

ORDINANCE NO. O-2016-72

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 TO "R-1A" SINGLE-FAMILY DISTRICT ON TRACT 62.2, CONTAINING APPROXIMATELY 1.50 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF BELLWOD ROAD AND WHITESIDE ROAD (1008 WHITESIDE ROAD); 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 Z08-16-053

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

Tract 62.2, containing approximately 1.50 acres of land located south of the southeast intersection of Bellwood Road and Whiteside Road (1008 Whiteside 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 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
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK
The seal is circular with a serrated outer edge. The word "SEAL" is at the top and "TEXAS" is at the bottom. In the center is a small circle with a dot and a cross.

Deborah G. Pullum
APPROVED:

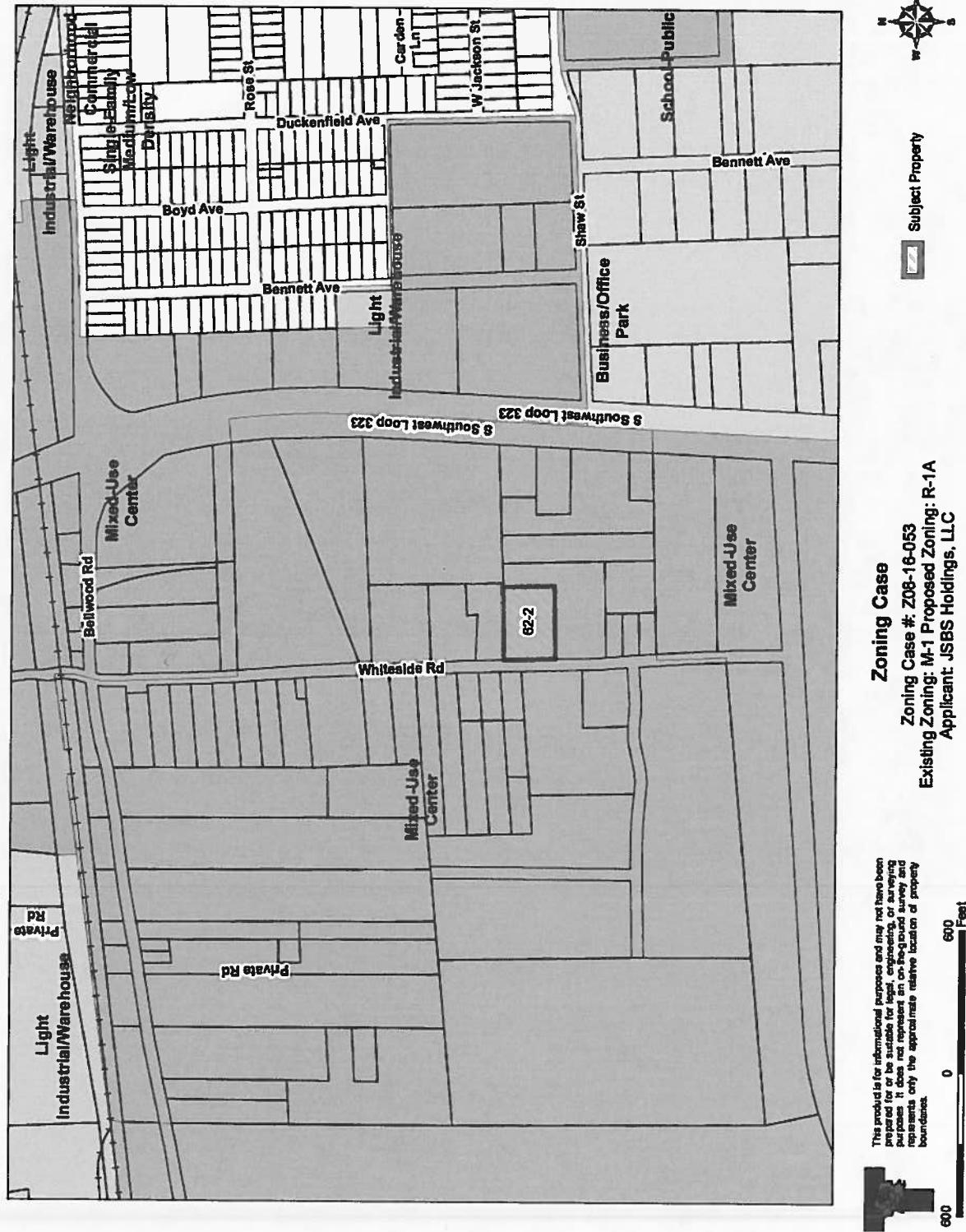
Deborah G. Pullum

DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-72
EXHIBIT "A"
LOCATION MAP**

