

**ORDINANCE NO. O-2013-58**

**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-MH", MANUFACTURED HOME RESIDENTIAL DISTRICT AND "C-1", LIGHT COMMERCIAL DISTRICT TO "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON A 1.18 ACRE PORTION OF TWO TRACTS OF LAND TOTALING APPROXIMATELY 1.84 ACRES OF LAND LOCATED EAST OF THE SOUTH INTERSECTION OF VAN HIGHWAY AND COUNTY ROAD 4167 (4602 AND 4652 VAN HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z07-13-038**

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


A 1.18 acre portion of two tracts of land totaling approximately 1.84 acres of land located east of the south intersection of Van Highway and County Road 4167 (4602 and 4652 Van Highway), as shown on the drawing attached hereto as Exhibit "A".

**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 24<sup>th</sup> day of July, A.D., 2013.


  
BARBARA BASS, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

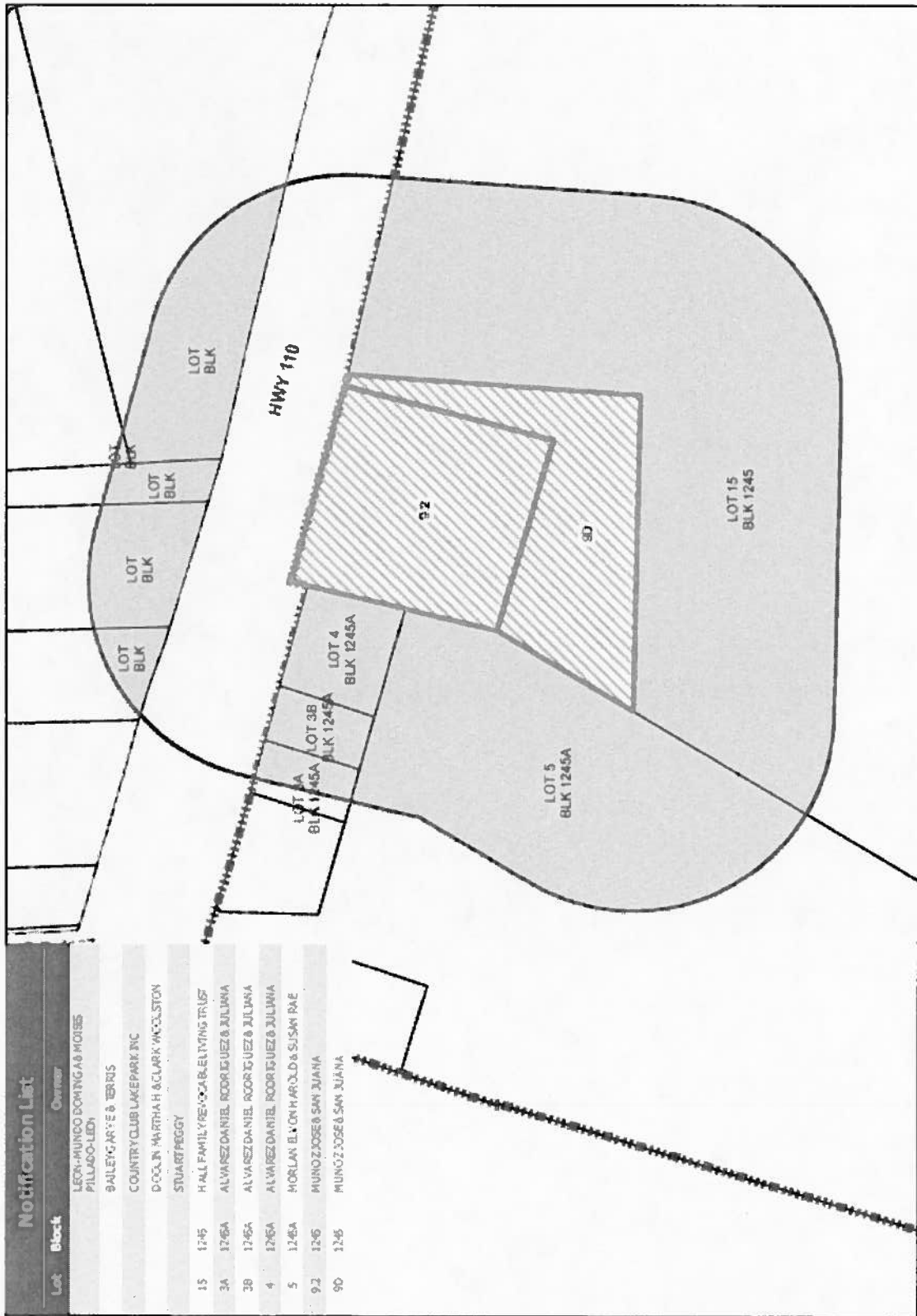
  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2013-58**  
**Exhibit "A"**



**ZONING CASE**  
 Zoning Case #: Z07-13-038  
 Existing Zoning: "C-1" Proposed Zoning: "R-1A"  
 Applicant: JOSE MUNOZ

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.