

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.

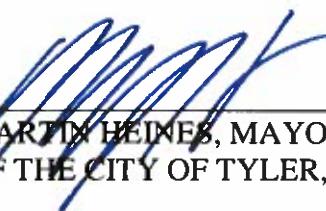
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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

A T T E S T:



CASSANDRA BRAGER, CITY CLERK

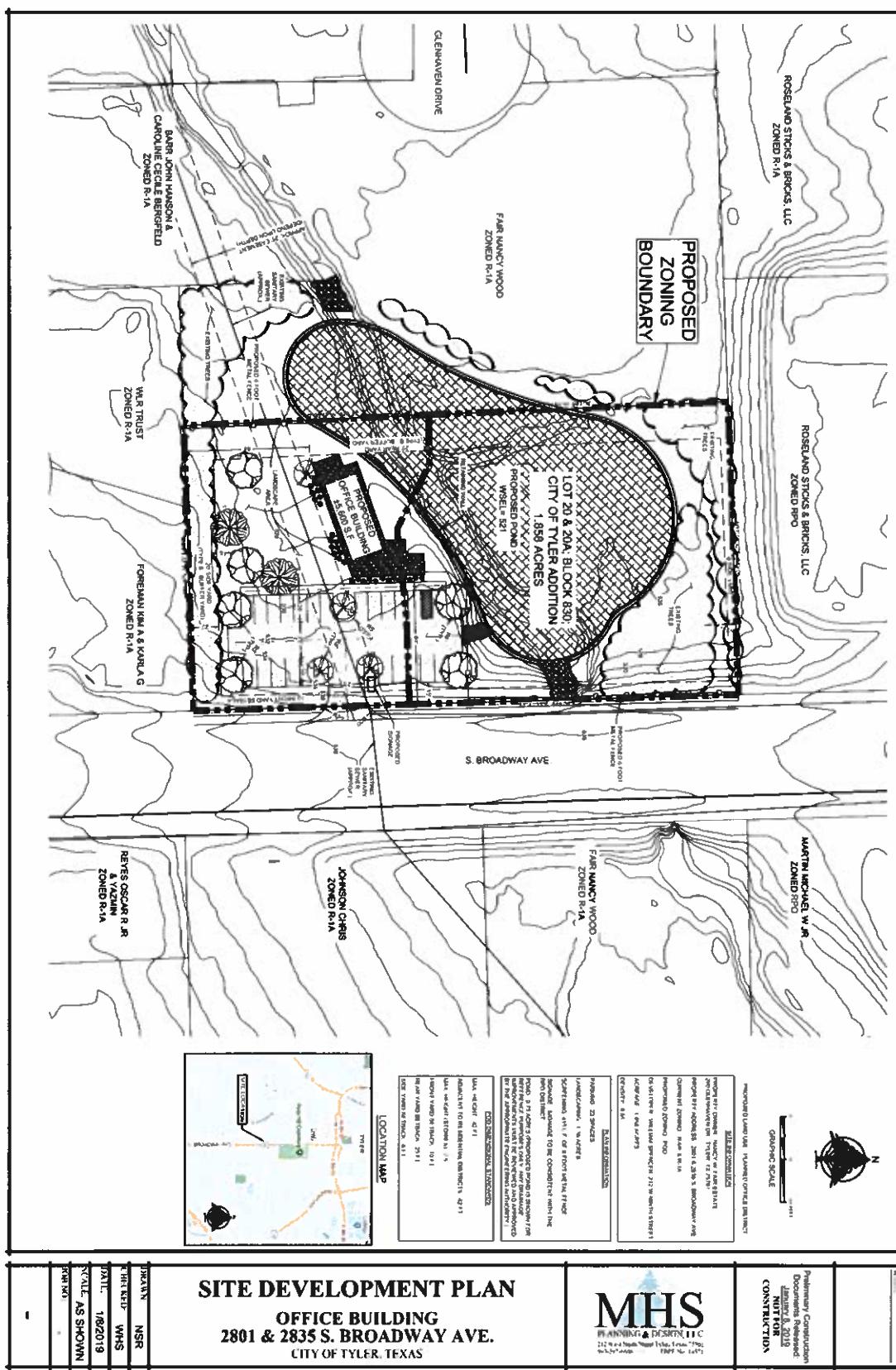
APPROVED:



