

**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.

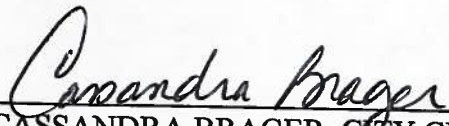
**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 27<sup>th</sup> day of April A.D., 2016.

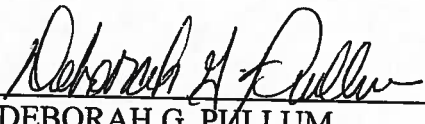
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

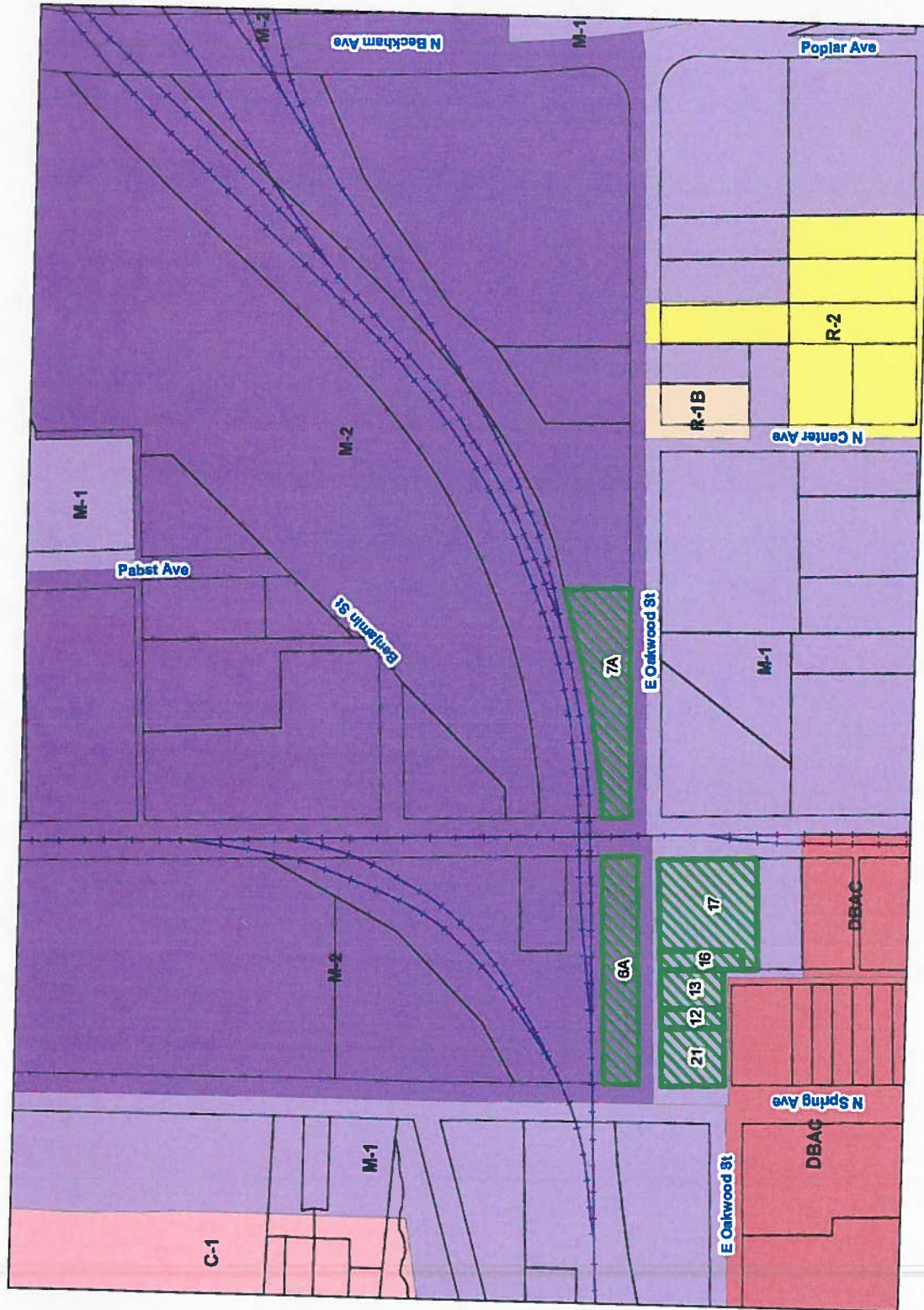
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

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



**City of Tyler**  
Zoning Case #: Z04-18-033  
Existing Zoning: M-1 & M-2 Proposed Zoning: DBAC  
Applicants: City of Tyler

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 approximate relative location of property boundaries.





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



**City of Tyler**  
Zoning Case #: Z04-18-033  
Existing Zoning: M-1 & M-2 Proposed Zoning: DBAC  
Applicants: City of Tyler

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## NOTIFICATION MAP

Lot Number	Owner Name
13A	VILLAPUDIA CARLOS
5	COTTON BELT RAIL HISTORICAL SOCIETY INC
6	UNION PACIFIC RAILROAD COMPANY
6	VILLAPUDIA CARLOS
17A	TYLER CHAMBER OF COMMERCE & BSGJI LLC
32	BSGJI LLC
8C	BSGJI LLC
2	LETC VENTURES LLC
20	SMITH COUNTY TEXAS
23	COTTON BELT RAIL HISTORICAL SOCIETY
24A	SMITH COUNTY TEXAS
3	WEAVER WOODY & SHERYL
4	WEAVER WOODY & SHERYL
5	SMITH COUNTY TEXAS
6	SMITH COUNTY TEXAS
7	SMITH COUNTY TEXAS
9	SMITH COUNTY TEXAS
12	GULF STATE LUMBER CO
4	GULF STATE LUMBER COMPANY
4A	UNION PACIFIC RAILROAD COMPANY
7A	GULF STATE LUMBER CO
15	BLOCH METALS

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Subject Property  
200' Notification Buffer

**City of Tyler**  
**Zoning Case #: Z04-16-033**  
**Existing Zoning: M-1 & M-2 Proposed Zoning: DBAC**  
**Applicants: City of Tyler**

A vertical scale bar with markings at 0 and 200 feet. The bar is black with white text. The word "Feet" is written vertically at the top right. The number "0" is at the bottom, and "200" is at the top.