

ORDINANCE NO. O-2016-5

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "AR", ADAPTIVE REUSE DISTRICT ON LOT 12 OF NCB 174, ONE LOT CONTAINING APPROXIMATELY 0.696 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF WEST PHILLIPS STREET AND SOUTH BOIS D'ARC AVENUE (709 SOUTH BOIS D'ARC 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 Z01-16-010

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:


Lot 12 of NCB 174, one lot containing approximately 0.696 acres of land located at the northwest intersection of West Phillips Street and South Bois D'Arc Avenue (709 South Bois D'Arc 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 27th day of January A.D., 2016.


MARTIN HEDNES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

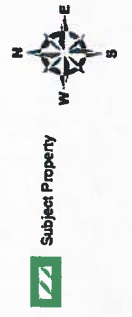
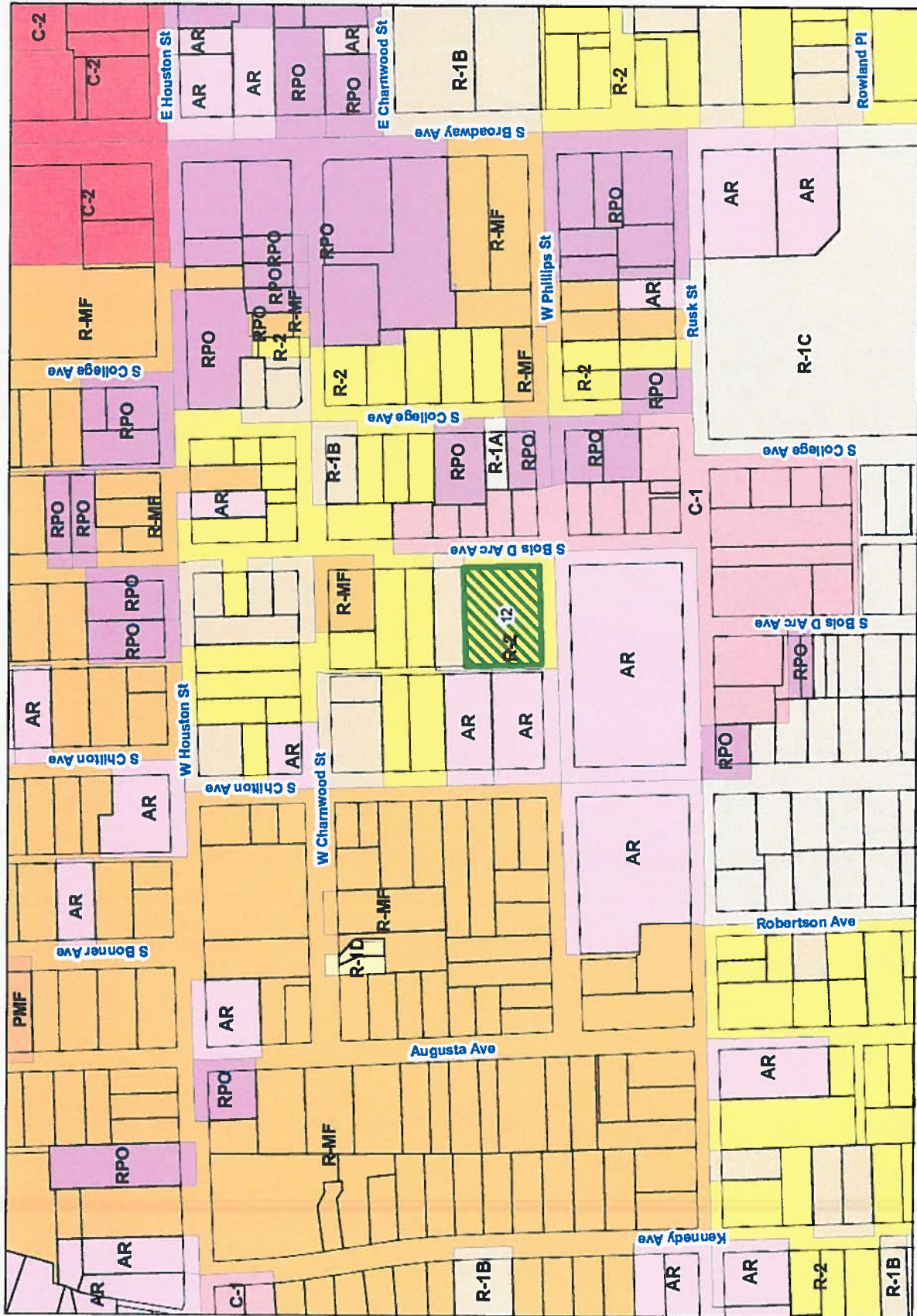
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2016-5
EXHIBIT "A"
LOCATION MAP



ZONING CASE
 Zoning Case #: Z01-16-010
 Existing Zoning: R-2 Proposed Zoning: AR
 Applicant: Shane Murphy

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-2016-5
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

