

ORDINANCE NO. O-2016-57

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 "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 8 AND 8A OF NCB 836I, TWO LOTS CONTAINING APPROXIMATELY 0.56 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF BEN STREET AND OLD NOONDAY ROAD (3019 OLD NOONDAY ROAD); 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 Z06-16-040

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


Lot 8 and 8A of NCB 836I, two lots containing approximately 0.56 acres of land located at the southwest intersection of Ben Street and Old Noonday Road (3019 Old Noonday Road).

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 22nd day of June A.D., 2016.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

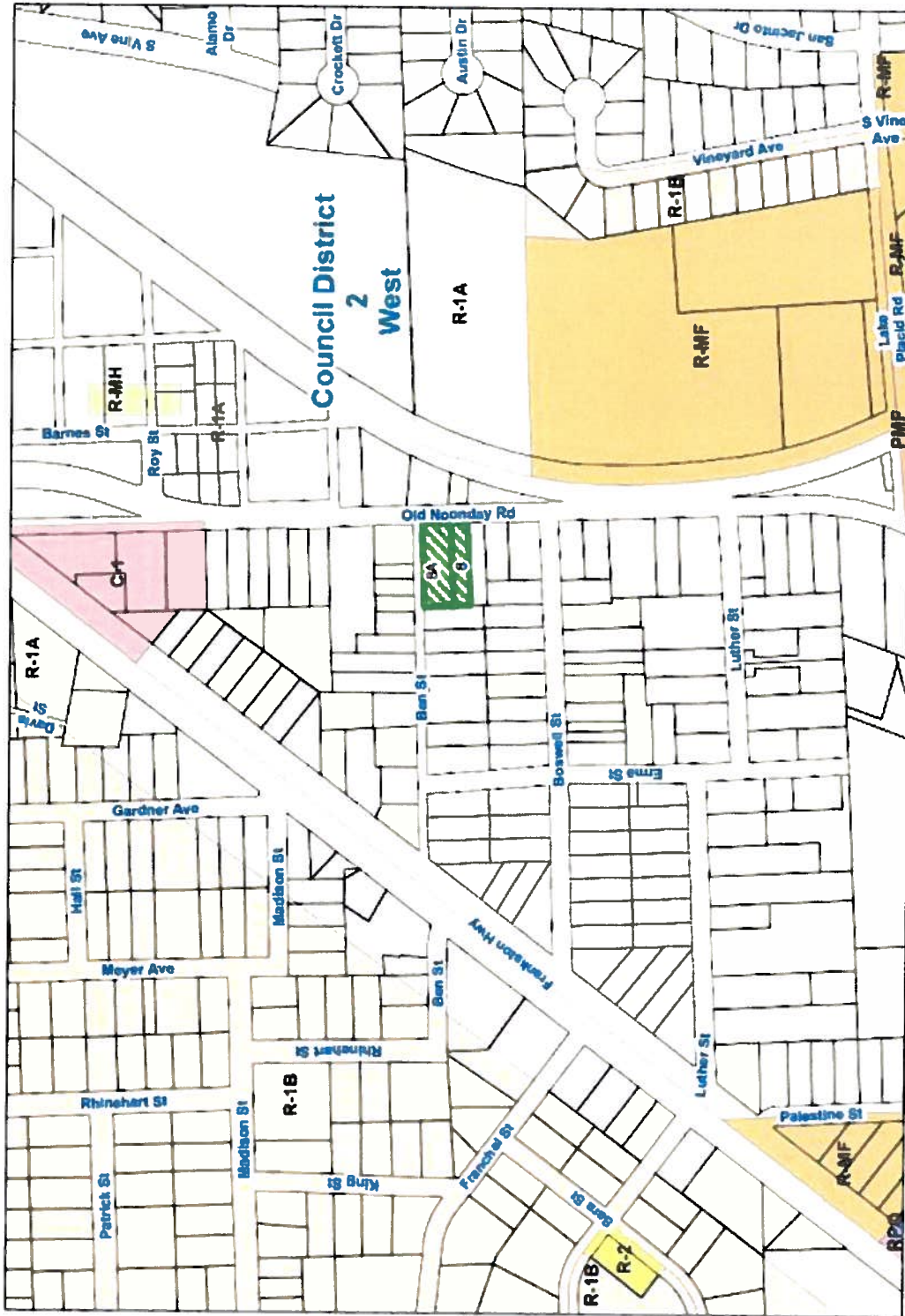
APPROVED:


