

ORDINANCE NO. O-2019-36

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 "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT ON LOTS 14-19, 31, 33, AND 24 OF NCB 852-Z, FIVE LOTS CONTAINING APPROXIMATELY 19.32 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF DEPRIEST AVENUE AND WALTON ROAD (2704 DEPRIEST AVENUE AND 2505 WALTON ROAD); 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 Z19-008

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

Lots 14-19, 31, 33, and 24 of NCB 852-Z, five lots containing approximately 19.32 acres of land located east of the northeast intersection of Depriest Avenue and Walton Road (2704 Depriest Avenue and 2505 Walton Road), as shown in Exhibit "A" attached hereto and incorporated herein.

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 Multi-Family.

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 May A.D., 2019.




MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

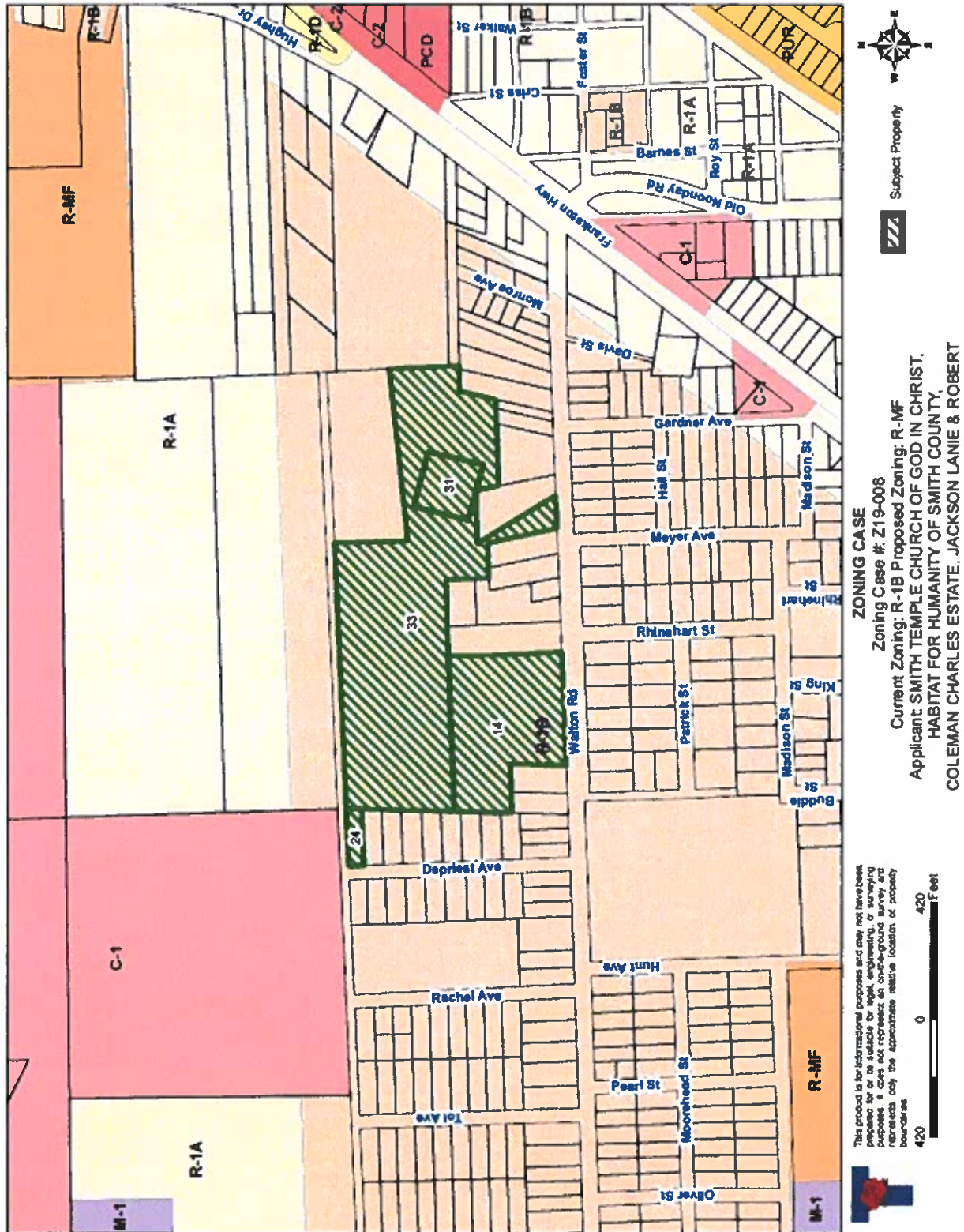
APPROVED:


CASSANDRA BRAGER, CITY CLERK

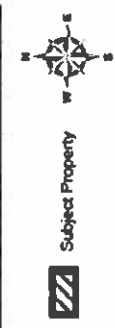
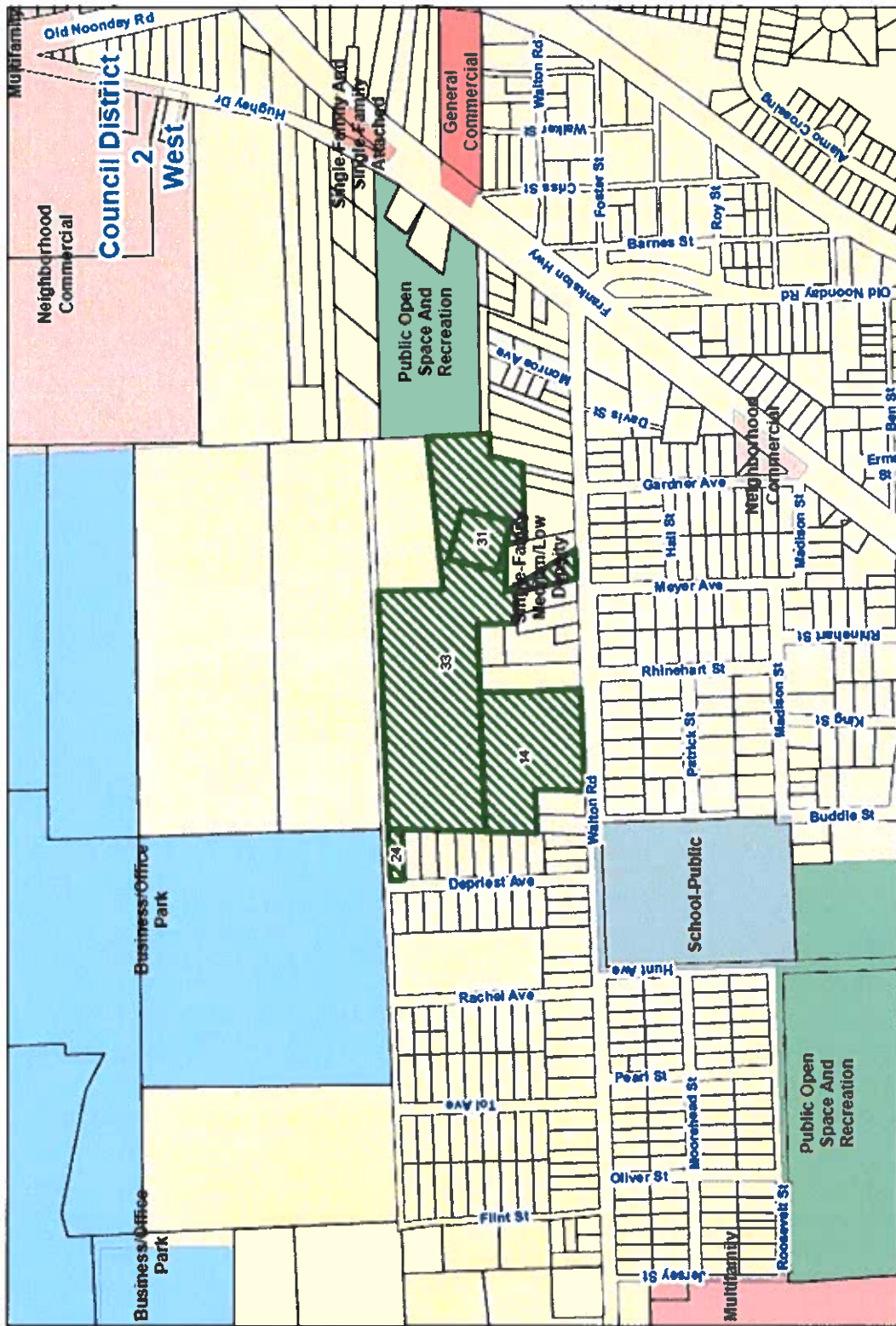



DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2019-36
EXHIBIT "A"
LOCATION MAP**



