

ORDINANCE NO. O-2018-62

**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 "C-1", LIGHT
COMMERCIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED
AND ATTACHED RESIDENTIAL DISTRICT ON LOT 13 OF NCB 216D,
ONE LOT CONTAINING APPROXIMATELY 0.18 ACRES OF LAND
LOCATED AT THE NORTHWEST INTERSECTION OF NORTH
FANNIN AVENUE AND EAST GENTRY PARKWAY (1000 NORTH
FANNIN 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 Z18-025

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

On Lot 13 of NCB 216D, one lot totaling approximately 0.18 acres of land located at the northwest intersection of North Fannin Avenue and East Gentry Parkway (1000 North Fannin 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 25th day of July A.D., 2018.

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

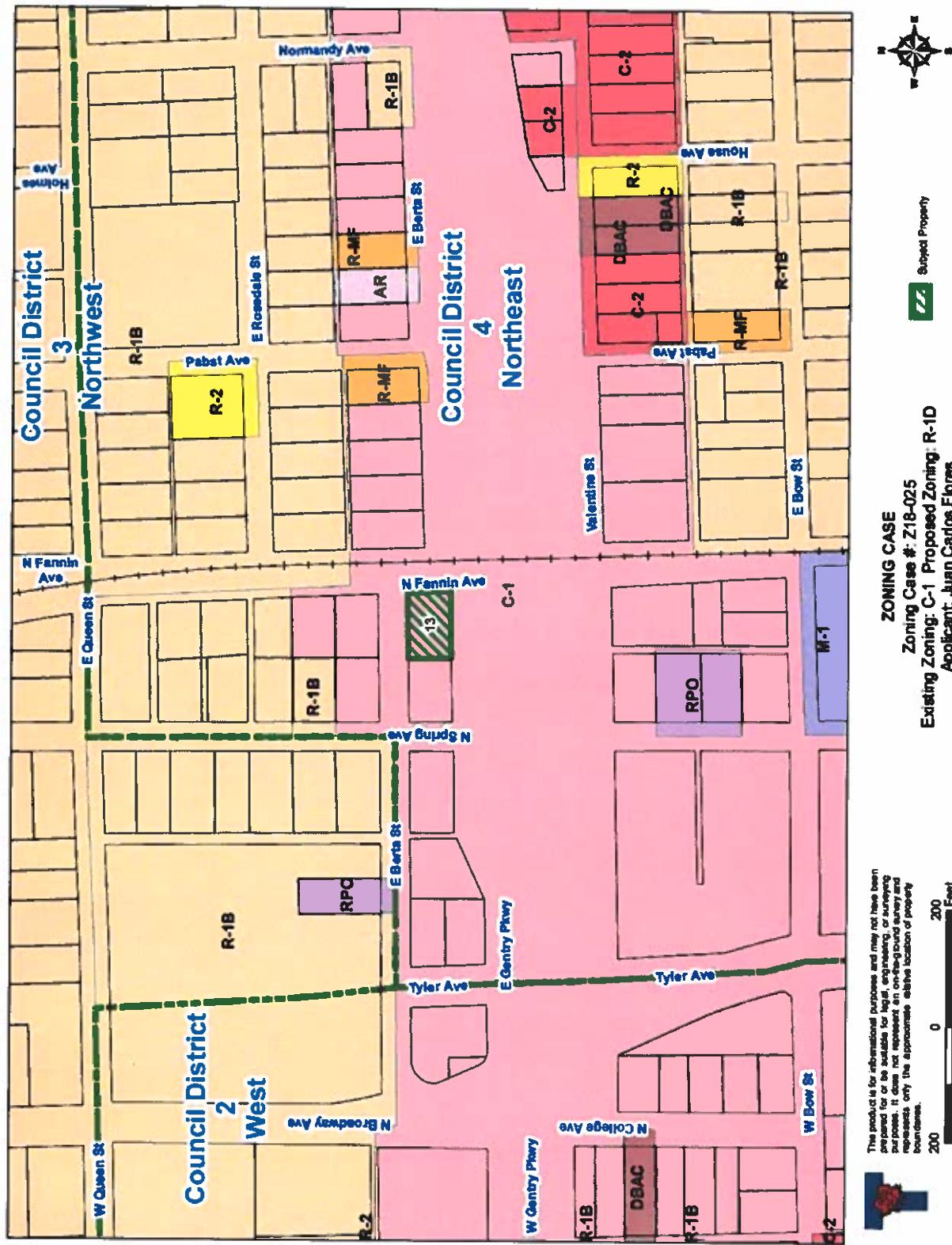


~~MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS~~

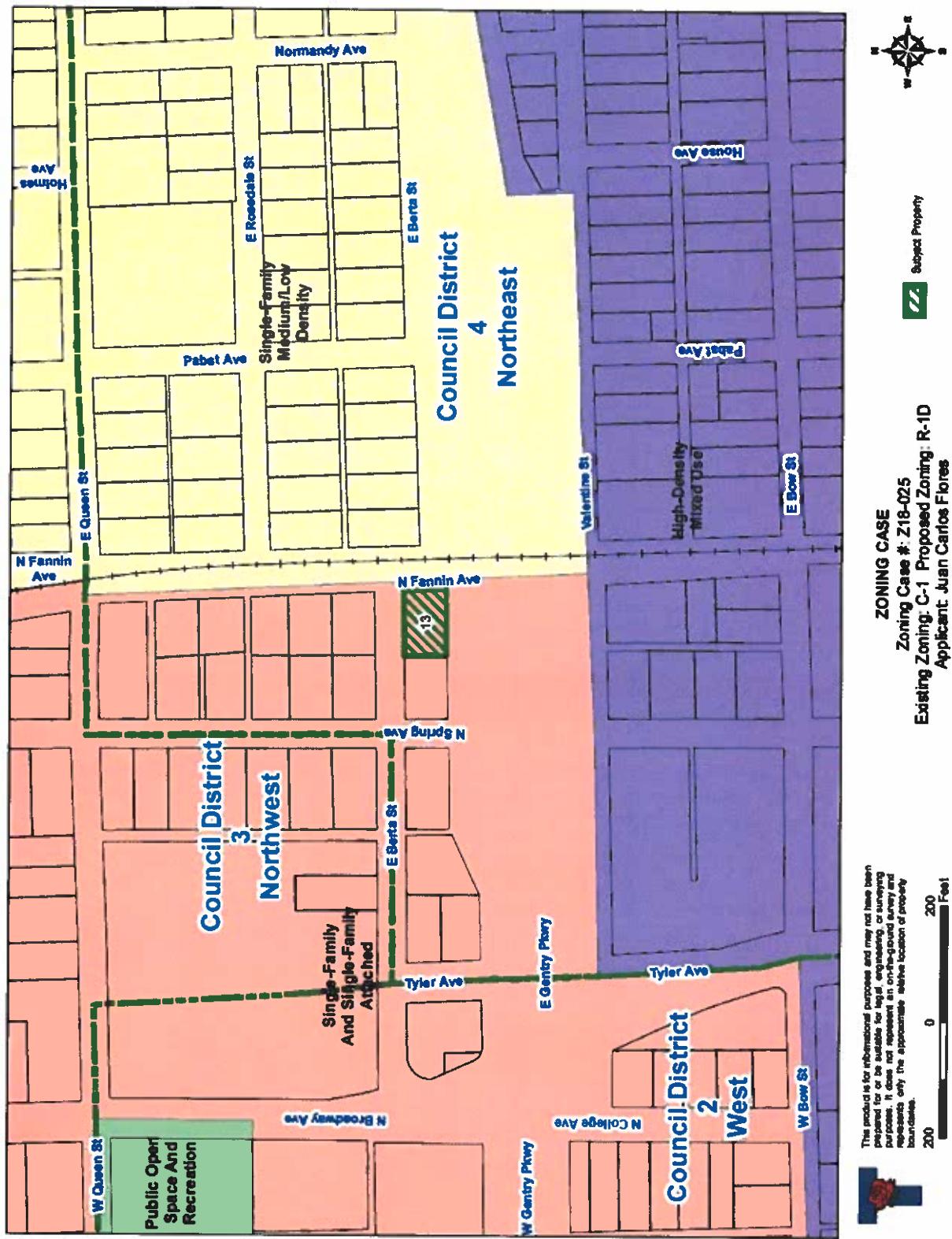
APPROVED:

Sharon F. Roberts
SHARON F. ROBERTS,
SR. ASSISTANT CITY ATTORNEY

ORDINANCE NO. O-2018-62
EXHIBIT "A"
LOCATION MAP



ORDINANCE NO. O-2018-62
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



ORDINANCE NO. O-2018-62
EXHIBIT "C"
NOTIFICATION MAP

