

ORDINANCE NO. O-2015-85

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 "C-1", LIGHT COMMERCIAL DISTRICT AND "R-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 3, 4, AND 5 OF NCB 772 AND, THREE LOTS CONTAINING APPROXIMATELY 0.52 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF WEST 30TH STREET AND NORTH GRAND AVENUE (2913, 2917, AND 2921 NORTH GRAND AVENUE); 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 Z08-15-073

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

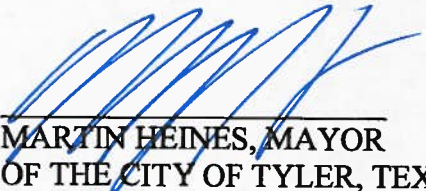
Lots 3, 4, and 5 of NCB 772, three lots containing approximately 0.52 acres of land located north of the northeast intersection of West 30th Street and North Grand Avenue (2913, 2917, and 2921 North Grand Avenue).

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.

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 26th day of August A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK


DEBORAH G. PULLUM,
CITY ATTORNEY



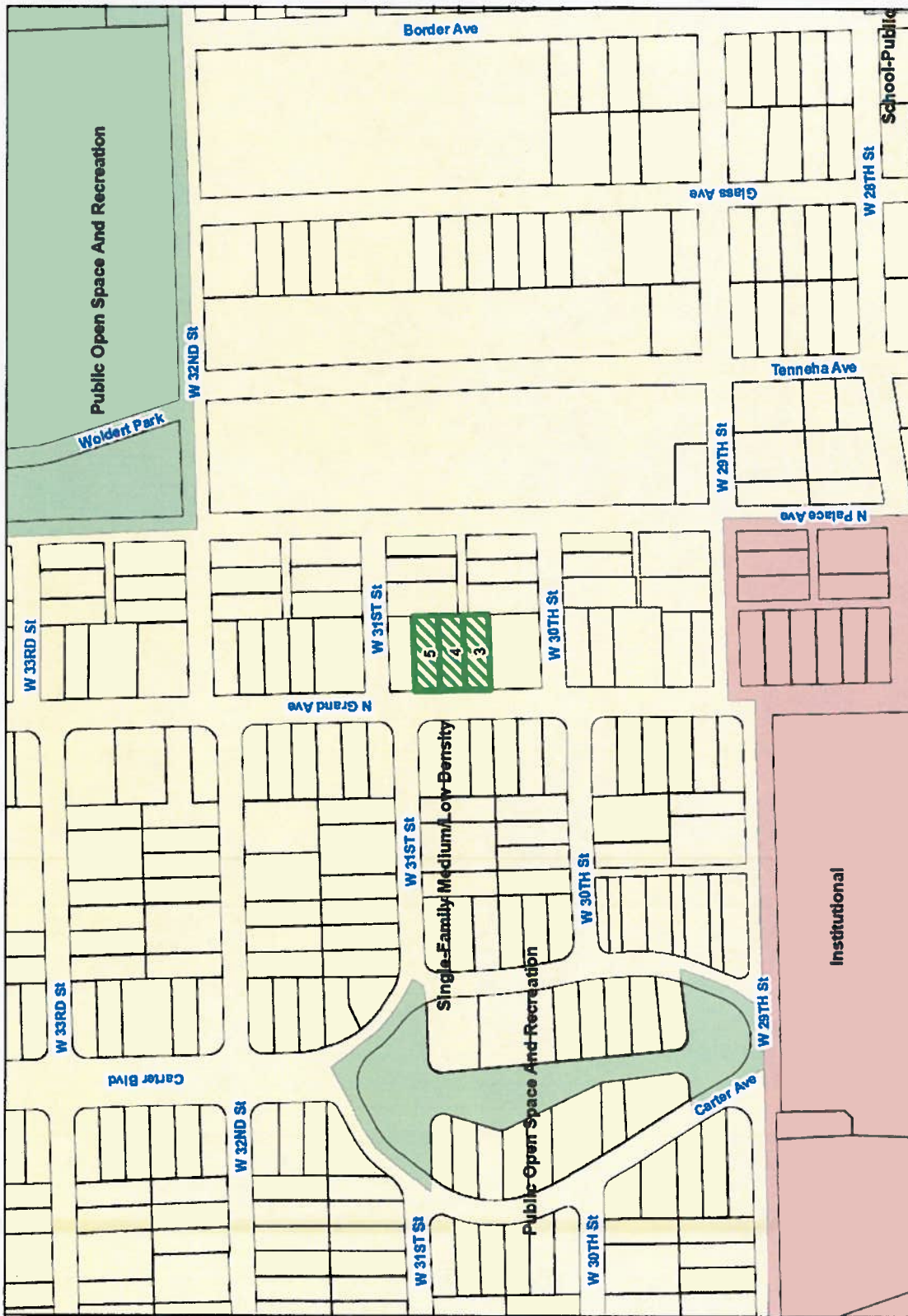


ZONING CASE
Zoning Case #: Z08-15-073
Existing Zoning: R-2 & C-1 Proposed Zoning: R-1B
Applicant: PATH

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-2015-85
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE
GUIDE