CASSANDRA BRAGER, CITY CLERK


DEBORAH G. PULLUM,
CITY ATTORNEY



**ORDINANCE NO. O-2016-57
EXHIBIT "A"
LOCATION MAP**



Subject Property

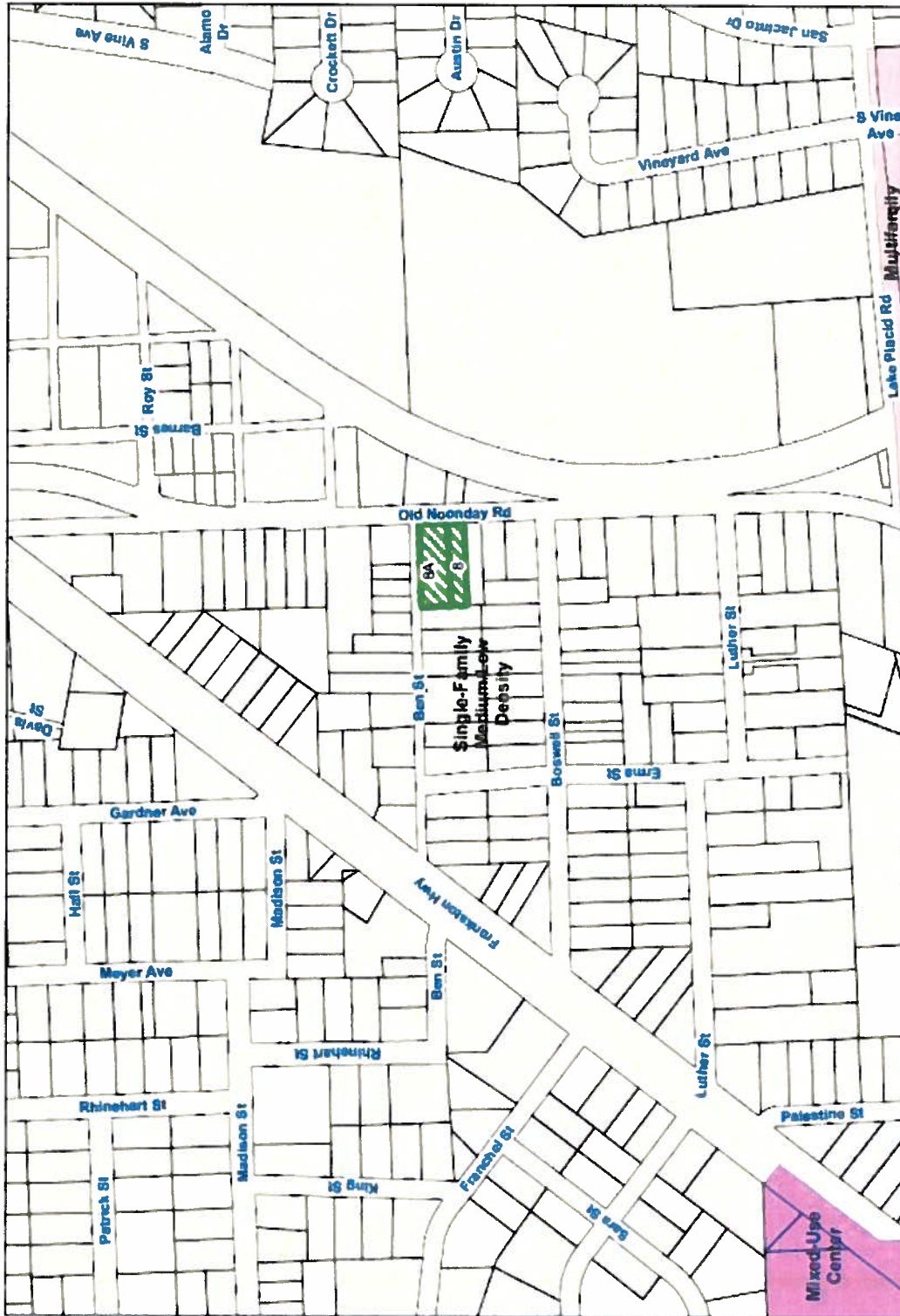


Zoning Case
Zoning Case # Z06-16-040
Existing Zoning R-1A Proposed Zoning R-1B
Applicant: Eurasmo Duran

