

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.

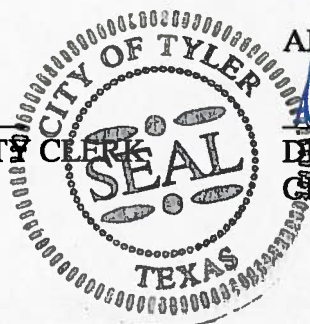
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

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

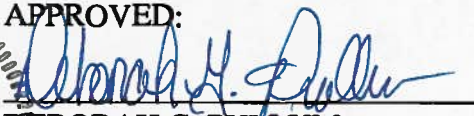

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

This is a detailed street map of a portion of St. Louis, Missouri, showing various streets, lot numbers, and zoning designations. The map includes streets such as N Palacco Ave, S Palacco Ave, S Vinc Ave, S Bonner Ave, S Bois D Arc Ave, W Ferguson St, W Erwin St, W Front St, W Hickory St, W Elm St, Scott Ave, Herndon Ave, and Sunny Ln. Zoning designations include DBAC, R-1B, R-MF, RPO, C-1, C-2, C-3, AR, and M-1. Lot numbers 13A and 17A are specifically marked on S Vinc Ave. The map also shows a railroad line running diagonally across the lower left and a large industrial area on the right.

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 #: Z03-15-037

Existing Zoning: R-MF Proposed Zoning: AR

Applicant: Bert Powell



Subject Property



A vertical scale bar labeled "Feet" at the top. It has a central white rectangular box. To the left of the box, there are markings for "0" and "400". To the right of the box, there is a marking for "400".

EXHIBIT "B"



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Zoning Case

Zoning Case #: Z03-15-037

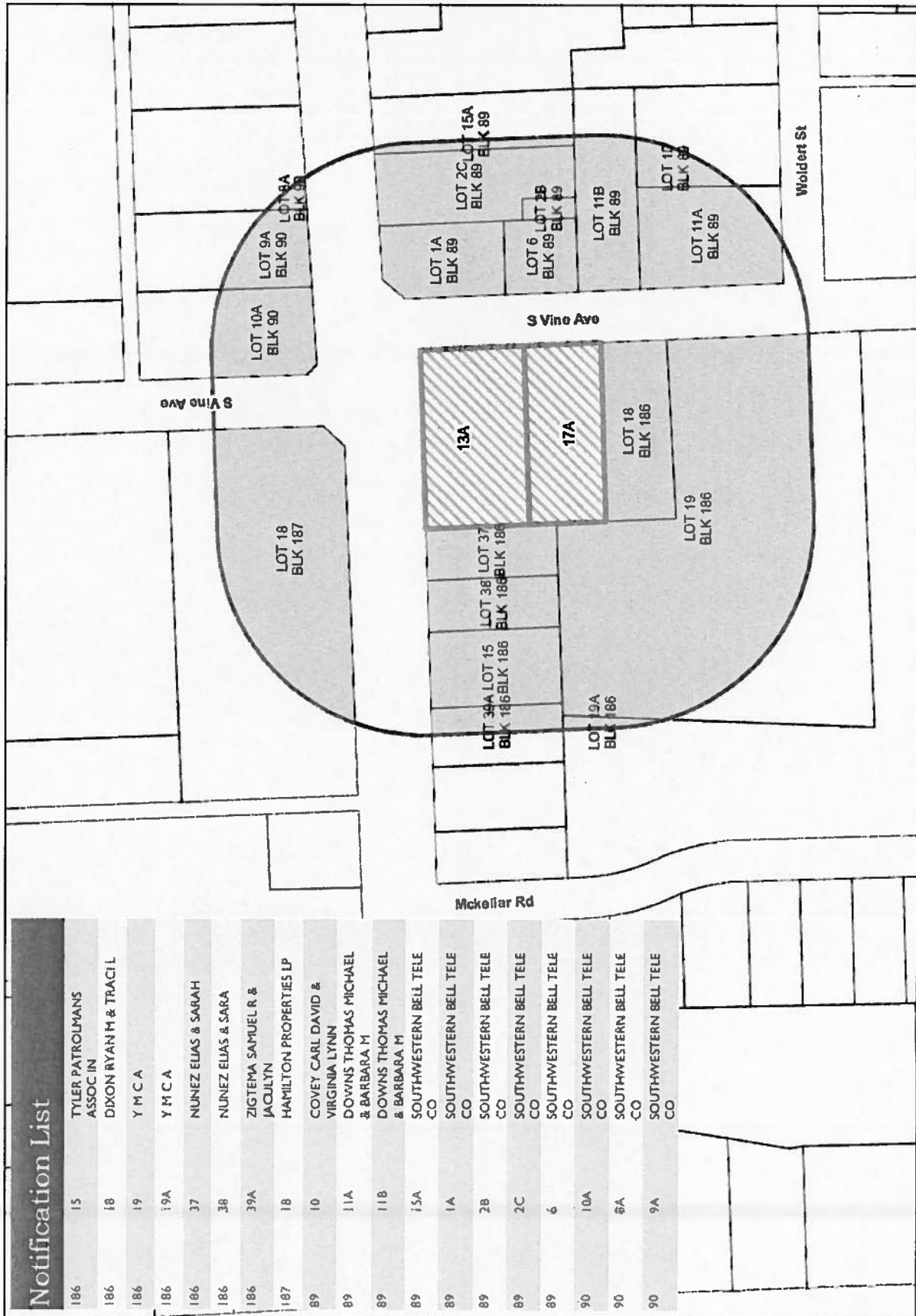
Existing Zoning: R-MF Proposed Zoning: AR

Applicant: Bert Powell

Subject Property



EXHIBIT "C"



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Zoning Case
 Zoning Case #: Z03-15-037
 Existing Zoning: R-MF Proposed Zoning: AR
 Applicant: Bert Powell

