

ORDINANCE NO. O-2015-2

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 "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON AN APPROXIMATELY 6.89 ACRES TRACT OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF NORTH NORTHEAST LOOP 323 AND DUNCAN STREET (2202 DUNCAN STREET); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z12-14-008

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:

An approximately 6.89 acres tract of land located west of the northwest intersection of North Northeast Loop 323 and Duncan Street (2202 Duncan Street), as shown on the drawing attached hereto as Exhibit "A".

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 amend the Future Land Use Guide to reflect General Commercial.

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 14th day of January, A.D., 2015,

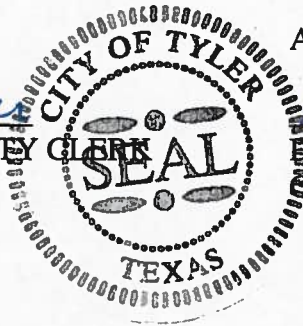

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

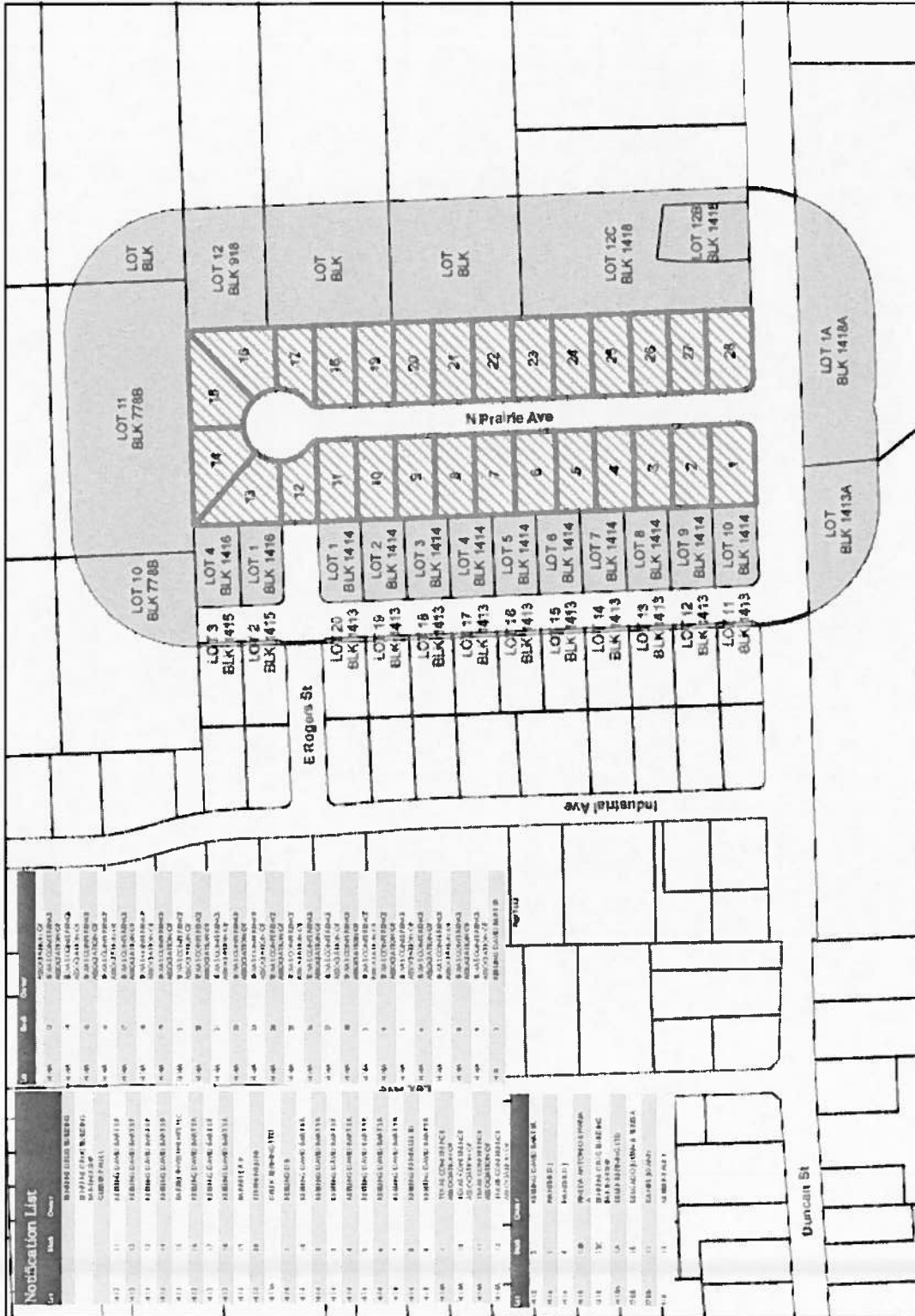

CASSANDRA BRAGER, CITY CLERK

APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY



Ord. No. 0-2015-2
Exhibit "A"



ZONING CASE
Zoning Case #: Z12-14-008
Existing Zoning: R-1B Proposed Zoning: C-2
Applicant: TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS

This plat is for informational purposes and may not have been prepared for or be suitable for legal recording or survey purposes. It does not represent an under-recorded survey and represents only the approximate relative location of property boundaries.

250' 0' 250' Feet