

ORDINANCE NO. O-2019-38

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOTS 7 AND 8 OF NCB 543, TWO LOTS CONTAINING APPROXIMATELY 0.33 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF NORTH ROSS AVENUE AND WEST NUTBUSH STREET (1810 AND 1812 NORTH ROSS 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 Z19-009

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

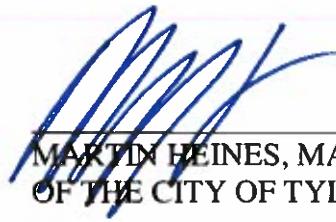
Lots 7 and 8 of NCB 543, two lots containing approximately 0.33 acres of land located at the northwest intersection of North Ross Avenue and West Nutbush Street (1810 and 1812 North Ross Avenue).

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 22nd day of May A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

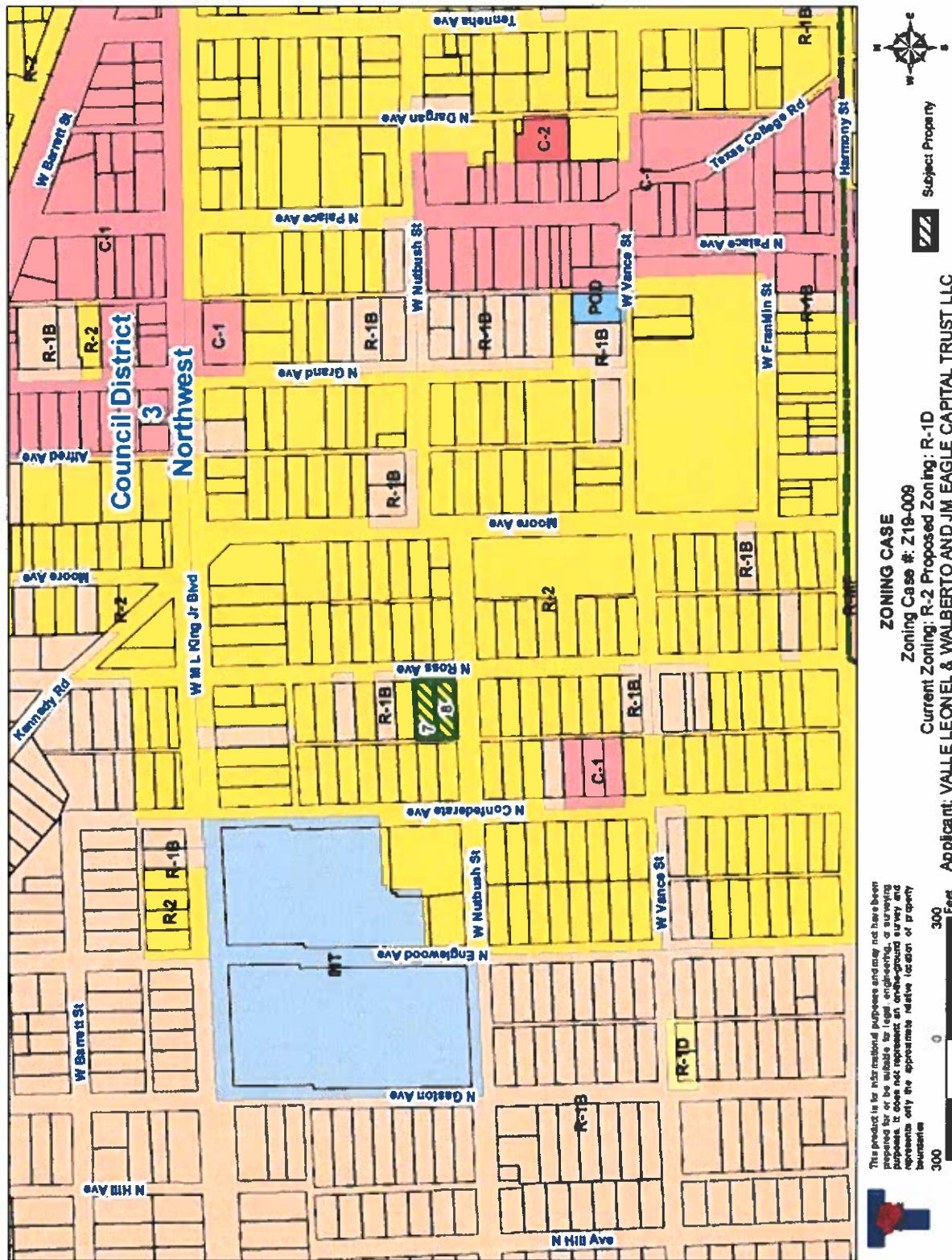
Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

