

**ORDINANCE NO. O-2017-11**

**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 "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT TO "R-1D", DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 35 OF NCB 210, ONE LOT CONTAINING APPROXIMATELY 0.13 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF WEST GENTRY PARKWAY AND BORDER AVENUE (1007 BORDER 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 Z16-027**

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

Lot 35 of NCB 210, one lot containing approximately 0.13 acres of land located north of the northeast intersection of West Gentry Parkway and Border Avenue (1007 Border 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 25<sup>th</sup> day of January A.D., 2017.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

APPROVED:

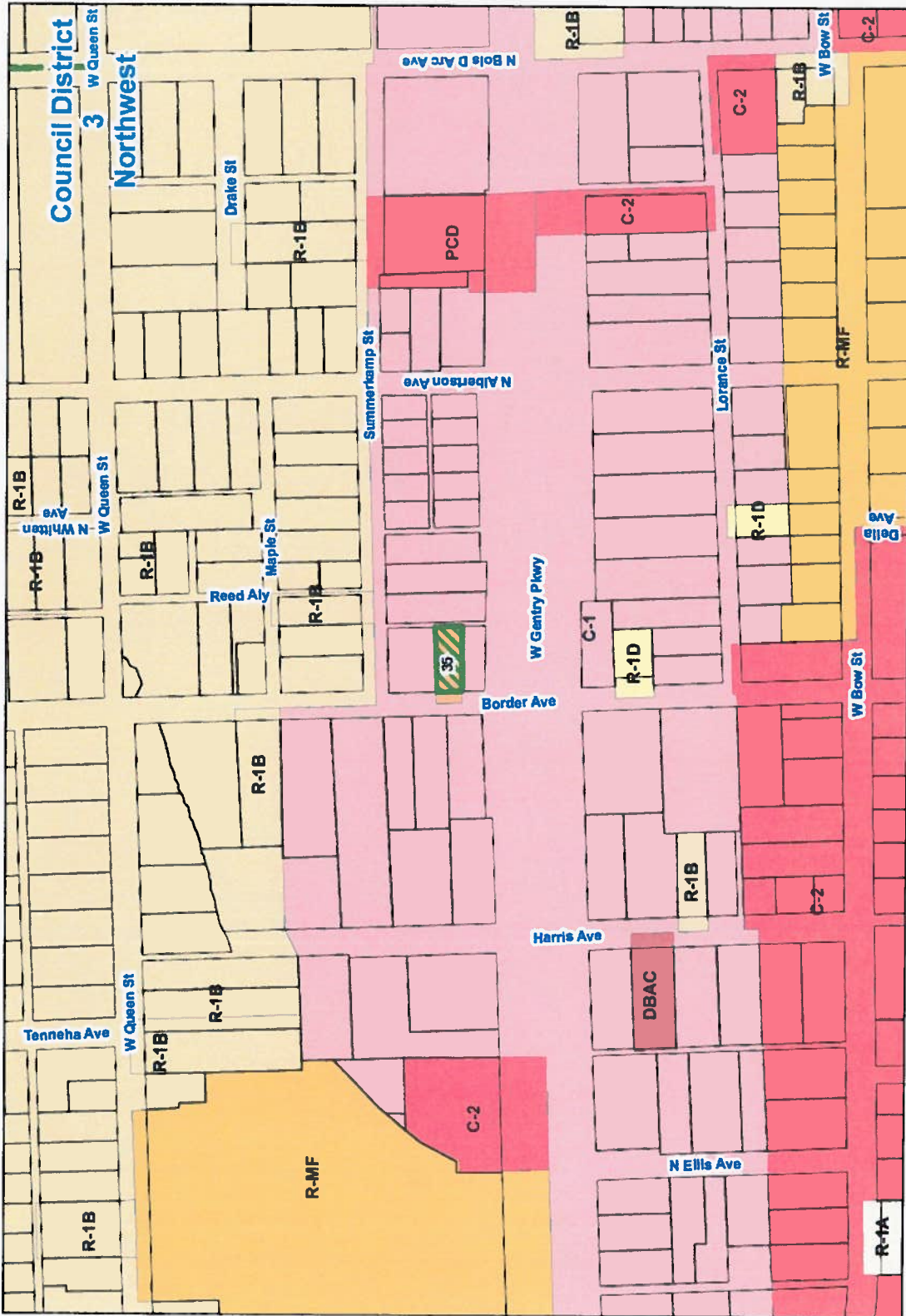
ATTEST:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-11  
EXHIBIT "A"  
LOCATION MAP**

