

ORDINANCE NO. O-2015-71

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 "M-1", LIGHT INDUSTRIAL DISTRICT ON A 0.81 ACRE PORTION OF LOT 15A OF NCB 852S, ONE LOT CONTAINING APPROXIMATELY 2.41 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF SHAW STREET AND BENNETT AVENUE (1007, 1011, 1015 AND 1019 BENNETT AVENUE); 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 Z07-15-064

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

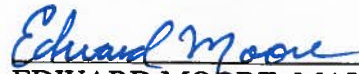
A 0.81 acre portion of Lot 15A of NCB 852S, one lot containing approximately 2.41 acres of land located north of the northwest intersection of Shaw Street and Bennett Avenue (1007,1011,1015, and 1019 Bennett Avenue), as shown on the drawing which is attached hereto as Exhibit "A" and is incorporated herein.

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 to be amended to reflect Light Industrial/Warehouse.

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 22nd day of July, A.D., 2015.

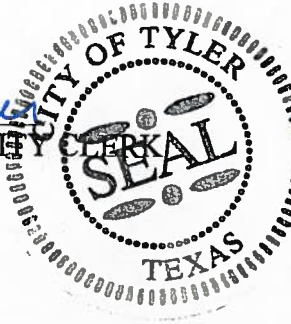


EDWARD MOORE, MAYOR PRO TEM
OF THE CITY OF TYLER, TEXAS

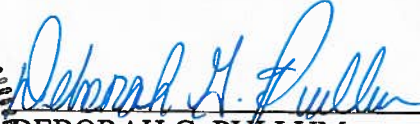
ATTEST:



CASSANDRA BRAGER, CITY CLERK

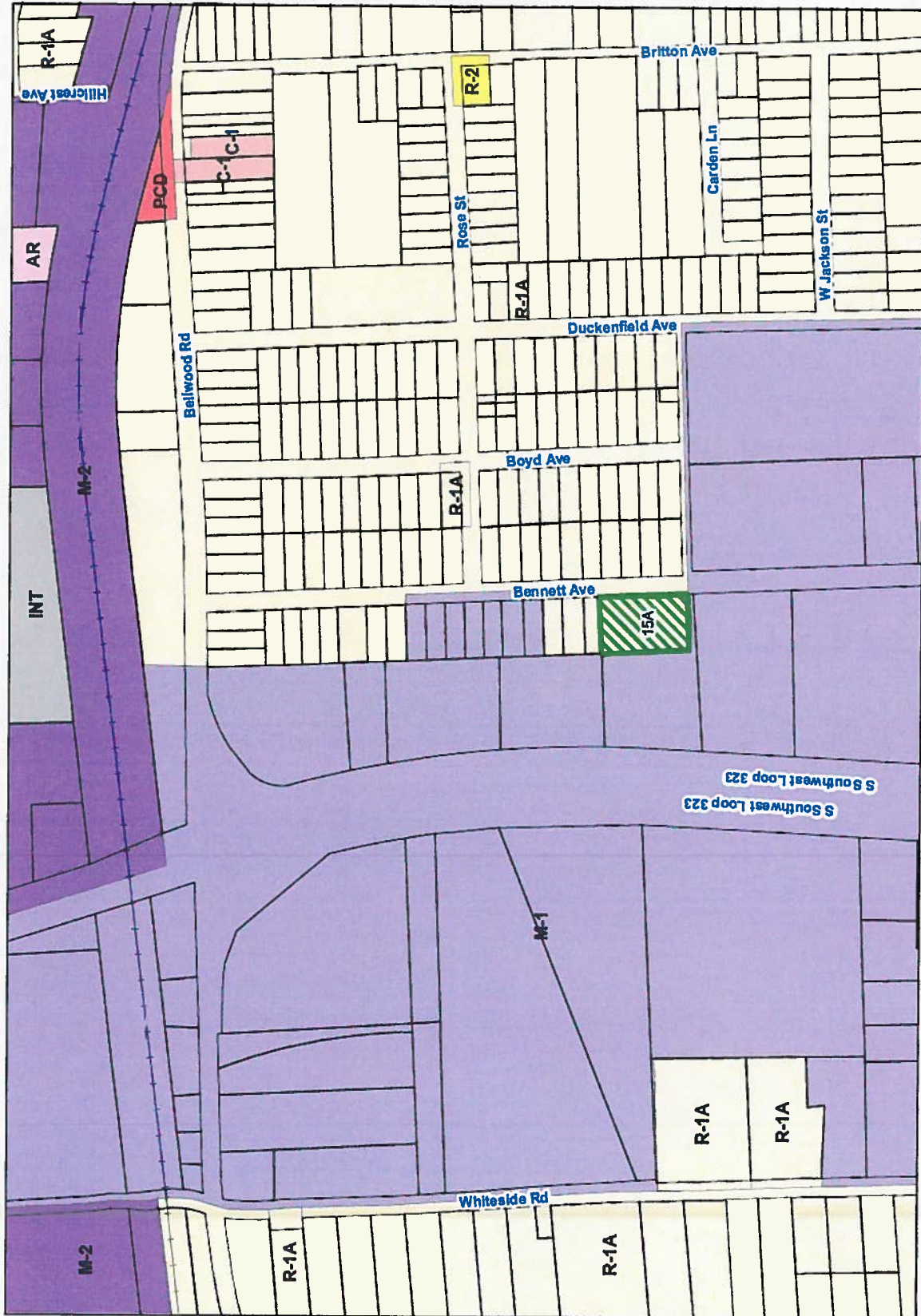


APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2015-71
EXHIBIT "A"
LOCATION MAP**

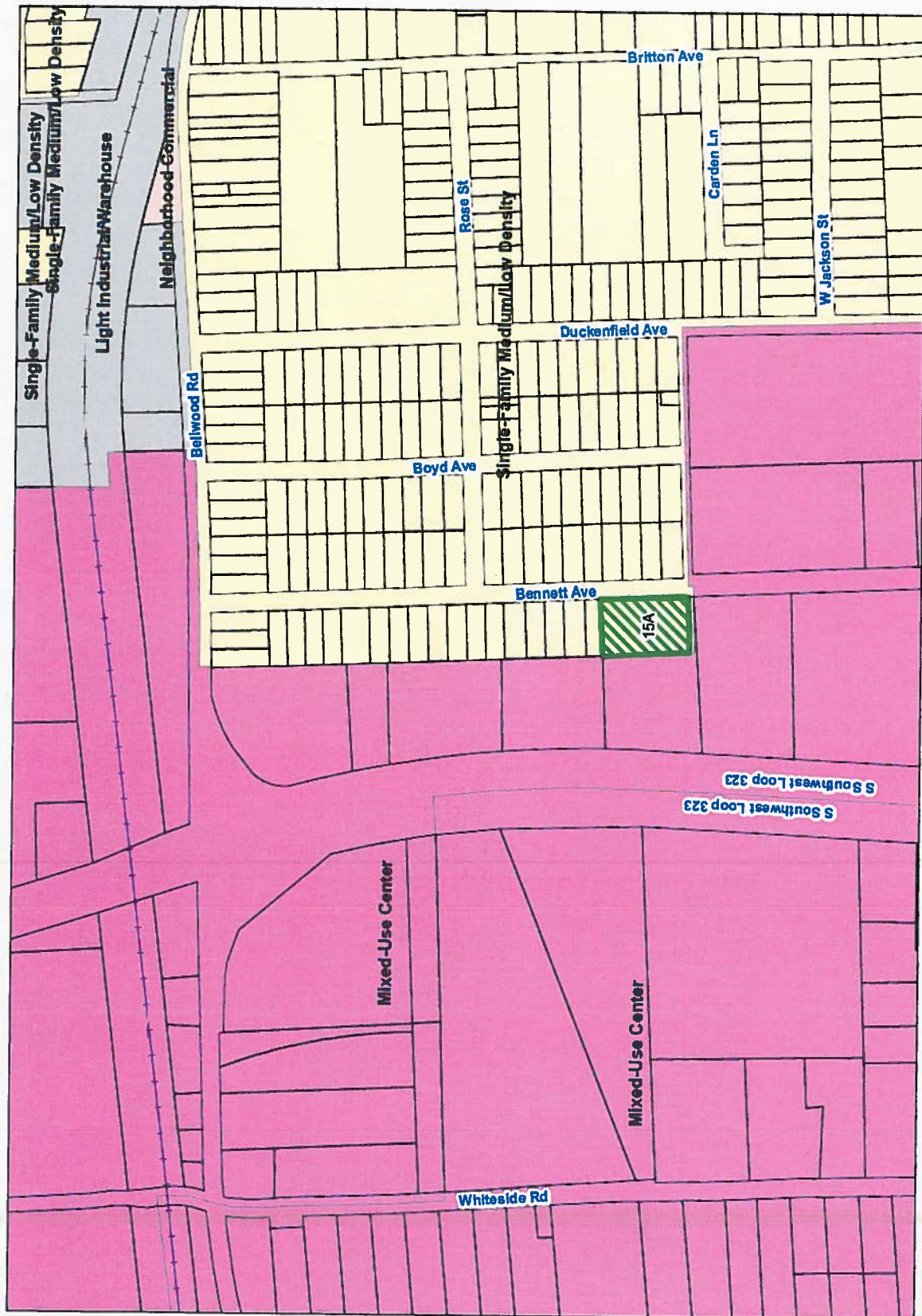


Zoning Case
Zoning Case #: Z07-15-064
Existing Zoning: R-1A Proposed Zoning: M-1
Applicant: 5M Family Partners, LP

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.