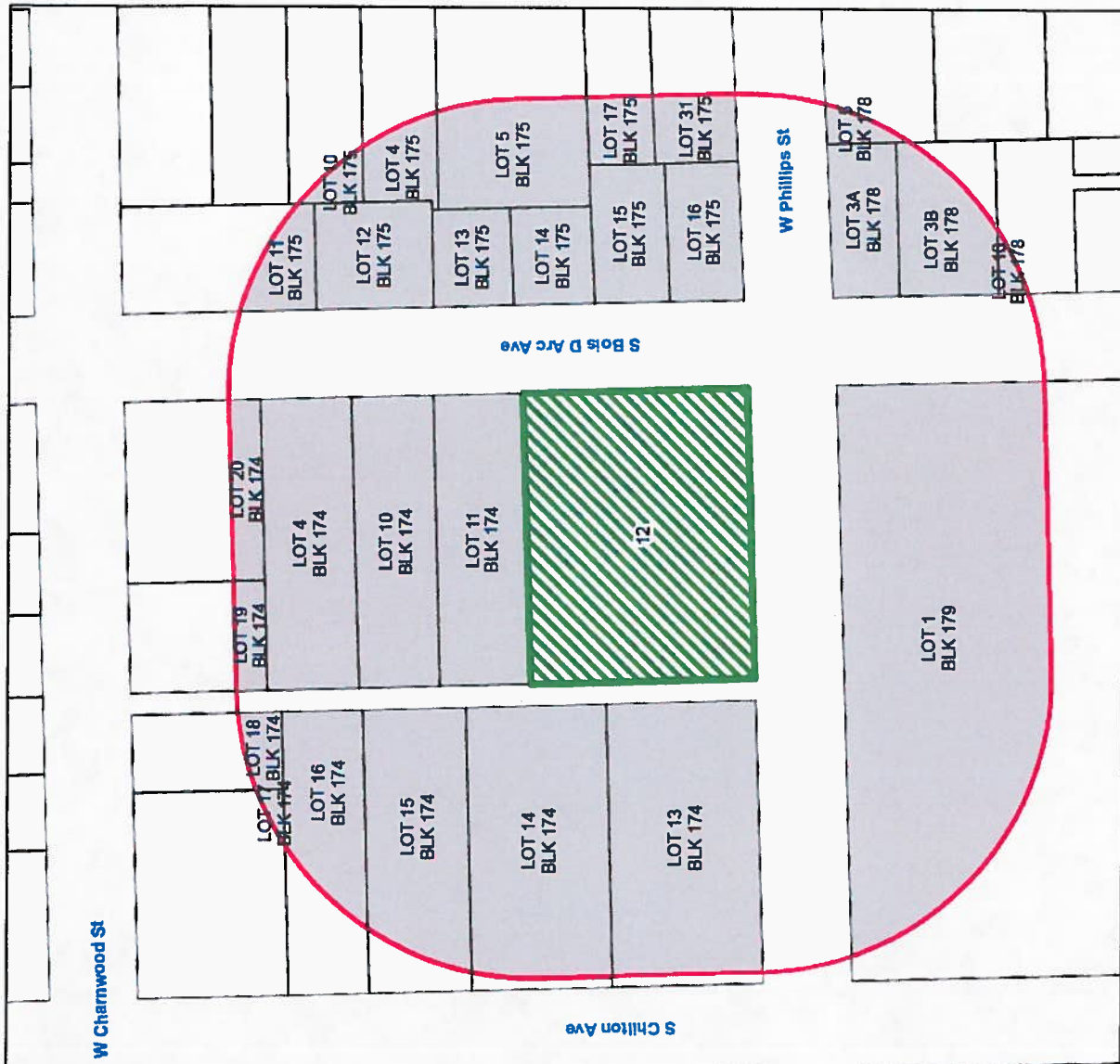


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EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
174	10 STINE VERONICA P
174	11 CLARKE CHARLOTTE
174	13 LEVINE RON M
174	14 CRH HOMES LLC
174	15 GARRISON TROY RANDEL
174	16 TAYLOR JOEY
174	17 WOOD VICKIE SUE
174	18 SEIDEL LILLIAN LAVERNE
174	19 ROBERTS JIMMY TED
174	20 HOLCOMB DOUGLAS A & ROBERT M
174	4 LANGSTON LLOYD
175	10 YORK CARLA & PHILIP ANTHONY
175	11 ARCHER JULIA A
175	12 FIELDS GENE & JEMMY D
175	13 RIDENOUR CYRUS
175	14 MOODY GENE HOWARD & SUZANNE CAROL
175	15 REUTER FRANK PETER & RHONDA J
175	16 REUTER FRANK PETER & RHONDA I
175	17 MERCHANT VIRGINIA S
175	31 REUTER FRANK P & RHONDA J
175	4 CARTER KYLE B & AMY R
175	5 THE MUKAI TRUST
178	10 MPPP LLC
178	3A P C S REALTY PRITNERS LTD
178	3B P C S REALTY PARTNERS LTD
178	5 MOTHER FRANCES HOSPITAL
179	1 TYLER I S D



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