

**ORDINANCE NO. O-2015-38**

**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 AND "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON LOT 20 OF NCB 840F, ONE LOT CONTAINING 1.15 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF MCCORMICK LANE AND FRANKSTON HIGHWAY (3711 FRANKSTON HIGHWAY); 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 Z04-15-041**

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

Lot 20 of NCB 840F, one lot containing 1.15 acres of land located at the northwest intersection of McCormick Lane and Frankston Highway (3711 Frankston 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.

**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.

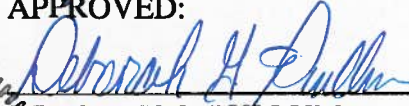
**PASSED AND APPROVED** this the 8<sup>th</sup> day of April, A.D., 2015.

  
MARTIN HENNES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

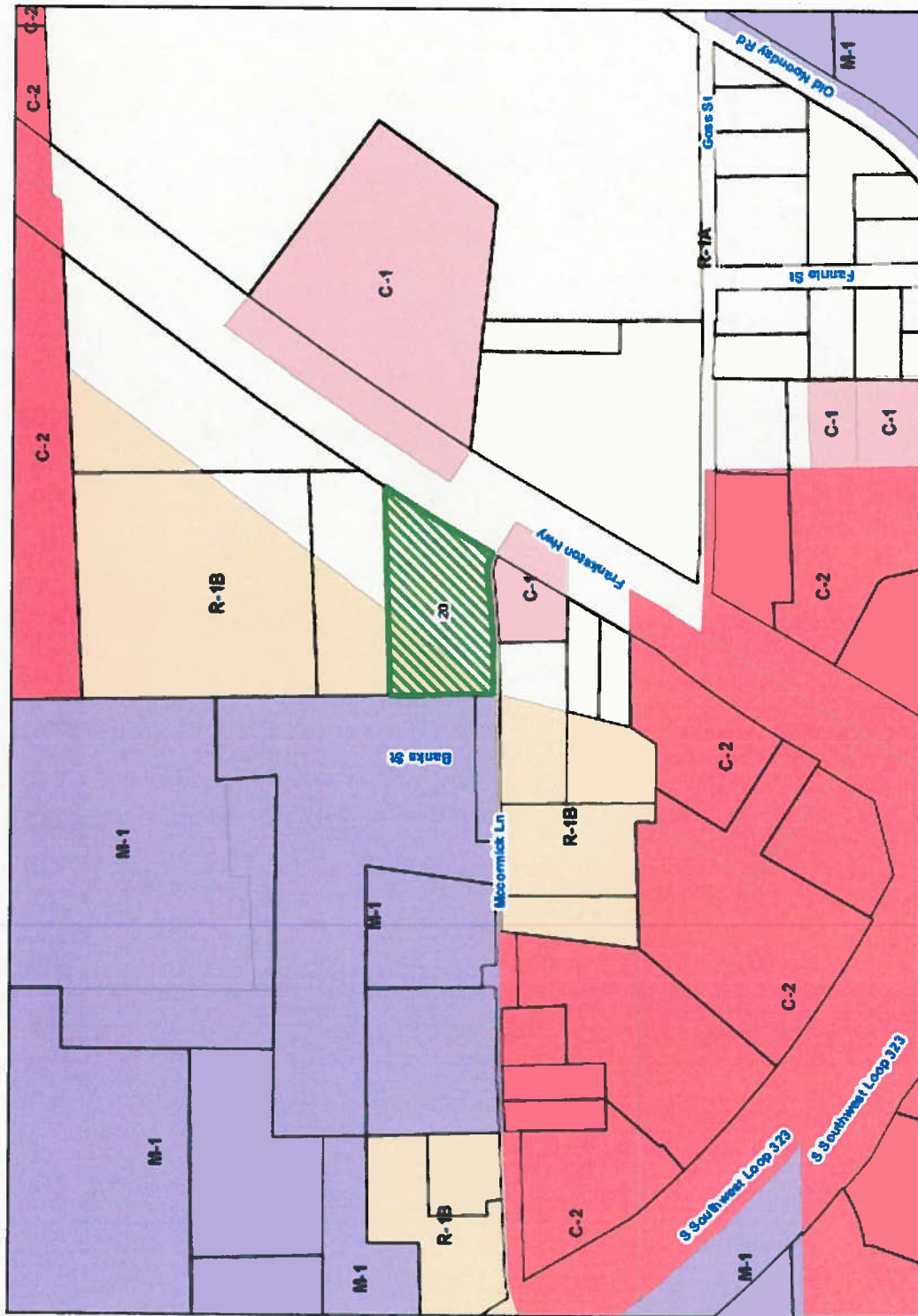
  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



