

ORDINANCE NO. O-2016-70

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 LOT 1 OF NCB 1593M, ONE TRACT CONTAINING APPROXIMATELY 8.09 ACRES OF LAND LOCATED NORTHEAST INTERSECTION OF CHERRY HILL DRIVE AND ELK RIVER ROAD (1603 ELK RIVER 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 Z08-16-055

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:

Lot 1 of NCB 1593M, one tract containing approximately 8.09 acres of land located northeast intersection of Cherry Hill Drive and Elk River Road (1603 Elk River 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 24th day of August A.D., 2016.

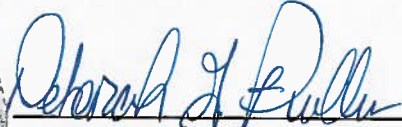

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

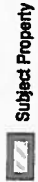
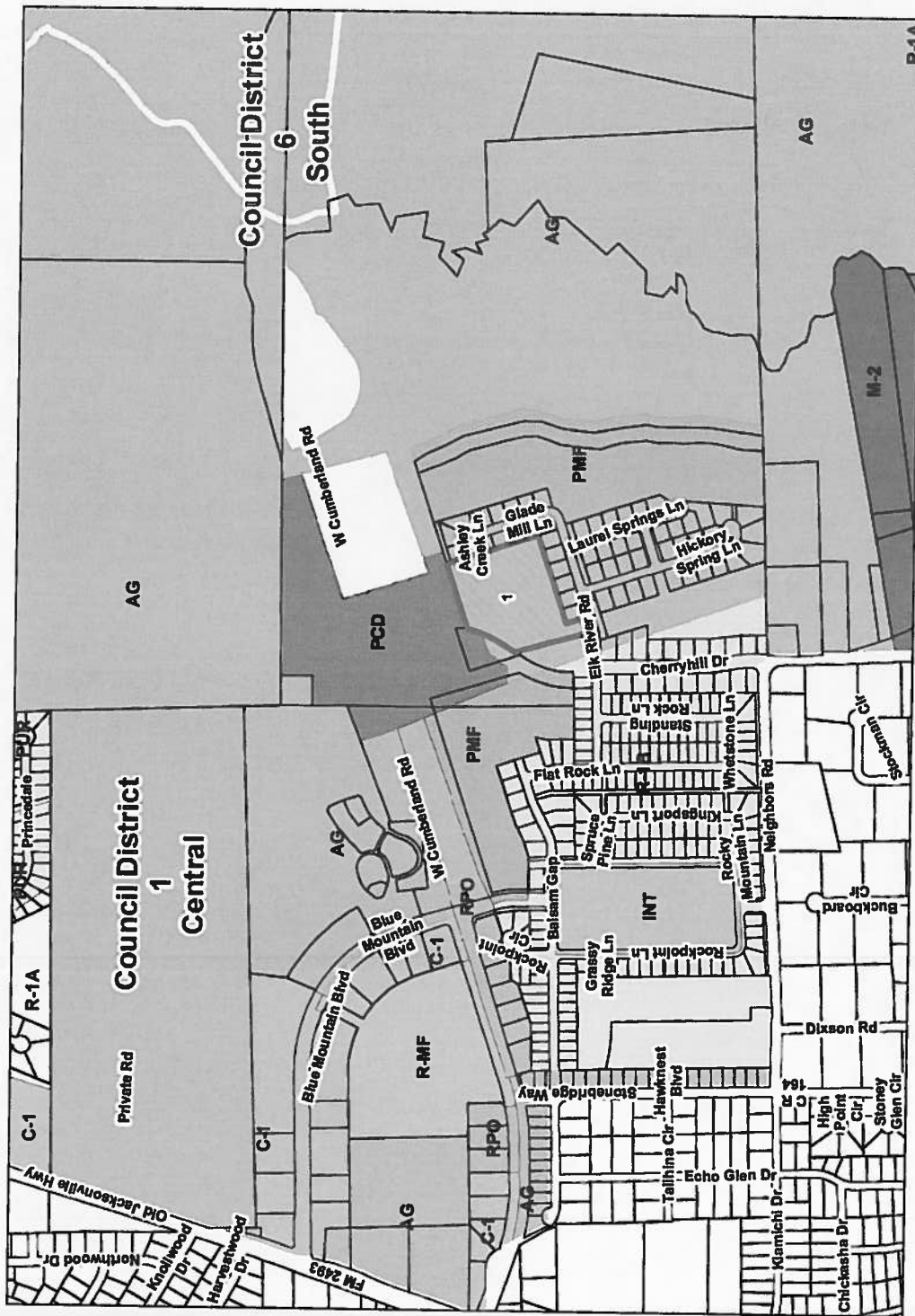

CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-70
EXHIBIT "A"
LOCATION MAP**

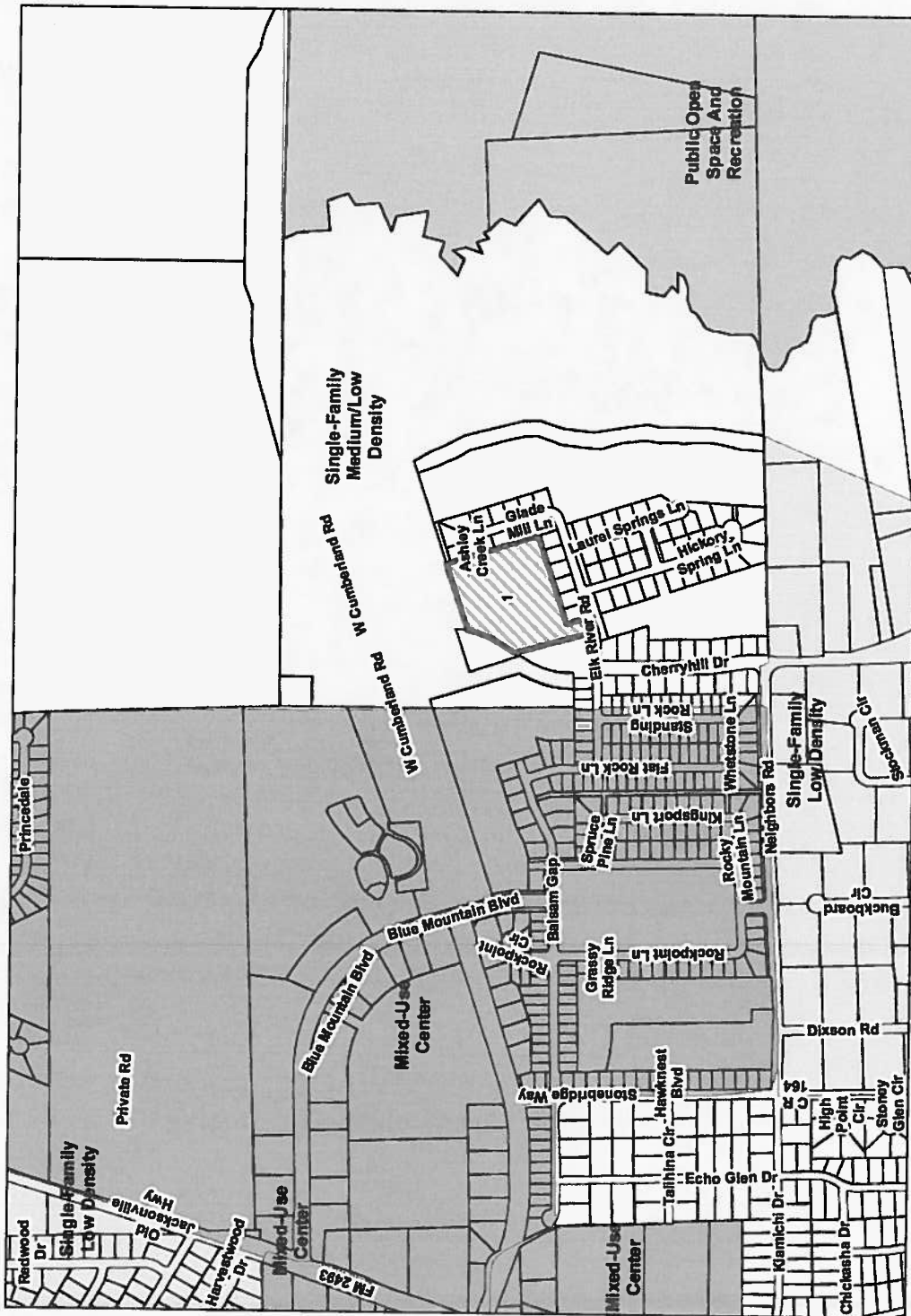


Zoning Case
Zoning Case #: Z08-16-055
Existing Zoning: AG Proposed Zoning: R-1A
Applicant: Tyler Blue Ridge

