

**ORDINANCE NO. O-2016-99**

**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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON TRACT 45B CONTAINING APPROXIMATELY 0.44 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF OLD JACKSONVILLE HIGHWAY AND RICE ROAD (5102 OLD JACKSONVILLE HIGHWAY); 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 Z16-012**

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

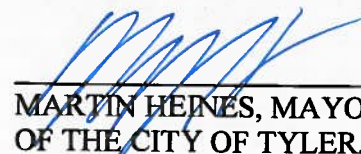
Tract 45B containing approximately 0.44 acres of land located north of the northeast intersection of Old Jacksonville Highway and Rice Road (5102 Old Jacksonville Highway).

**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 26<sup>th</sup> day of October A.D., 2016.


  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

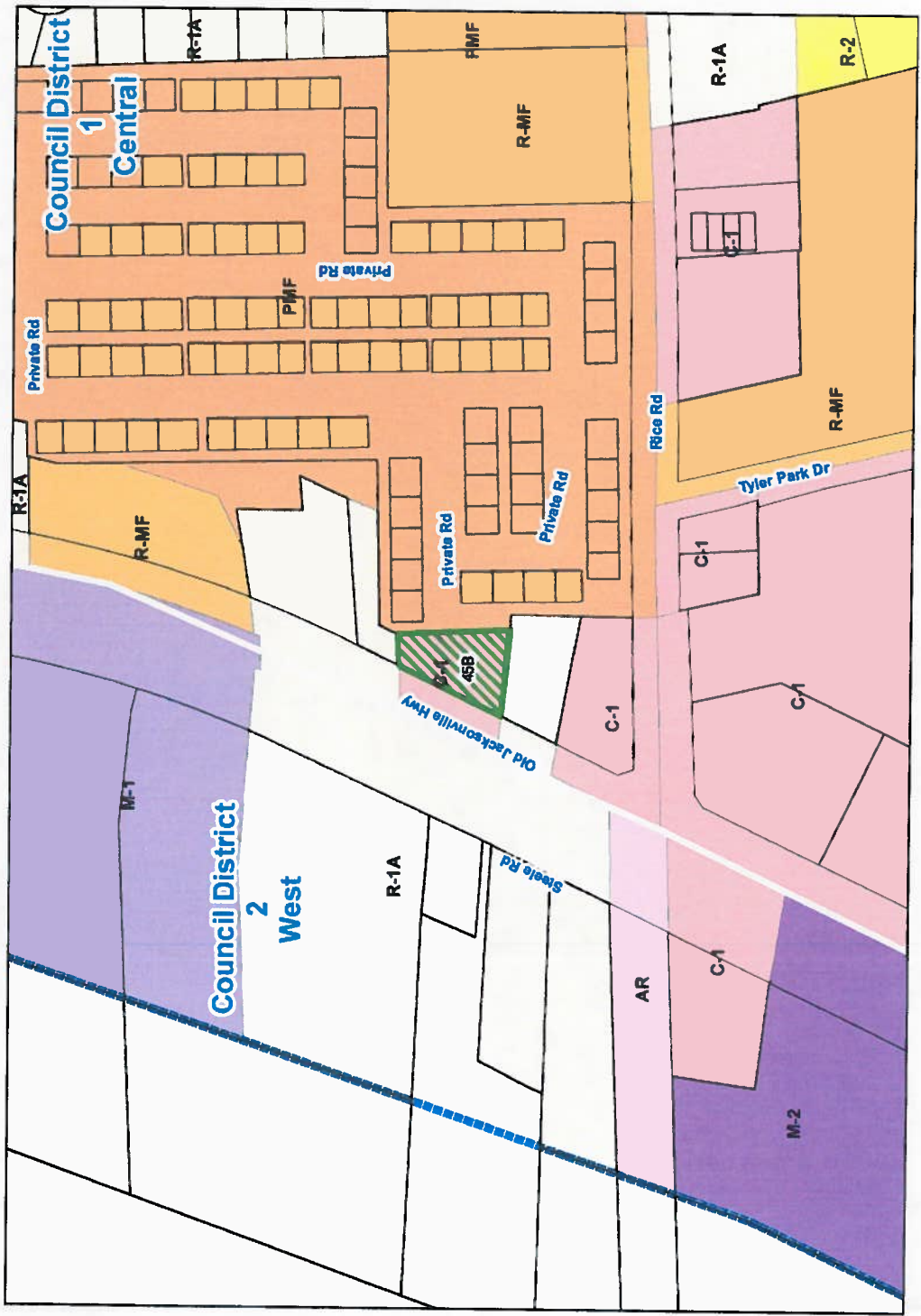
  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE NO. O-2016-99  
EXHIBIT "A"  
LOCATION MAP

