

**ORDINANCE NO. O-2015-37**

**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 TWO TAX LOTS KNOWN AS LOT 41 OF NCB 840F, TWO TAX LOTS CONTAINING 1.39 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF SOUTH SOUTHWEST LOOP 323 AND MCCORMICK LANE (3021 AND 3029 MCCORMICK LANE); 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 Z04-15-040**

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:

Two tax lots known as Lot 41 of NCB 840F, containing 1.39 acres of land located at the northeast intersection of South Southwest Loop 323 and McCormick Lane (3021 and 3029 McCormick Lane).

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

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

**ATTEST:**

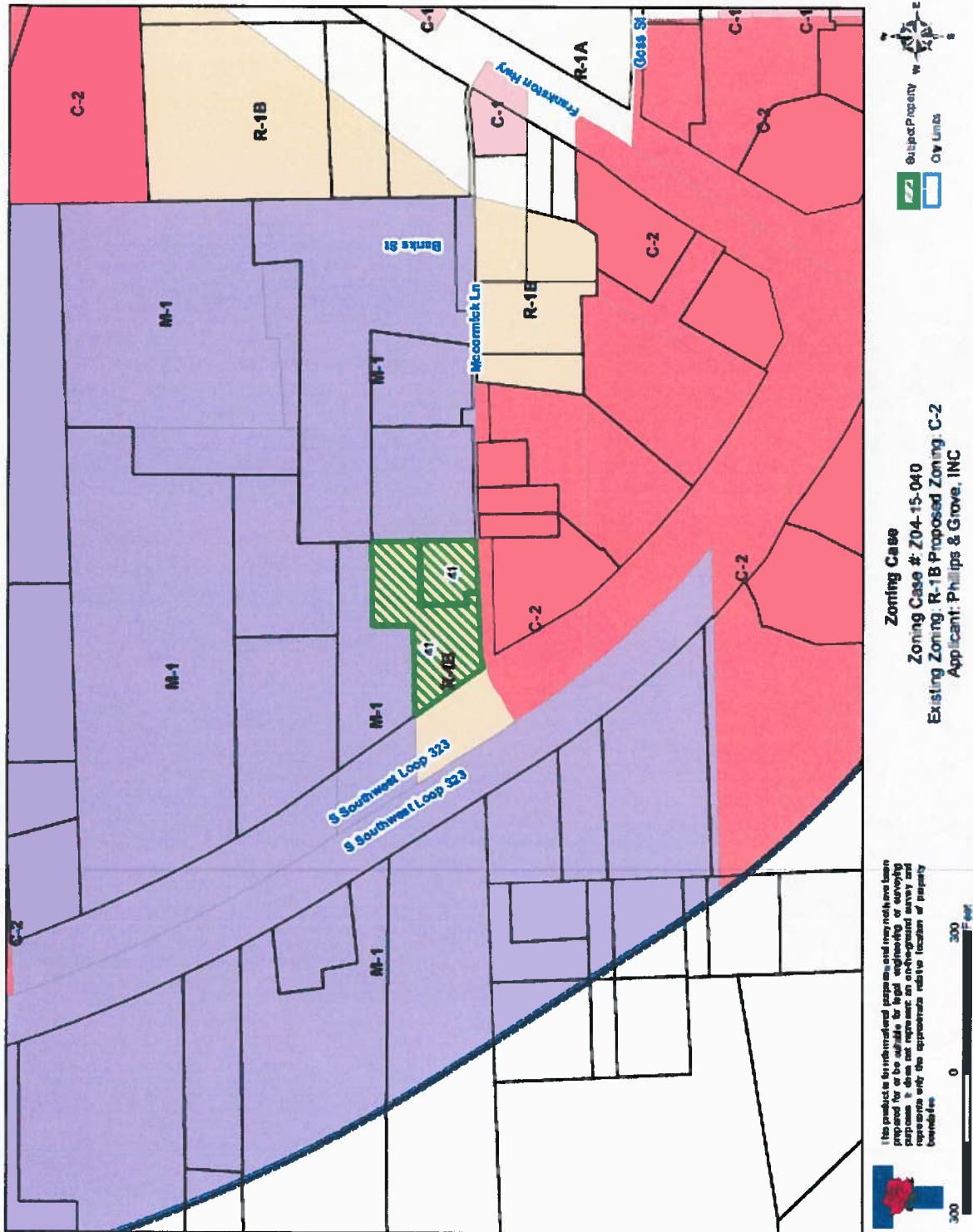
  
CASSANDRA BRAGER, CITY CLERK

**APPROVED:**

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



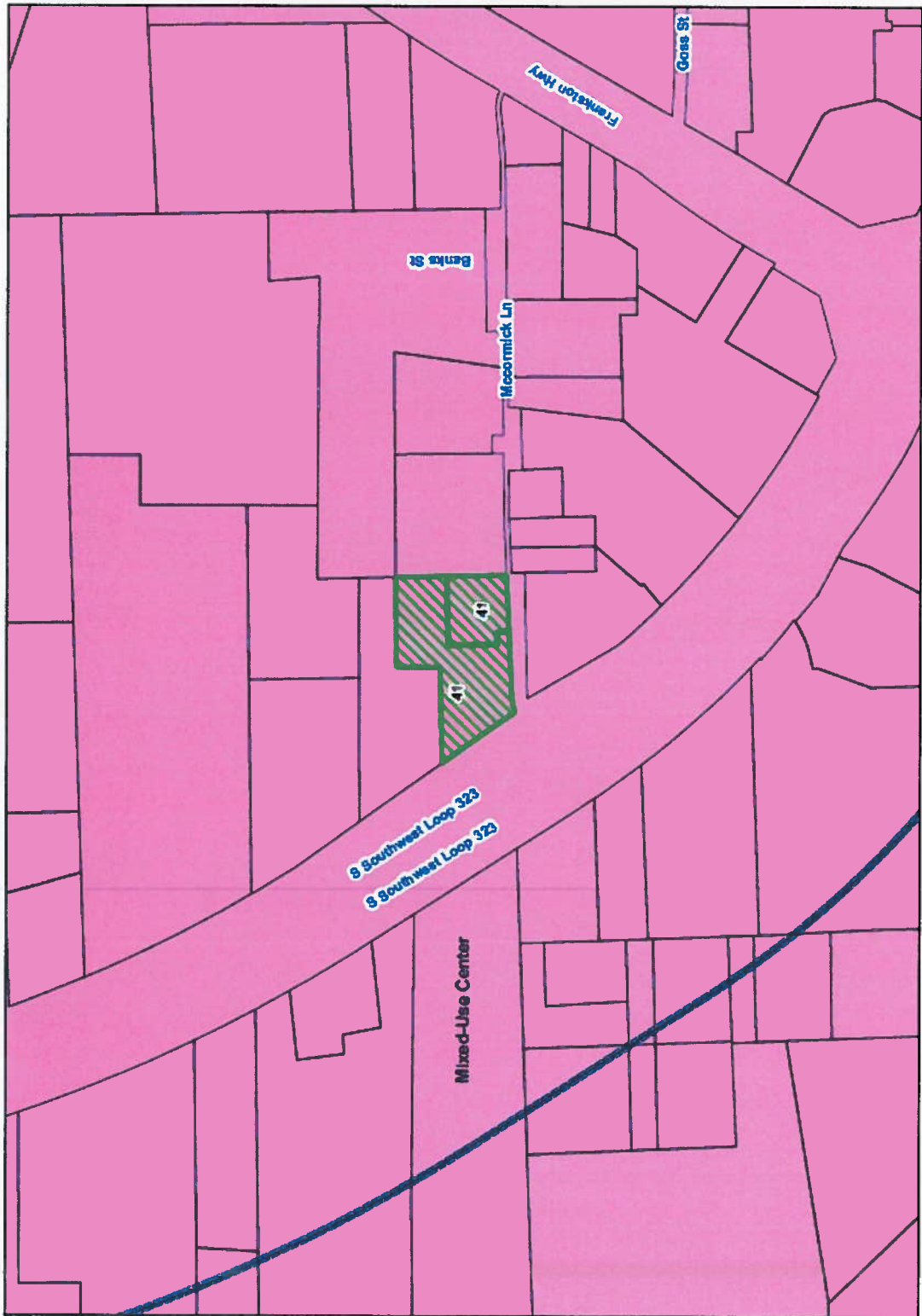
**ORDINANCE NO. O-2015-37  
EXHIBIT "A"  
LOCATION MAP**



**Zoning Case**  
Zoning Case # Z04-15-040  
Existing Zoning: R-1B Proposed Zoning: C-2  
Applicant: Phillips & Grove, INC

I do not profess to be a professional engineer, architect, or surveyor. I do not profess to be a professional engineer, architect, or surveyor. I do not profess to be a professional engineer, architect, or surveyor. I do not profess to be a professional engineer, architect, or surveyor.