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-2016-70
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP**



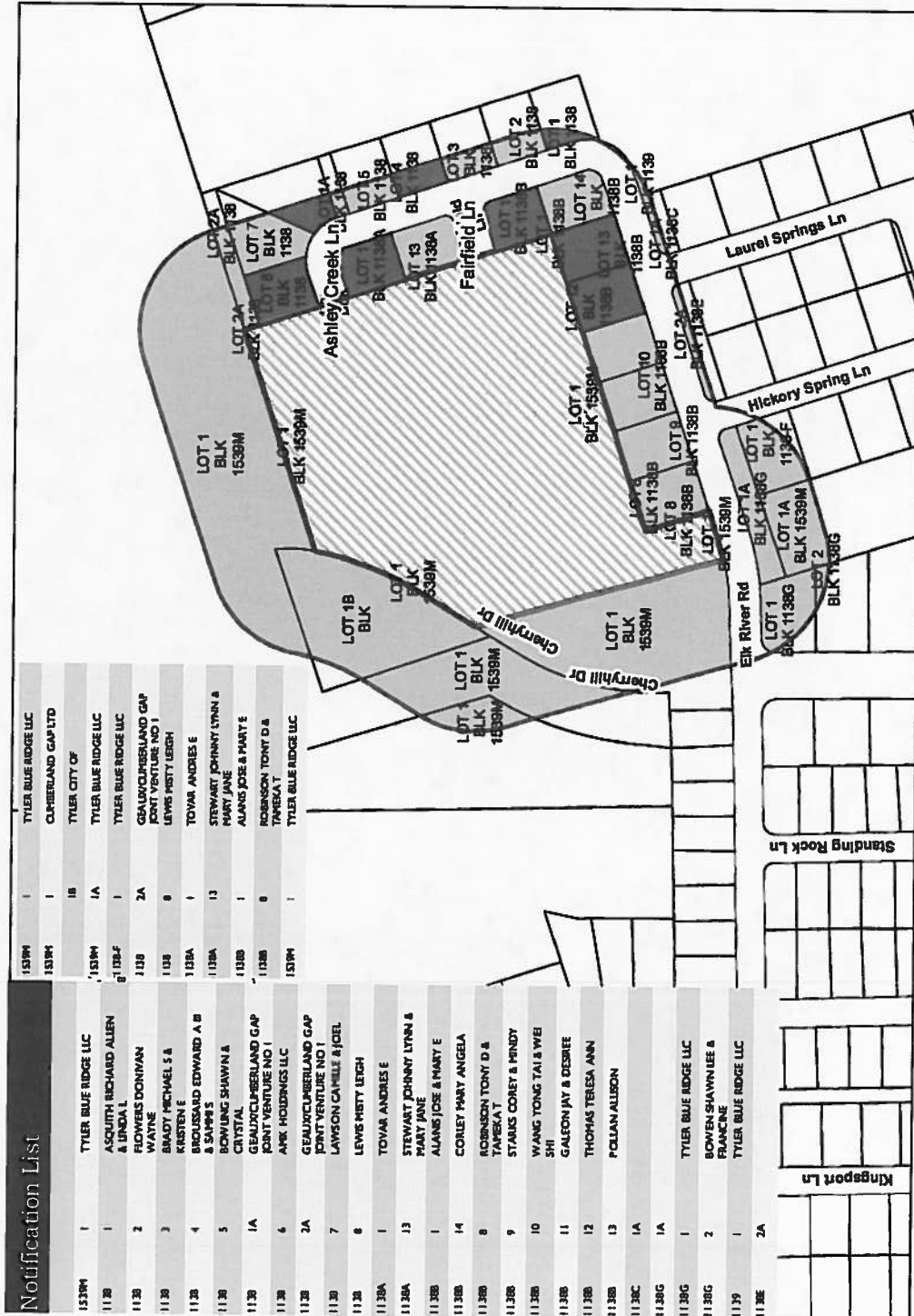
Zoning Case

Zoning Case #: Z08-16-055
Existing Zoning: AG Proposed Zoning: R-1A
Applicant: Tyler Blue Ridge

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ORDINANCE NO. O-2016-70
EXHIBIT "C"
NOTIFICATION MAP



Subject Property
200' Notification Buffer
Protest Lots

Zoning Case
Zoning Case #: Z08-16-055
Existing Zoning: AG Proposed Zoning: R-1A
Applicant: Tyler Blue Ridge

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300 0 300 Feet