ORDINANCE NO. O-2019-36
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP

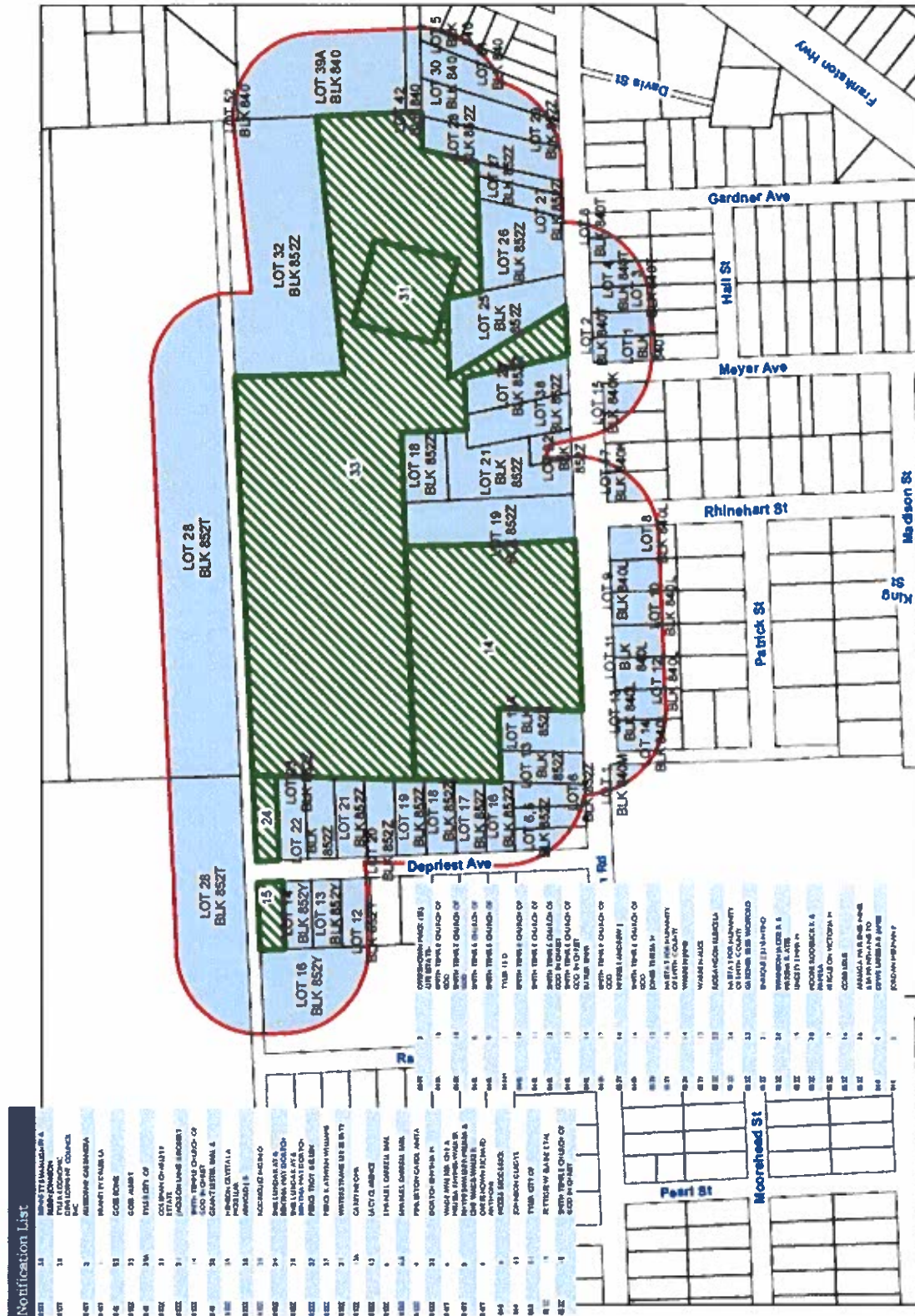


ZONING CASE
 Zoning Case #: Z19-008
 Current Zoning: R-1B Proposed Zoning: R-MF
 Applicant: SMITH TEMPLE CHURCH OF GOD IN CHRIST,
 HABITAT FOR HUMANITY OF SMITH COUNTY,
 COLEMAN CHARLES ESTATE, JACKSON LANIE & ROBERT

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 official survey and does not represent the approximate location of property boundaries.

500 0 500 Feet

**ORDINANCE NO. O-2019-36
EXHIBIT "C"
NOTIFICATION MAP**



ZONING CASE
Zoning Case #: Z19-008
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Subject Property
200 Notcraton Butler

This product is for informational purposes only and may not have been
updated for the latest zoning changes. It is not a legal document.
For a complete and accurate description of the property, please refer to the
plat map and the zoning ordinance. The plat map and the zoning ordinance
are the authoritative sources of information regarding the property.
The plat map and the zoning ordinance are available for review at the
City of Smith County Planning Department.

0 300 Feet