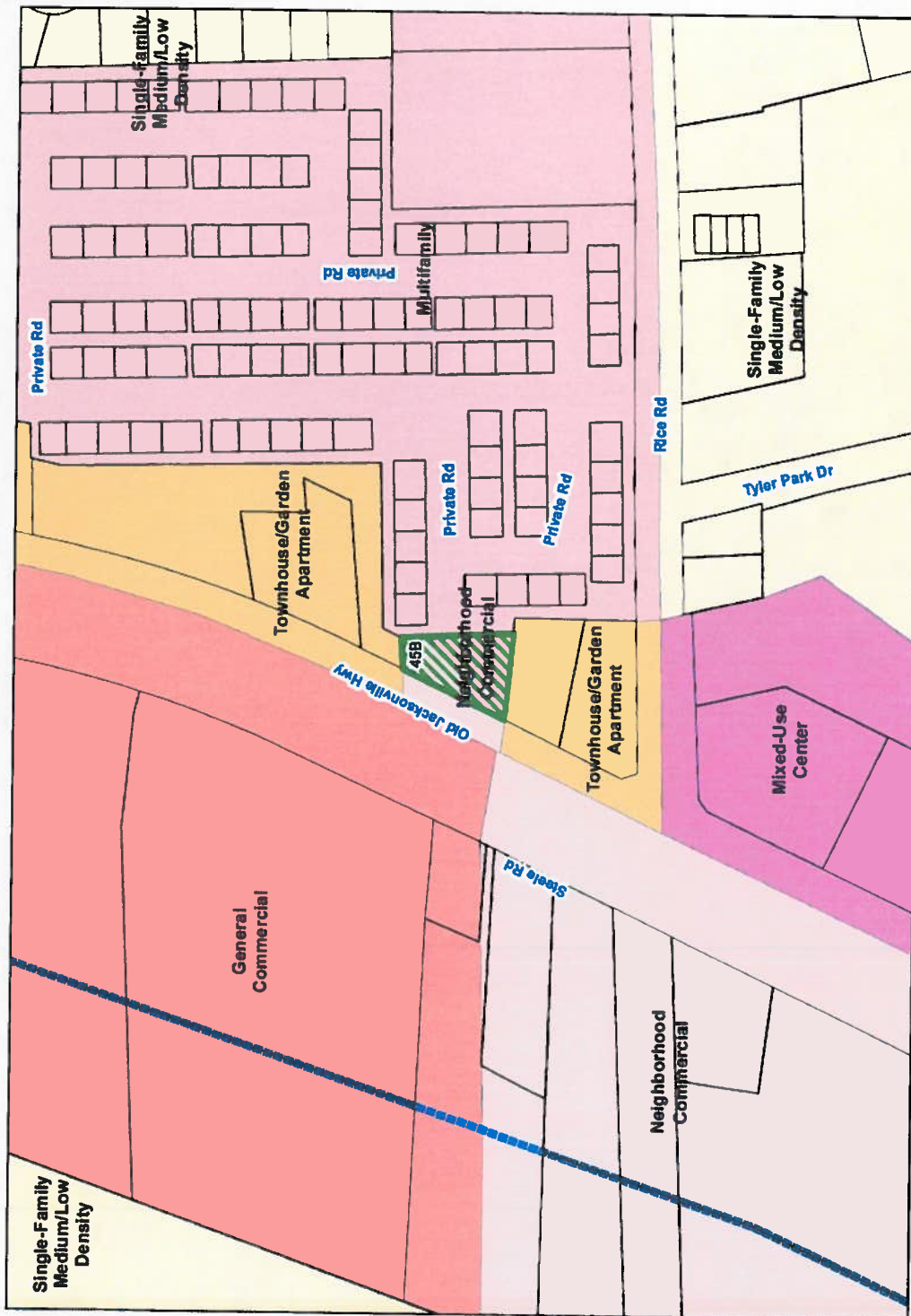


**Zoning Case**  
Zoning Case #: Z16-012  
Existing Zoning: C-1 Proposed Zoning: R-1A  
Applicant: Howard Dickerson

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It is not intended to represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2016-99**  
**EXHIBIT "B"**  
**TYLER 1<sup>st</sup> FUTURE LAND USE MAP**



