

**ORDINANCE NO. O-2019-66**

**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 "M-2", GENERAL INDUSTRIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 5 OF NCB 778A, ONE LOT CONTAINING APPROXIMATELY 0.22 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF INDUSTRIAL AVENUE AND MAY STREET (2522 INDUSTRIAL 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 Z19-019**

That the following described property, which has heretofore been zoned "M-2", General Industrial District, shall hereafter bear the zoning classification of "R-1B", Single-Family Residential District, to wit:


Lot 5 of NCB 778A, one lot containing approximately 0.22 acres of land located at the northwest intersection of Industrial Avenue and May Street (2522 Industrial 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 28<sup>th</sup> day of August A.D., 2019.


  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

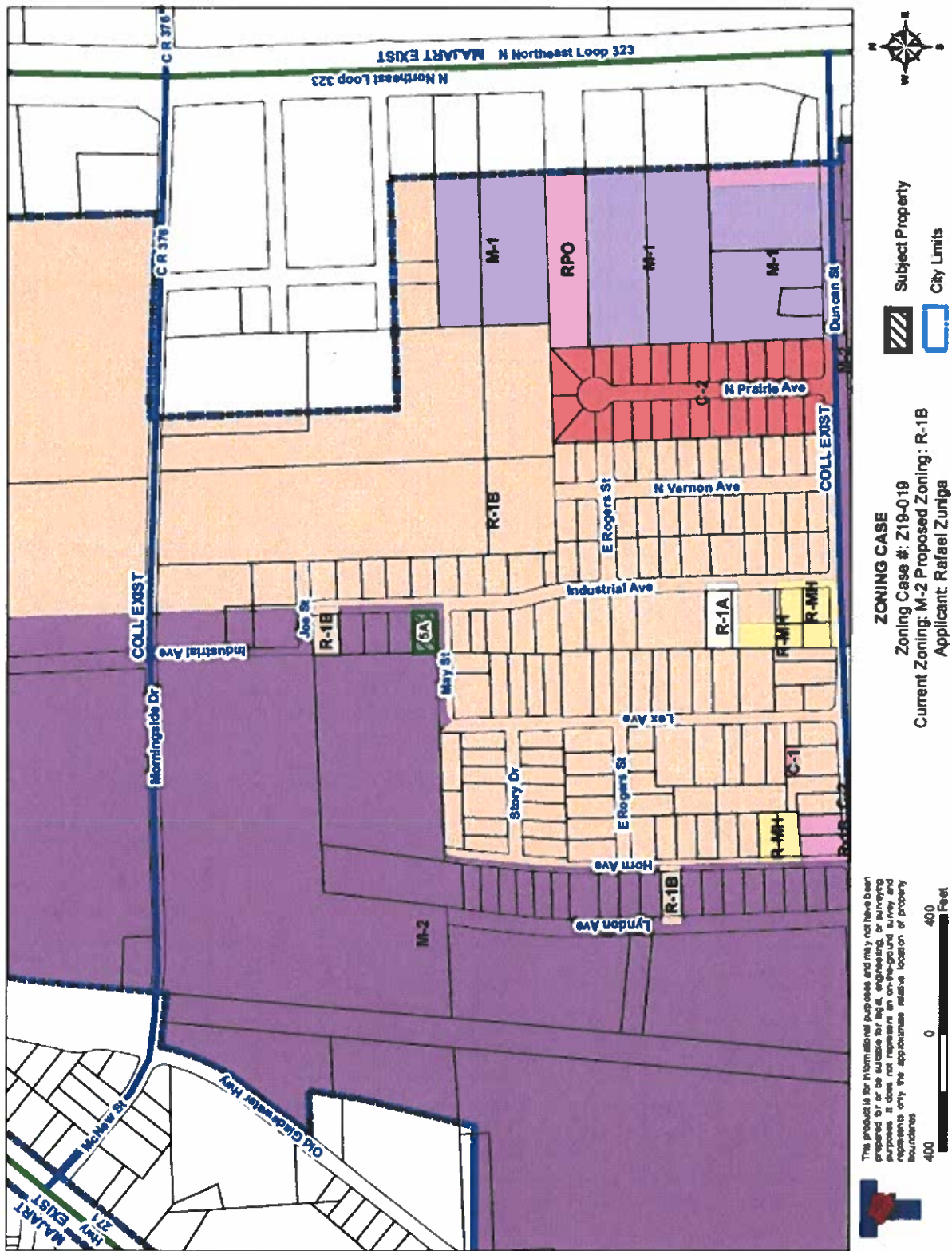
APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK

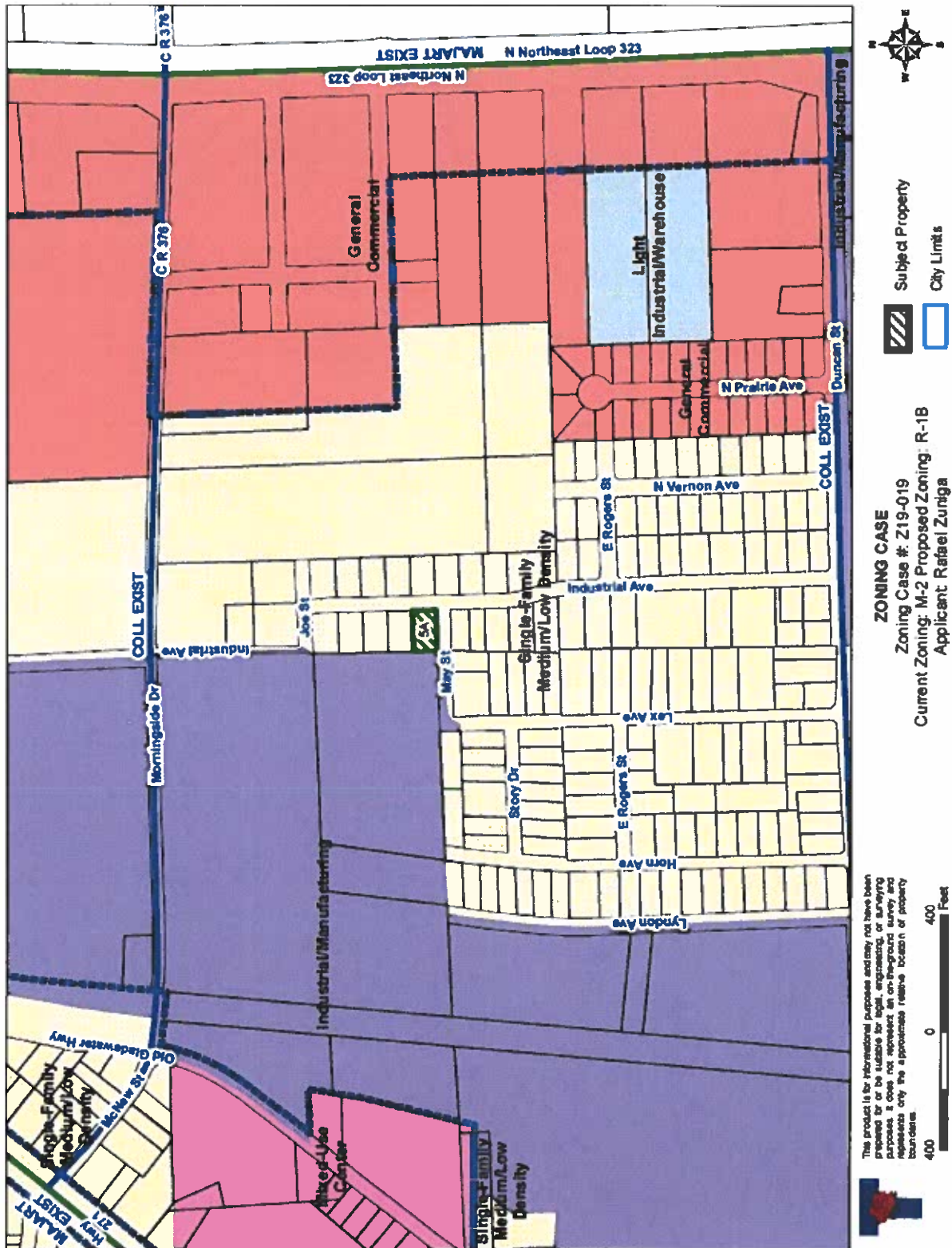


  
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DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE NO. O-2019-66  
EXHIBIT "A"  
LOCATION MAP

