

ORDINANCE NO. O-2015-89

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 "POD", PLANNED OFFICE DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOTS 17 AND 18 OF NCB 687, TWO LOTS CONTAINING APPROXIMATELY 0.41 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF WEST NORTHWEST LOOP 323 AND SHADY TRAIL DRIVE (3422 AND 3414 SHADY TRAIL DRIVE); 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 Z09-15-076

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

Lots 17 and 18 of NCB 687, two lots containing approximately 0.41 acres of land located east of the intersection of West Northwest Loop 323 and Shady Trail Drive (3422 and 3414 Shady Trail 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 and the Future Land Use Guide to reflect Single-Family Medium/Low 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 22nd day of September A.D., 2015.

~~MARTIN HEINES, MAYOR~~
OF THE CITY OF TYLER, TEXAS

ATTEST:

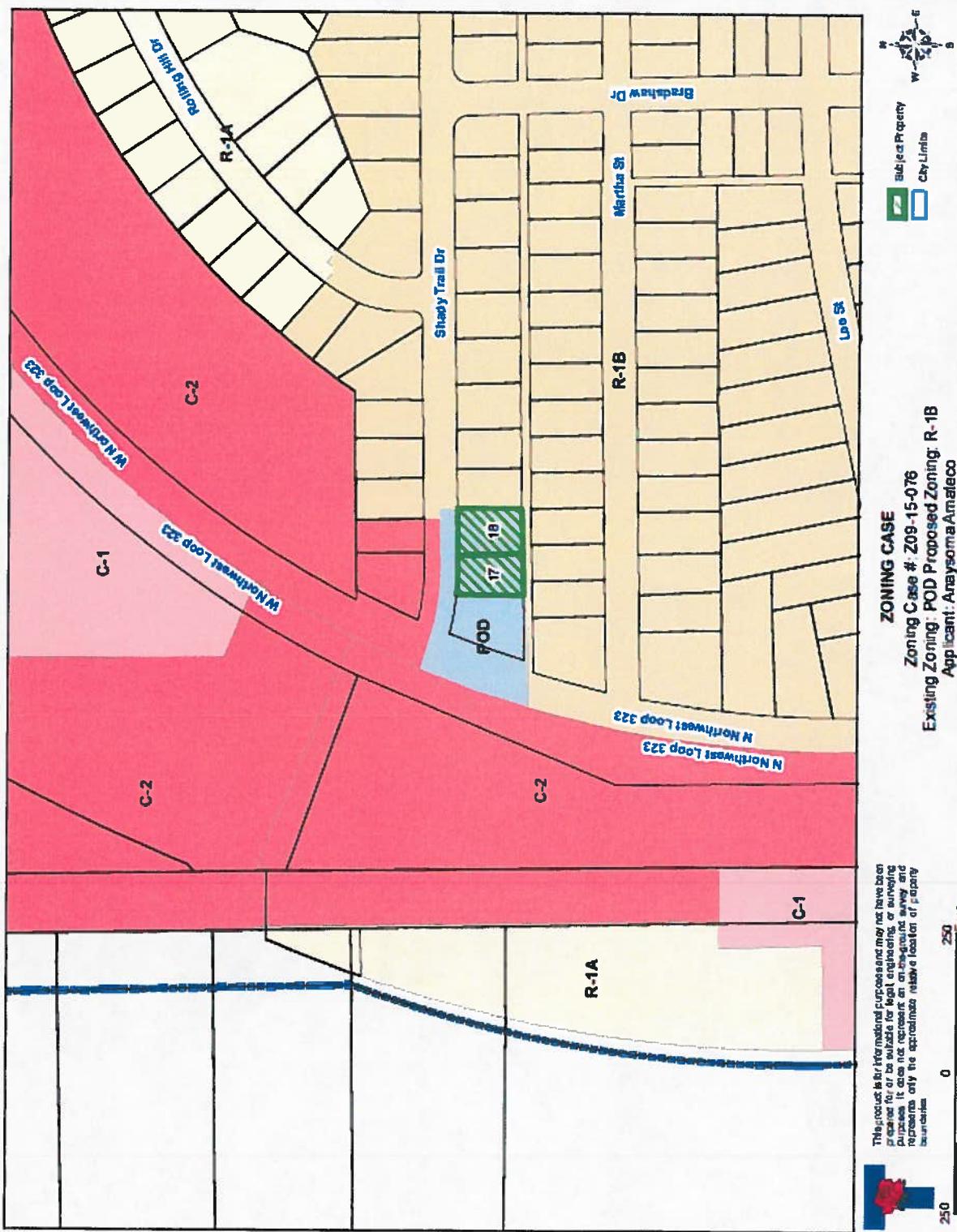
Cassandra Brager
CASSANDRA BRAGER



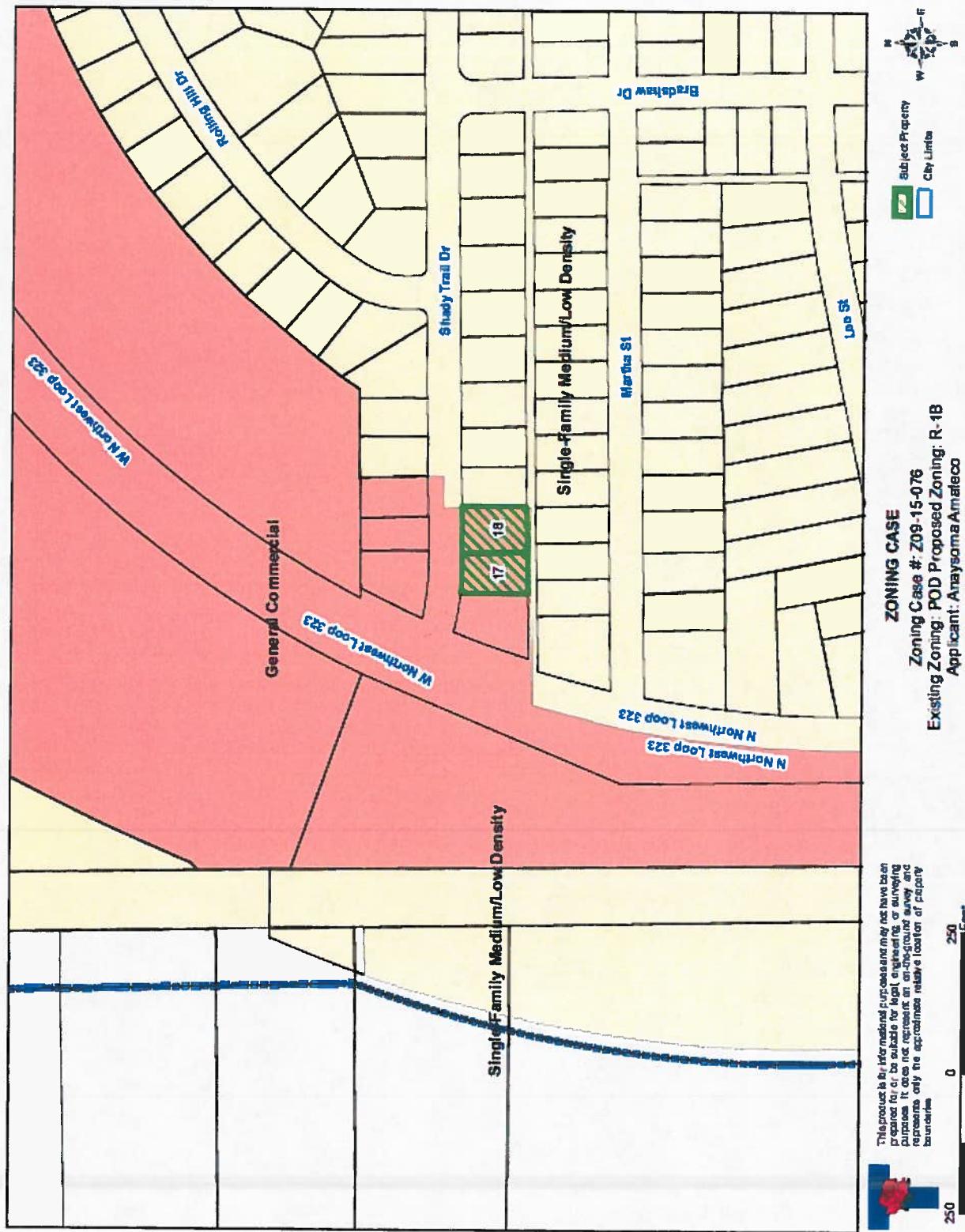
APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

