

ORDINANCE NO. O-2018-49

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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON A 0.38 ACRE PORTION OF LOT 30A OF NCB 319, ONE LOT CONTAINING APPROXIMATELY 1.02 ACRES OF LAND LOCATED AT THE SOUTHEASTERN INTERSECTION OF NELL AVENUE AND WEST DOBBS STREET (804, 910 AND 917 NELL AVENUE); 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 Z18-022

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Single-Family Detached and Attached Residential District, to wit:

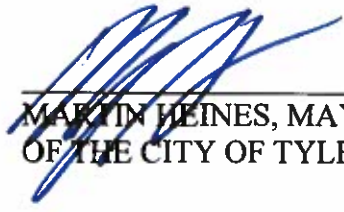
A 0.38 acre portion of Lot 30A of NCB 319, one lot containing approximately 1.02 acres of land located at the southeastern intersection of Nell Avenue and West Dobbs Street (804, 910 and 917 Nell Avenue), as depicted in Exhibit 'A' as proposed lots 30-B, 30-C and 30-D, attached hereto and incorporated 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 and the Future Land Use Guide to reflect Single-Family and Single-Family Attached.

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 27th day of June A.D., 2018.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-49
EXHIBIT "A"
SURVEY**

OWNER'S STATEMENT:

We, Jose M. Saucedo and Anahi Esther Hernandez, do hereby certify that we are the owners of the property shown hereon and do hereby accept the plat for the subdividing into lots and blocks and do dedicate to the public forever the street, alley and easements shown hereon.

PRELIMINARY

Jose M. Saucedo (Owner) _____ Anahi Esther Hernandez (Owner) _____

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Smith County, Texas,

ON THIS DAY OF , 2018.

SURVEYOR'S STATEMENT:

I, Steven J. Freeman, a REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339, do hereby state that this plat was prepared and reduced to scale from the field notes and data collected by me or under my supervision and direction during the month of April, 2018.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

Steven J. Freeman, R
Registered Professional Land Surveyor
State of Texas No. 6339

APPROVED BY: KYLE KINGMA, PLANNING MANAGER FOR THE CITY OF TYLER, TEXAS ON THIS THE _____ day of _____, 2018.

Kyle Kingma, Planning Manager

ATTEST

GENERAL NOTE:

1. **Boundaries:** All bearings and distances shown on this plat were obtained from the field notes of the surveyor, Steven J. Freeman, and are subject to the provisions of the Texas Surveying Act, Chapter 131, Texas Property Code, and the Texas Surveying Act, Chapter 131, Texas Property Code, and the Texas Surveying Act, Chapter 131, Texas Property Code.

2. **Errors:** In the event of any error or omission in this plat, the surveyor shall be liable for the same.

3. **Disclaimer:** The surveyor does not warrant the accuracy of the plat for any purpose other than the purpose for which it was prepared.

4. **Record:** This plat is subject to the provisions of the Texas Surveying Act, Chapter 131, Texas Property Code, and the Texas Surveying Act, Chapter 131, Texas Property Code, and the Texas Surveying Act, Chapter 131, Texas Property Code.

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Steven J. Freeman, R
Registered Professional Land Surveyor
State of Texas No. 6339

APPROVED BY: KYLE KINGMA, PLANNING MANAGER FOR THE CITY OF TYLER, TEXAS ON THIS THE _____ day of _____, 2018.

Kyle Kingma, Planning Manager

ATTEST

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Steven J. Freeman, R
Registered Professional Land Surveyor
State of Texas No. 6339

APPROVED BY: KYLE KINGMA, PLANNING MANAGER FOR THE CITY OF TYLER, TEXAS ON THIS THE _____ day of _____, 2018.

