

ORDINANCE NO. O-2019-8

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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT AND "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "POD", PLANNED OFFICE DISTRICT WITH FINAL SITE PLAN ON LOTS 20 AND 20A OF NCB 830, TWO LOTS CONTAINING APPROXIMATELY 1.85 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF ALPINE DRIVE AND SOUTH BROADWAY AVENUE (2801 AND 2835 SOUTH BROADWAY AVENUE; DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 PD18-035

That the following described property, which has heretofore been zoned "R-MF", Multi-Family Residential District and "R-1A", Single-Family Residential District shall hereafter bear the zoning classification of "POD", Planned Office District with final site plan, to wit:

Lots 20 and 20A of NCB 830, two lots containing approximately 1.85 acres of land located northwest of the intersection of Alpine Drive and South Broadway Avenue (2801 and 2835 South Broadway Avenue) and in accordance with Exhibit "A" attached hereto and incorporated herein.

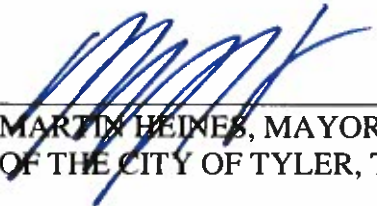
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Since this ordinance

has a penalty for violation, it shall not become effective until after its publication in the newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be January 25, 2019.

PASSED AND APPROVED this the 23rd day of January A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK

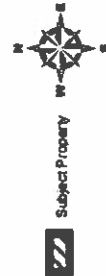
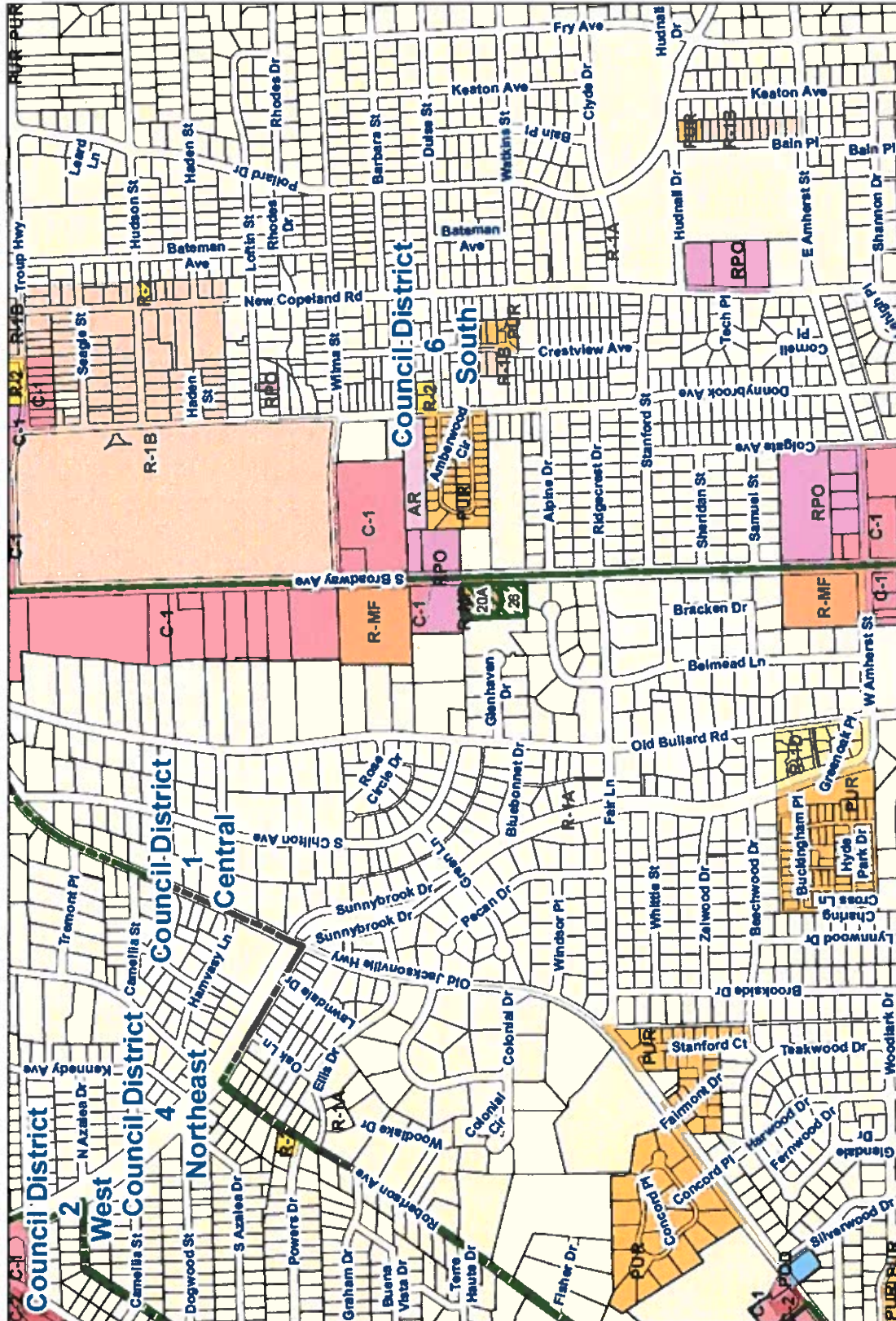

The seal is circular with a dotted border. Inside the border, the words "CITY OF TYLER" are written in a semi-circle at the top, and "TEXAS" is at the bottom. In the center, the word "SEAL" is written in a large, bold, serif font.



DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

ORDINANCE NO. O-2019-8
EXHIBIT "B"
LOCATION MAP

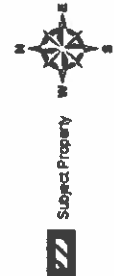
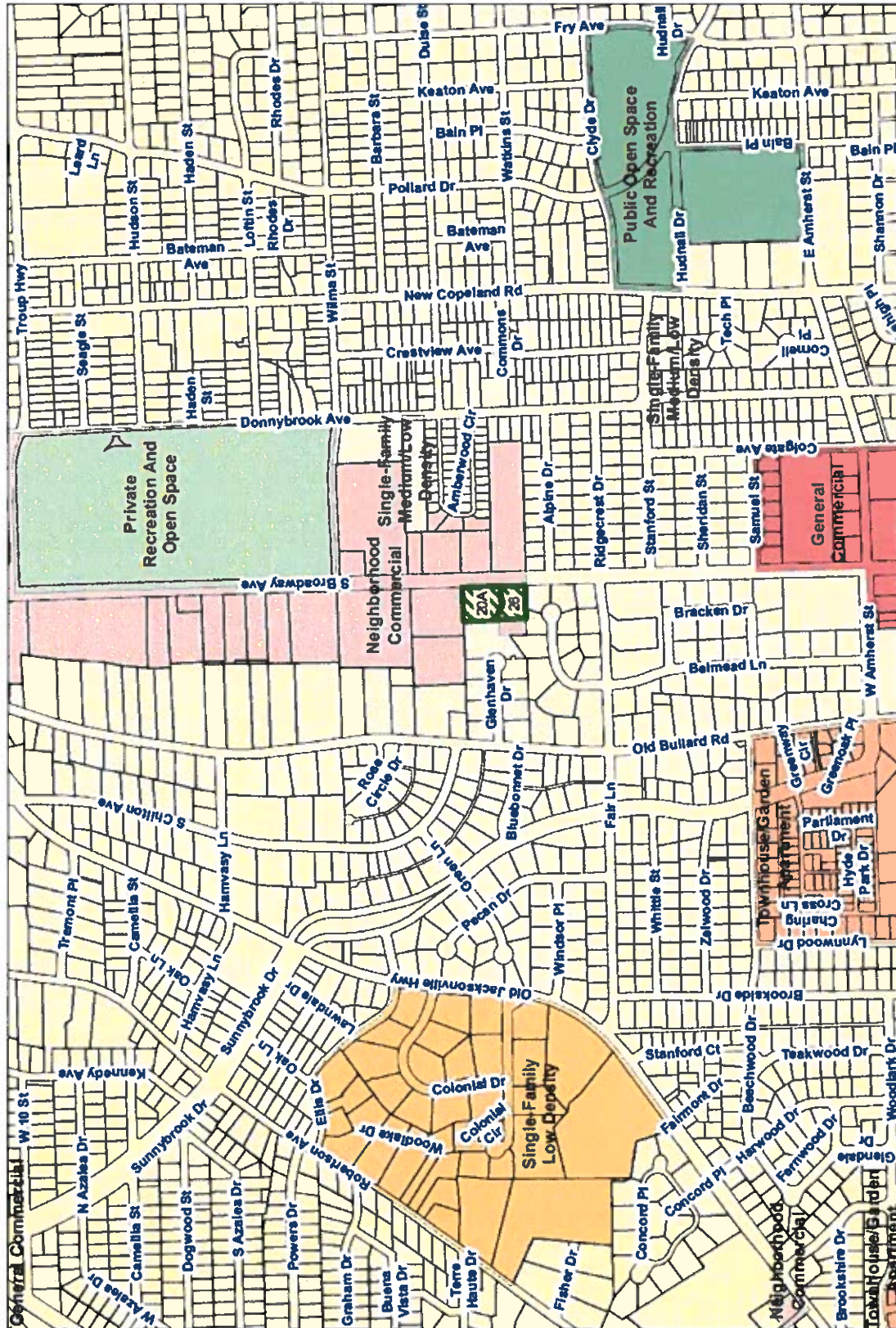


ZONING CASE
 Zoning Case #: PD18-035
 Existing Zoning: R-1A and R-1M Proposed Zoning: POD
 Applicant: Fair Nancy Wood

