

ORDINANCE NO. O-2016-13

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-2", GENERAL COMMERCIAL DISTRICT AND "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 2 OF NCB 900B, ONE LOT CONTAINING APPROXIMATELY 0.71 ACRES OF LAND LOCATED SOUTHWEST OF THE INTERSECTION OF THE LAKE PLACID ROAD AND OLD JACKSONVILLE HIGHWAY (3357 OLD JACKSONVILLE HIGHWAY); 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 Z02-16-014

That the following described property, which has heretofore been zoned "C-2", General Commercial District and "R-1A", Single-Family Residential District shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:


Lot 2 of NCB 900B, one lot containing approximately 0.71 acres of land located southwest of the intersection of the Lake Placid Road and Old Jacksonville Highway (3357 Old Jacksonville Highway).

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 be amended to reflect Neighborhood Commercial.

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 24th day of February A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



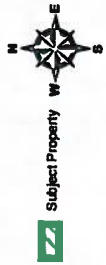
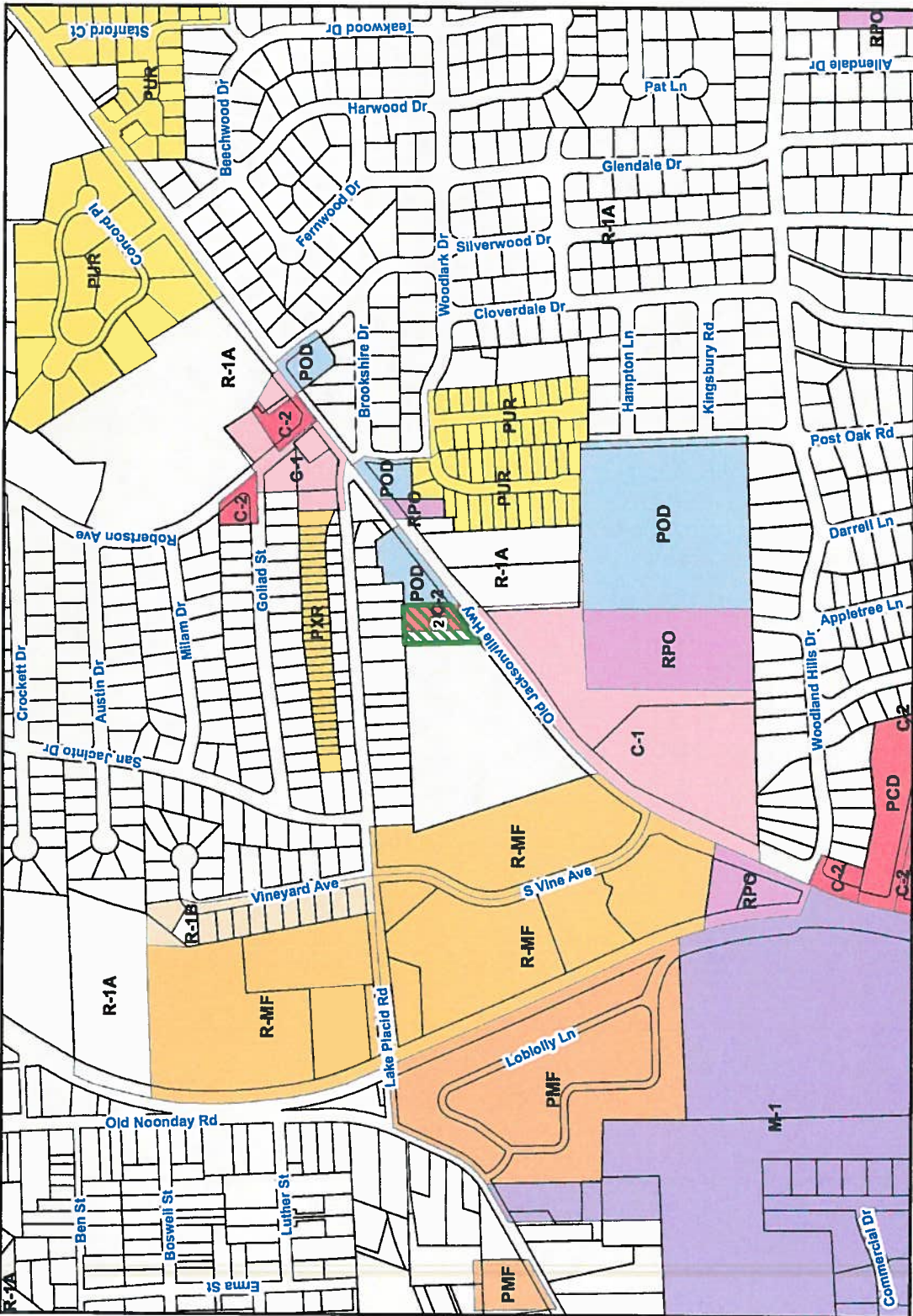
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-13
EXHIBIT "A"
LOCATION MAP**

