

**ORDINANCE NO. O-2018-85**

**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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 8E OF NCB 1010-D, ONE LOT CONTAINING APPROXIMATELY 10.09 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF EAST SOUTHEAST LOOP 323 AND SOUTH BROADWAY AVENUE (4202 SOUTH BROADWAY 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 Z18-035**

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

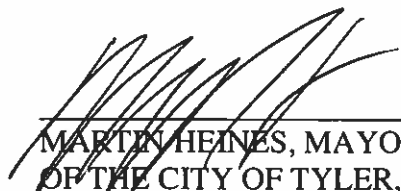
On Lot 8E of NCB 1010-D, one lot totaling approximately 10.09 acres of land located at the northeast intersection of East Southeast Loop 323 and South Broadway Avenue (4202 South Broadway Avenue).

**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 and the Future Land Use Guide to reflect Mixed-Use Center.

**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 12<sup>th</sup> day of December A.D., 2018.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

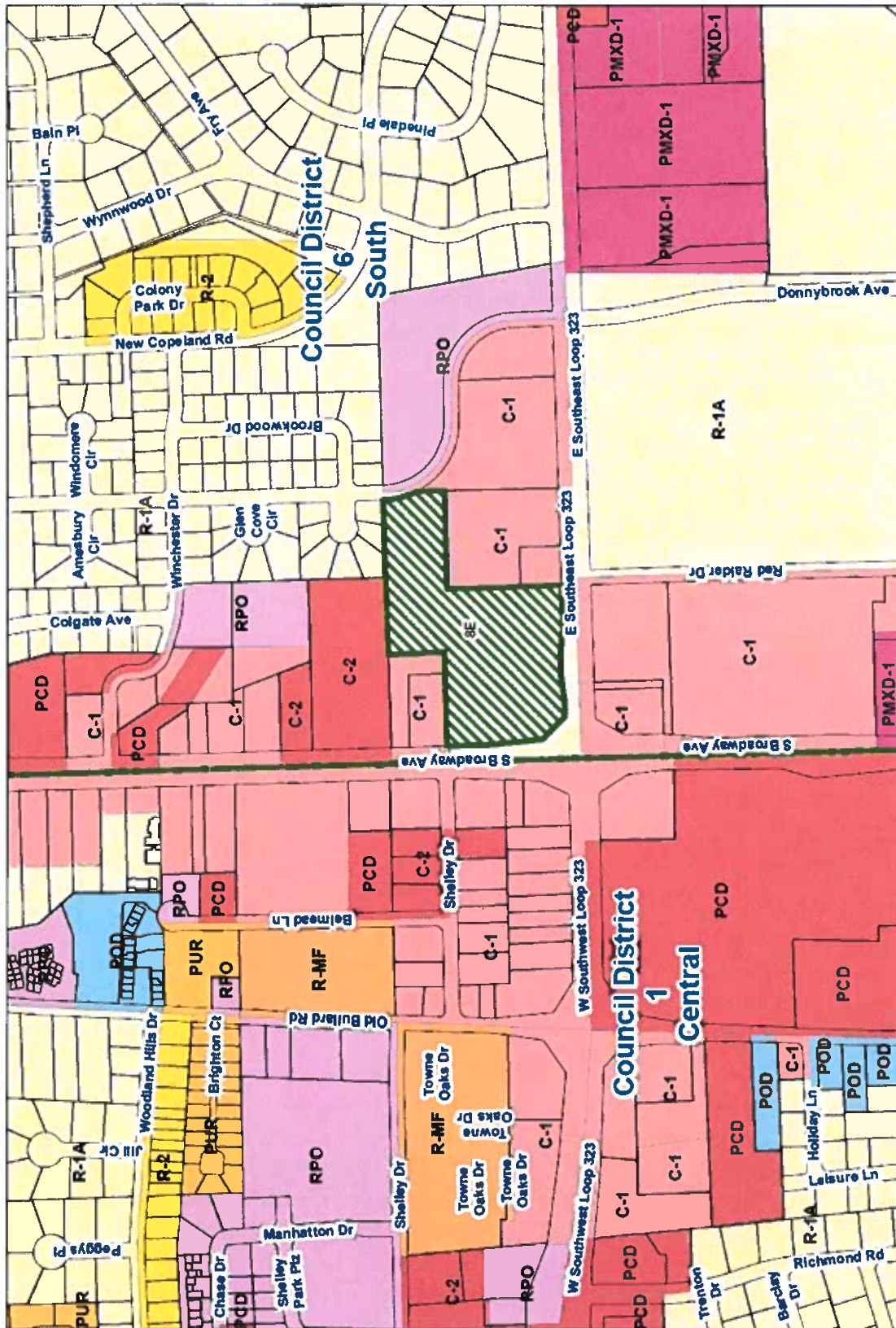
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK






  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2018-85  
EXHIBIT "A"  
LOCATION MAP**