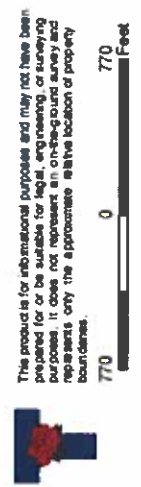
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

770 0 770 Feet

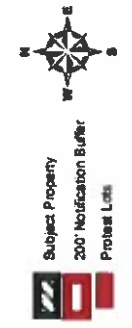
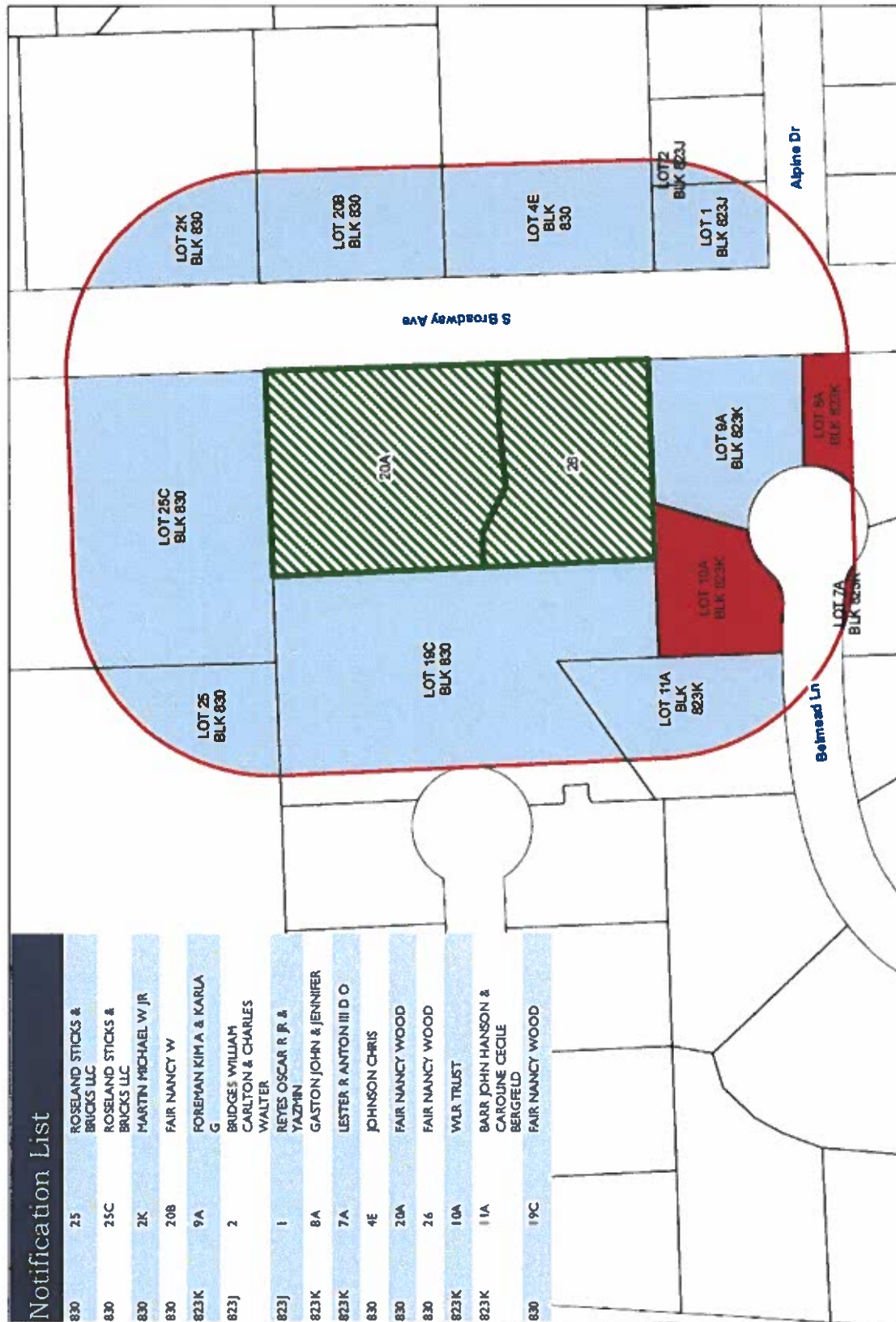
ORDINANCE NO. O-2019-8
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE
 Zoning Case #: PD18-035
 Existing Zoning: R-1A and R-MF Proposed Zoning: POD
 Applicant: Fair Nancy Wood



**ORDINANCE NO. O-2019-8
EXHIBIT "D"
NOTIFICATION MAP**



ZONING CASE
Zoning Case #: PD18-035
Existing Zoning: R-1A and R-MF Proposed Zoning: POD
Applicant: Fair Nancy Wood

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125 0 125 Feet