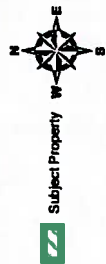
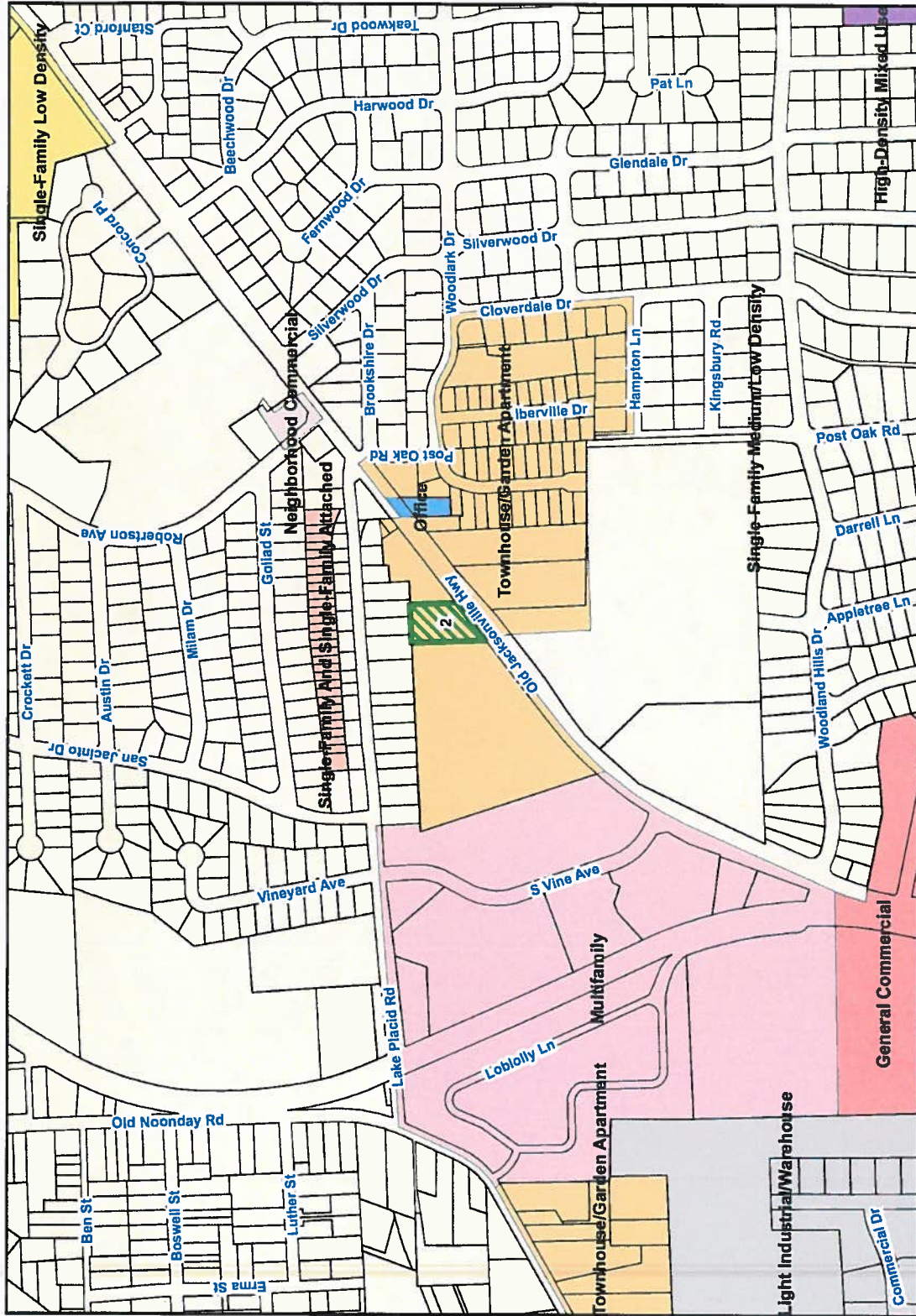


ZONING CASE
 Zoning Case #: Z02-16-014
 Existing Zoning: R-1A and C-2 Proposed Zoning: C-1
 Applicant: Glenn Duncan (3357 Old Jacksonville Highway)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying work. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 600 1200 Feet

