

**ORDINANCE NO. O-2015-76**

**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-1", LIGHT COMMERCIAL DISTRICT ON SEVEN TAX LOTS OF NCB 608 CONTAINING 2.18 ACRES OF LAND LCOATED AT THE NORTHWEST INTERSECTION OF EAST VANCE STREET AND SUMMIT AVENUE (1702, 1704, 1706, 1716, 1718, 1720, AND 1732 SUMMIT 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 Z07-15-069**

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

Seven tax lots of NCB 608 containing 2.18 acres of land located at the northwest intersection of East Vance Street and Summit Avenue (1702, 1704, 1706, 1716, 1718, 1720, and 1732 Summit Avenue).

**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 reflect Neighborhood Commercial.

**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 22<sup>nd</sup> day of July A.D., 2015.

Edward Moore

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

ATTEST:

APPROVED:

Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK



Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

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EXHIBIT "A"  
LOCATION MAP



Subject Property



Zoning Case

Zoning Case #: Z07-15-069  
Existing Zoning: R-1B Proposed Zoning: G-2 C-1  
Applicant: Javed Corporation

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.





**ORDINANCE NO. O-2015-76  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



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## EXHIBIT "C" NOTIFICATION MAP