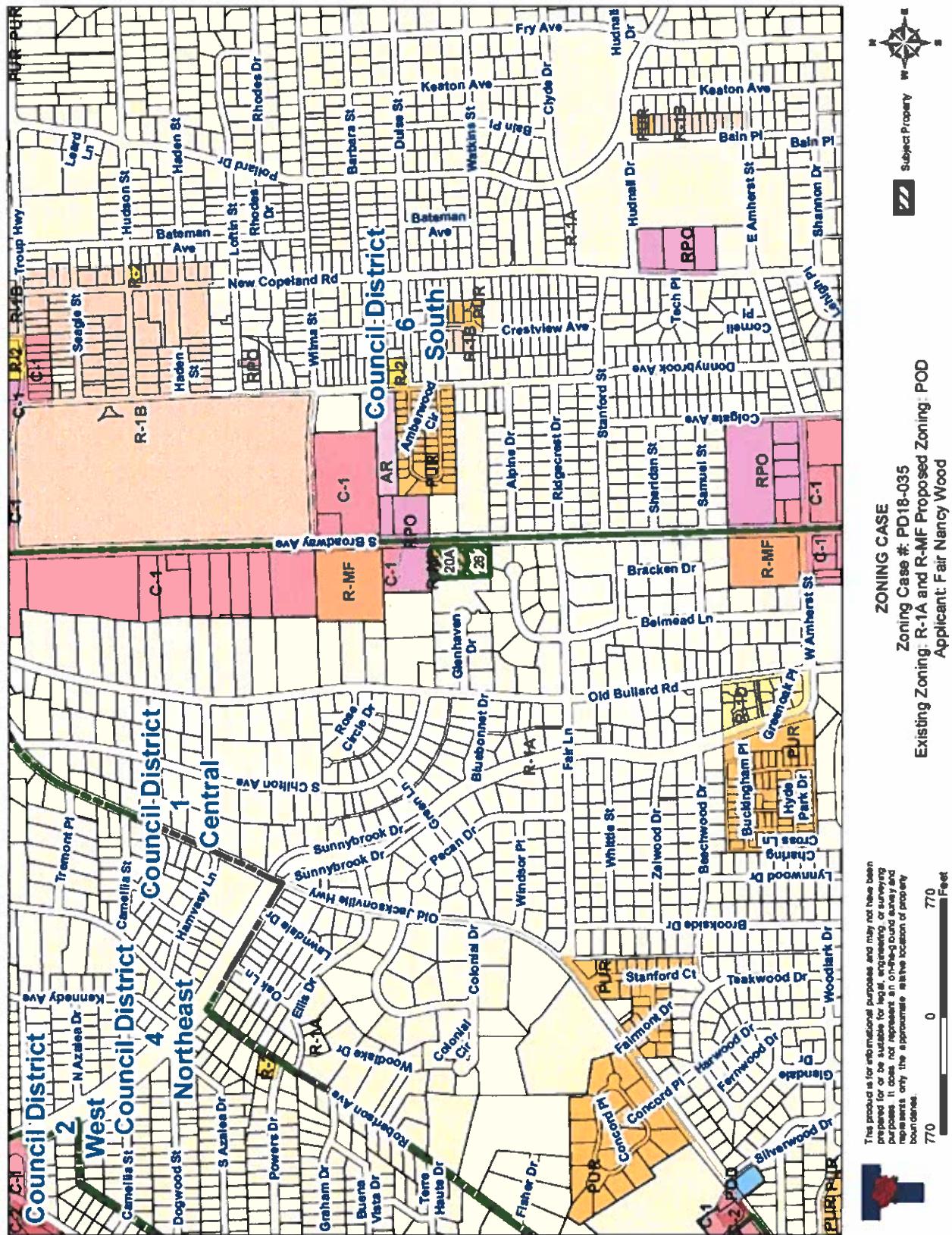
DEBORAH G. PULLUM,
CITY ATTORNEY