Subject Property

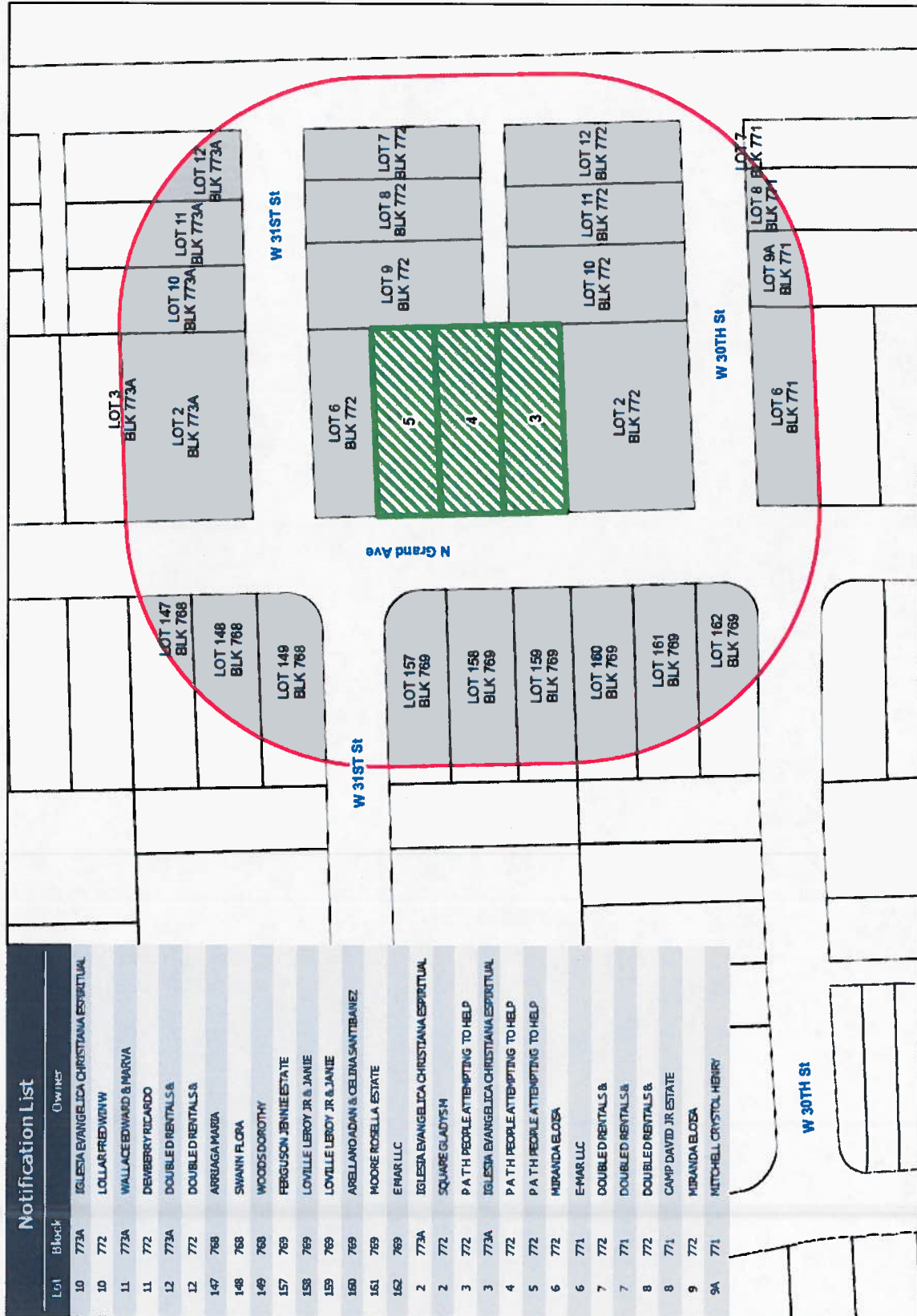


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EXHIBIT "C"
NOTIFICATION MAP



Notification List	
Lot	Owner
10	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL
11	LOLLAR FRIEDMAN
11	WALLACE EDWARD & MARVA
11	DEMBERRY RICARDO
12	DOUBLE RENTALS &
12	DOUBLE RENTALS &
147	ARRIAGA MARIA
148	SWANN FLORA
149	WOODS DOROTHY
157	FERGUSON JENNIE ESTATE
158	LOVILLE LEROY JR & JANIE
159	LOVILLE LEROY JR & JANIE
160	ARELLANO ADAM & CELINA SANTIBANEZ
161	MOORE ROSELLA ESTATE
162	EMAR LLC
2	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL
2	SQUARE GLADYS M
3	P A T H PEOPLE ATTEMPTING TO HELP
3	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL
4	P A T H PEOPLE ATTEMPTING TO HELP
5	P A T H PEOPLE ATTEMPTING TO HELP
6	MURANDA ELOISA
6	EMAR LLC
7	DOUBLE RENTALS &
7	DOUBLE RENTALS &
8	DOUBLE RENTALS &
8	CAMP DAVID JR ESTATE
9	MURANDA ELOISA
9A	MITCHELL CRYSTOL HENRY



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120 0 120 Feet