APPROVED:

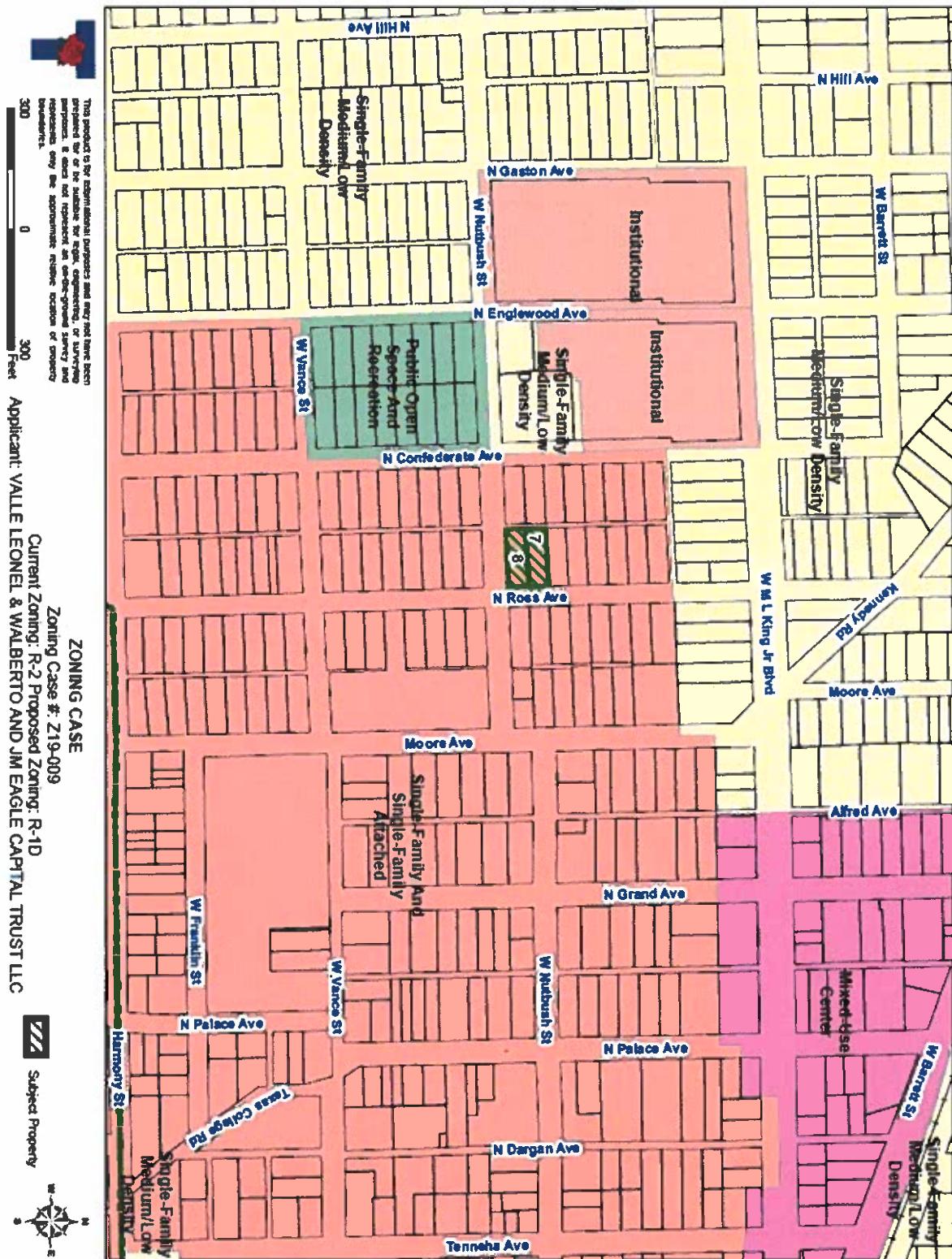
Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY



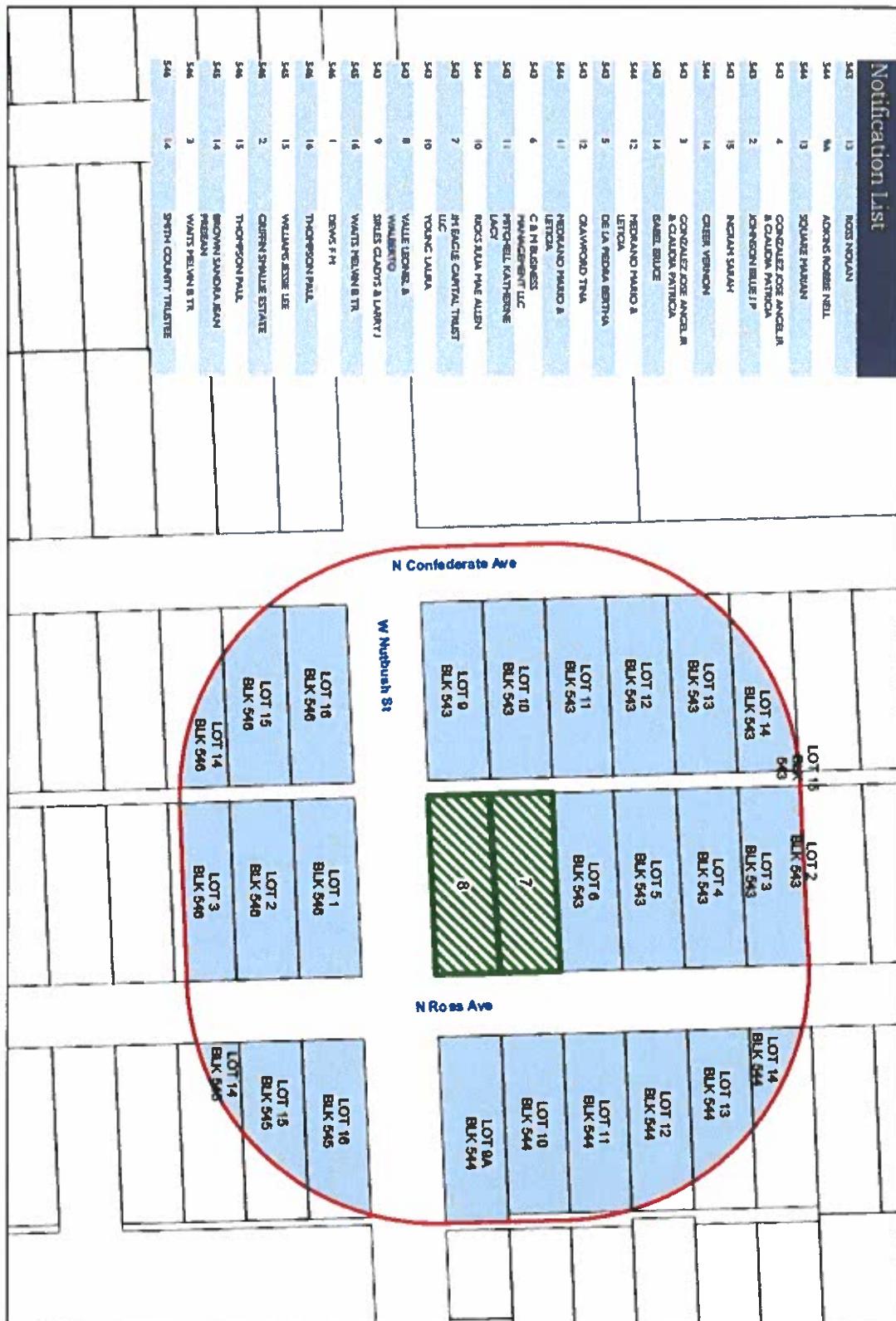
ORDINANCE NO. O-2019-38
EXHIBIT "A"
LOCATION MAP



ORDINANCE NO. O-2019-38
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP



ORDINANCE NO. O-2019-38
EXHIBIT "C"
NOTIFICATION MAP



This product is for informational purposes and may not have been
approved by or suitable for legal, engineering, or surveying
purposes. It does not represent an on-site-verified survey and
therefore, may not represent the precise location of property
boundaries.

100' 0' 100' Feet

Applicant: VALLE LEONEL & WALBERTO AND JM EAGLE CAPITAL TRUST LLC



Subject Property
200' Notification Buffer