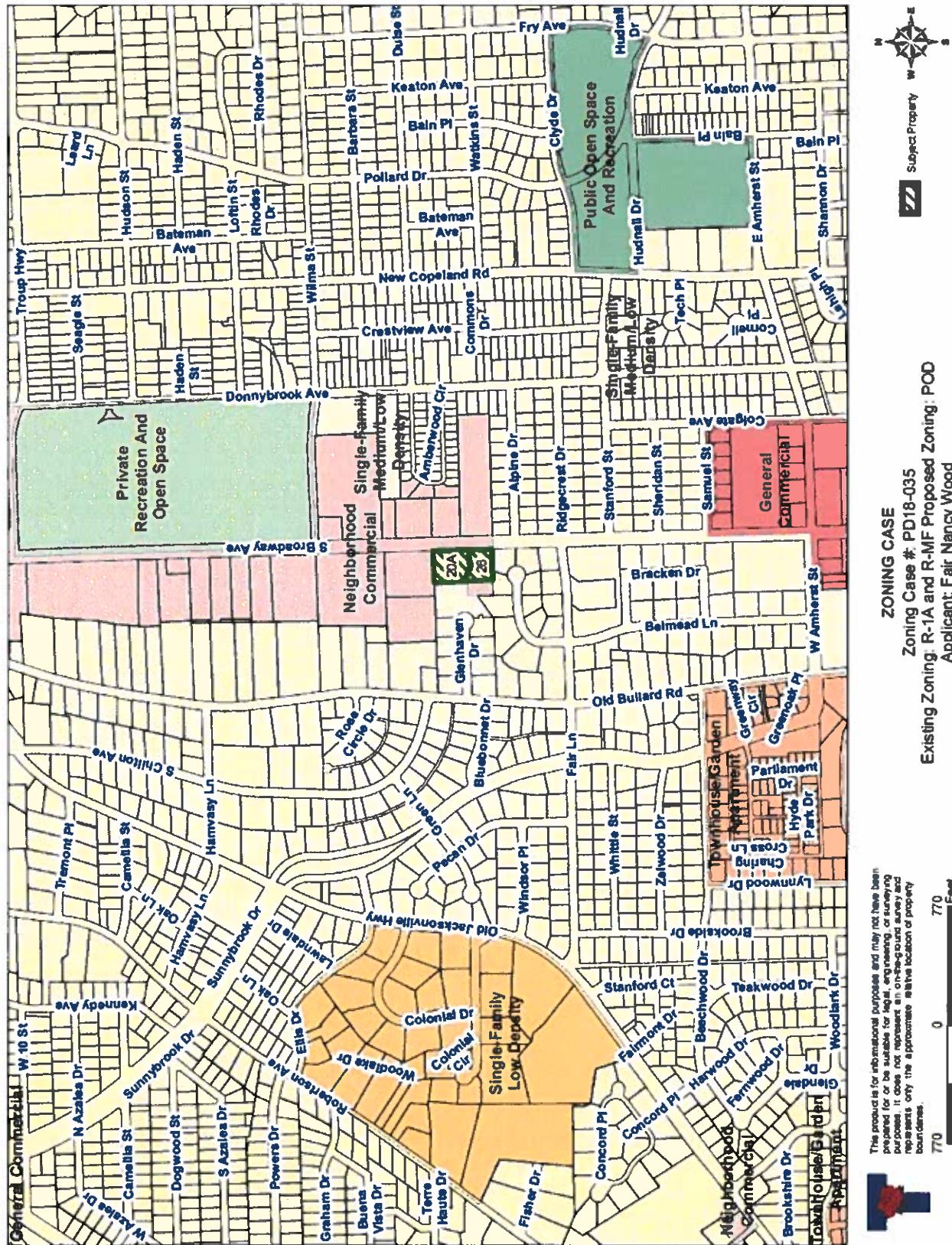
**ORDINANCE NO. O-2019-8
EXHIBIT "A"
SITE PLAN**



