

ORDINANCE NO. O-2018-50

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 "C-1", LIGHT COMMERCIAL DISTRICT ON TAX LOT 36H OF NCB 675A, ONE LOT CONTAINING APPROXIMATELY 0.85 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF EAST FRONT STREET AND PALMER AVENUE (1723 EAST FRONT 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 Z18-023

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

Tax Lot 36H of NCB 675A, one lot containing approximately 0.85 acres of land located east of the southeast intersection of East Front Street and Palmer Avenue (1723 East Front Street).

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



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK

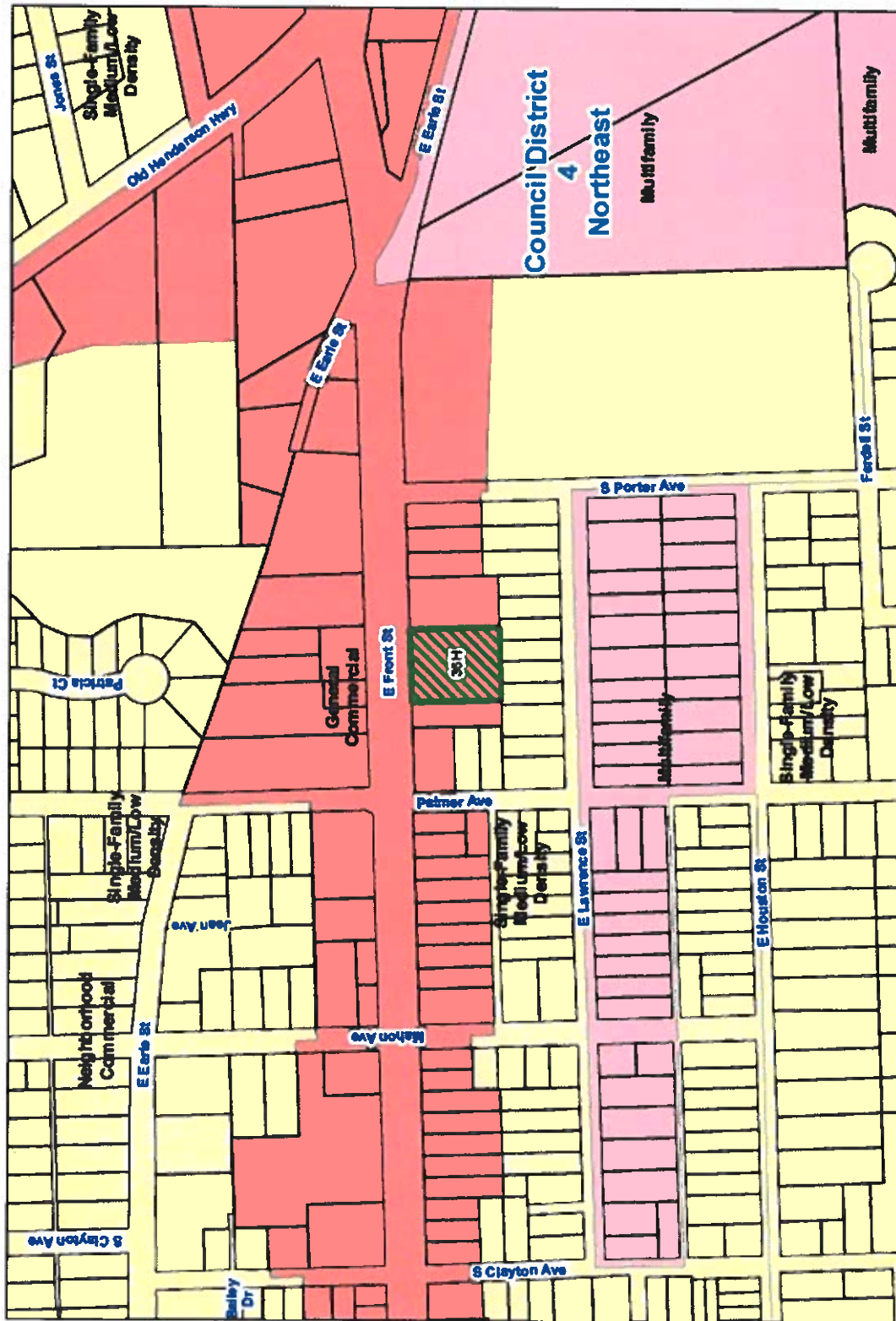




DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

