

**ORDINANCE NO. O-2015-36**

**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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT ON LOT 14 OF NCB 1537A, ONE LOT CONTAINING APPROXIMATELY 5.08 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF BELLWOOD LAKE ROAD AND CHANDLER HIGHWAY (5880 CHANDLER 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 Z03-15-039**

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

Lot 14 of NCB 1537A, one lot containing approximately 5.08 acres of land located south of the southwest intersection of Bellwood Lake Road and Chandler Highway (5880 Chandler 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 Townhouse/Garden Apartment.

**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 8<sup>th</sup> day of April, A.D., 2015.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

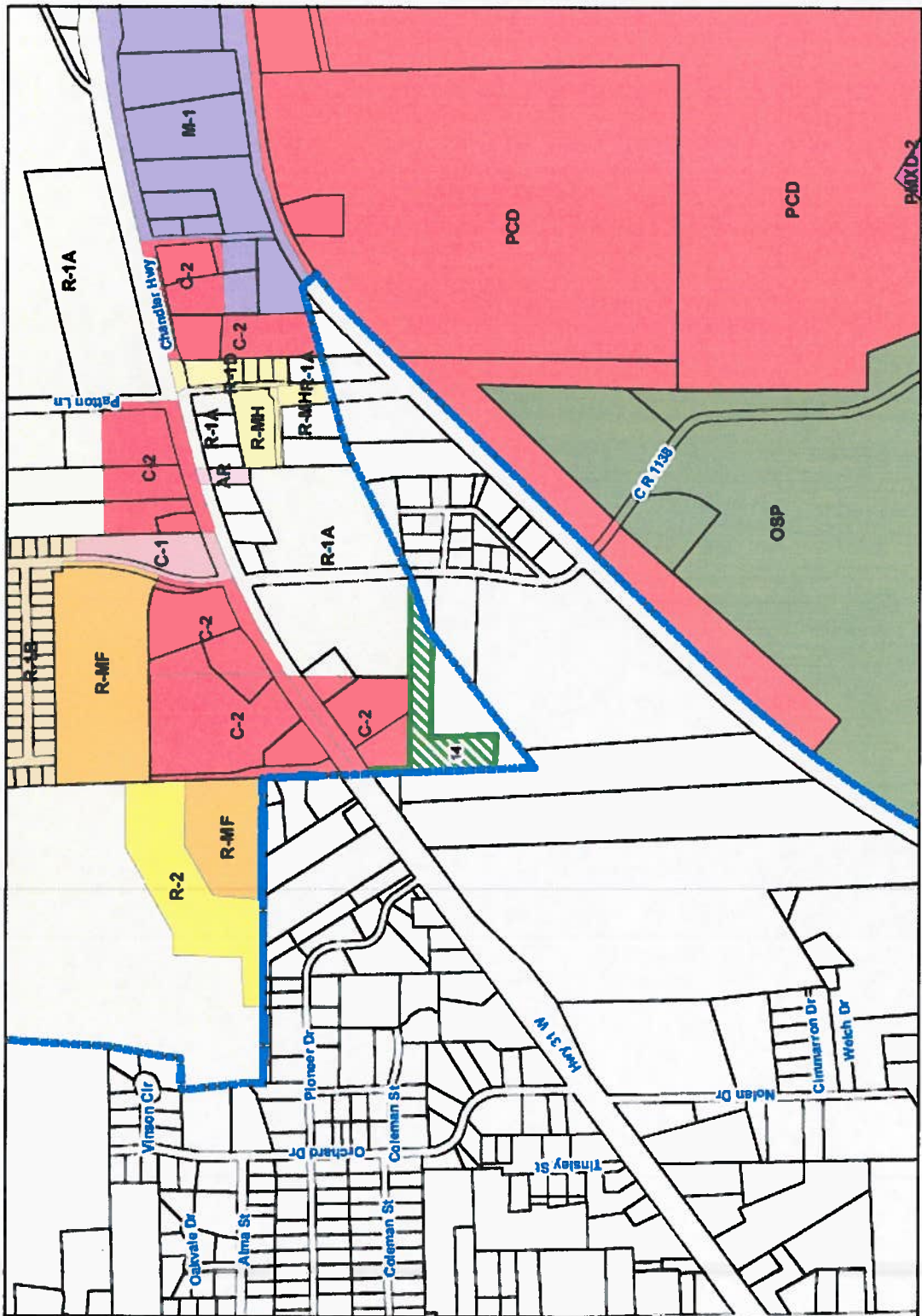
  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2015-36  
EXHIBIT "A"  
LOCATION MAP**