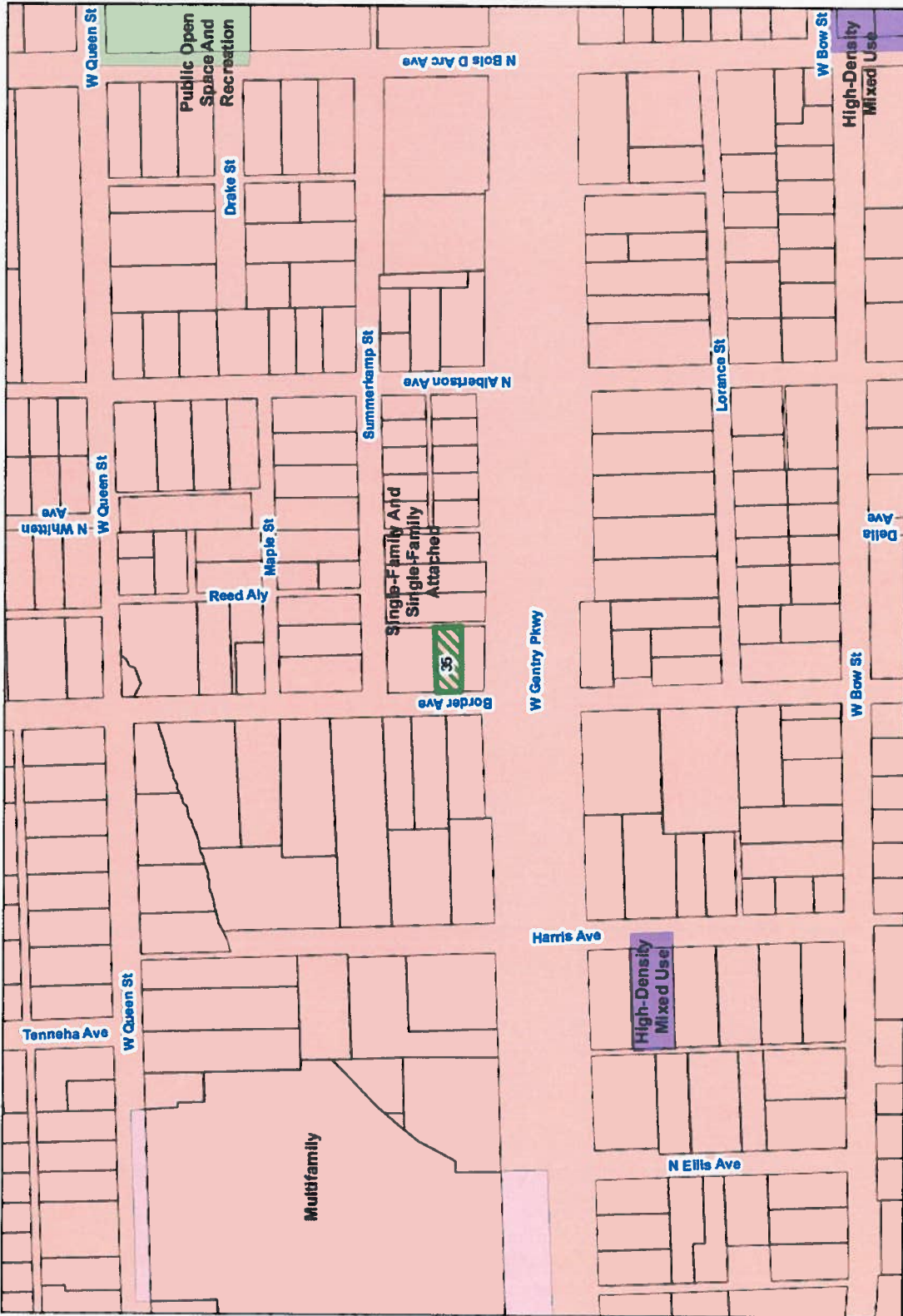


**ZONING CASE**  
Zoning Case #: Z16-027  
Existing Zoning: PMF Proposed Zoning: R-1B  
Applicant: SE of Tyler Investments, LLC

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-2017-11  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



