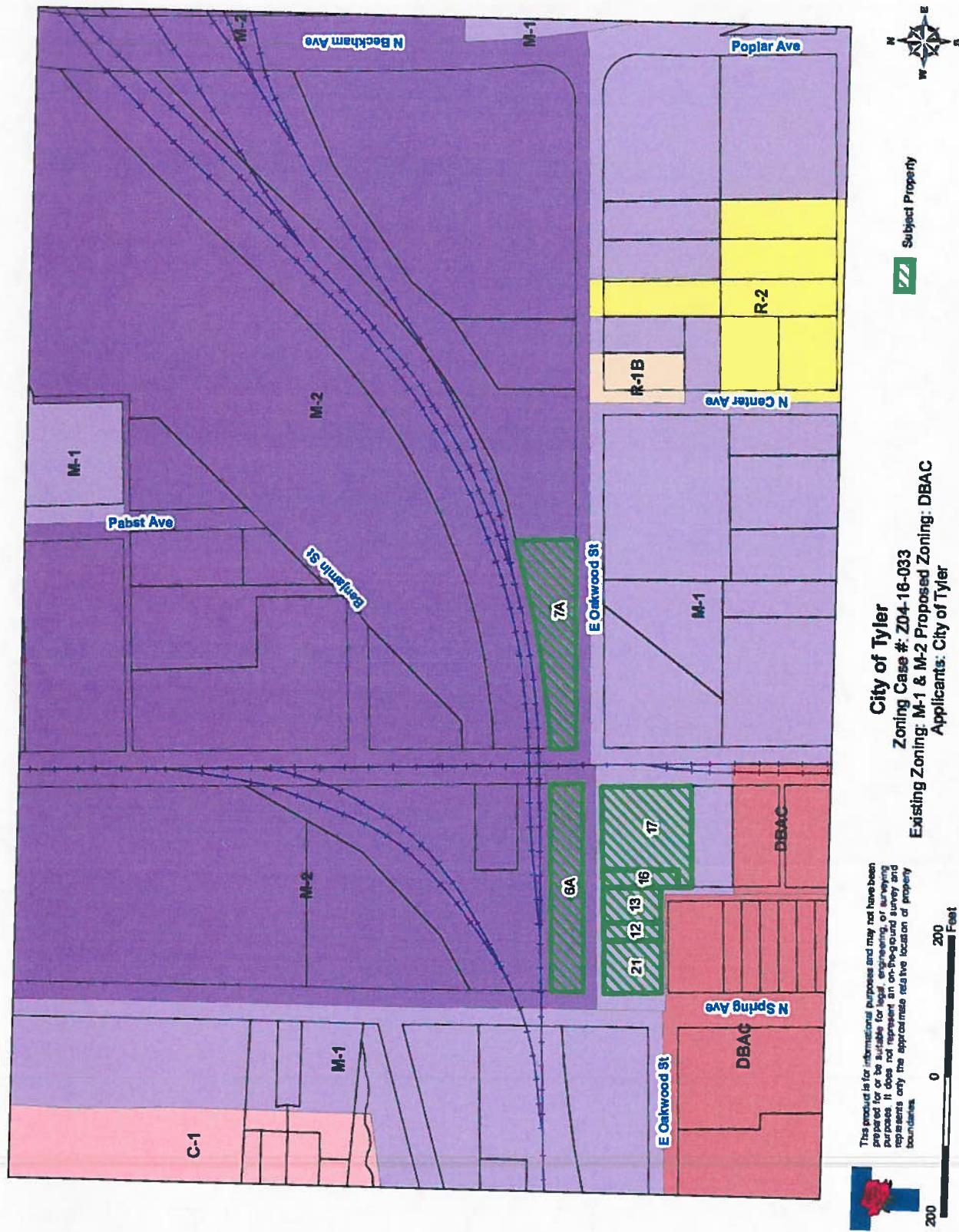


MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

