

ORDINANCE NO. O-2016-73

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 "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 22 AND 23 OF NCB 388, TWO LOTS CONTAINING APPROXIMATELY 0.30 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF NORTH PALACE AVENUE AND WEST QUEEN STREET (815 AND 817 WEST QUEEN STREET); 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 Z08-16-057

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

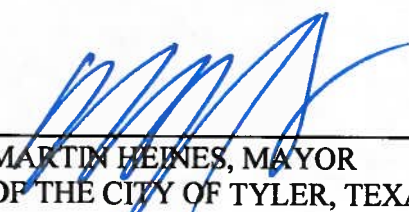
Lots 22 and 23 of NCB 388, one tract containing approximately 0.30 acres of land located east of the northeast intersection of North Palace Avenue and West Queen Street (815 and 817 West Queen Street).

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.

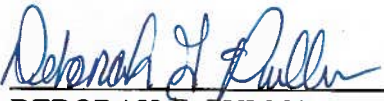

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

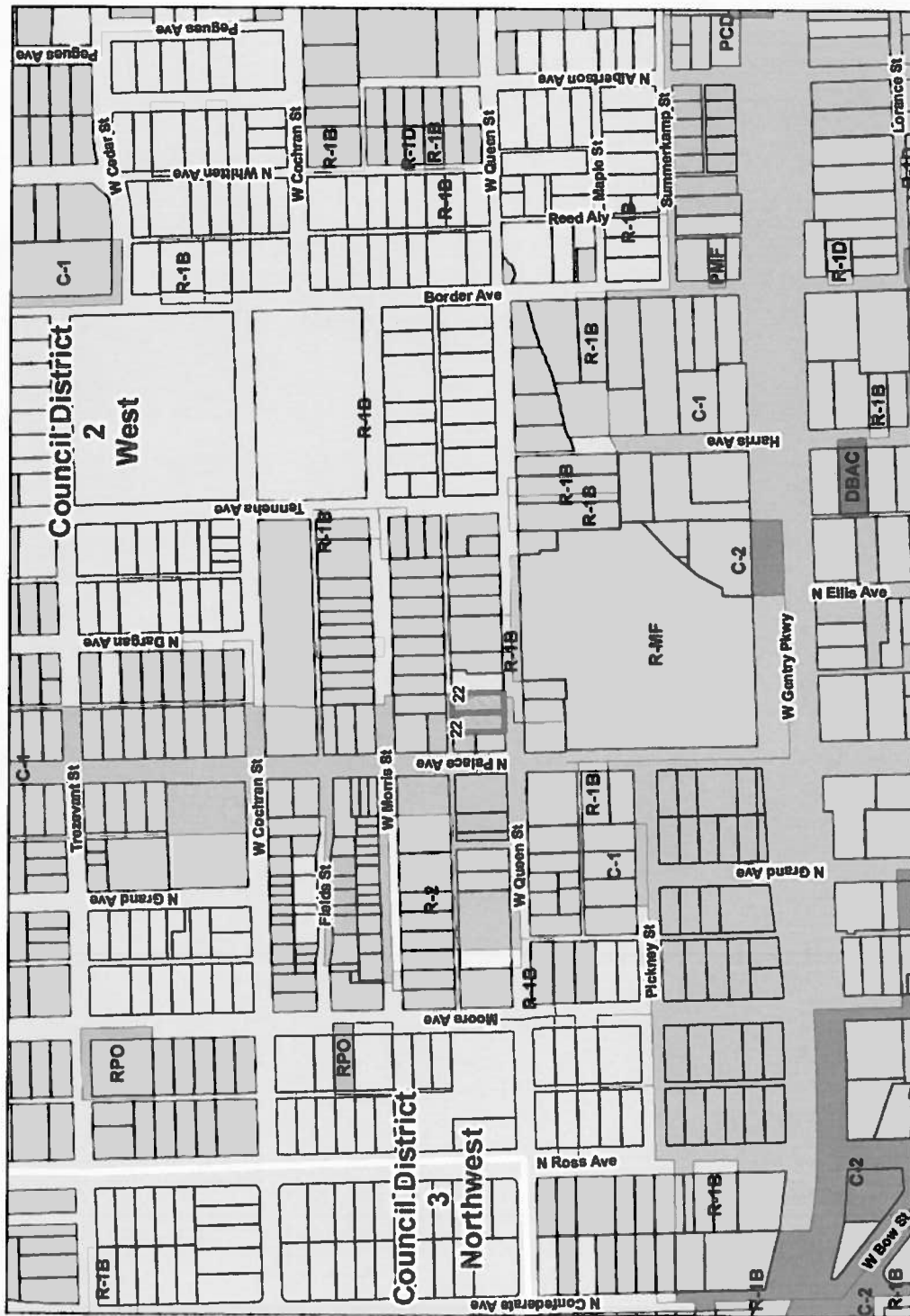

CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-73
EXHIBIT "A"
LOCATION MAP**



Subject Property

Zoning Case
Zoning Case #: Z08-16-057
Existing Zoning: C-1 Proposed Zoning: R-1B
Applicant: Tom Dracil

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



400 0 400 Feet

This map illustrates the street layout and land use designations for Council District 2, West, and Council District 3, Northwest. The map features a grid of streets with various land use zones indicated by different shades and labels. Key streets include W Cedar St, W Cochran St, W Queen St, W Gentry Pkwy, N Grand Ave, N Morris St, N Palace Ave, N Ross Ave, N Confederado Ave, N Dargan Ave, N Whelan Ave, N Albertson Ave, N Elkins Ave, and N Lawrence St. Other streets shown are Truesdell St, Field St, Pickney St, Reed Aly, and Summercamp St. Land use designations include 'Single-Family And Single-Family Attached', 'Single-Family Medium/Low Density', 'Multifamily', 'High-Density Mixed Use', and 'Neighborhood Commercial'. The map is divided into two main sections: Council District 2, West, and Council District 3, Northwest.

