

ORDINANCE NO. O-2016-88

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-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOT 75F OF NCB 840F, ONE LOT CONTAINING APPROXIMATELY 0.34 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF WALTON ROAD AND JERSEY STREET (3210 AND 3214 WALTON 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 Z16-011

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

Lot 75F of NCB 840F, one lot containing approximately 0.34 acres of land located west of the southwest corner of Walton Road and Jersey Street (3210 and 3214 Walton 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 be amended to reflect Single-Family Medium/Low Density.

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 28th day of September A.D., 2016.

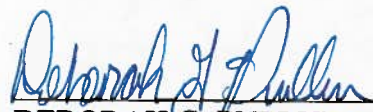

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

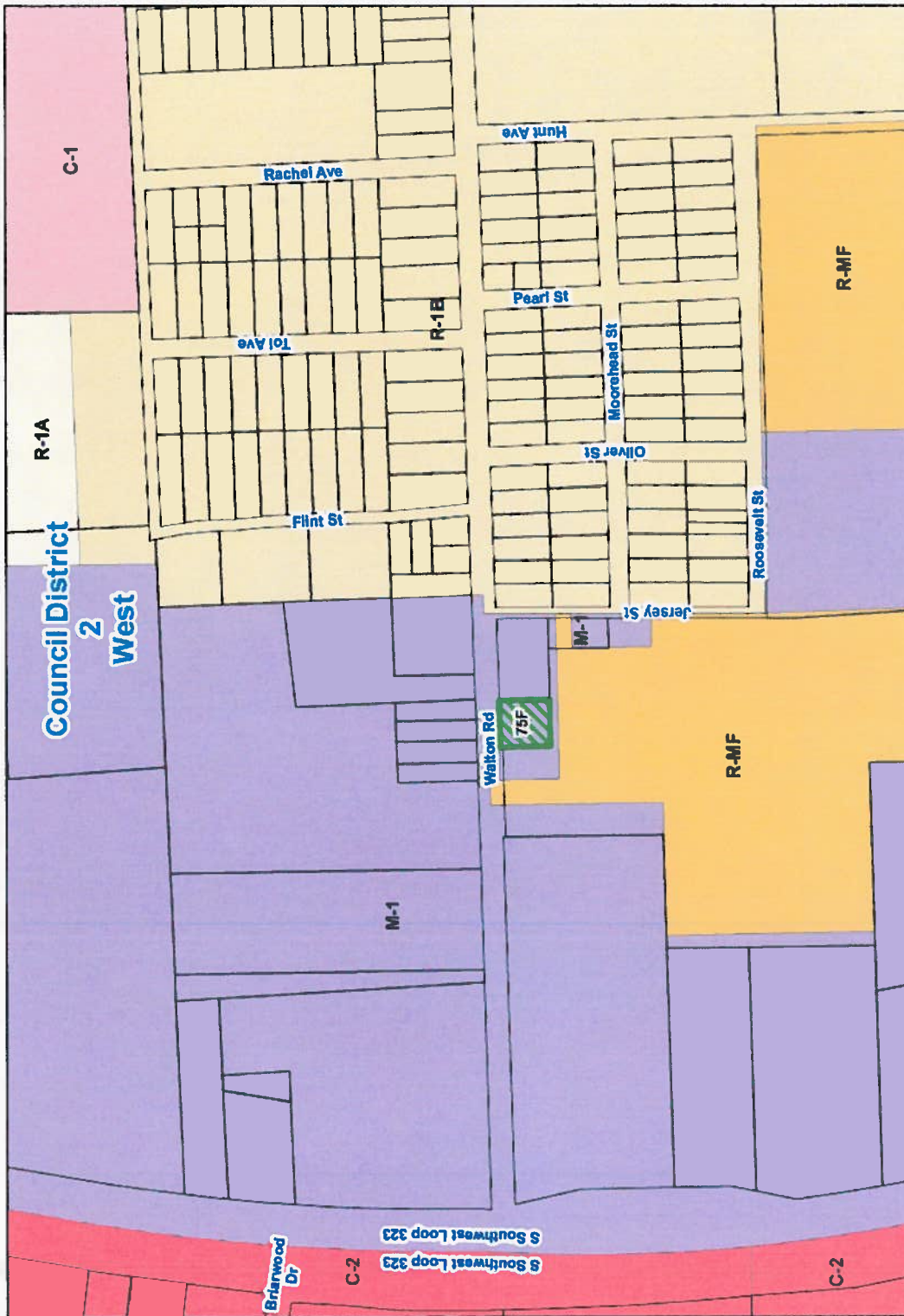

CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-88
EXHIBIT "A"
LOCATION MAP**