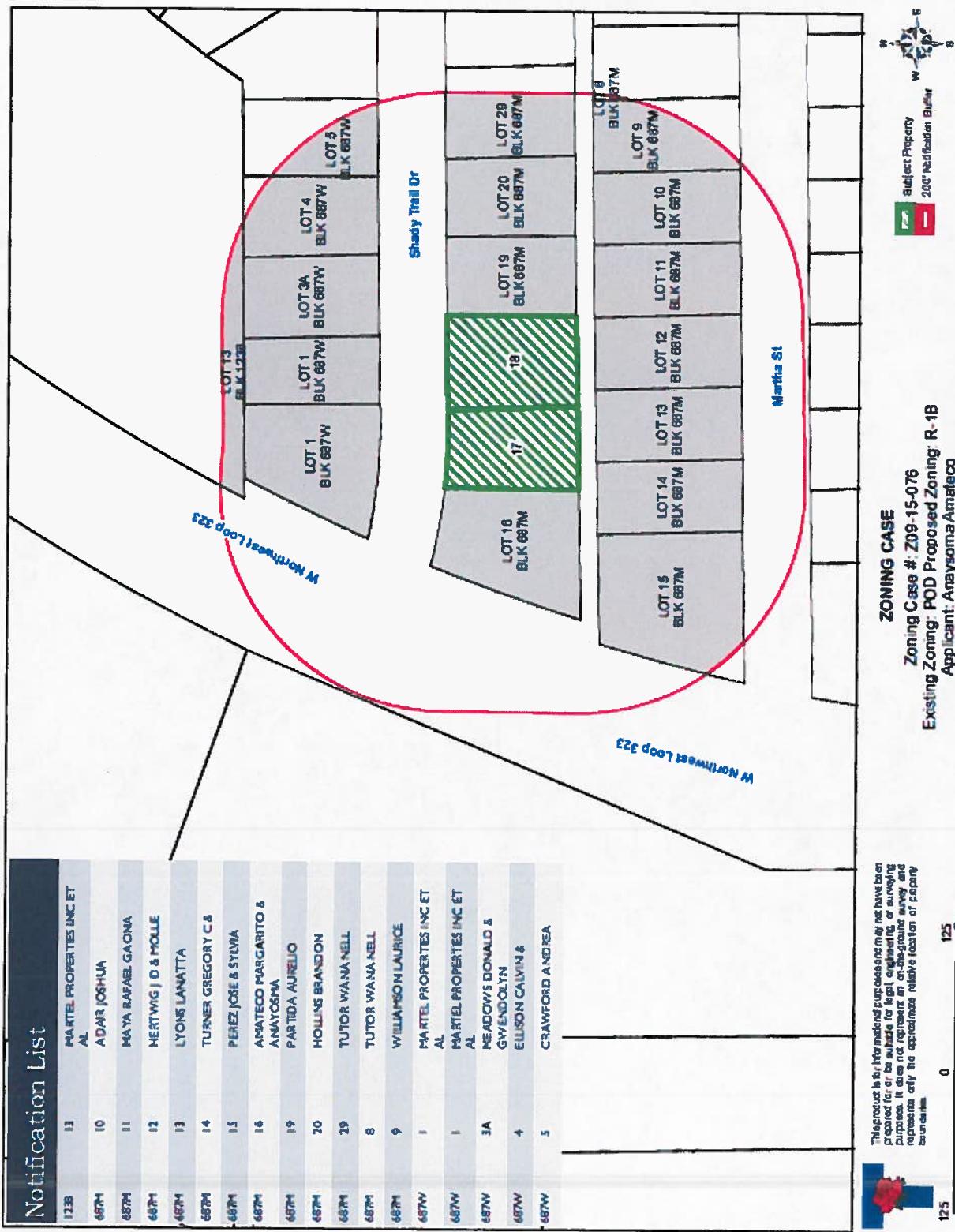
ORDINANCE NO. O-2015-89
EXHIBIT "A"
LOCATION MAP



ORDINANCE NO. O-2015-89
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2015-89
EXHIBIT "C"
NOTIFICATION MAP**



The structure is for long-term purposes and may not have been planned for. It does not reflect an on-the-ground survey and a reassessment only the approximate relative location of property

125

**ZONING CASE
Existing Zoning: POD Proposed
Applicant: Ana Yosoma Am**

Subject Property
- 200° Nachfaden Blätter

Notification List

123	13	MARTEL PROPERTIES INC ET AL
65741	10	ADAIR JOSHUA
65741	11	MAYA RAFAEL GACONA
65741	12	HERTWIG J D & MOLE
65741	13	LYONS LANATTI
65741	14	TURNER GREGORY C &
65741	15	PEREZ JOSE & SYLVIA
65741	16	AMATECO MARGARITO & ANAYOMA
65741	19	PARTIDA AURELIO
65741	20	HOLLINS BRANDON
65741	29	TUTOR WANA NELL
65741	8	TUTOR WANA NELL
65741	9	WILLIAMSON LAURICE
65741	1	MARTEL PROPERTIES INC ET AL
65741	1	MARTEL PROPERTIES INC ET AL
65741	3A	MEADOWS DONALD & GWENDOLYN
65741	4	ELLISON CALVIN & CRAWFORD AND REA