ORDINANCE NO. O-2015-37  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



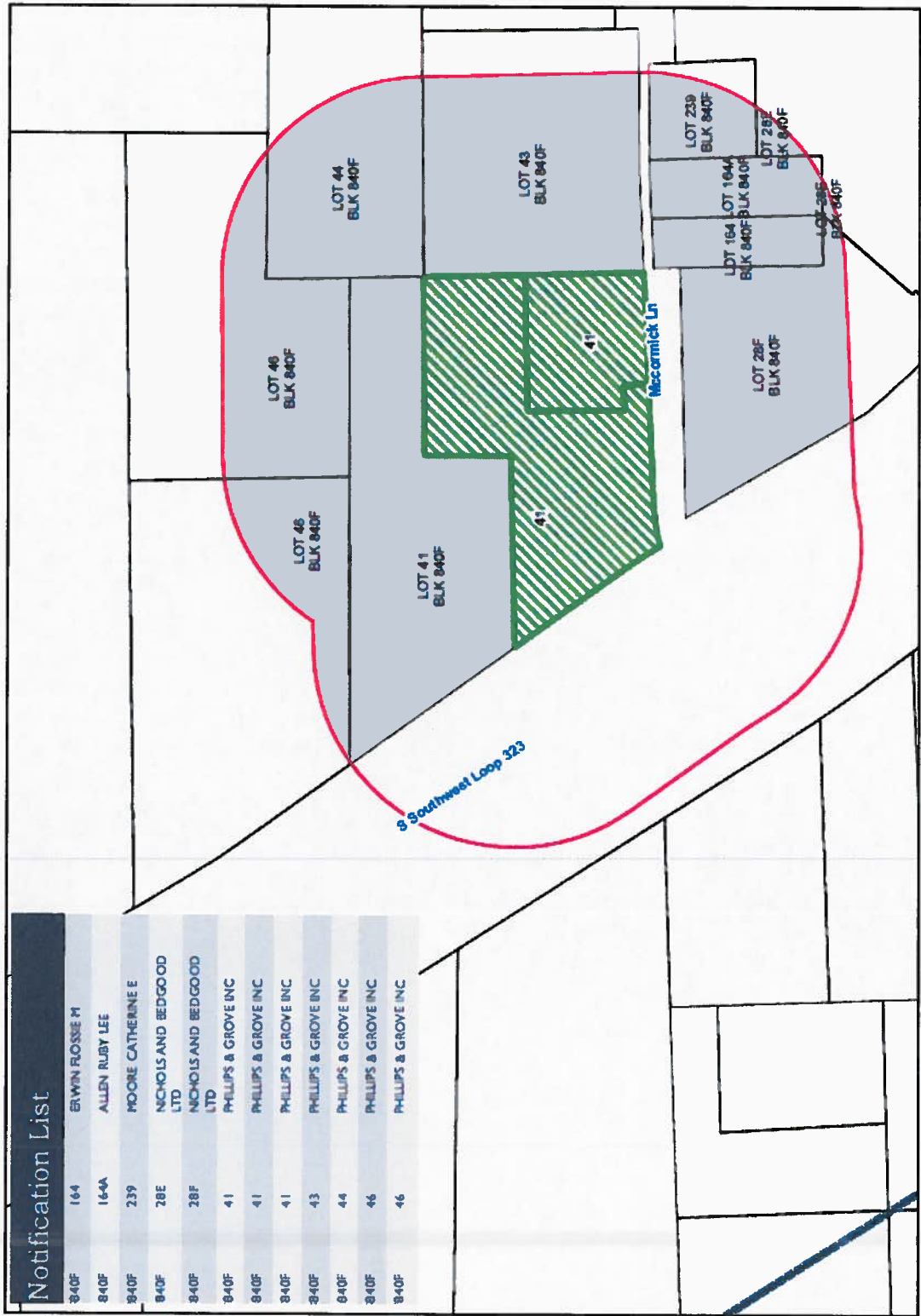
**Zoning Case**  
Zoning Case #: ZD4-15-040  
Existing Zoning: R-1B Proposed Zoning: C-2  
Applicant: Phillips & Grove, INC

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying. It does not represent an engineering or surveying and represents only the approximate relative location of property boundaries.

300 0 300 Feet



**ORDINANCE NO. O-2015-37  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

840F	164	ERWIN FROSIE M
840F	164A	ALLEN RUBY LEE
840F	239	MOORE CATHERINE E
840F	28E	NICHOLS AND BEDGOOD LTD
840F	28F	NICHOLS AND BEDGOOD LTD
840F	41	PHILLIPS & GROVE INC
840F	41	PHILLIPS & GROVE INC
840F	41	PHILLIPS & GROVE INC
840F	43	PHILLIPS & GROVE INC
840F	44	PHILLIPS & GROVE INC
840F	46	PHILLIPS & GROVE INC
840F	46	PHILLIPS & GROVE INC

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