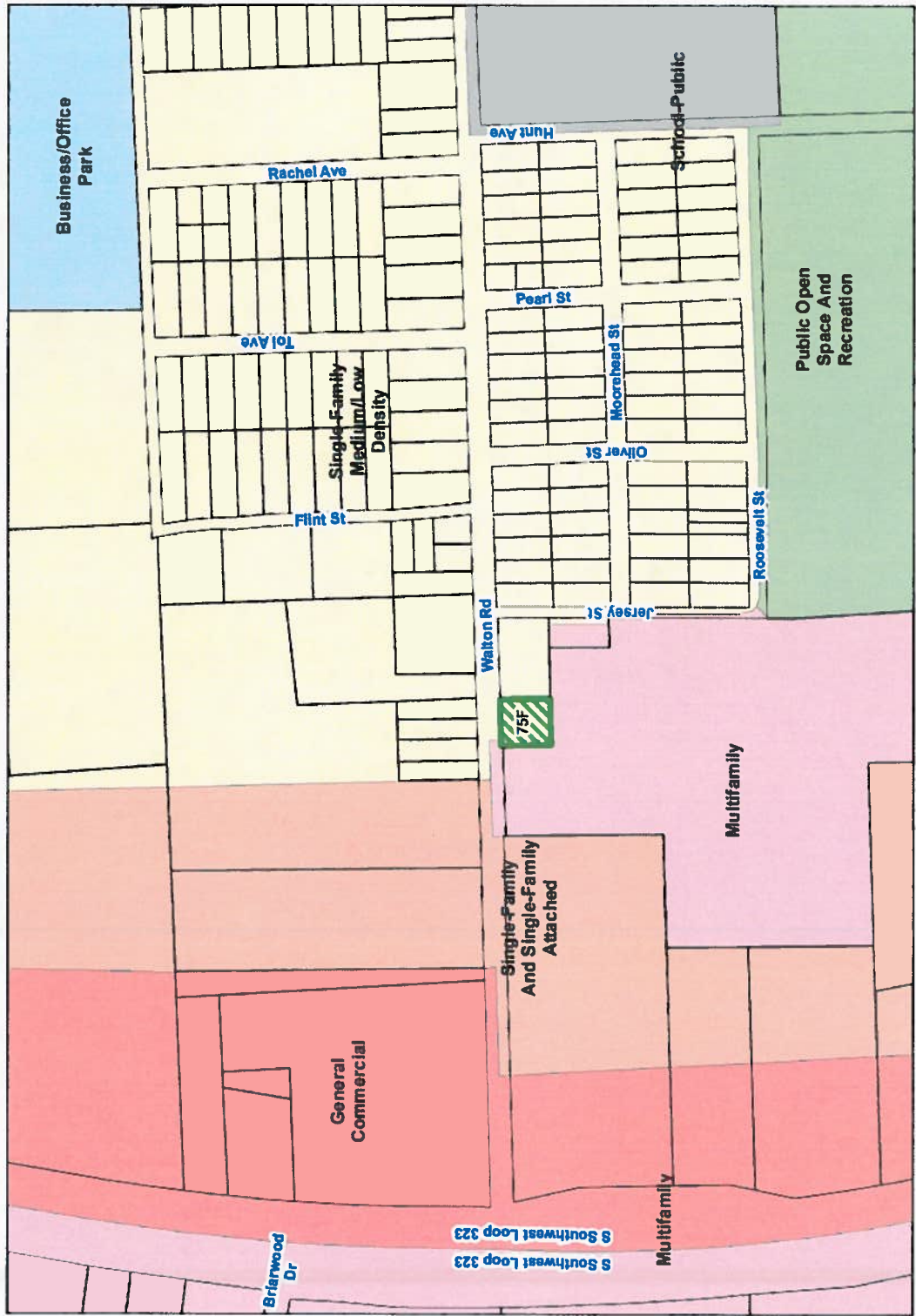


Zoning Case
Zoning Case #: Z18-011
Existing Zoning: M-1 Proposed Zoning: R-1D
Applicant: Clifton Swindle

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-2016-88
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP**