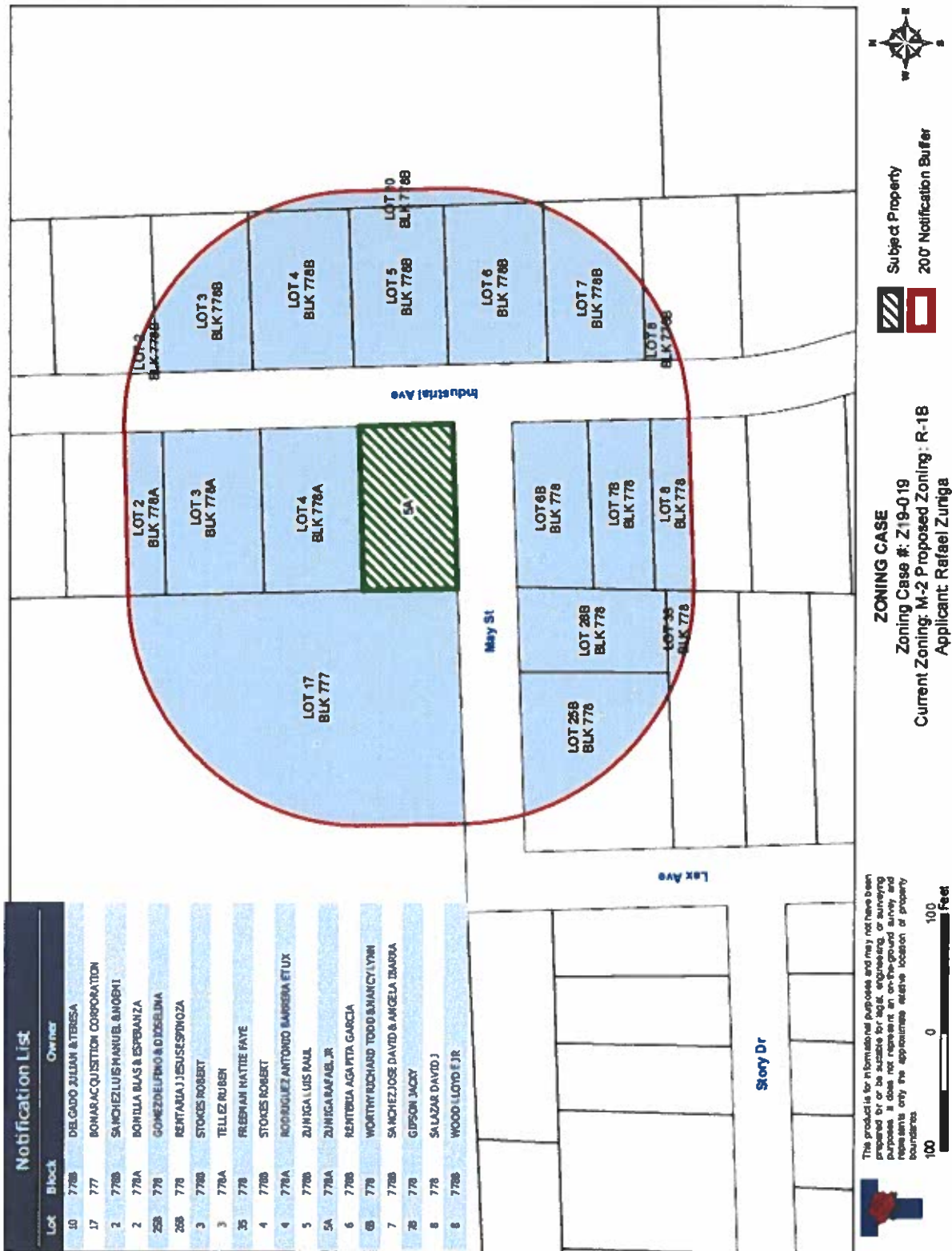


**ORDINANCE NO. O-2019-66**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE MAP**





**ORDINANCE NO. O-2019-66  
EXHIBIT "C"  
NOTIFICATION MAP**



Notification List		
Lot	Block	Owner
10	776	DELGADO JULIAN & TERESA
17	777	BONARACQUISITION CORPORATION
2	776	SANCHEZ LUIS MANUEL & NOEMI
2	776A	BONILLA BLAS & ESPERANZA
258	776	GOMEZ DELFINO & DOSELINA
258	776	RENTANIA J JESUS ESPINOZA
3	776B	STOKES ROBERT
3	776A	TELLEZ RUBEN
35	776	FREEMAN HATTIE FAYE
4	776B	STOKES ROBERT
4	776A	RODRIGUEZ ANTONIO MARISMA ET UX
5	776B	ZUNIGA LUIS RAUL
5A	776A	ZUNIGA RAFAEL JR
6	776B	RENTERIA AGA RITA GARCIA
6B	776	WORTHY RICHARD TODD & MARY LYNN
7	776B	SANCHEZ JOSE DAVID & ANGELA IBARRA
7B	776	GIPSON JACKY
8	776	SALAZAR DAVID J
8	776B	WOOD LLOYD E JR

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

100 0 100 Feet

**ZONING CASE**  
Zoning Case #: Z19-019  
Current Zoning: M-2 Proposed Zoning: R-18  
Applicant: Rafael Zuniga

**Subject Property**  
200' Notification Buffer