

ORDINANCE NO. O-2015-29

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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "AR", ADAPTIVE REUSE DISTRICT ON LOTS 13A AND 17A OF NCB 186, TWO LOTS CONTAINING 0.68 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF WEST ELM STREET AND SOUTH VINE AVENUE (215 SOUTH VINE AVENUE AND 626 WEST ELM 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 Z03-15-037

That the following described property, which has heretofore been zoned "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:

Lots 13A and 17A of NCB 186, two lots containing 0.68 acres of land located at the southwest intersection of West Elm Street and South Vine Avenue (215 South Vine Avenue and 626 West Elm 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.

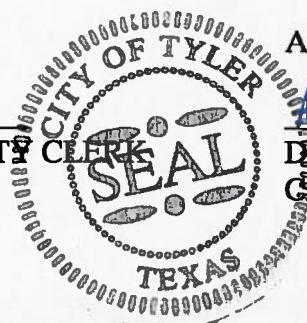
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 25th day of March, A.D., 2015.

Martin Heines
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

EXHIBIT "A"

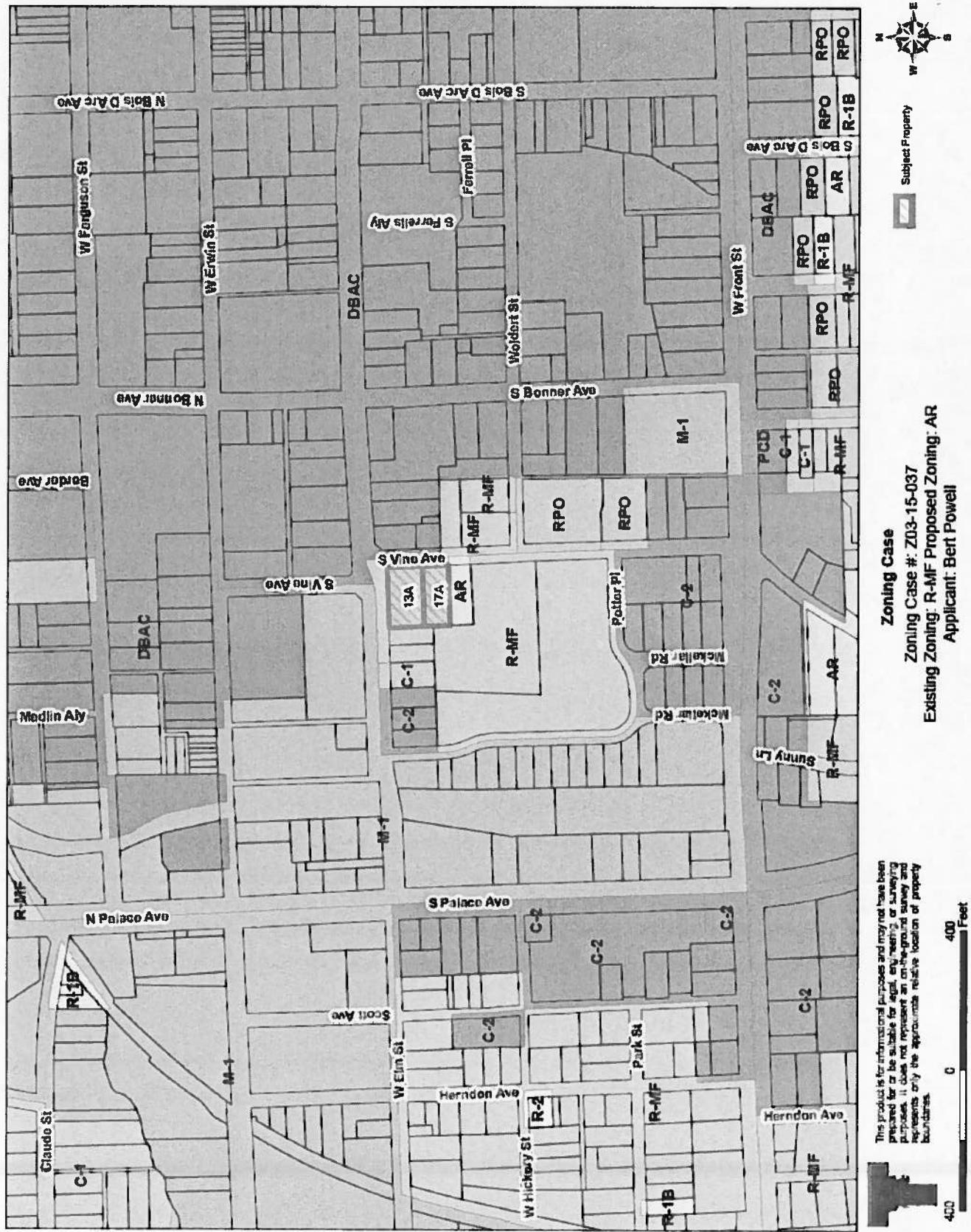


EXHIBIT "B"