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



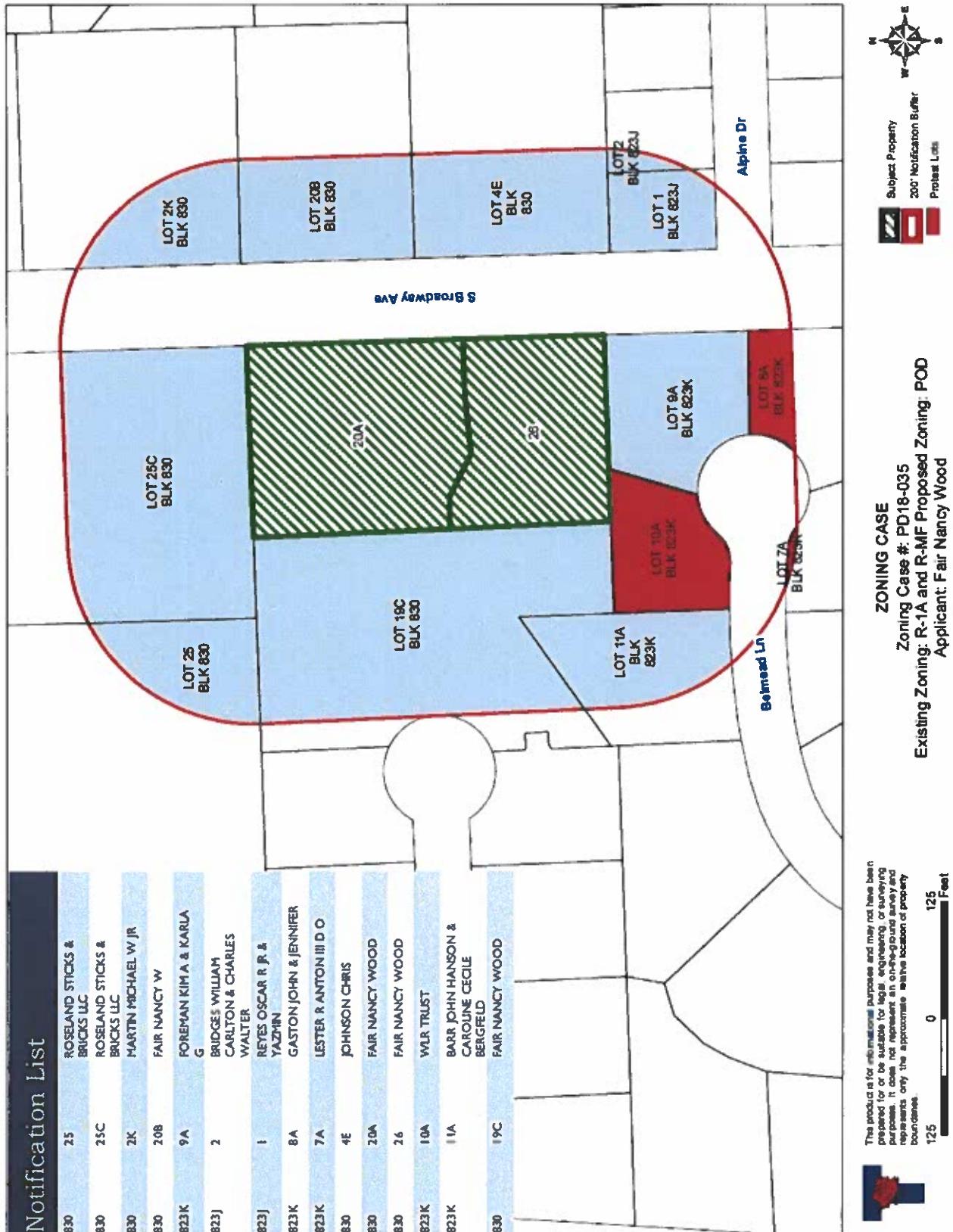
ORDINANCE NO. O-2019-8
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



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

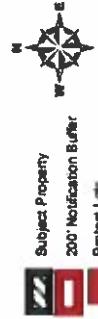
Notification List

ROSELAND STICKS & BRICKS LLC	25	ROSELAND STICKS & BRICKS LLC	25C
ROSELAND STICKS & BRICKS LLC	25C	ROSELAND STICKS & BRICKS LLC	25
MARTIN MICHAEL W/JR	2K	FAR NANCY W	208
POREMAN KIMA & KARLA G	9A	POREMAN KIMA & KARLA G	9A
BRIDGES WILLIAM CARLTON & CHARLES WALTER	2	REYES OSCAR R/P & YAZMIN	1
GASTON JOHN & JENNIFER		LESTER R ANTON III DO	
JOHNSON CHRIS	8A	JOHNSON CHRIS	
FAR NANCY WOOD		FAR NANCY WOOD	
FAR NANCY WOOD		FAR NANCY WOOD	
WLR TRUST	10A	WLR TRUST	10A
BARR JOHN HANSON & CAROLINE CECILE BERGFIELD	1A	BARR JOHN HANSON & CAROLINE CECILE BERGFIELD	1A
FAR NANCY WOOD	19C	FAR NANCY WOOD	19C



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

ZONING CASE
Zoning Case #: PD18-
Existing Zoning: R-1A and R-MF Prop
Applicant: Fair Nancy V



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