Subject Property

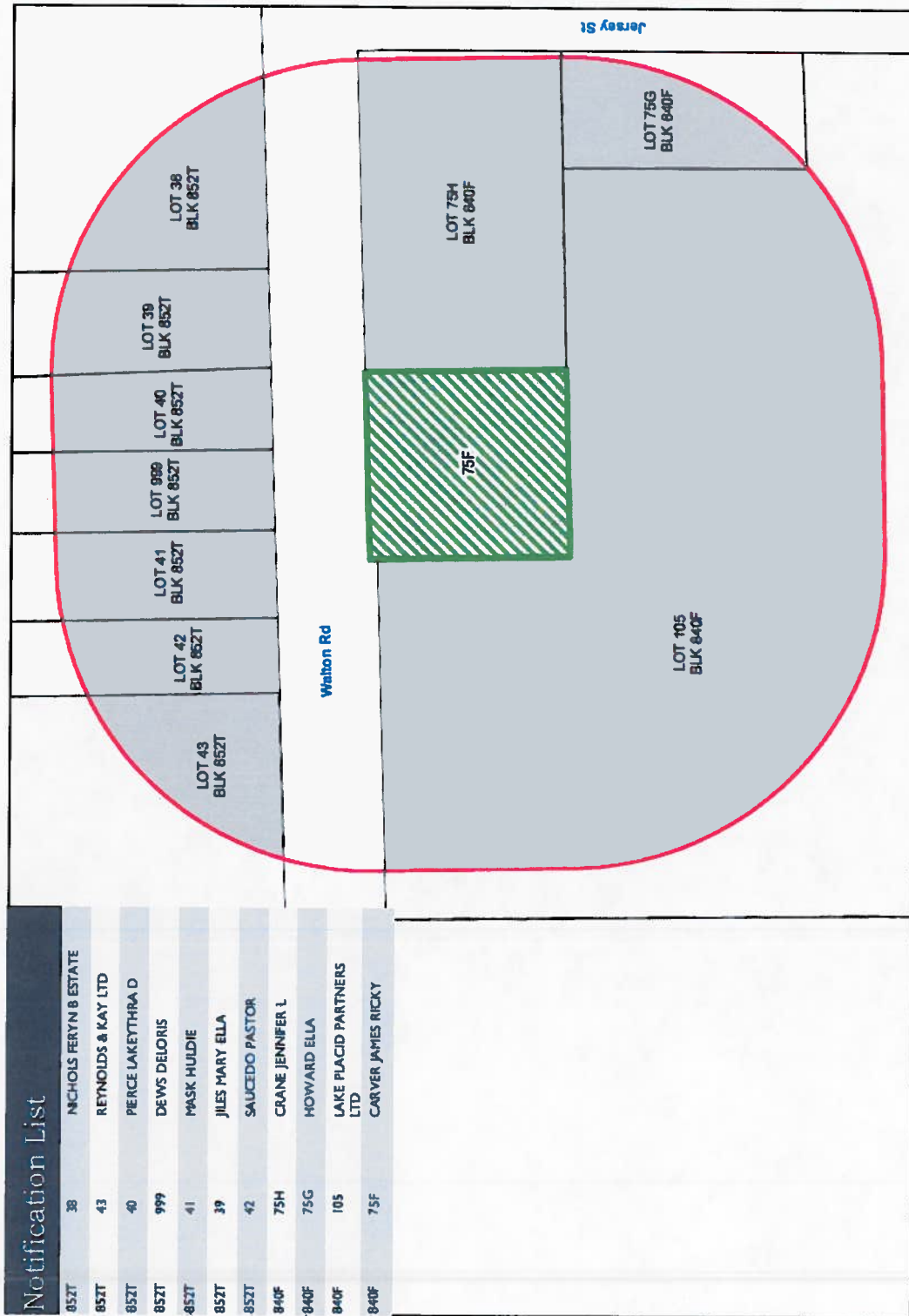


Zoning Case
Zoning Case #: Z18-011
Existing Zoning: M-1 Proposed Zoning: R-1D
Applicant: Clifton Swindle

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**ORDINANCE NO. O-2016-88
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
852T	38 NICHOLS FERYN B ESTATE
852T	43 REYNOLDS & KAY LTD
852T	40 PERCE LAKEYTHRA D
852T	999 DEWS DELORIS
852T	41 MASK HUIDIE
852T	39 JILES MARY ELLA
852T	42 SAUCEDO PASTOR
840F	75H CRANE JENNIFER L
840F	75G HOWARD ELLA
840F	105 LAKE PLACID PARTNERS LTD
840F	75F CARVER JAMES RICKY

Zoning Case
Zoning Case #: Z18-011
Existing Zoning: M-1 Proposed Zoning: R-1D
Applicant: Clifton Swindle



Subject Property
200' Notification Buffer
City Limits

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