

ORDINANCE NO. O-2019-69

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 "C-2", GENERAL COMMERCIAL DISTRICT ON AN APPROXIMATELY 0.83 ACRE PORTION OF LOT 5A OF NCB 148, ONE LOT TOTALING APPROXIMATELY 1.43 ACRES OF LAND LOCATED SOUTH OF THE INTERSECTION OF EAST ERWIN STREET AND NORTH BEVERLY AVENUE (809 EAST ERWIN STREET); 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 Z19-022

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:


On an approximately 0.83 acre portion of Lot 5A of NCB 148, one lot totaling approximately 1.43 acres of land located south of the intersection of East Erwin Street and North Beverly Avenue (809 East Erwin Street), as shown on the drawing attached hereto as Exhibit "A" and attached hereto.

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 28th day of August A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

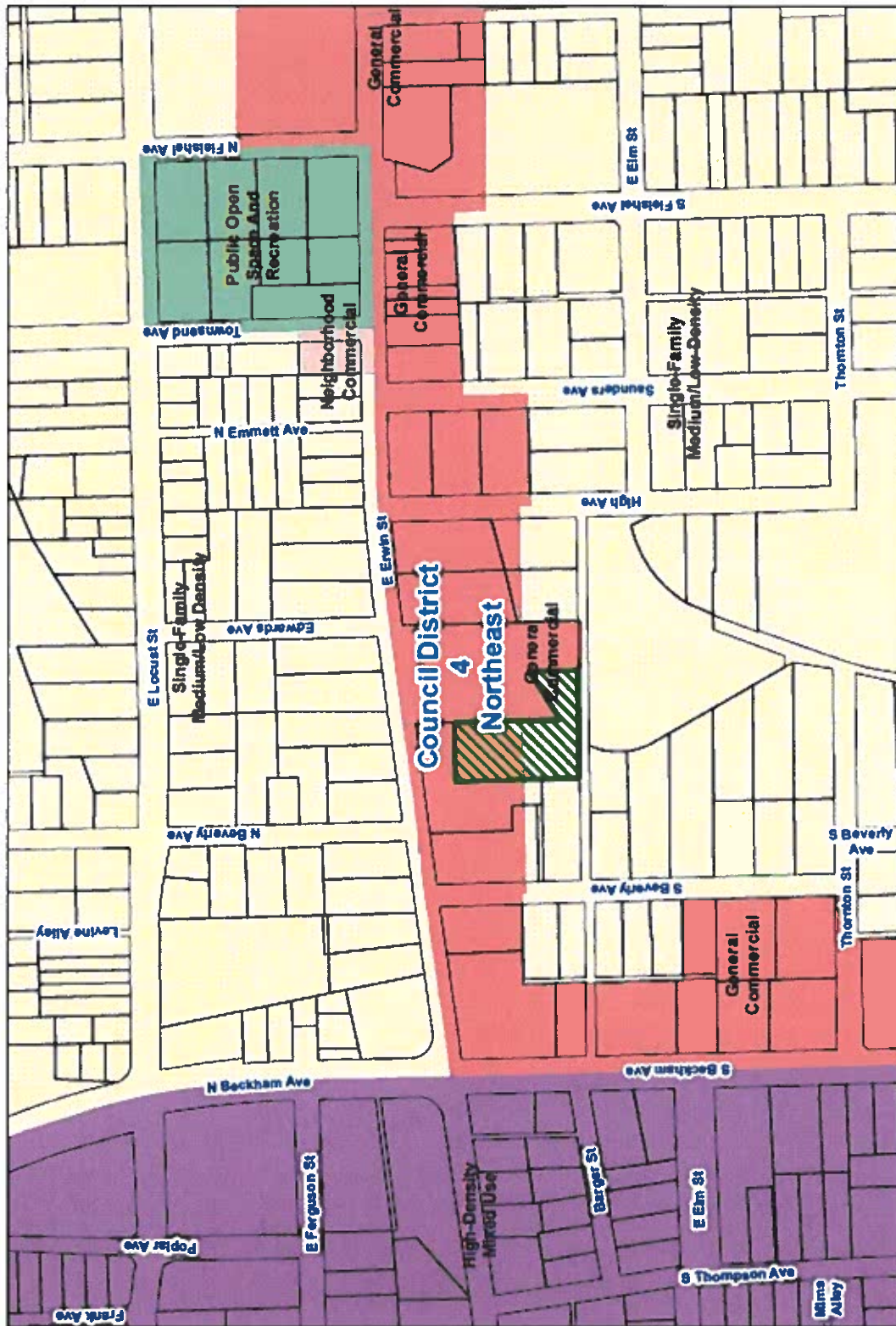
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250 0 250 Feet

Current Zoning: R-2 Proposed Zoning: M-1
Applicant: TYLER INTERPRETERS




ORDINANCE NO. O-2019-69
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP




ZONING CASE
 Zoning Case #: Z19-022
 Current Zoning: R-2 Proposed Zoning: M-1
 Applicant: TYLER INTERPRETERS



Subject Property



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.



250 0 125 Feet

**ORDINANCE NO. O-2019-69
EXHIBIT "C"
NOTIFICATION MAP**