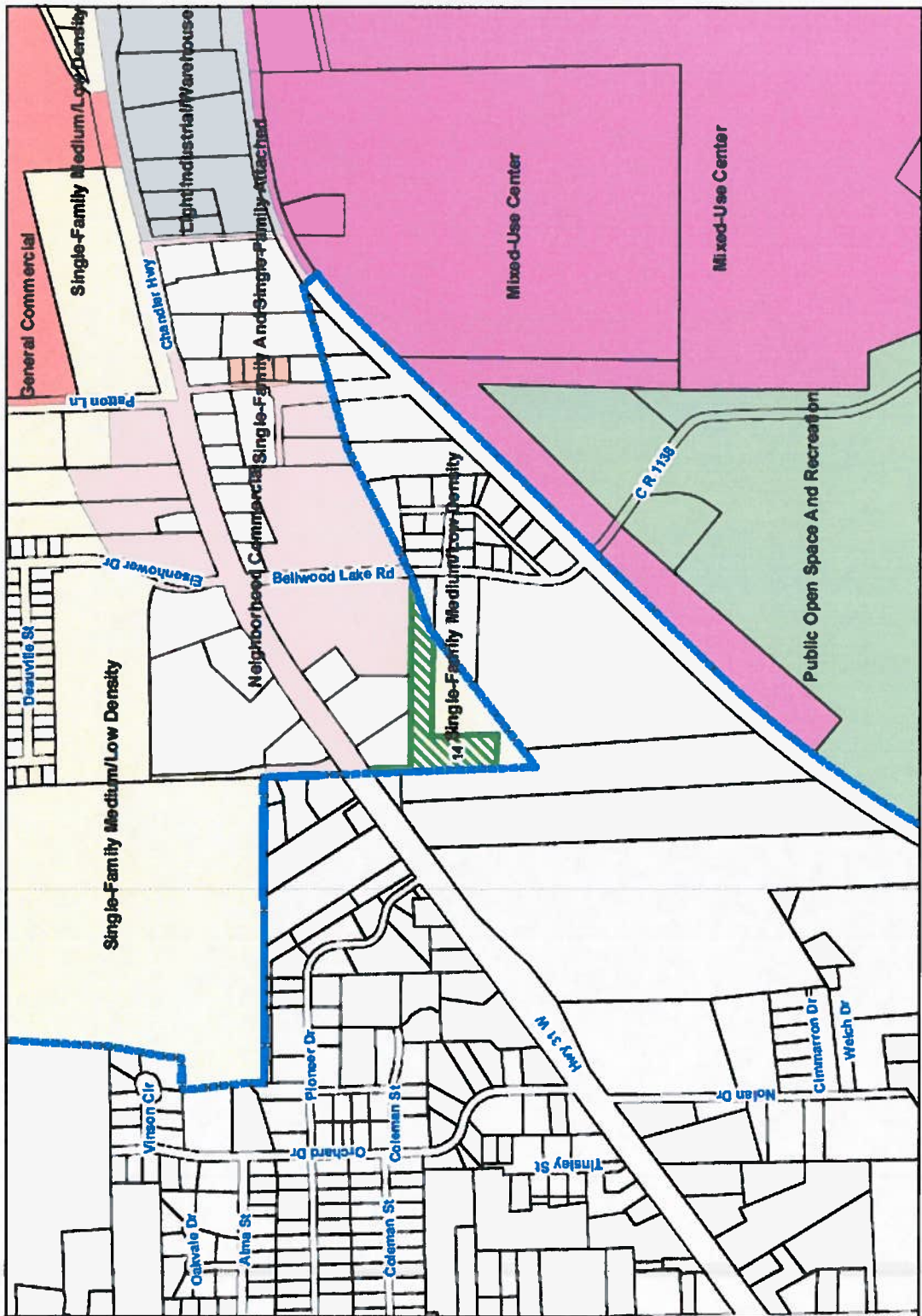
**Zoning Case**  
Zoning Case # Z03-15-039  
Existing Zoning: R-1A Proposed Zoning: R-MF  
Applicant: Double Star Investments

This product is for informational purposes and may not have been prepared by a professional engineer, architect, or surveyor. It is not intended to be used as a legal document. It represents only the approximate relative location of property boundaries.