ORDINANCE NO. O-2018-50
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE

Zoning Case #: Z18-023

Existing Zoning: R-1B Proposed Zoning: C-1

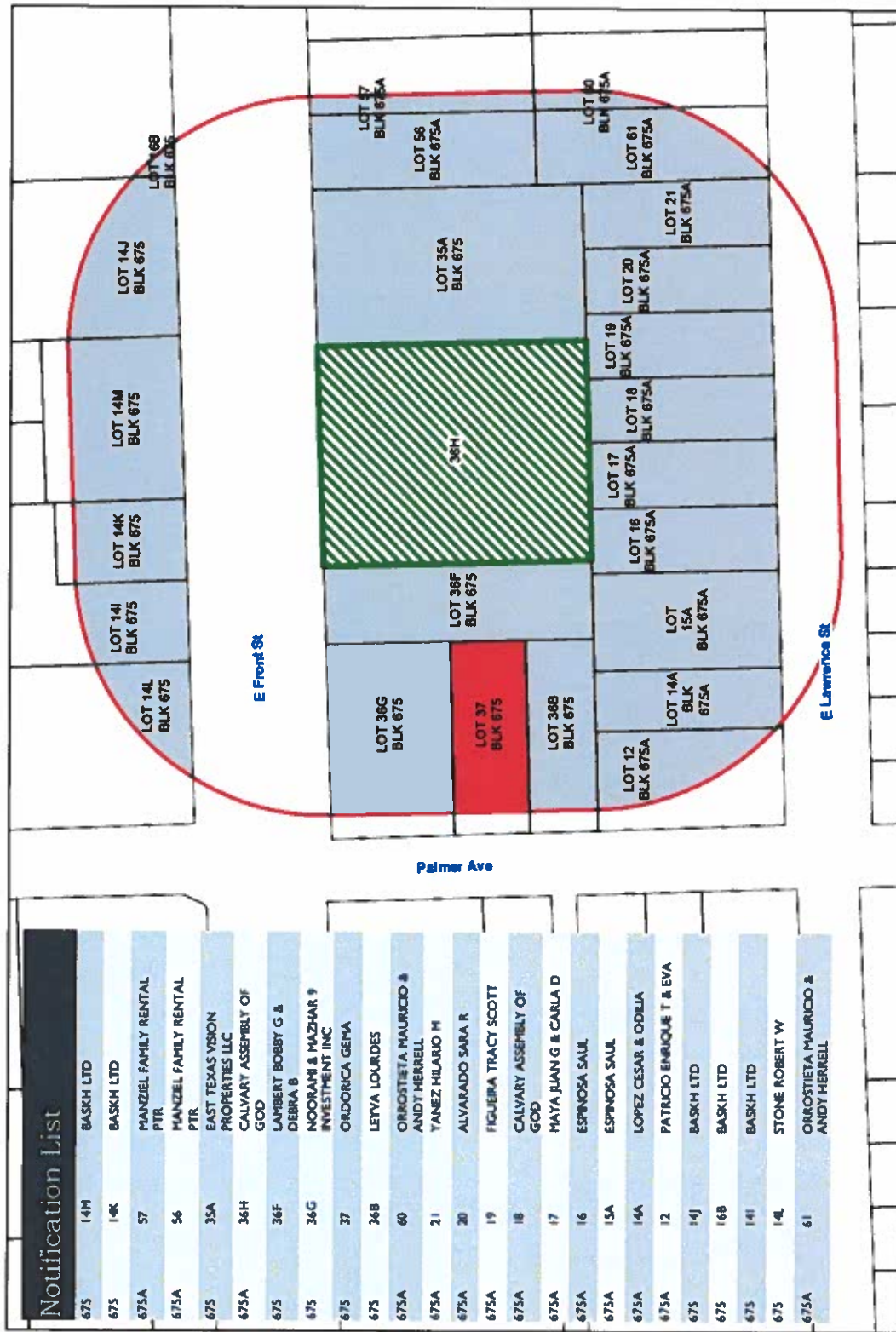
Applicant: Calvary Assembly of God

This product is for informational purposes and may not have been prepared for or its suitability for legal, engineering, or surveying purposes. It does not represent an official-granted survey and boundaries only the approximate relative location of property boundaries.




300 0 300 Feet

**ORDINANCE NO. O-2018-50
EXHIBIT "C"
NOTIFICATION MAP**



ZONING CASE
Zoning Case # Z18-023
Existing Zoning: R-1B Proposed Zoning: C-1
Applicant: Calvary Assembly of God



Subject Property
200' Notification Buffer
Prohibit Lots

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