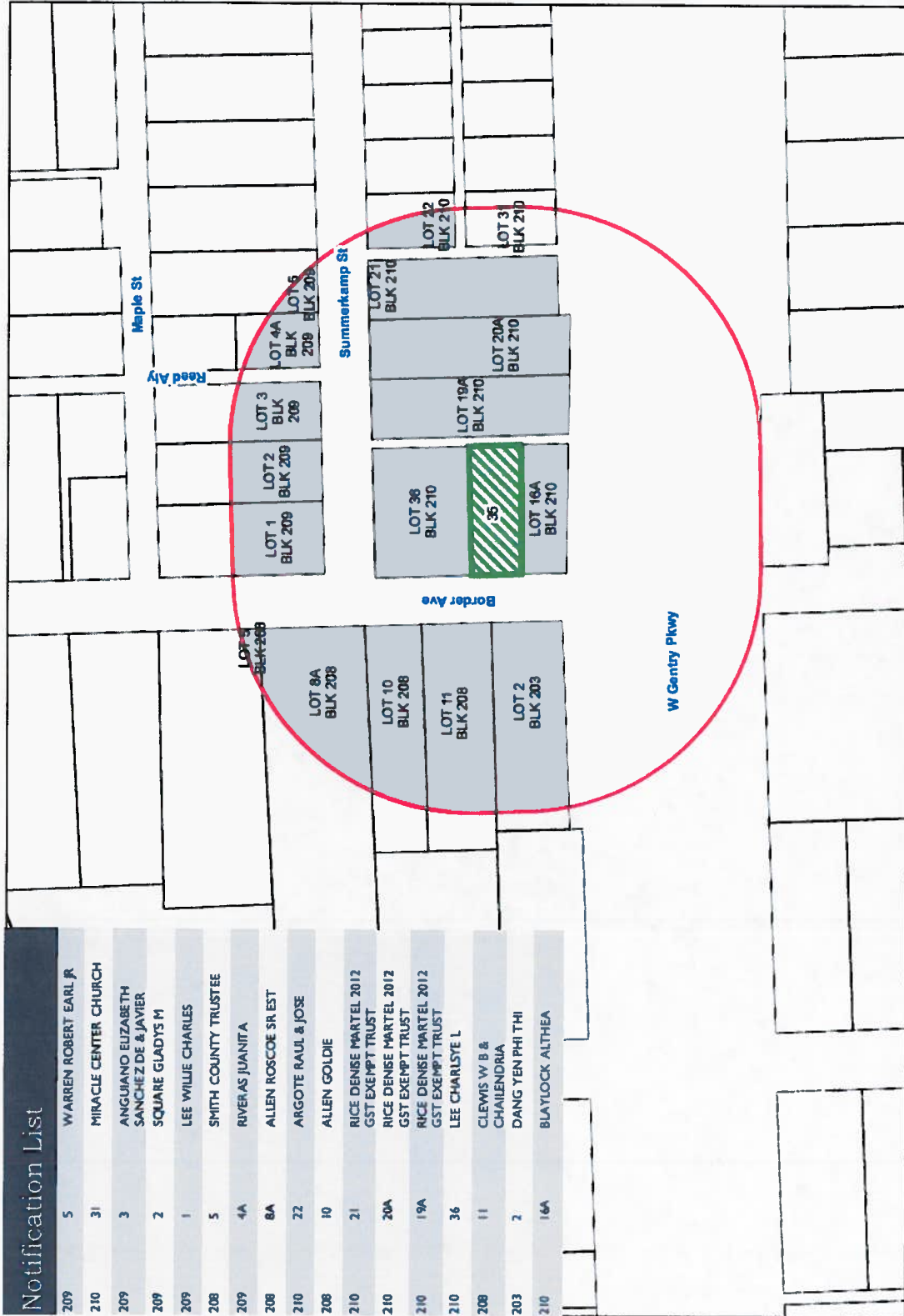
**ZONING CASE**  
 Zoning Case #: Z18-027  
 Existing Zoning: PMF Proposed Zoning: R-1B  
 Applicant: SE of Tyler Investments, LLC

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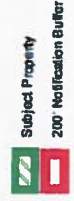




**ORDINANCE NO. O-2017-11  
EXHIBIT "C"  
NOTIFICATION MAP**



Notification List	
209	5 WARREN ROBERT EARL JR
210	31 MIRACLE CENTER CHURCH
209	3 ANGUIANO ELIZABETH SANCHEZ DE & JAVIER SQUARE GLADYS M
209	1 LEE WILLIE CHARLES
208	5 SMITH COUNTY TRUSTEE
209	4A RIVERAS JUANITA
208	8A ALLEN ROSCOE SR EST
210	22 ARGOTE RAUL & JOSE
208	10 ALLEN GOLDIE
210	21 RICE DENISE MARTEL 2012 GST EXEMPT TRUST
210	20A RICE DENISE MARTEL 2012 GST EXEMPT TRUST
210	19A RICE DENISE MARTEL 2012 GST EXEMPT TRUST
210	36 LEE CHARLSYE L
208	11 CLEWIS W B & CHALENDRIA
203	2 DANG YEN PHI THI
210	16A BLAYLOCK ALTHEA



**ZONING CASE**  
Zoning Case #: Z16-027  
Existing Zoning: PMF Proposed Zoning: R-1B  
Applicant: SE of Tyler Investments, LLC

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