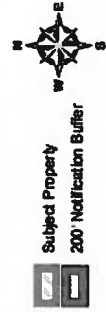
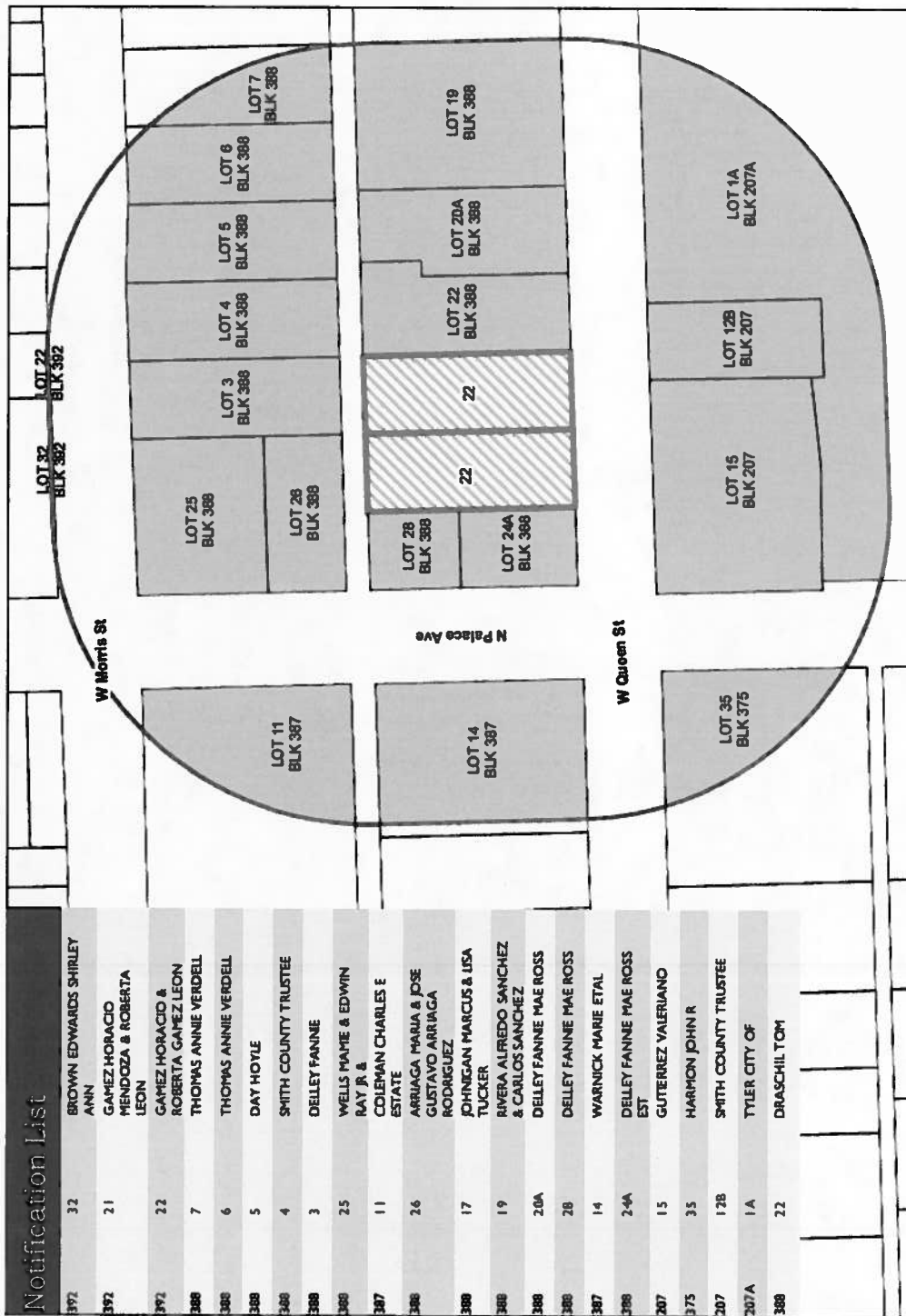


Zoning Case
Zoning Case #: Z08-16-057
Existing Zoning: C-1 Proposed Zoning: R-1B
Applicant: Tom Dracil

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**ORDINANCE NO. O-2016-73
EXHIBIT "C"
NOTIFICATION MAP**



Zoning Case
Zoning Case #: Z08-18-057
Existing Zoning: C-1 Proposed Zoning: R-1B
Applicant: Tom Draschil

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