400 0 400 Feet

ORDINANCE NO. O-2015-71
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE

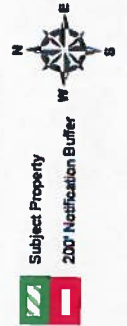
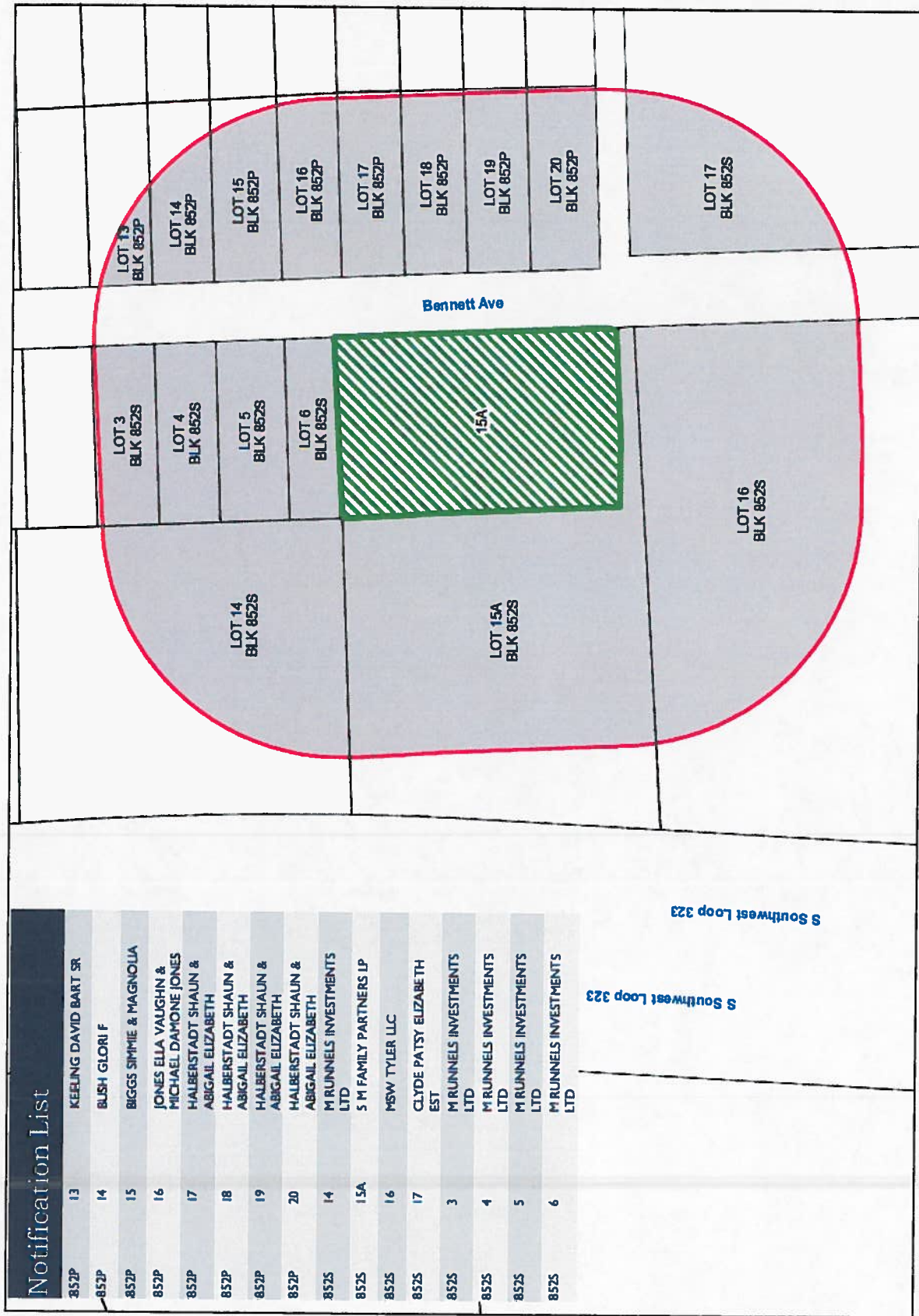


Zoning Case
 Zoning Case #: Z07-15-064
 Existing Zoning: R-1A Proposed Zoning: M-1
 Applicant: 5M Family Partners, LP

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400 0 400 Feet

**ORDINANCE NO. O-2015-71
EXHIBIT "C"
NOTIFICATION MAP**



Zoning Case
Zoning Case #: Z07-15-084
Existing Zoning: R-1A Proposed Zoning: M-1
Applicant: 5M Family Partners, LP

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