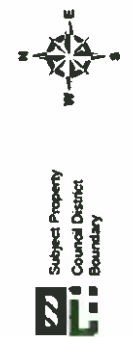
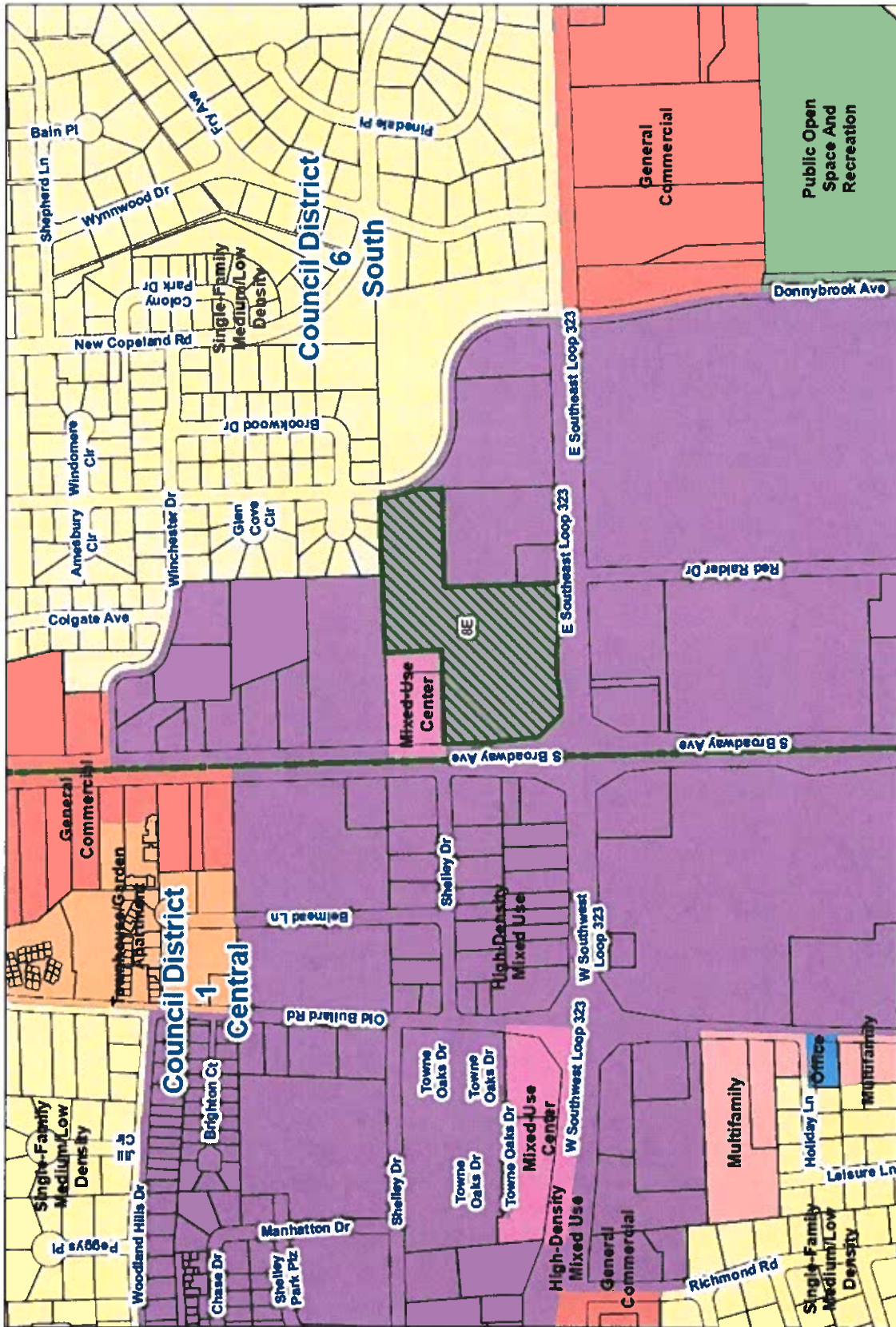
**ZONING CASE**  
Zoning Case #: Z18-035  
Existing Zoning: R-1A Proposed Zoning: C-1  
Applicant: First Christian Church

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.