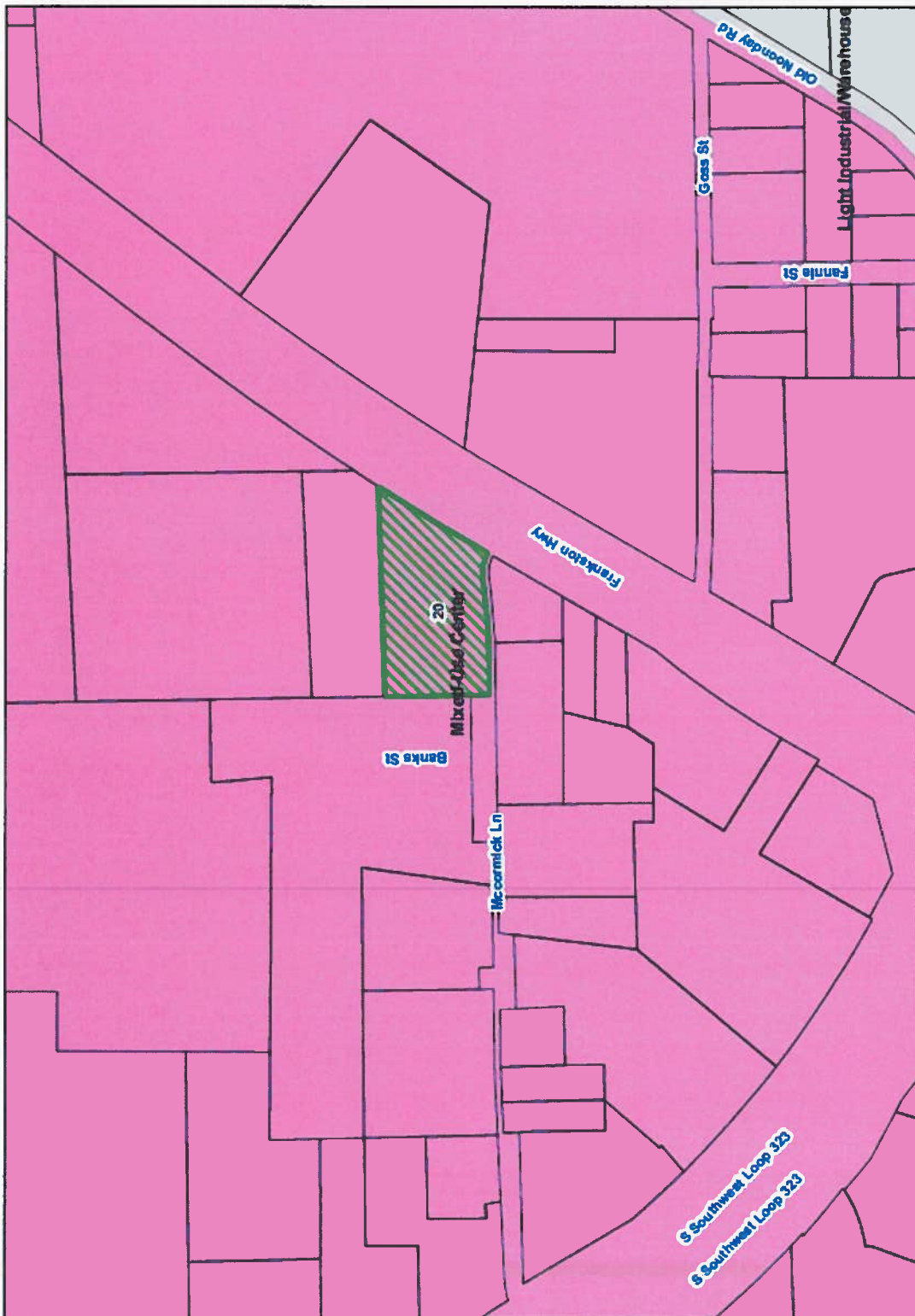
**ORDINANCE NO. O-2015-38  
EXHIBIT "A"  
LOCATION MAP**



**Zoning Case**  
 Zoning Case #: Z04-15-041  
 Existing Zoning: R-1A Proposed Zoning: C-2  
 Applicant: Phillips & Grove, INC

This product is preliminary and prepared for informational purposes only. It is not intended to be used for legal, engineering, or surveying purposes. The boundaries shown on this map are not guaranteed to be accurate and are subject to change. The boundaries shown on this map are not intended to be used for legal, engineering, or surveying purposes. The boundaries shown on this map are not intended to be used for legal, engineering, or surveying purposes.