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



**ORDINANCE NO. O-2016-57
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE MAP**

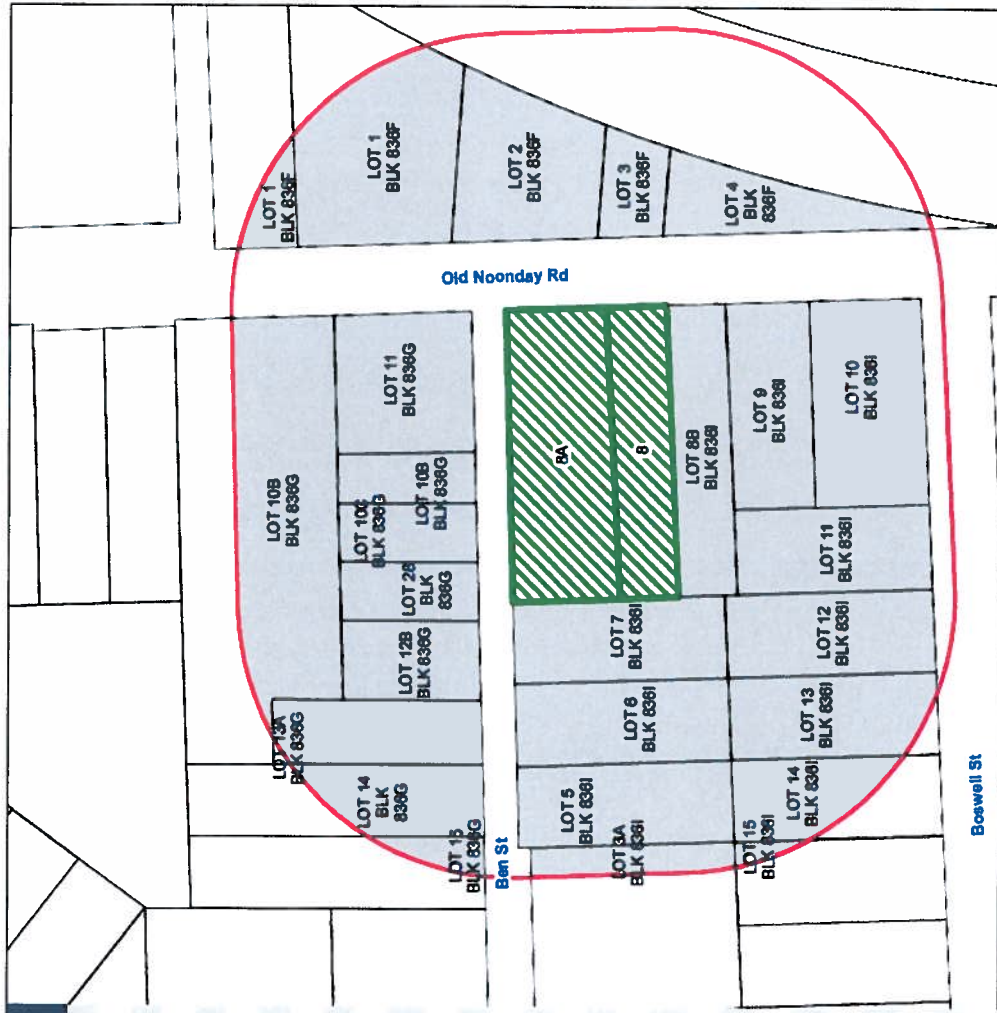


Zoning Case
Zoning Case # 206-16-040
Existing Zoning: R-1A Proposed Zoning: R-1B
Applicant: Eurasmio Duran

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-2016-57
EXHIBIT "C"
NOTIFICATION MAP**



Subject Property
200 Notification Buffer

Notification List	
836G	14 JORDAN HERMAN P
836G	15 JORDAN HERMAN P
836F	3 FLORES MARIA JUANA
836I	8 DURAN ERASHO
836G	13A JORDAN HERMAN P
836G	11 MEDINA MARIA
836G	108 EMANUEL ORELA
836G	10C EMANUEL ORELA
836G	28 JOHNSON HATTE
836G	128 CLARK OLIVIA JOHNSON
836F	2 CRUZ JOSUE & CRYSTAL MEDINA
836I	8A DURAN ERASHO
836I	7 SANTILLAN JUAN & MARIA
836I	6 ESCARENO MANUEL
836F	4 TYLER CITY OF
836I	88 FLORES JACQUELINE
836I	9 WALLACE STEFAN D
836I	12 SWANSON CASSANDRA
836I	13 ESCARENO MANUEL & MARIA
836I	14 ESCARENO ABRAHAM
836I	11 CARTER CARRIE LEAN
836I	15 ALVAREZ MARIO ROLANDO & MARIA
836I	10 WALLACE W & OPAL REVOCABLE LIVING TRUST GIPSON MART ESTATE
836G	108 HERNANDEZ ANAHI & JOSE SAUCEDO
836F	1 GUILLORY BETTY JEAN
836I	3A BALL ARLEE
836I	5 ESCARENO MANUEL

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



125 0 125 Feet

Zoning Case
Zoning Case # Z06-16-040
Existing Zoning: R-1A Proposed Zoning: R-1B
Applicant: Eurasmo Duran