

ORDINANCE NO. O-2019-27

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 "AR", ADAPTIVE REUSE DISTRICT ON LOT 8 OF NCB 1027, ONE LOT CONTAINING APPROXIMATELY 0.63 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF RODESSA DRIVE AND WOODBINE BOULEVARD (3615 WOODBINE BOULEVARD); 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 Z18-043

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

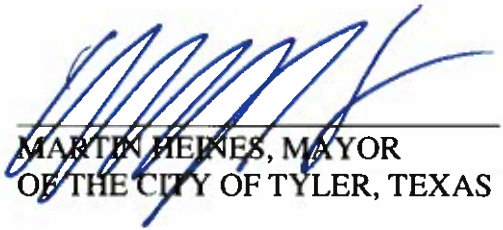
Lot 8 of NCB 1027, one lot containing approximately 0.63 acres of land located at the northwest intersection of Rodessa Drive and Woodbine Boulevard (3615 Woodbine Boulevard).

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 24th day of April A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

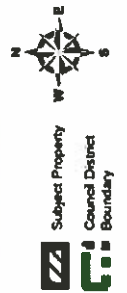
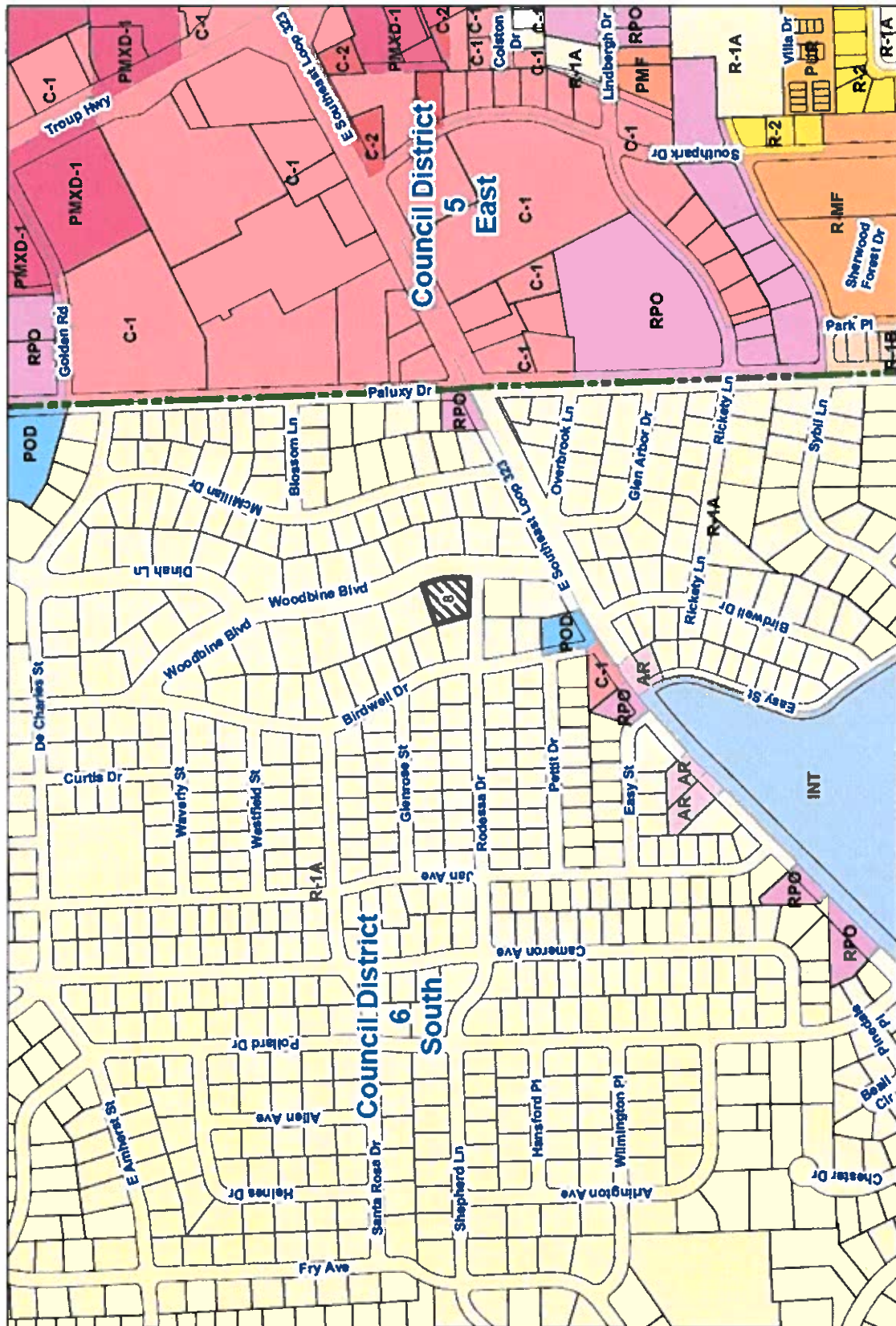

CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2019-27
EXHIBIT "A"
LOCATION MAP



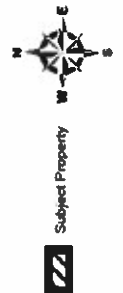
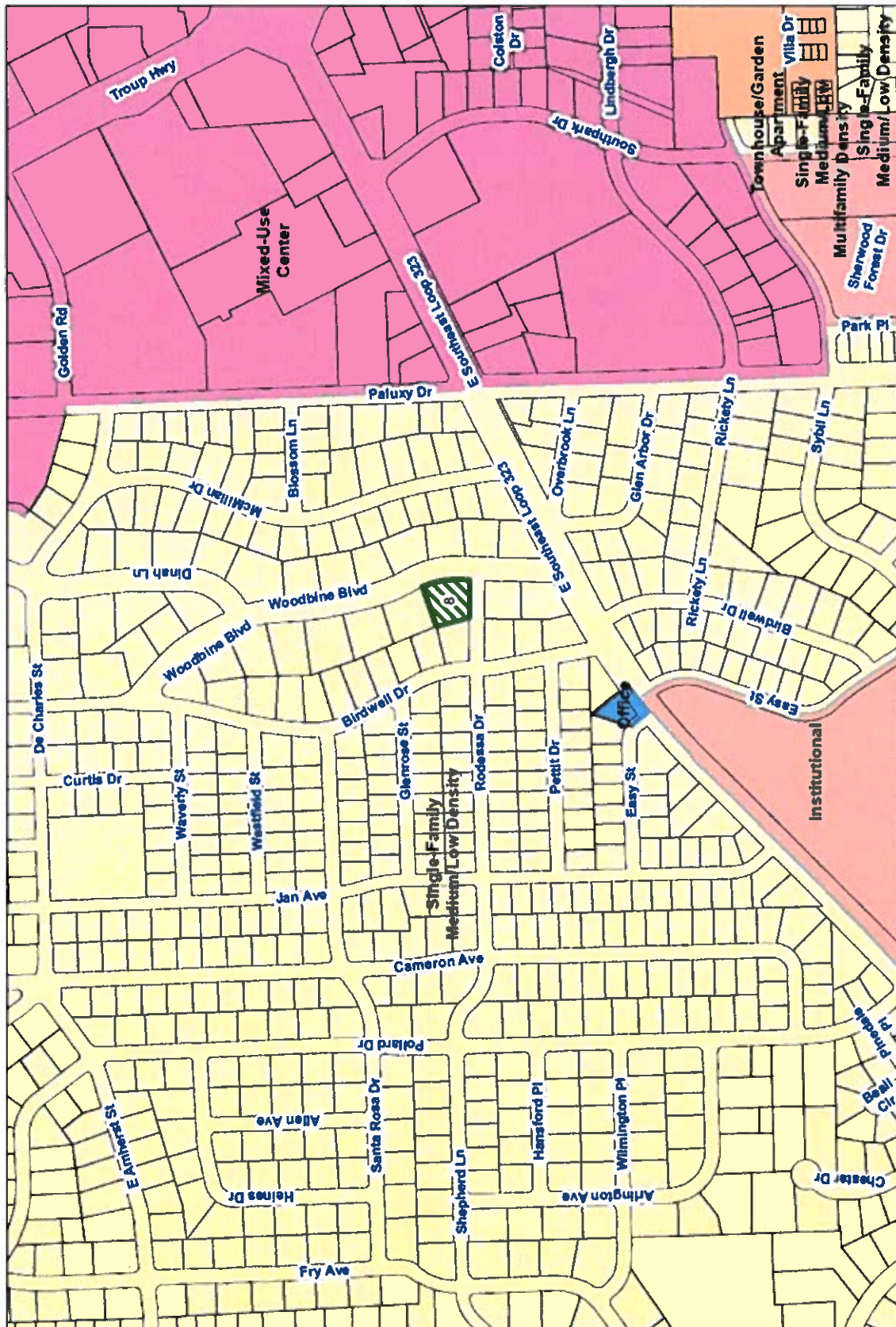
ZONING CASE
 Zoning Case #: Z18-043
 Existing Zoning: R-1A Proposed Zoning: AR
 Applicant: LINDA WHEAT (3615 WOODBINE)

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.

