

ORDINANCE NO. O-2016-60

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 "AG", AGRICULTURAL DISTRICT TO "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON AN APPROXIMATELY 48.90 ACRE TRACT OF LAND LOCATED EAST OF THE INTERSECTION OF OLD OMEN ROAD AND CHAPEL QUARTERS (4200 CHAPEL QUARTERS); 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 Z07-16-042

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

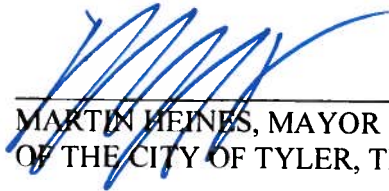
An approximately 48.90 acre tract of land located east of the intersection of Old Omen Road and Chapel Quarters (4200 Chapel Quarters), as depicted in Exhibit "A" attached hereto and incorporated herein.

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.

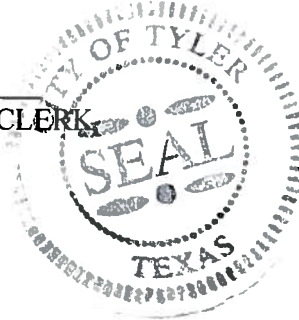
PASSED AND APPROVED this the 27th day of July A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

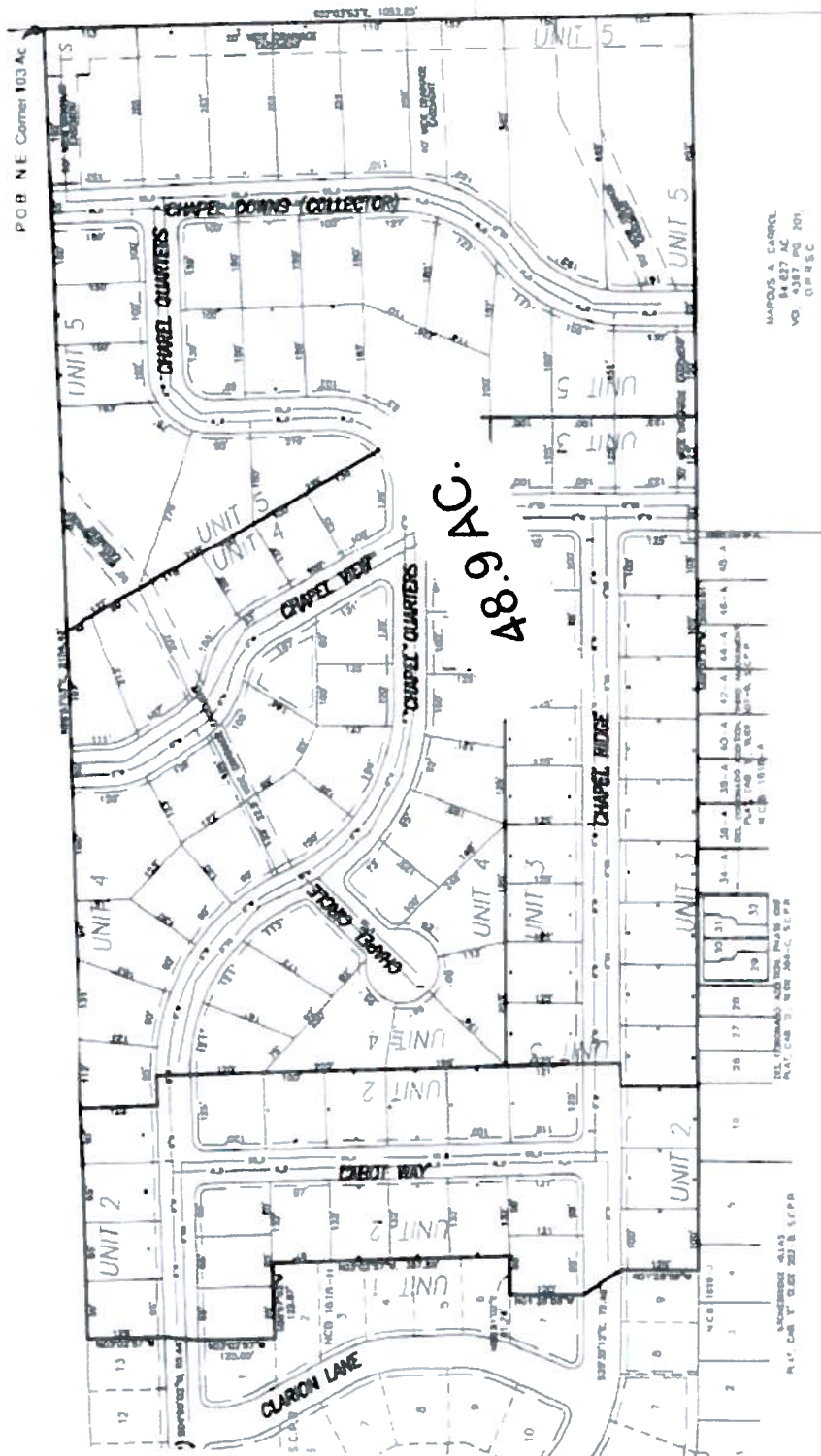
APPROVED:


CASSANDRA BRAGER, CITY CLERK

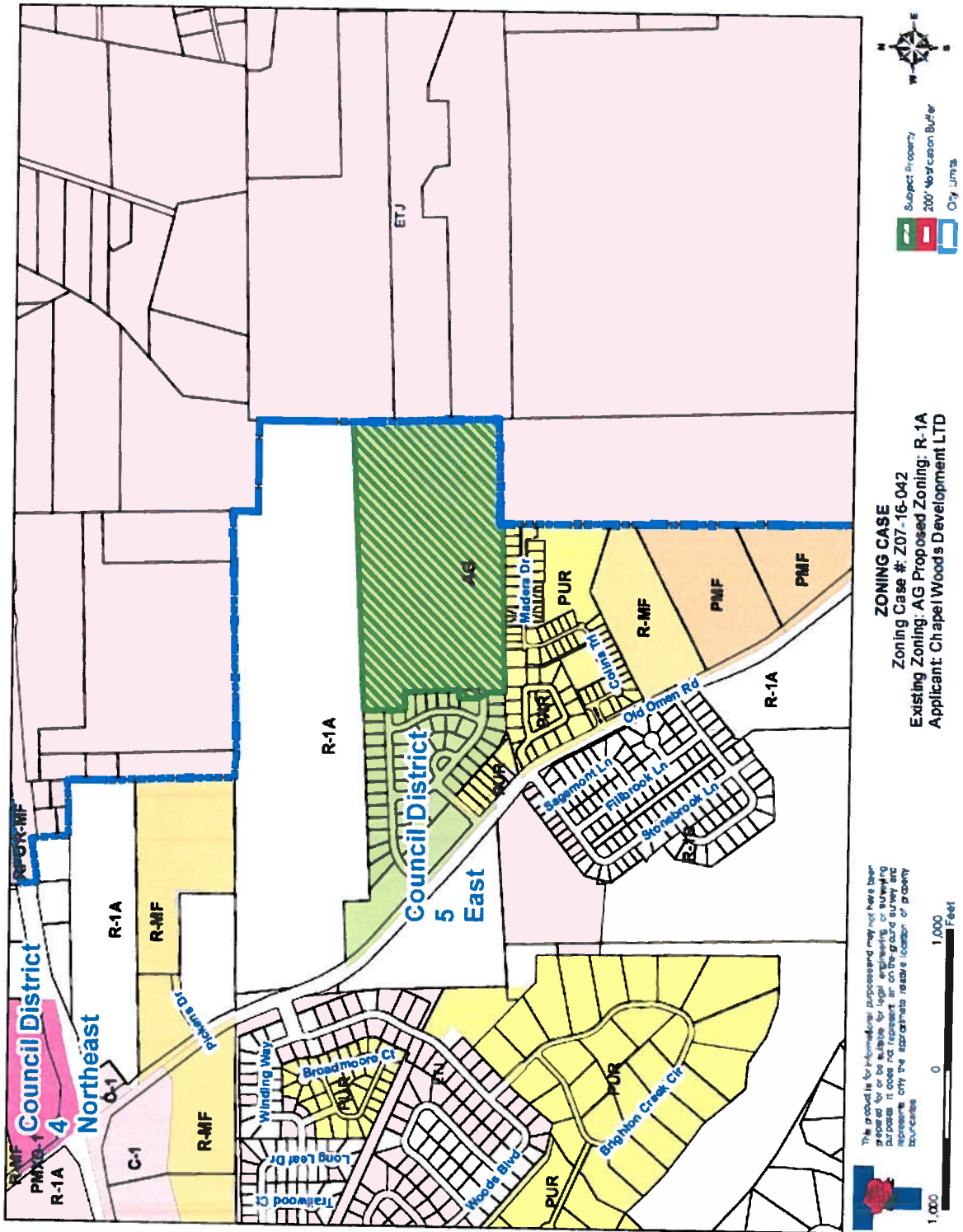



STEVEN M. KEAN,
DEPUTY CITY ATTORNEY

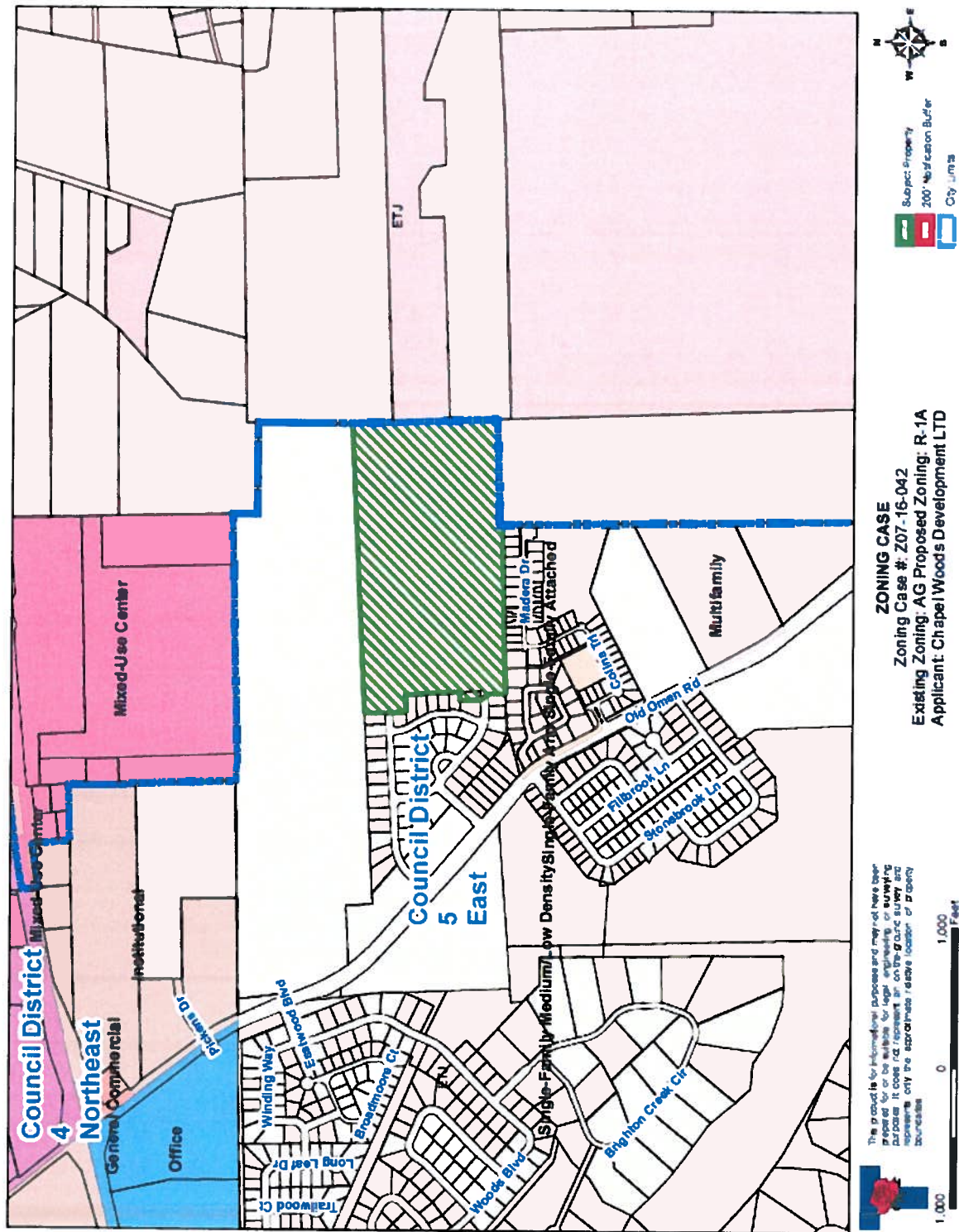
48.9 AC



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EXHIBIT "B"
LOCATION MAP



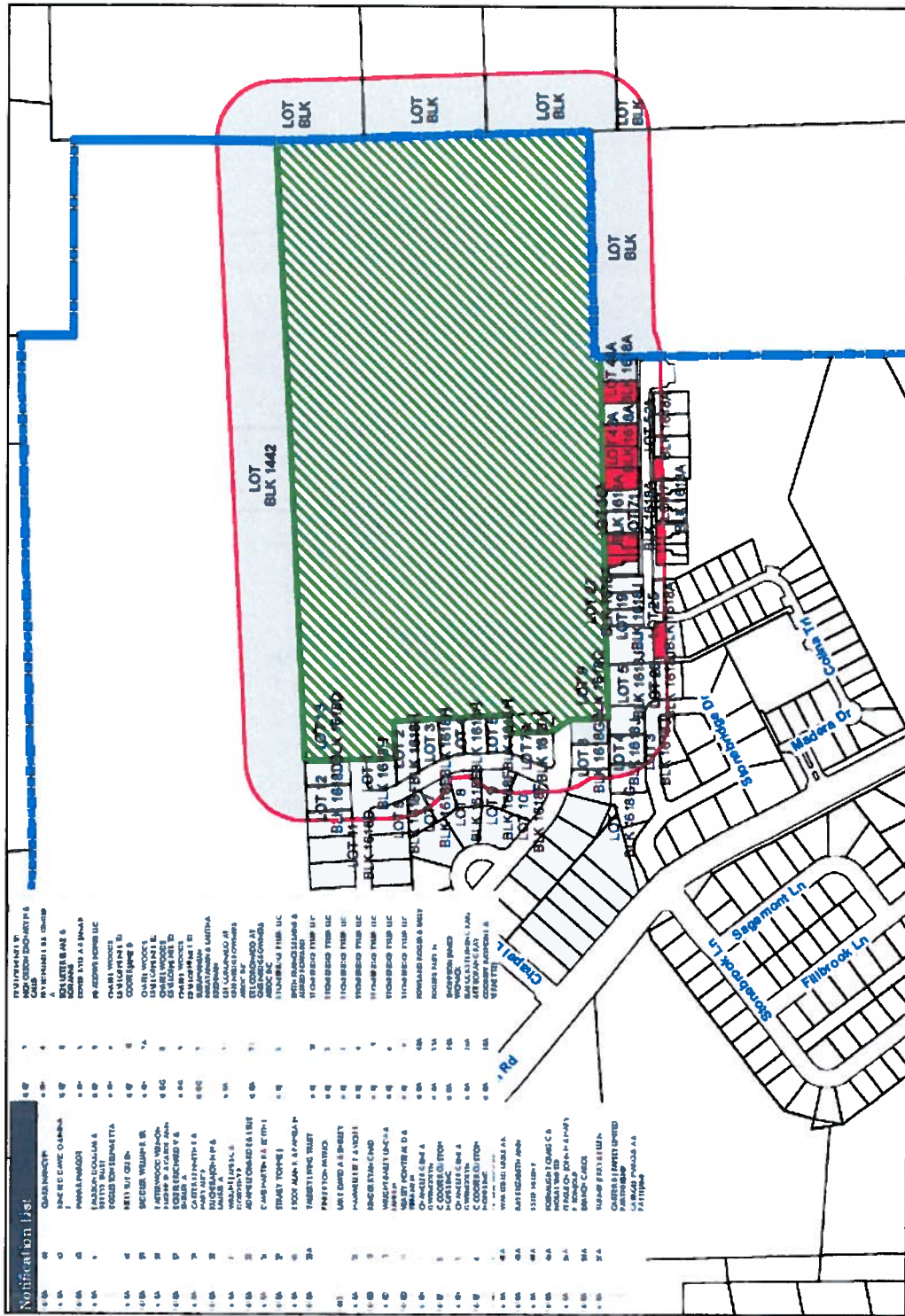
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EXHIBIT "C"
TYLER 1st FUTURE LAND USE MAP



ZONING CASE
Zoning Case #: Z07-16-042
Existing Zoning: AG Proposed Zoning: R-1A
Applicant: Chapel Woods Development LTD

This is provided for informational purposes and may not have been prepared for use in any other manner. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

ORDINANCE NO. O-2016-60 EXHIBIT "D" NOTIFICATION MAP



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500' 0' 500' Feet

The provided information is for informational purposes only and may not have been prepared for or by a professional engineer, architect, or surveyor. It does not represent an official survey or map. Only the appropriate relative location of property boundaries should be used.