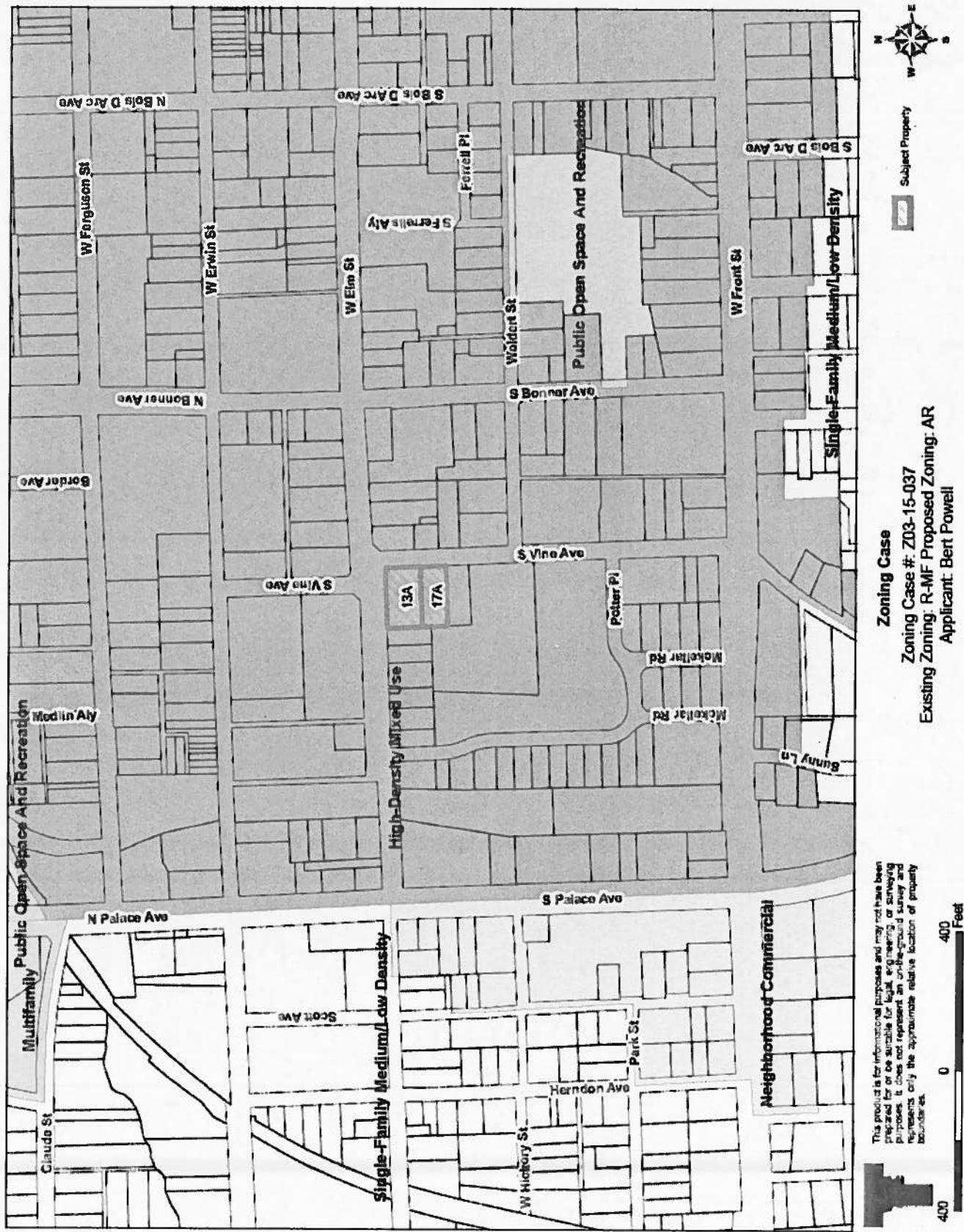
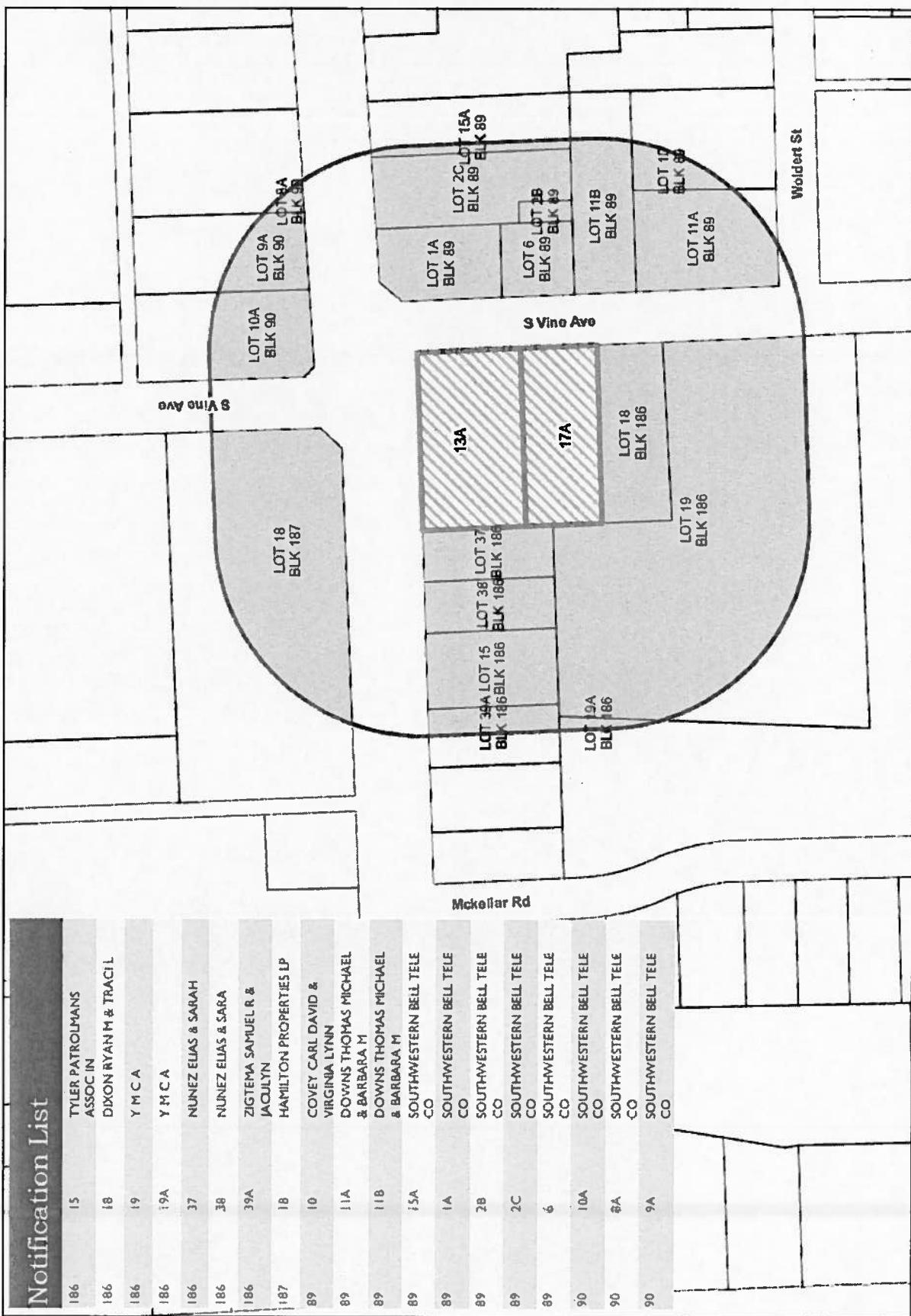


EXHIBIT "C"

Notification List

186	15	TYLER PATROLMANS ASSOC IN
186	18	DIXON RYAN M & TRACI L
186	19	Y M C A
186	19A	Y M C A
186	37	NUNEZ ELIAS & SARAH
186	38	NUNEZ ELIAS & SARAH
186	39A	ZIGTEMA SAMUEL R & IAQULYN
187	18	HAMILTON PROPERTIES LP
89	10	COVEY CARL DAVID & VIRGINIA LYNN
89	11A	DOWNS THOMAS MICHAEL & BARBARA M
89	11B	DOWNS THOMAS MICHAEL & BARBARA M
89	15A	SOUTHWESTERN BELL TELE CO
89	1A	SOUTHWESTERN BELL TELE CO
89	2B	SOUTHWESTERN BELL TELE CO
89	2C	SOUTHWESTERN BELL TELE CO
89	6	SOUTHWESTERN BELL TELE CO
90	10A	SOUTHWESTERN BELL TELE CO
90	8A	SOUTHWESTERN BELL TELE CO
90	9A	SOUTHWESTERN BELL TELE CO



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.

Zoning Case

Existing Zoning: R-MF Proposed Zoning: AR
Applicant: Bert Powell

