

**ORDINANCE NO. O-2018-38**

**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 "PUR", PLANNED UNIT RESIDENTIAL DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 4A OF NCB 1490T, ONE LOT CONTAINING APPROXIMATELY 0.23 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF GUINN FARMS ROAD AND RHONES QUARTER ROAD (3031 GUINN FARMS ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z18-014**

That the following described property, which has heretofore been zoned "PUR", Planned Unit Residential District, shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:


Lot 4A of NCB 1490T, one lot containing approximately 0.23 acres of land located west of the southwest intersection of Guinn Farms Road and Rhones Quarter Road (3031 Guinn Farms Road).

**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 and the Future Land Use Guide to reflect Neighborhood Commercial.

**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.

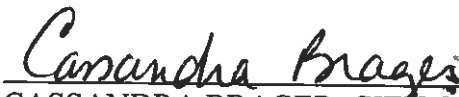
**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.


**PASSED AND APPROVED** this the 25<sup>th</sup> day of April A.D., 2018.

  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

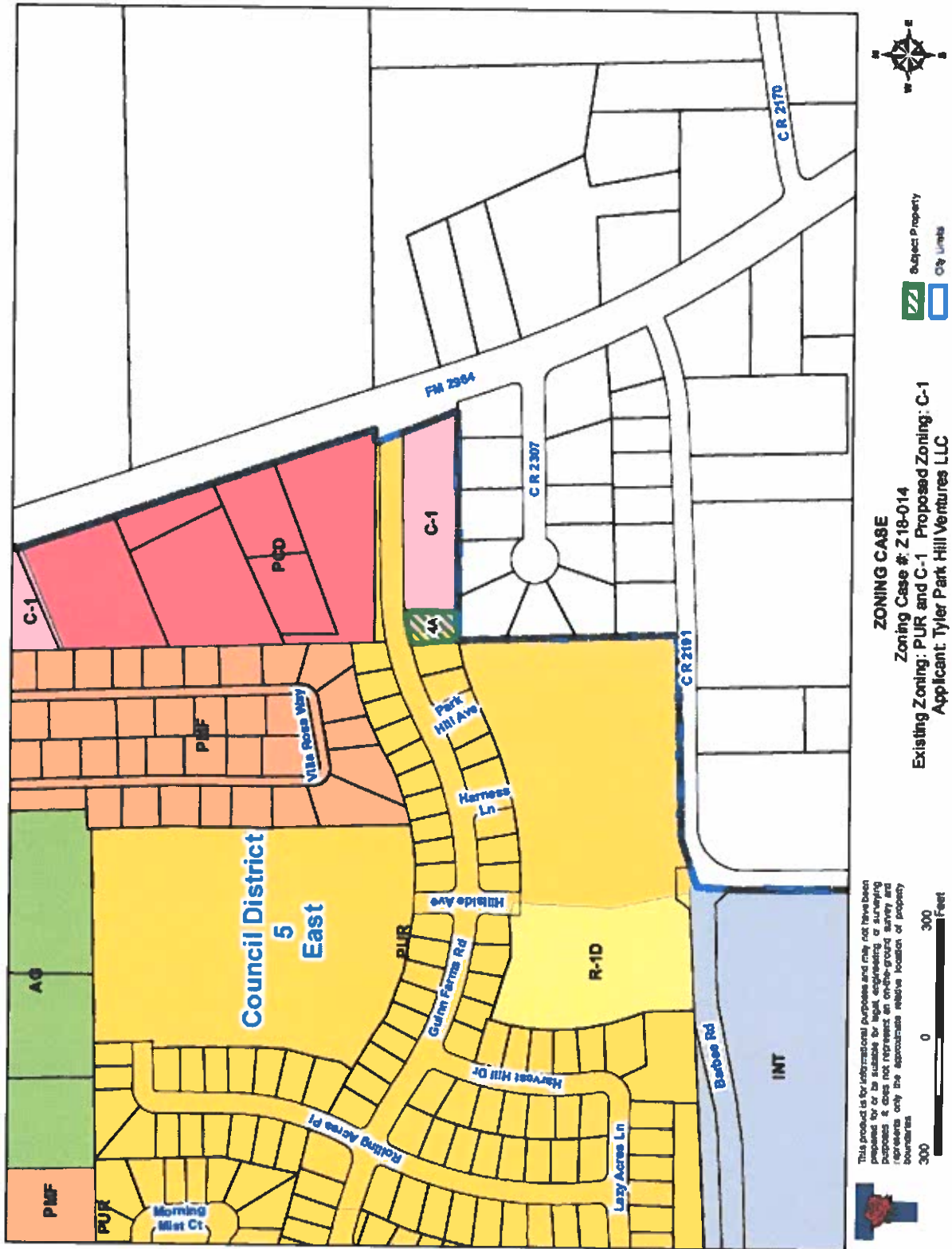
  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



The seal is circular with a dotted border. Inside the border, the words "CITY OF TYLER" are at the top and "TEXAS" is at the bottom. In the center, the word "SEAL" is written in a large, bold, serif font, flanked by two small decorative elements.

