

ORDINANCE NO. O-2016-69

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 "C-1", LIGHT COMMERCIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT ON LOTS 11, 12, 13, AND TRACT 23 CONTAINING APPROXIMATELY 2.47 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF MARY ANN STREET AND U.S. HIGHWAY 271 (6501 U.S. HIGHWAY 271).; 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 Z08-16-052

That the following described property, which has heretofore been zoned "C-1", Light Commercial District shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:

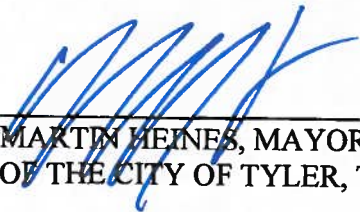
Lots 11, 12, and 13, and Tract 23 containing approximately 2.47 acres of land located east of the northeast intersection of Mary Ann Street and U.S. Highway 271 (6501 U.S. Highway 271).

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.

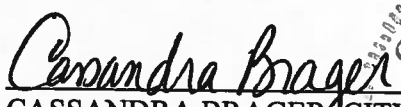
PART 3: Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.


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 24th day of August A.D., 2016.

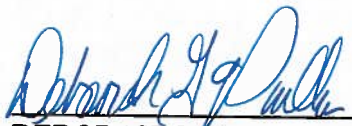

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2016-69
EXHIBIT "A"
LOCATION MAP



Zoning Case

Zoning Case # Z08-16-052

Existing Zoning: C-1 Proposed Zoning: C-2

Applicant: Camp Ford Historical Association, Inc.

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 should not be used as the basis for any legal action or property boundaries.



200 0 200 Feet

ORDINANCE NO. O-2016-69
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP



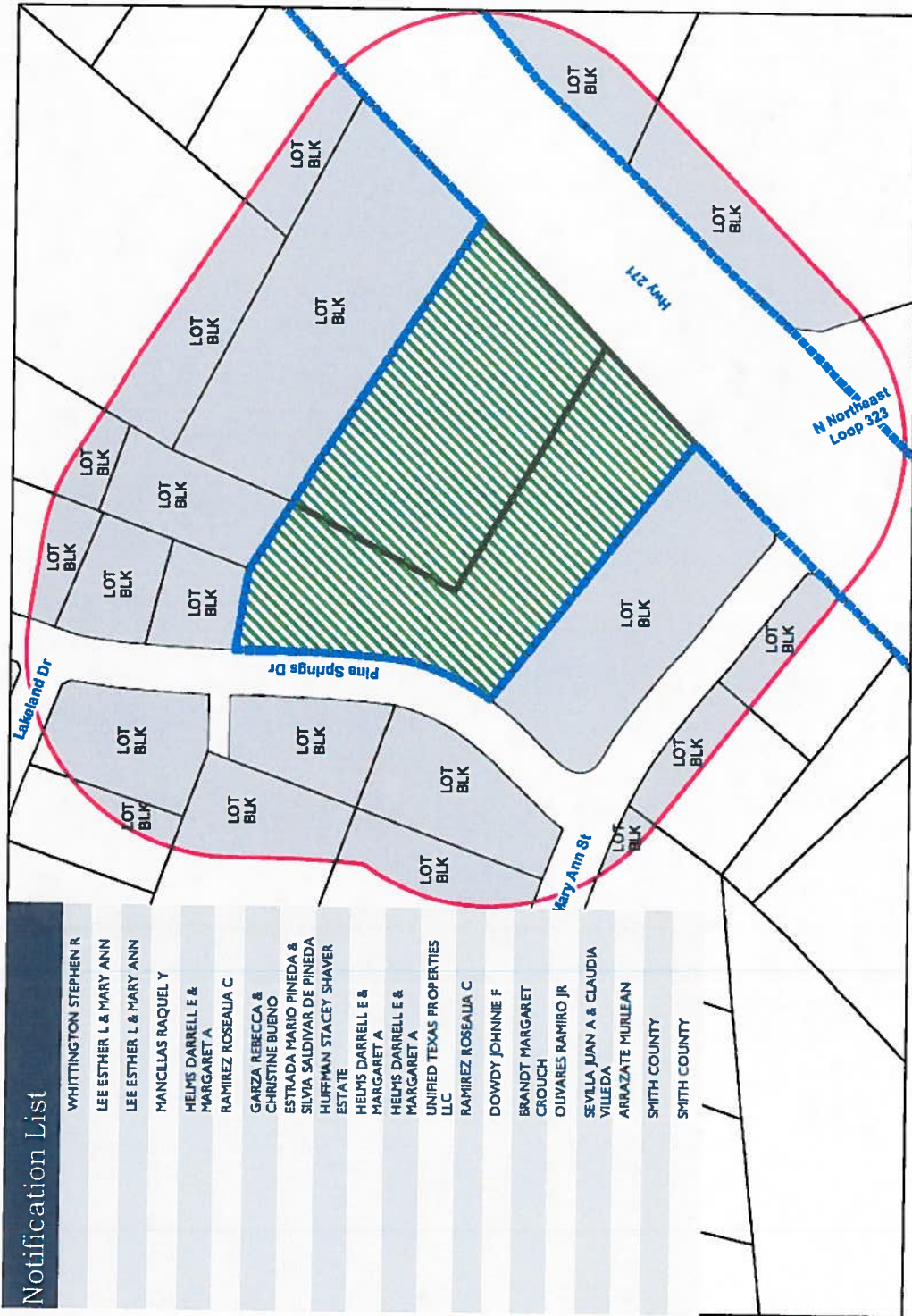
Zoning Case
Zoning Case #: Z08-18-052
Existing Zoning: C-1 Proposed Zoning: C-2
Applicant: Camp Ford Historical Association, Inc.

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200 0 200 Feet

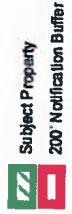
**ORDINANCE NO. O-2016-69
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

WHITTINGTON STEPHEN R
LEE ESTHER L & MARY ANN
LEE ESTHER L & MARY ANN
MANCLLAS RAQUEL Y
HELMS DARRELL E & MARGARET A
RAMIREZ ROSEALIA C
GARZA REBECCA & CHRISTINE BUENO
ESTRADA MARIO PINEDA & SILVIA SALDIVAR DE PINEDA
HUFFMAN STACEY SHAVER ESTATE
HELMS DARRELL E & MARGARET A
HELMS DARRELL E & MARGARET A
UNIFRED TEXAS PROPERTIES LLC
RAMIREZ ROSEALIA C
DOWDY JOHNNIE F
BRANDT MARGARET CROUCH
OUVARES RAMIRO JR
SEVELLA JUAN A & CLAUDIA VILLODA
ARRAZATE MURLEAN
SMITH COUNTY
SMITH COUNTY

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Zoning Case
Zoning Case # Z08-16-052
Existing Zoning: C-1 Proposed Zoning: C-2
Applicant: Camp Ford Historical Association, Inc.