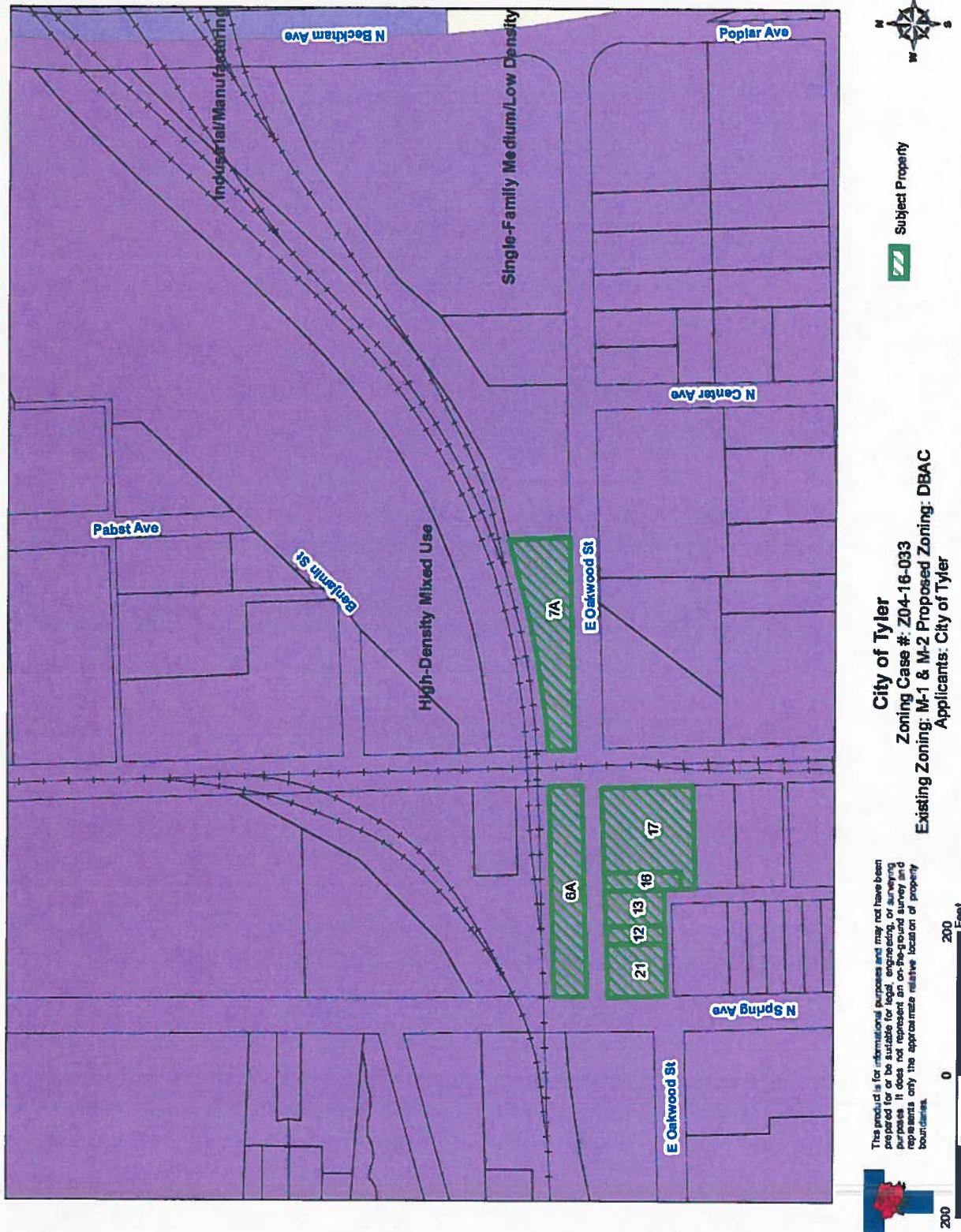
APPROVED:

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

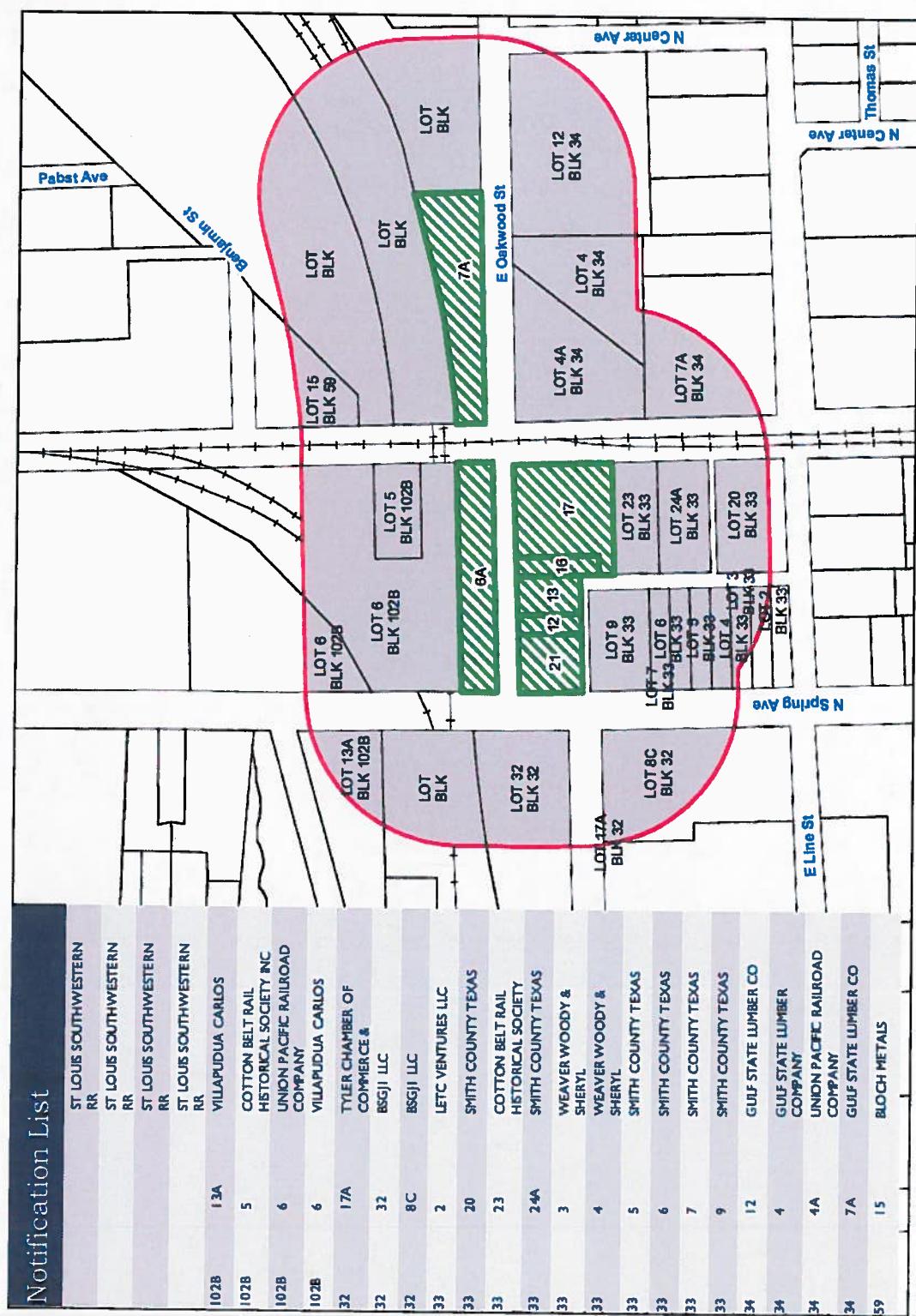
**ORDINANCE NO. O-2016-42  
EXHIBIT "A"  
LOCATION MAP**



ORDINANCE NO. O-2016-42  
 EXHIBIT "B"  
 TYLER 1<sup>st</sup> FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2016-42**  
**EXHIBIT "C"**  
**NOTIFICATION MAP**



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 information made available to property tax assessor.

**City of Tyler**  
**Zoning Case # 204-16-033**  
**Existing Zoning: M-1 & M-2 Proposed Zoning: DBAC**  
**Applicants: City of Tyler**

Subject Property  
 200' Notification Buffer



0 200 Feet