Kyle Kingma, Planning Manager

ATTEST

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**AMENDMENT PLAT
CHEMA'S ADDITION**

AMENDING LOT 30-A, N.C.B. 319,
RECORDED IN CABINET E, SLIDE 202-D,
PLAT RECORDS OF SMITH COUNTY, TEXAS
A. H. KAMP SURVEY, ABSTRACT NO. 546
TYLER, SMITH COUNTY, TEXAS

THOMPSON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
10000 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
TEL: 817.335.1111 FAX: 817.335.1112
WWW.THOMPSONANDASSOCIATES.COM

Plot Received in Cabinet _____

Date Recorded _____

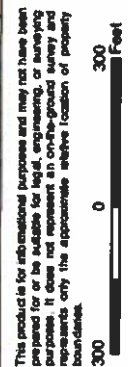
OWNER

DATE OF SALE _____

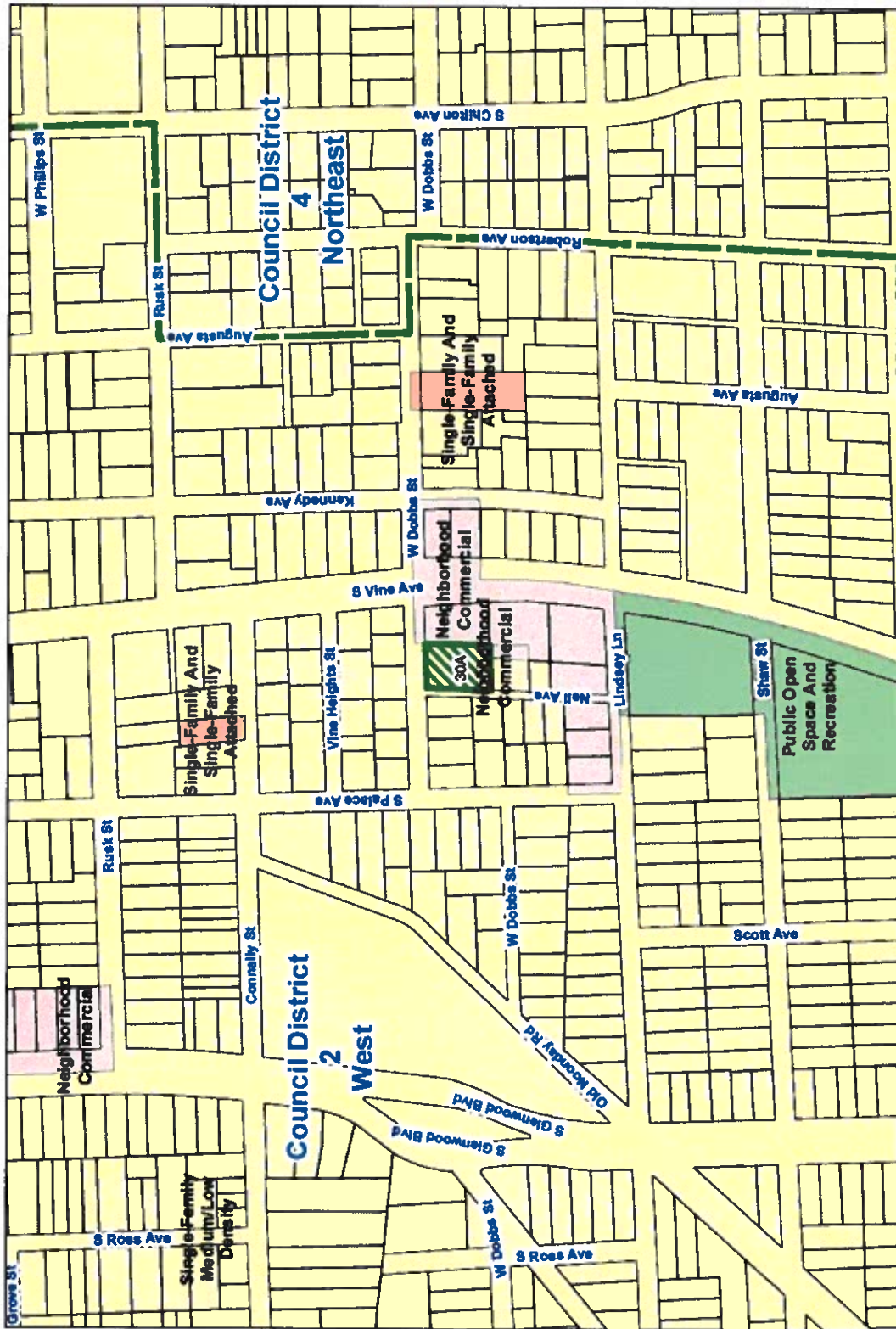
BY _____

FOR THE RECORDS OF SMITH COUNTY, TEXAS

BY _____



ORDINANCE NO. O-2018-49
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE

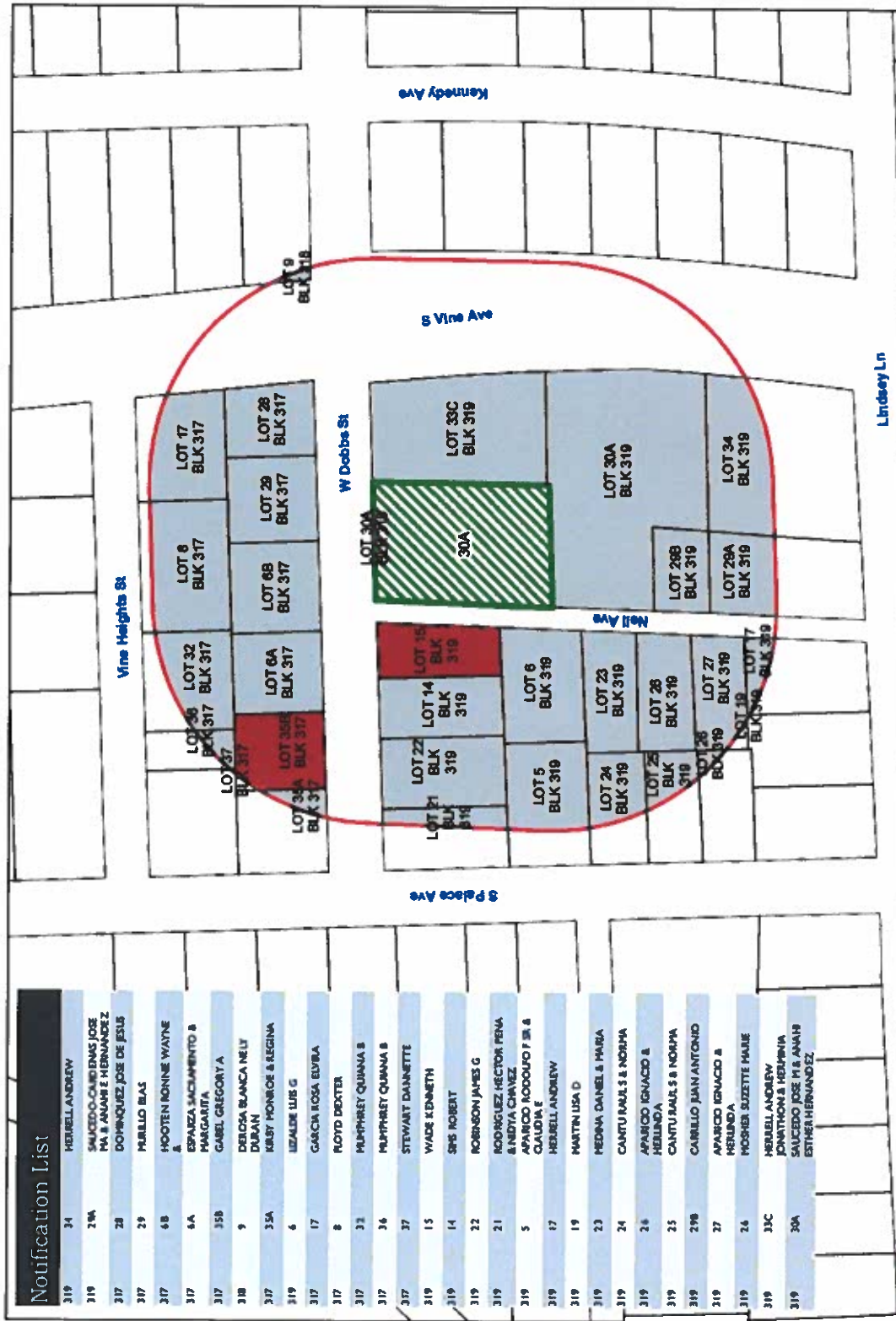


ZONING CASE
 Zoning Case #: Z18-022
 Existing Zoning: R-1B Proposed Zoning: R-1D
 Applicant: Jose M Saucedo and Esther Hernandez

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.
 300 0 300 Feet



ORDINANCE NO. O-2018-49
EXHIBIT "D"
NOTIFICATION MAP



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110 0 110 Feet

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