ORDINANCE NO. O-2015-38  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



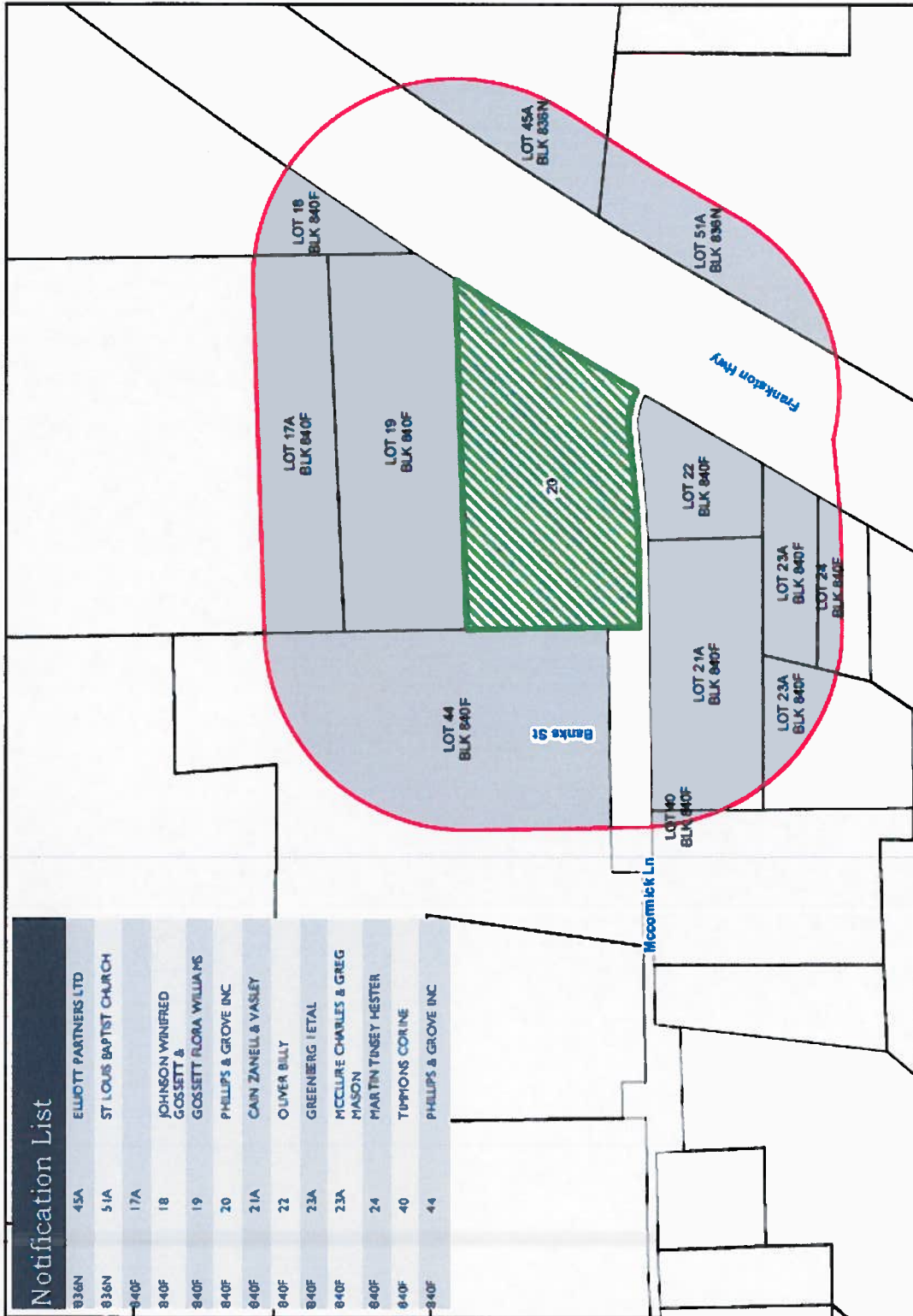
**Zoning Case**  
Zoning Case #: Z04-15-041  
Existing Zoning: R-1A Proposed Zoning: C-2  
Applicant: Phillips & Grove, INC

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**ORDINANCE NO. O-2015-38  
EXHIBIT "C"  
NOTIFICATION MAP**



**Zoning Case**  
Zoning Case #: Z04-15-041  
Existing Zoning: R-1A Proposed Zoning: C-2  
Applicant: Phillips & Grove, INC

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