**ORDINANCE NO. O-2016-13
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

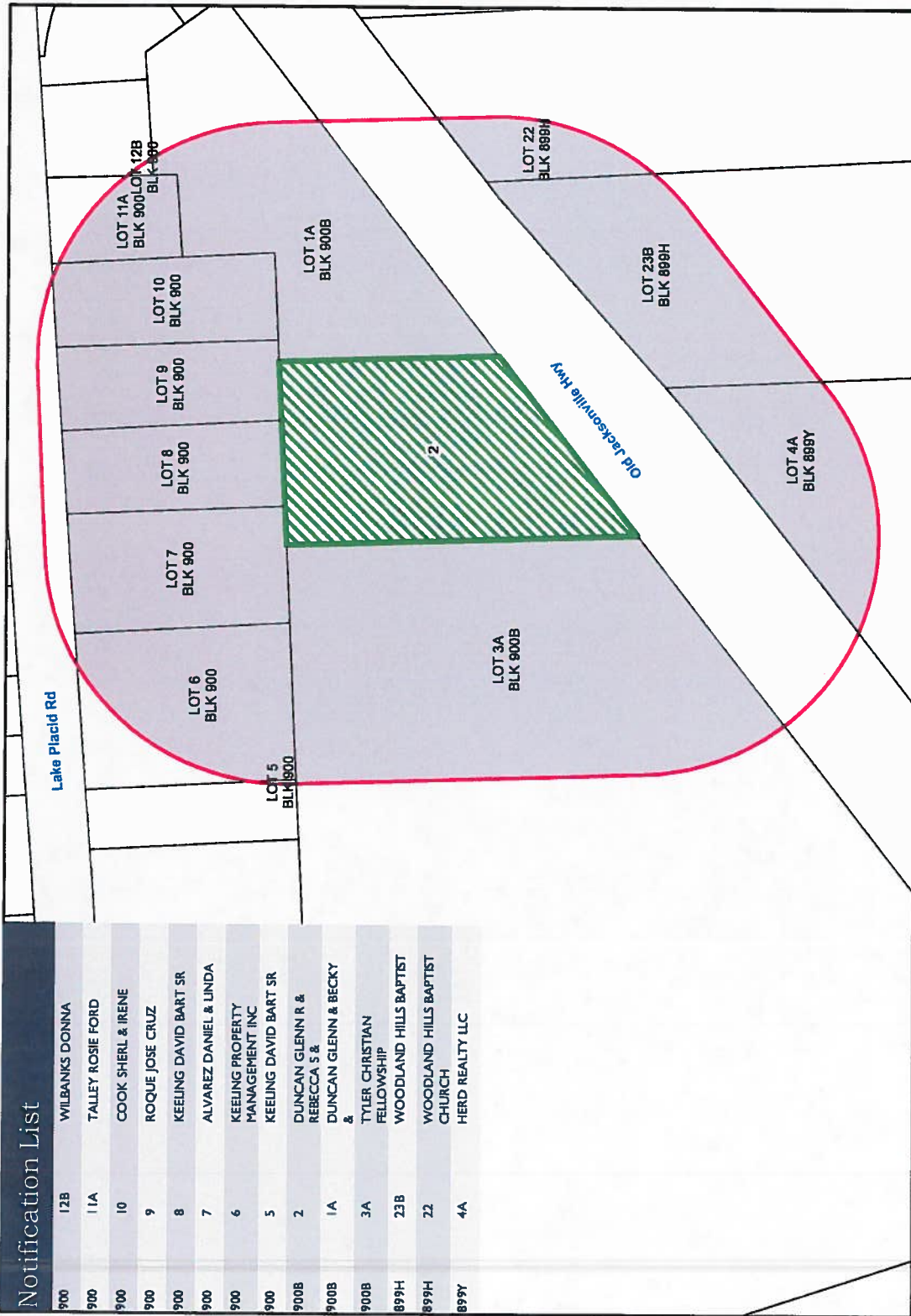


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**ORDINANCE NO. O-2016-13
EXHIBIT "C"
NOTIFICATION MAP**



ZONING CASE
Zoning Case #: Z02-16-014
Existing Zoning: R-1A and C-2 Proposed Zoning: C-1
Applicant: Glenn Duncan (3357 Old Jacksonville Highway)

Notification List	
900	12B WILBANKS DONNA
900	11A TALLEY ROSIE FORD
900	10 COOK SHERL & IRENE
900	9 ROQUE JOSE CRUZ
900	8 KEELING DAVID BART SR
900	7 ALVAREZ DANIEL & LINDA
900	6 KEELING PROPERTY MANAGEMENT INC
900	5 KEELING DAVID BART SR
900B	2 DUNCAN GLENN R & REBECCA S &
900B	1A DUNCAN GLENN & BECKY &
900B	3A TYLER CHRISTIAN FELLOWSHIP
899H	23B WOODLAND HILLS BAPTIST
899H	22 WOODLAND HILLS BAPTIST CHURCH
899Y	4A HERD REALTY LLC

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