500 0 500 Feet



ORDINANCE NO. O-2019-27
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE MAP



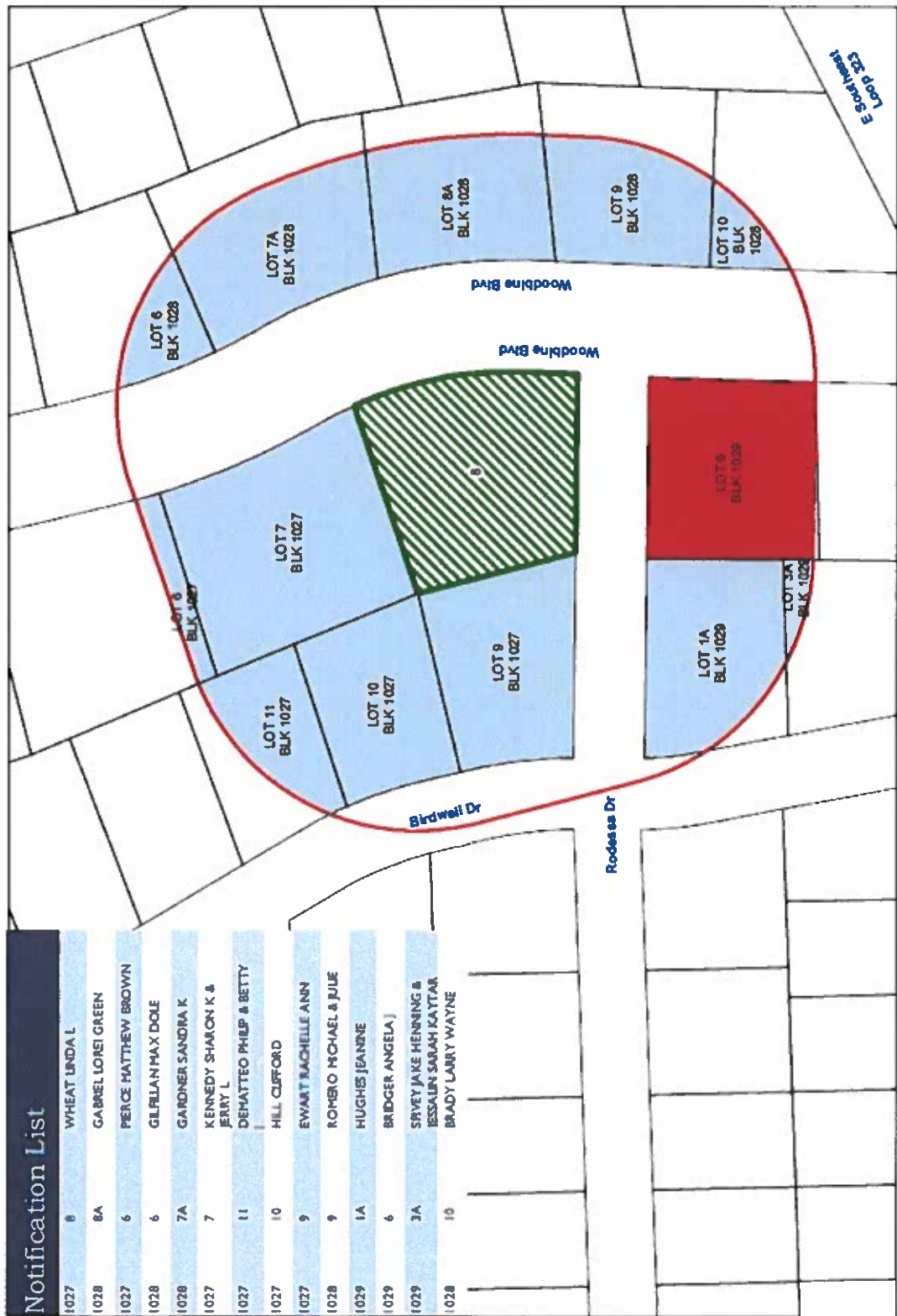
ZONING CASE
 Zoning Case #: Z18-043
 Existing Zoning: R-1A Proposed Zoning: AR
 Applicant: LINDA WHEAT (3615 WOODBINE)

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500 0 500 Feet



**ORDINANCE NO. O-2019-27
EXHIBIT "C"
NOTIFICATION MAP**



Subject Property
200' Notification Buffer
Protest Lots

ZONING CASE
Zoning Case #: Z18-043
Existing Zoning: R-1A Proposed Zoning: AR
Applicant: LINDA WHEAT (3815 WOODBINE)

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100 0 100 Feet