

**ORDINANCE NO. O-2015-48**

**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 "R-1D", SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DISTRICT ON LOT 11B OF NCB 742, ONE LOT CONTAINING 0.18 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF CHANDLER HIGHWAY AND CHANDLER STREET (2901 CHANDLER STREET); 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 Z04-15-051**

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Single-Family Attached and Detached Residential District, to wit:

Lot 11B of NCB 742, one lot containing 0.18 acres of land located west of the intersection of Chandler Highway and Chandler Street (2901 Chandler 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 and the Future Land Use Guide be amended to reflect Single-Family and Single-Family Attached Medium/High Density.

**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.

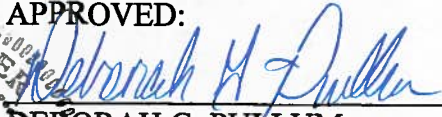
PASSED AND APPROVED this the 8<sup>th</sup> day of April, A.D., 2015.

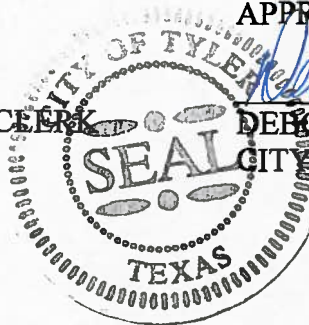
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

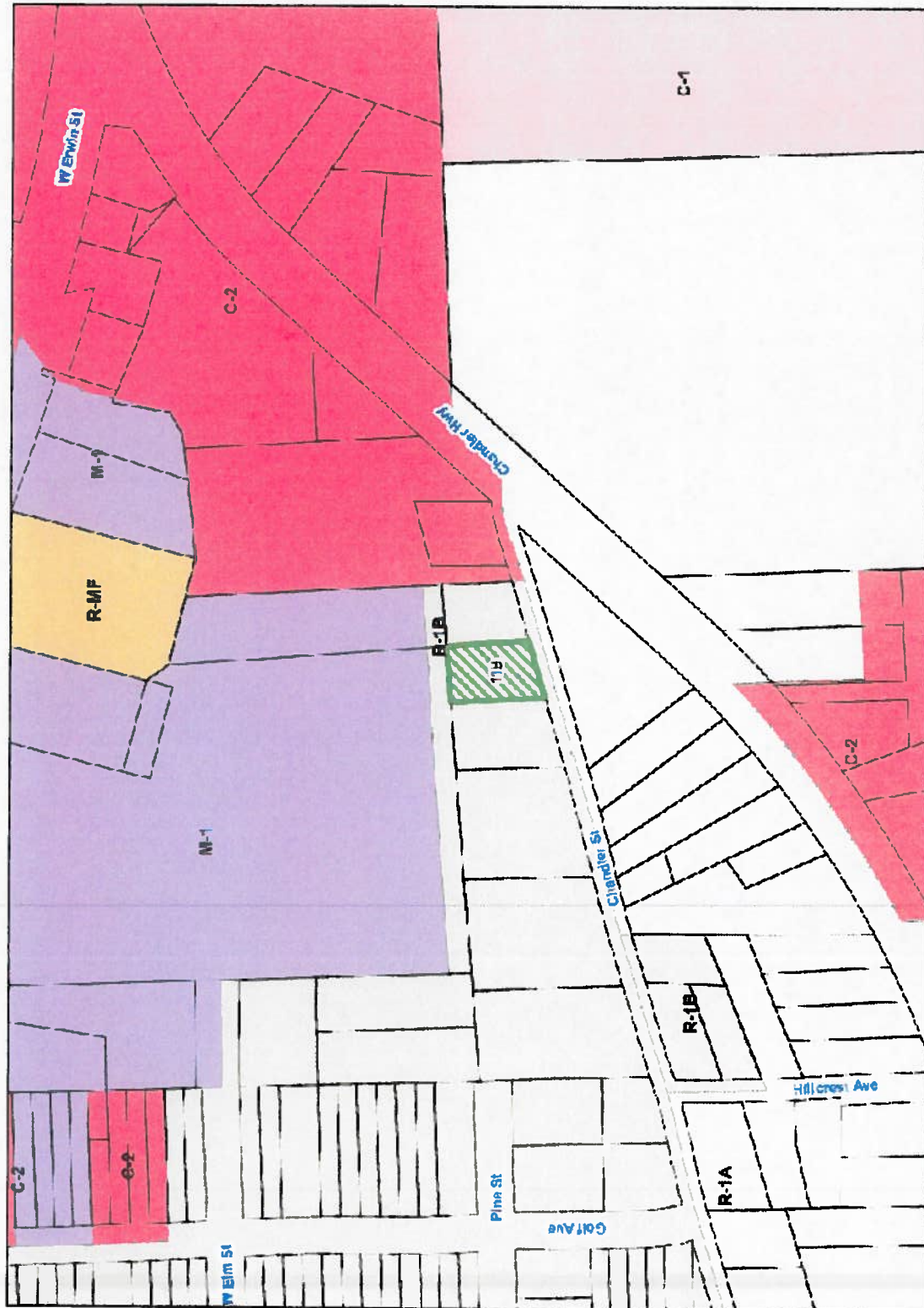
  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2015-48  
EXHIBIT "A"  
LOCATION MAP**

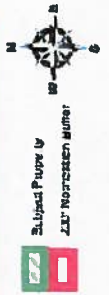


**Zoning Case**  
Zoning Case #: Z04 15 061  
Existing Zoning: RPC Proposed Zoning: AR  
Applicant: Frank Coniglio (2501 Chandler St) R-1B to R-1D

This map is for informational purposes and may not have been created to a high level of accuracy. It does not represent an official survey and is not to be used for any purpose other than general information.



**ORDINANCE NO. O-2015-48  
EXHIBIT "B"  
TYLER 1<sup>st</sup> FUTURE LAND USE MAP**



**Zoning Case**  
**Zoning Case #:** Z04 15 051  
**Existing Zoning:** RPO Proposed Zoning: AR  
**Applicant:** Frank Cornelio (2501 Chandler St) R-1B to R-1D

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**EXHIBIT "C"**  
**NOTIFICATION MAP**