**ORDINANCE NO. O-2018-85**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



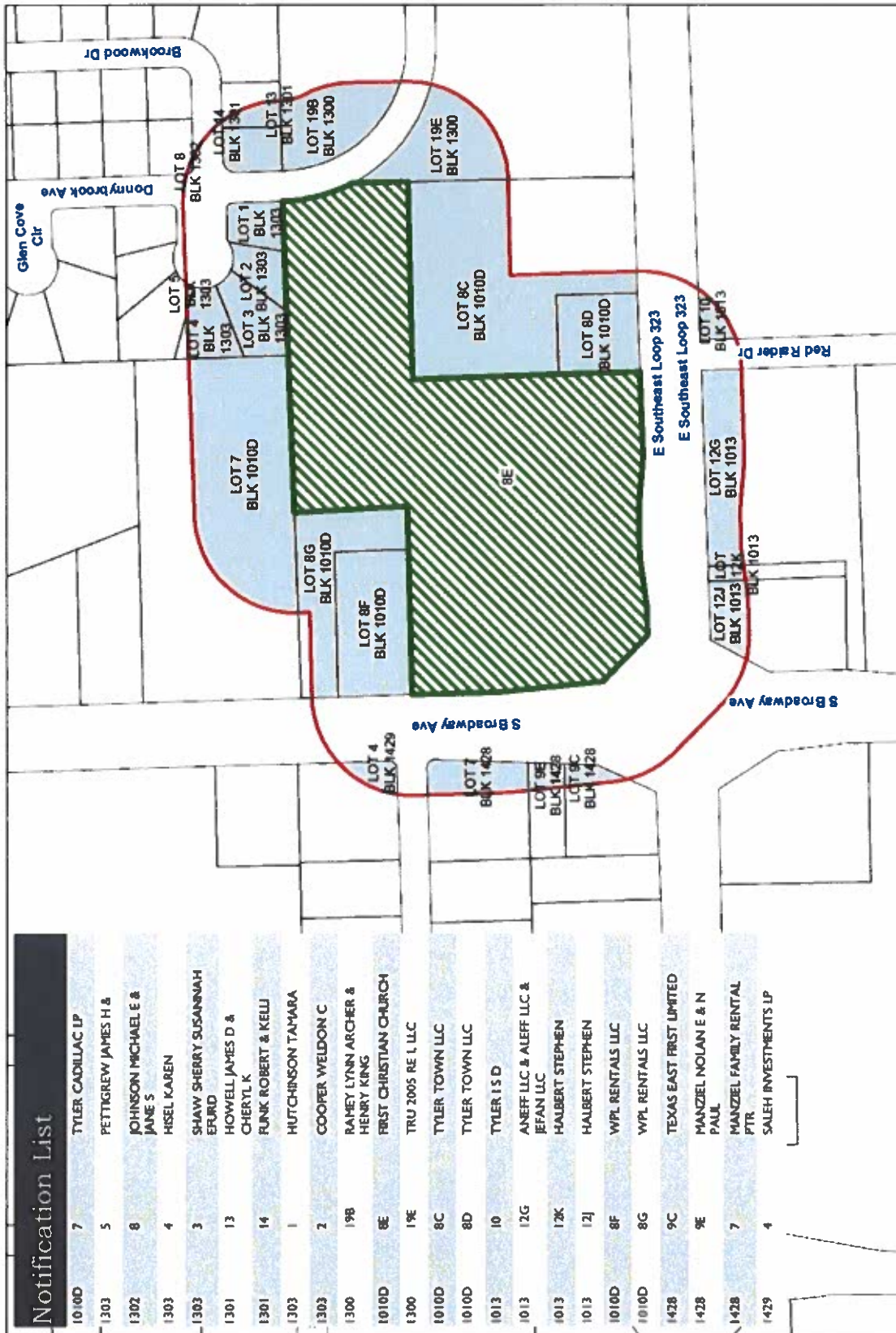
**ZONING CASE**  
 Zoning Case #: Z18-035  
 Existing Zoning: R-1A Proposed Zoning: C-1  
 Applicant: First Christian Church

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.

500 0 500 Feet



**ORDINANCE NO. O-2018-85  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

1010D	7	TYLER CADILLAC LP
1303	5	PETTINGREW JAMES H &
1302	8	JOHNSON MICHAEL E & JANE S
1303	4	HESEL KAREN
1303	3	SHAW SHERRY SUSANNAH ERUD
1301	13	HOWELL JAMES D & CHERYL K
1301	14	RUNK ROBERT & KELLI
1303	1	HUTCHINSON TAMARA
1303	2	COOPER WELDON C
1300	198	RAHEY LYNN ARCHER & HENRY KING
1010D	8E	FIRST CHRISTIAN CHURCH
1300	19E	TRU 2005 RE L LLC
1010D	8C	TYLER TOWN LLC
1010D	8D	TYLER TOWN LLC
1013	10	TYLER I S D
1013	12G	ANERFF LLC & ALEFF LLC & JEFAN LLC
1013	12K	HALBERT STEPHEN
1013	12J	HALBERT STEPHEN
1010D	8F	WPL RENTALS LLC
1010D	8G	WPL RENTALS LLC
1428	9C	TEXAS EAST FIRST LIMITED
1428	9E	MANZIEL NOLAN E & N PAUL
1428	7	MANZIEL FAMILY RENTAL PTR
1429	4	SALEH INVESTMENTS LP

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 0 250 Feet



**ZONING CASE**

Zoning Case # Z18-035

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

Applicant: First Christian Church