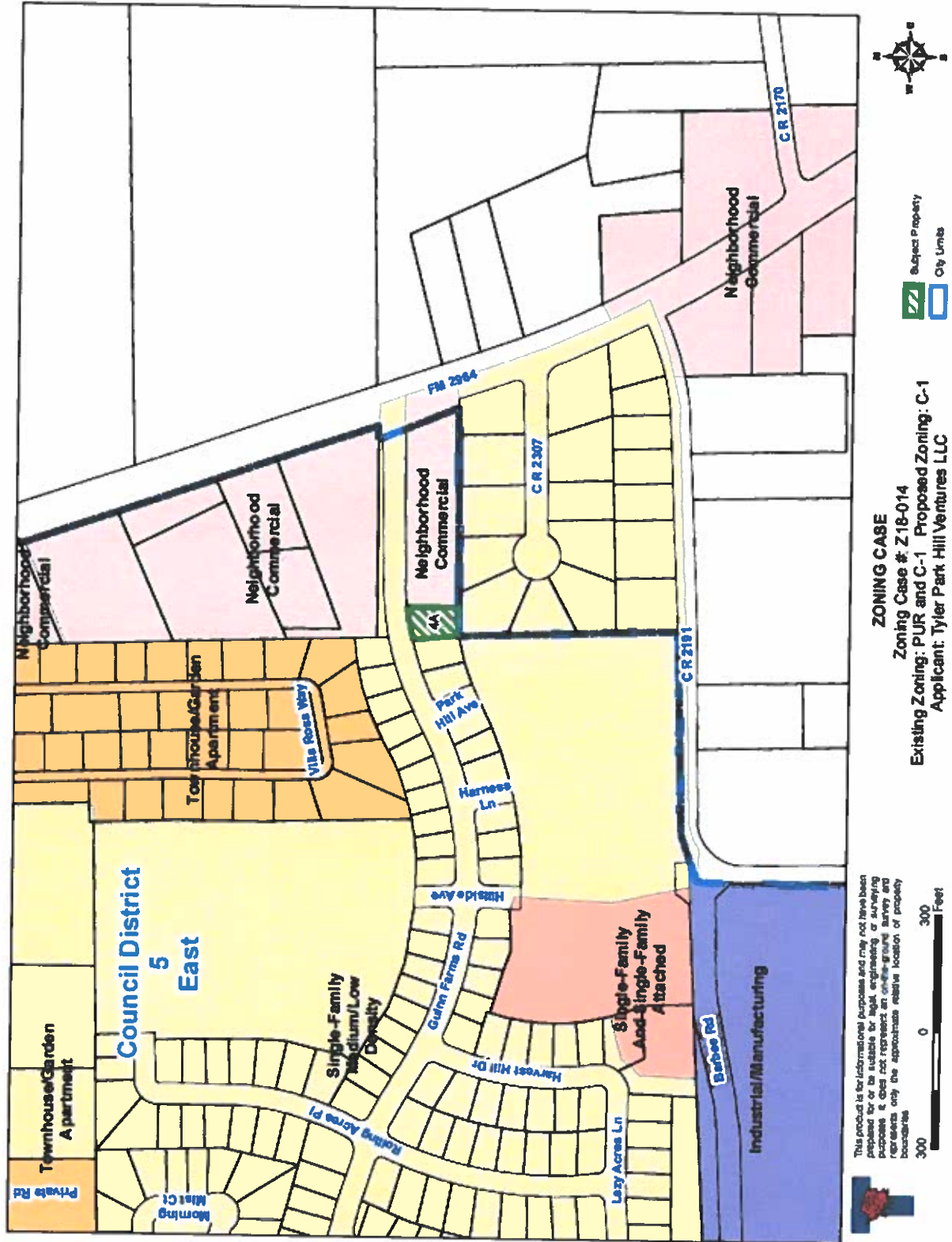
  
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DEBORAH G. PULLUM,  
CITY ATTORNEY

# EXHIBIT "A" LOCATION MAP



# EXHIBIT "B"

## TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



## Notification List

1490T	5A	CARNS RICEY J MILLER DOWNTOWN PROPERTIES LLC TYLER PARK HILL VENTURES LLC CARNS RICEY J SELVIDGE DANNY & TWYLA SELVIDGE DANNY & TWYLA MILLER DOWNTOWN PROPERTIES LLC TYLER PARK HILL VENTURES LLC TYLER PARK HILL VENTURES LLC 1490S 3A TANNERT DEVELOPMENTS LLC 1490P 10A TYLER PARK HILL VENTURES LLC 1490T 2A TYLER PARK HILL VENTURES LLC 1490T 4A TYLER PARK HILL VENTURES LLC 1490T 1A TYLER PARK HILL VENTURES LLC 1490P 8A TYLER PARK HILL VENTURES LLC 1490P 9A TYLER PARK HILL VENTURES LLC 1490P 11A TYLER PARK HILL VENTURES LLC 1492A 17 DOUBLE STAR INVESTMENTS #2 R E LLC 1492A 18 DOUBLE STAR INVESTMENTS #2 R E C
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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.



## ZONING CASE

**Zoning Case # Z18-014**

**Existing Zoning: PUR and C-1    Proposed Zoning: C-1**

Applicant: Tyler Park Hill Ventures LLC