**Zoning Case**  
 Zoning Case # Z16-012  
 Existing Zoning: C-1 Proposed Zoning: R-1A  
 Applicant: Howard Dickerson

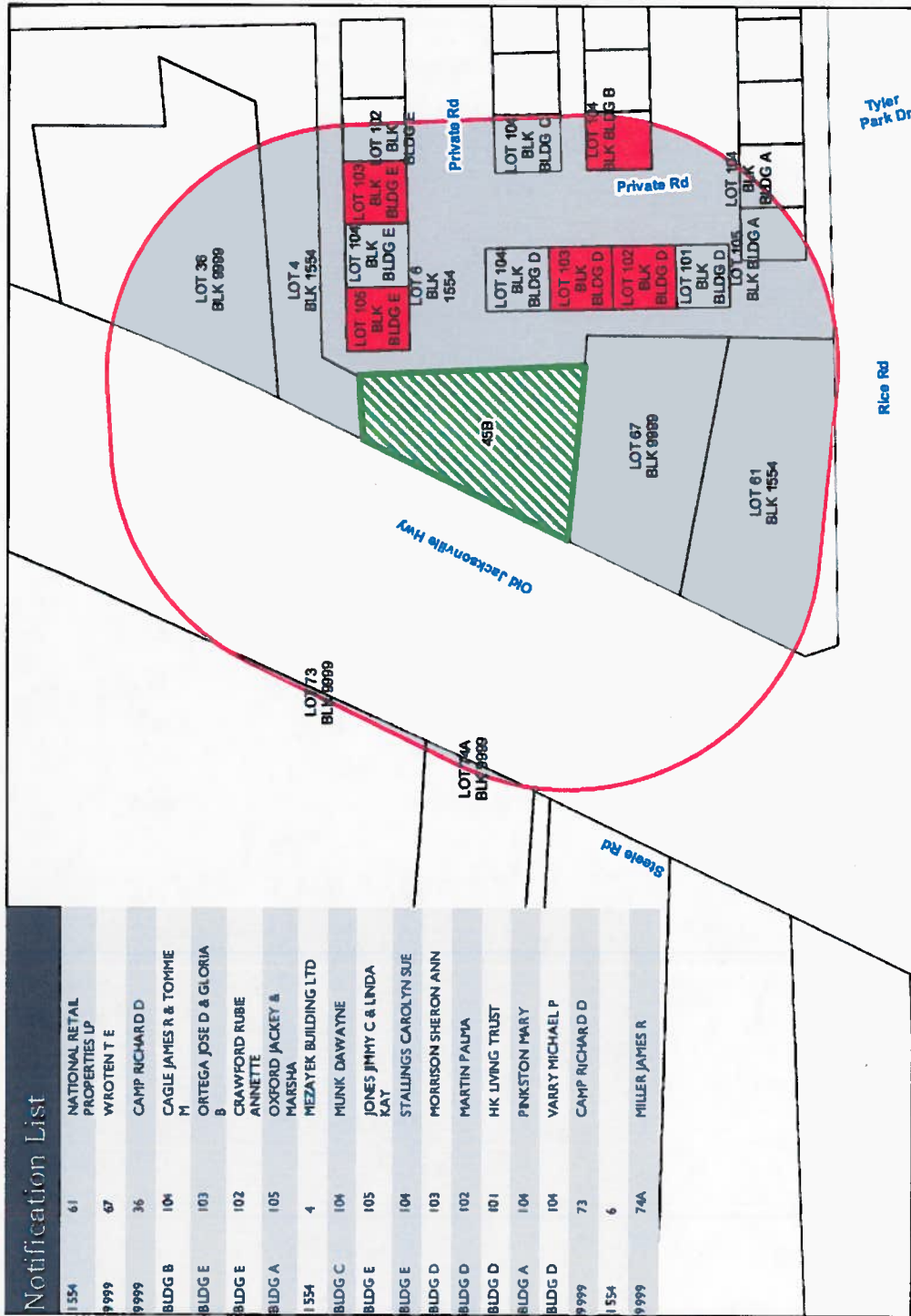
**Subject Property**  
 City Limits

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250 0 250 Feet



**ORDINANCE NO. O-2016-99  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

1554	61	NATIONAL RETAIL PROPERTIES LP
9999	67	WROTON T E
9999	36	CAMP RICHARD D
BLDG B	104	CAGLE JAMES R & TOMMIE M
BLDG E	103	ORTEGA JOSE D & GLORIA B
BLDG E	102	CRAWFORD RUBE ANNETTE
BLDG A	105	OXFORD JACKIE & MARSHA
1554	4	MEZATEK BUILDING LTD
BLDG C	104	MUNK DAWAYNE
BLDG E	105	JONES JIMMY C & LINDA KAY
BLDG E	104	STALLINGS CAROLYN SUE
BLDG D	103	MORRISON SHERON ANN
BLDG D	102	MARTIN PALMA
BLDG D	101	HK LIVING TRUST
BLDG A	104	PINKSTON MARY
BLDG D	104	VARRY MICHAEL P
9999	73	CAMP RICHARD D
1554	6	
9999	74A	MILLER JAMES R

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Existing Zoning: C-1 Proposed Zoning: R-1A  
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