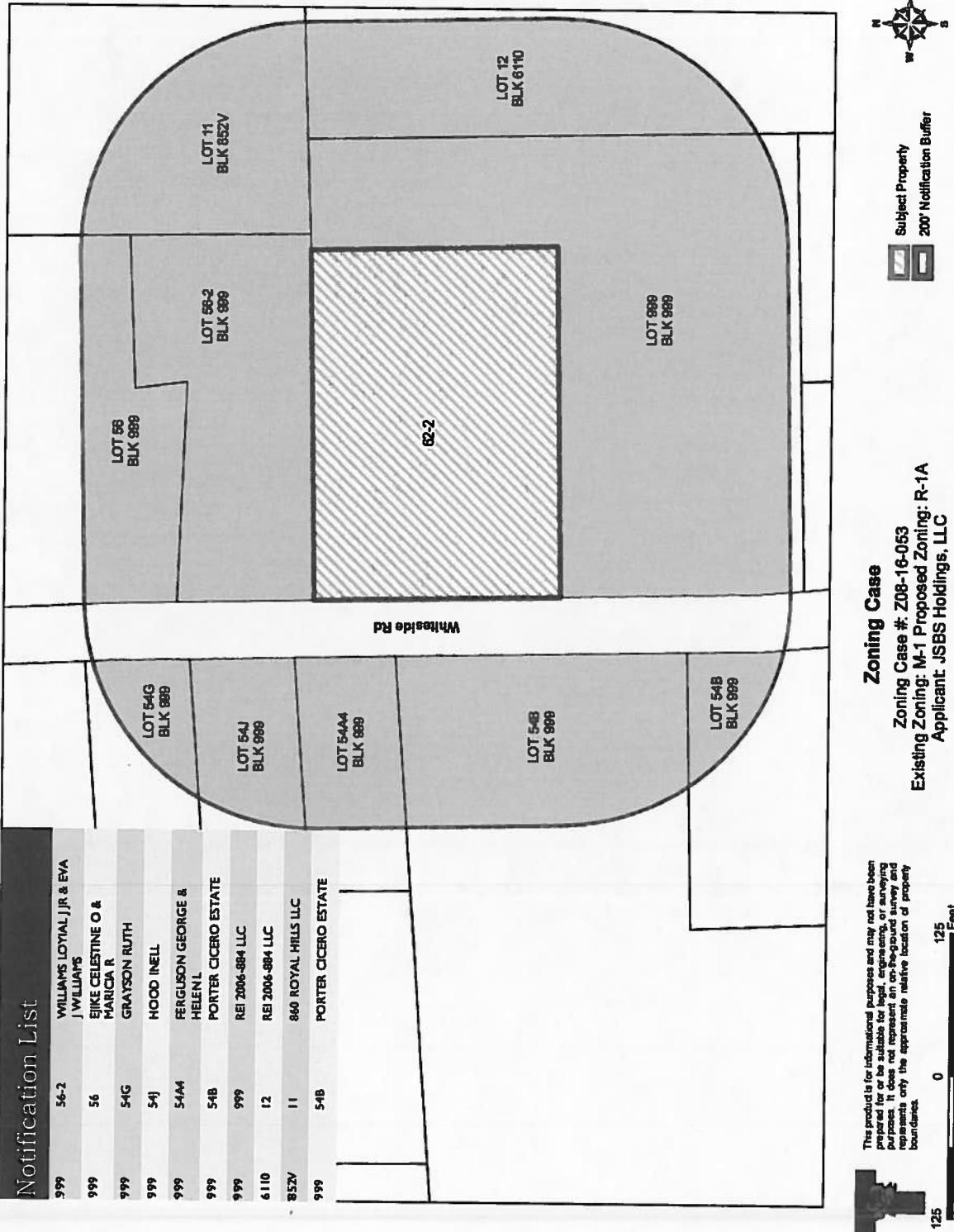


ORDINANCE NO. O-2016-72
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP



**ORDINANCE NO. O-2016-72
EXHIBIT "C"
NOTIFICATION MAP**

Notification List	
999	56-2 WILLIAMS LOYAL, JR & EVA J WILLIAMS
999	56 EJKE CELESTINE O & MARICIA R
999	54G GRAYSON RUTH
999	54J HOOD INELL
999	54A4 FERGUDSON GEORGE & HELEN L
999	54B PORTER CICERO ESTATE
999	999 REI 2006-884 LLC
6110	12 REI 2006-884 LLC
855V	11 860 ROYAL HILLS LLC
999	54B PORTER CICERO ESTATE



This product is for informational purposes and may not have been generated 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.

Zoning Case #: ZOB-16-053
Existing Zoning: M-1 Proposed Zoning: R-1A
Applicant: JSBS Holdings, LLC

**Subject Property
200' Notification Buffer**