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**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**

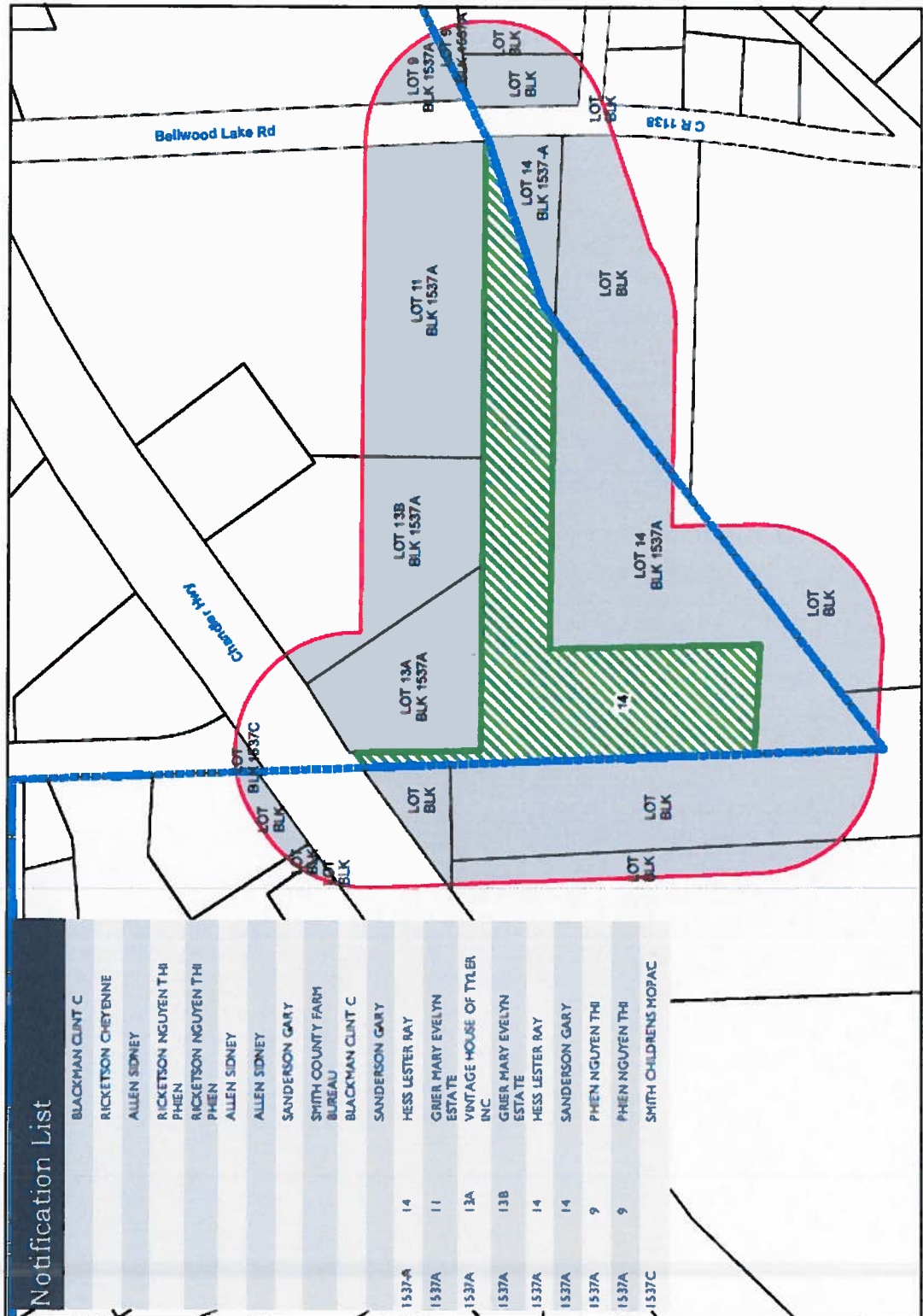


**Zoning Case**  
 Zoning Case # Z03-15-039  
 Existing Zoning: R-1A Proposed Zoning: R-MF  
 Applicant: Double Star Investments

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0 400 800 Feet

**ORDINANCE NO. O-2015-36  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

1537-A	14	SANDERSON GARY
1537A	11	HESS LESTER RAY
1537A	13A	GRIER MARY EVELYN ESTATE
1537A	13B	VINTAGE HOUSE OF TYLER INC
1537A	14	GRIER MARY EVELYN ESTATE
1537A	14	HESS LESTER RAY
1537A	14	SANDERSON GARY
1537A	9	PHEN NGUYEN THI
1537A	9	PHEN NGUYEN THI
1537C		SMITH CHILDRENS MOPAC
		BLACKMAN CLINT C
		RICKETSON CHEYENNE
		ALLEN SONEY
		RICKETSON NGUYEN THI PHEN
		RICKETSON NGUYEN THI PHEN
		ALLEN SONEY
		ALLEN SONEY
		SANDERSON GARY
		SMITH COUNTY FARM BUREAU
		BLACKMAN CLINT C

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250 0 250 Feet

**Zoning Case**  
Zoning Case #: Z03-15-039  
Existing Zoning: R-1A Proposed Zoning: R-MF  
Applicant: Double Star Investments

**Subject Property**  
**City Limits**