

ORDINANCE NO. O-2015-41

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 "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 6 OF NCB 1434N, ONE LOT CONTAINING 0.21 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF BRIAR COVE DRIVE AND GATERIDGE DRIVE (412 GATERIDGE DRIVE); 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 Z04-15-044

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

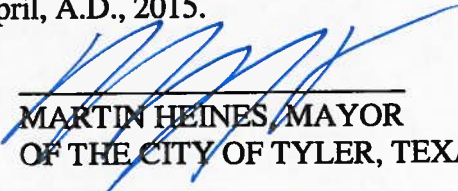
Lot 6 of NCB 1434N, one lot containing 0.21 acres of land located east of the intersection of Briar Cove Drive and Gateridge Drive (412 Gateridge Drive).

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.

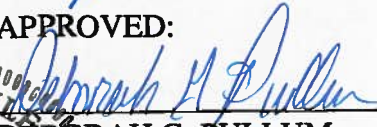
PASSED AND APPROVED this the 8th day of April, A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

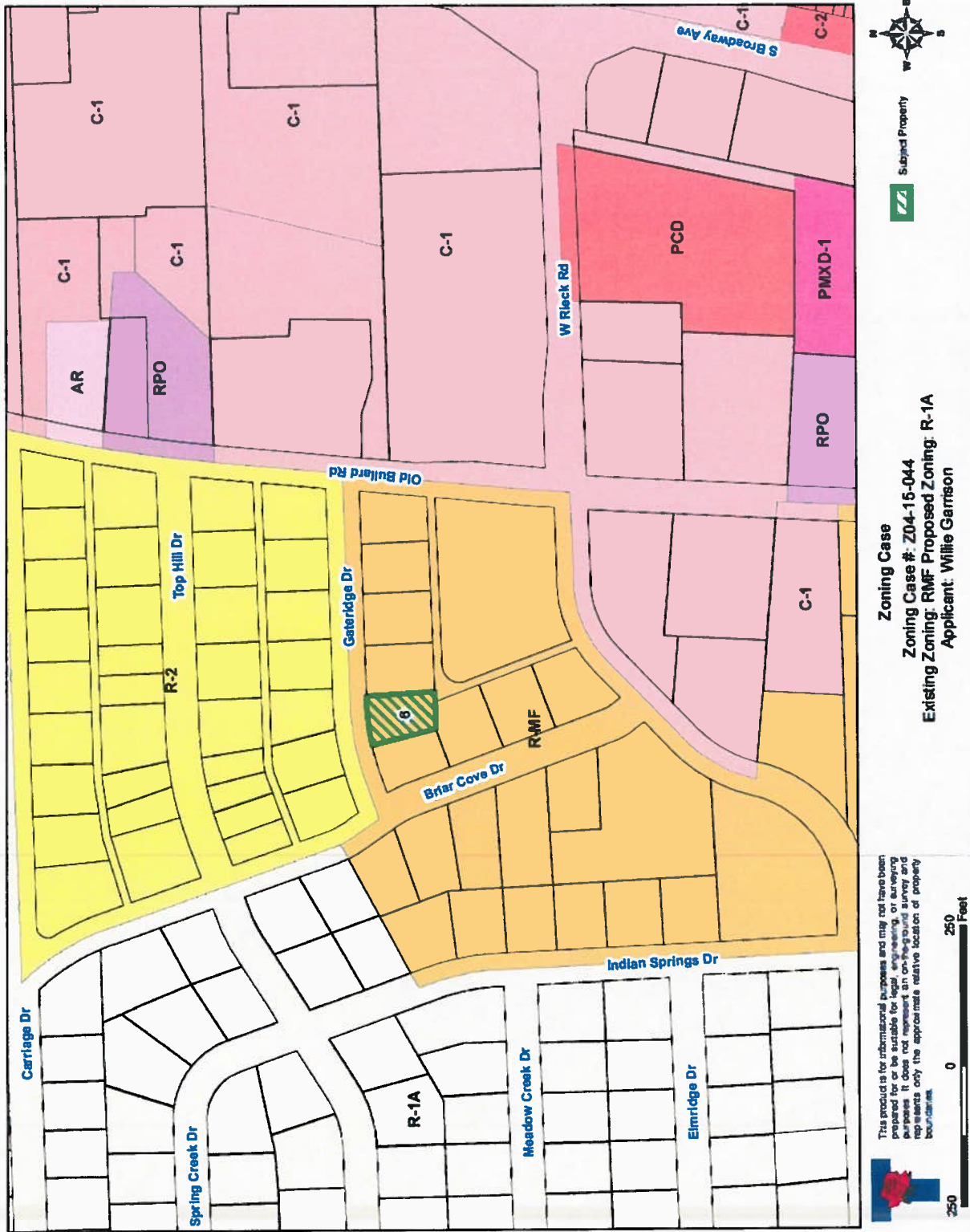

CASSANDRA BRAGER, CITY CLERK

APPROVED:

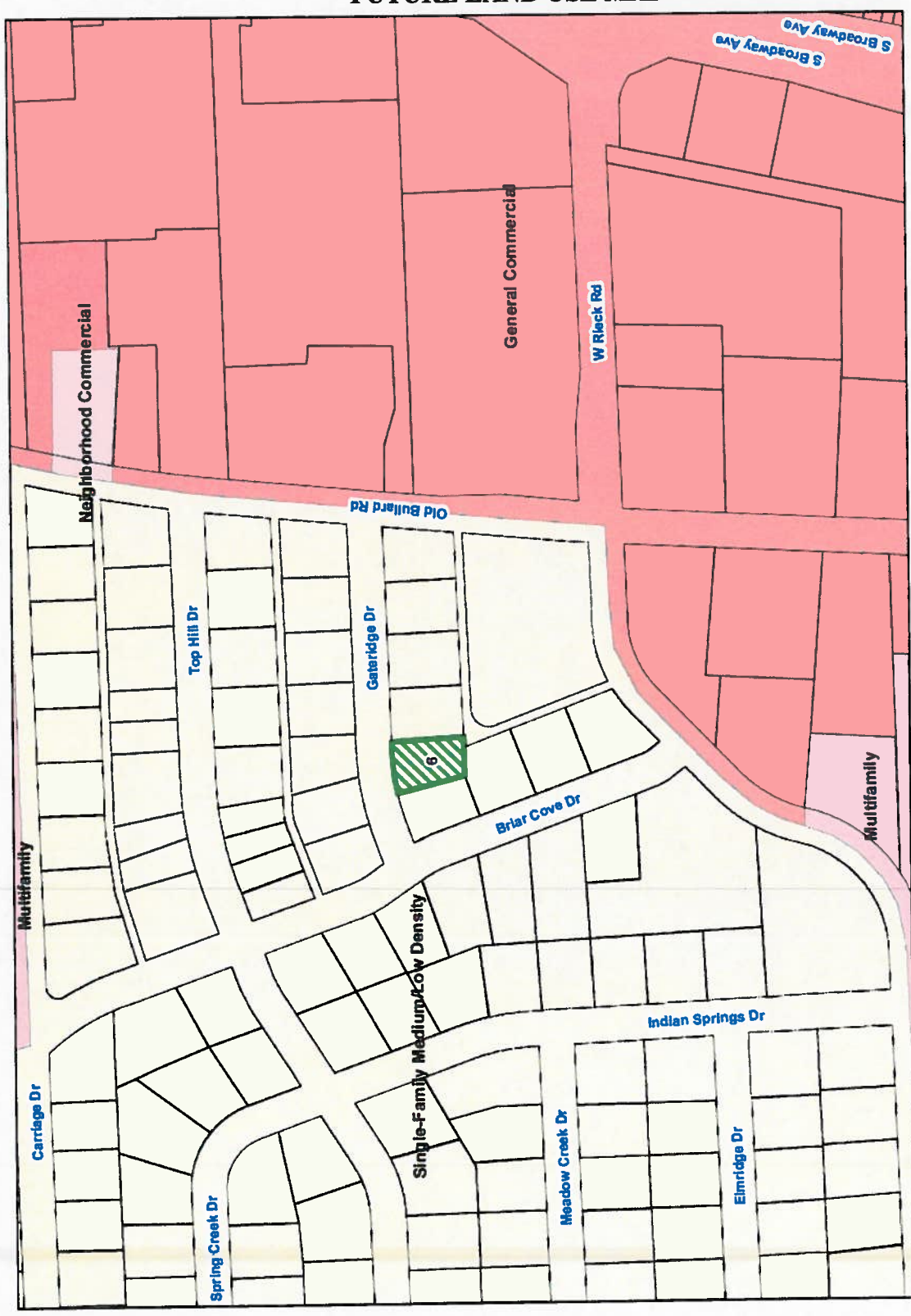

DEBORAH G. PULLUM,
CITY ATTORNEY



ORDINANCE NO. O-2015-41
EXHIBIT "A"
LOCATION MAP



**ORDINANCE NO. O-2015-41
EXHIBIT "B"
FUTURE LAND USE MAP**

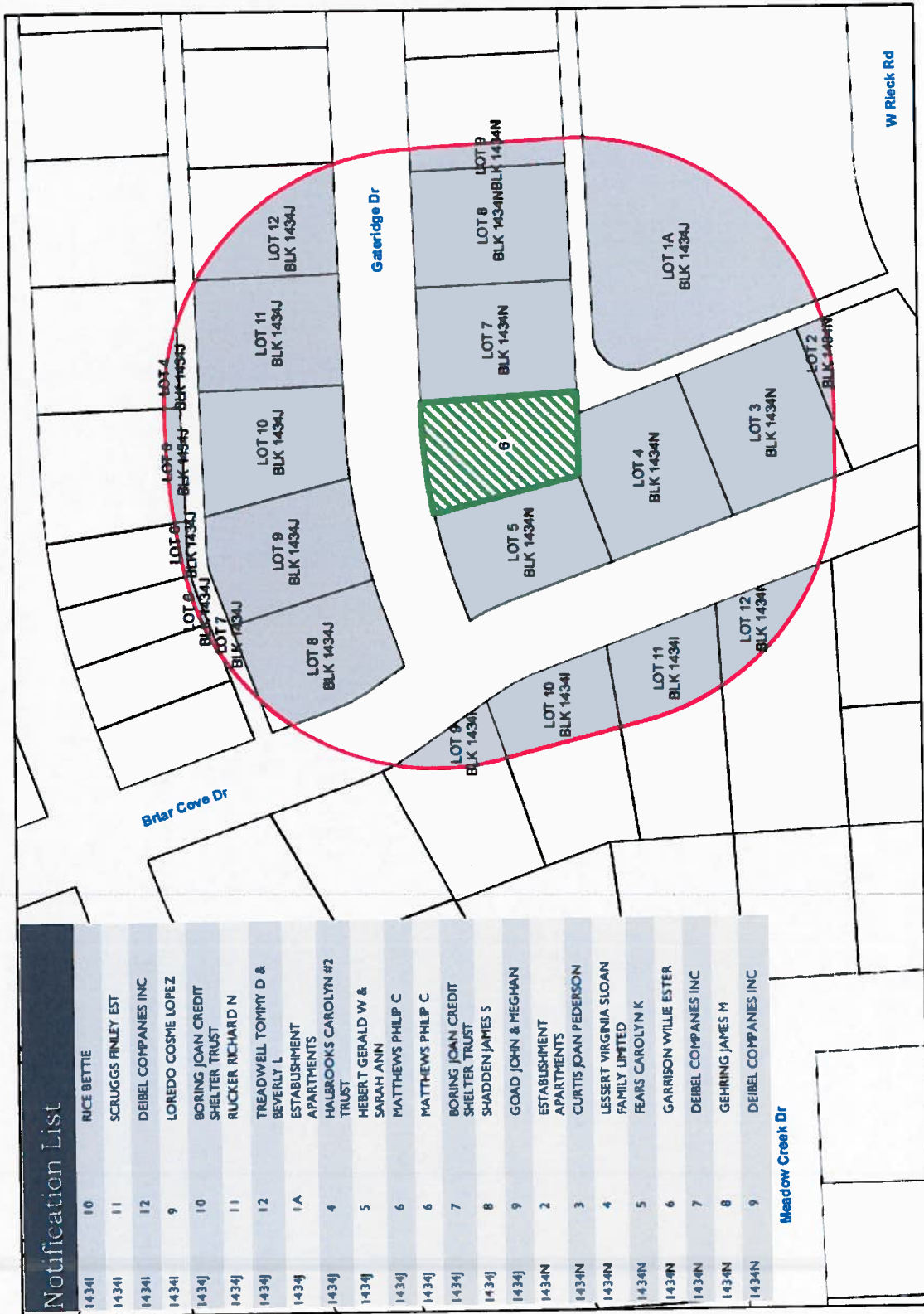


Zoning Case
Zoning Case #: Z04-15-044
Existing Zoning: RMF Proposed Zoning: R-1A
Applicant: Willie Garrison

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.

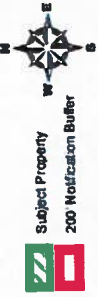
0 250 500 Feet

**ORDINANCE NO. O-2015-41
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

1434i	10	RICE BETTIE
1434i	11	SCRUGGS FINLEY EST
1434i	12	DEIBEL COMPANIES INC
1434i	9	LOREDO COSME LOPEZ
1434j	10	BORING JOAN CREDIT SHELTER TRUST
1434j	11	RUCKER RICHARD N
1434j	12	TREADWELL TOMMY D & BEVERLY L
1434j	1A	ESTABLISHMENT APARTMENTS
1434j	4	HALBROOKS CAROLYN #2 TRUST
1434j	5	HEBERT GERALD W & SARAH ANN
1434j	6	MATTHEWS PHILIP C
1434j	6	MATTHEWS PHILIP C
1434j	7	BORING JOAN CREDIT SHELTER TRUST
1434j	8	SHADDEN JAMES S
1434j	9	GOAD JOHN & MEGHAN
1434N	2	ESTABLISHMENT APARTMENTS
1434N	3	CURTIS JOAN PEDERSON
1434N	4	LESSERT VIRGINIA SLOAN FAMILY LIMITED
1434N	5	FEARS CAROLYN K
1434N	6	GARRISON WILLIE ESTER
1434N	7	DEIBEL COMPANIES INC
1434N	8	GEHRING JAMES M
1434N	9	DEIBEL COMPANIES INC



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