

ORDINANCE NO. O-2015-100

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 "C-2", GENERAL COMMERCIAL DISTRICT ON A 1.35 ACRE PORTION OF LOT 6G OF NCB 666, ONE LOT CONTAINING APPROXIMATELY 2.08 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF WEST FRONT STREET AND SOUTH GLENWOOD BOULEVARD (403 SOUTH GLENWOOD BOULEVARD); 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 Z11-15-002

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


A 1.35 acre portion of Lot 6G of NCB 666, one lot containing approximately 2.08 acres of land located at the southwest intersection of West Front Street and South Glenwood Boulevard (403 South Glenwood Boulevard), as shown on the drawing attached hereto as Exhibit "A" and incorporated herein.

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 11th day of November A.D., 2015.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

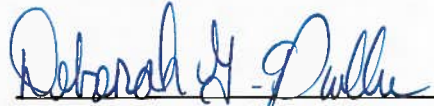
ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2015-100
EXHIBIT "B"
LOCATION MAP**

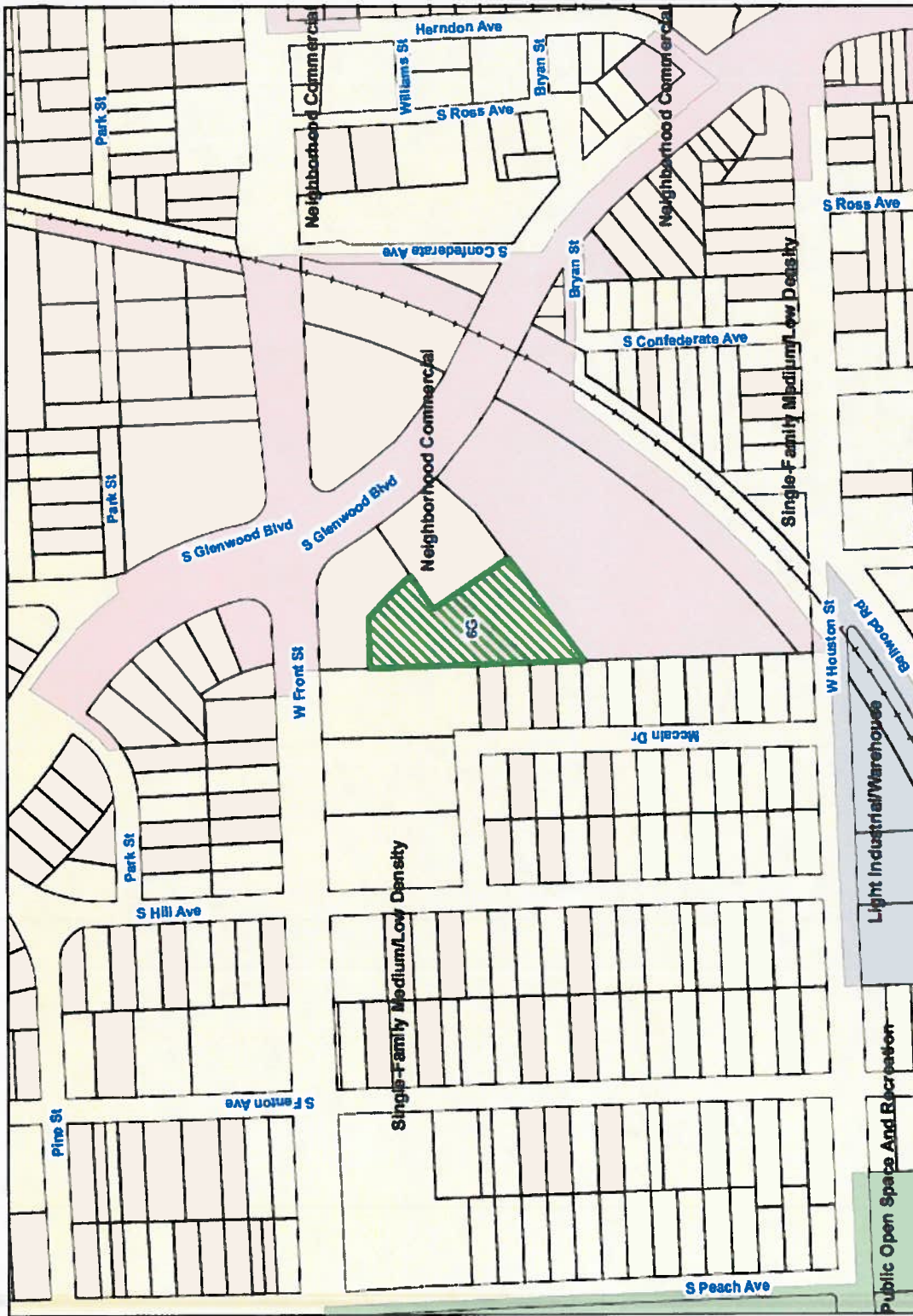


ZONING CASE
Zoning Case #: Z11-15-002
Existing Zoning: R-2 Proposed Zoning C-2
Applicant: Brian, Lee & Franklin Investments

This product is for informational purposes and may not have been prepared for use in any other context. The information presented is based on the best available information and is not a guarantee of accuracy. The boundaries shown are approximate and do not represent actual property boundaries.

300 0 300 Feet

**ORDINANCE NO. O-2015-100
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**



Subject Property

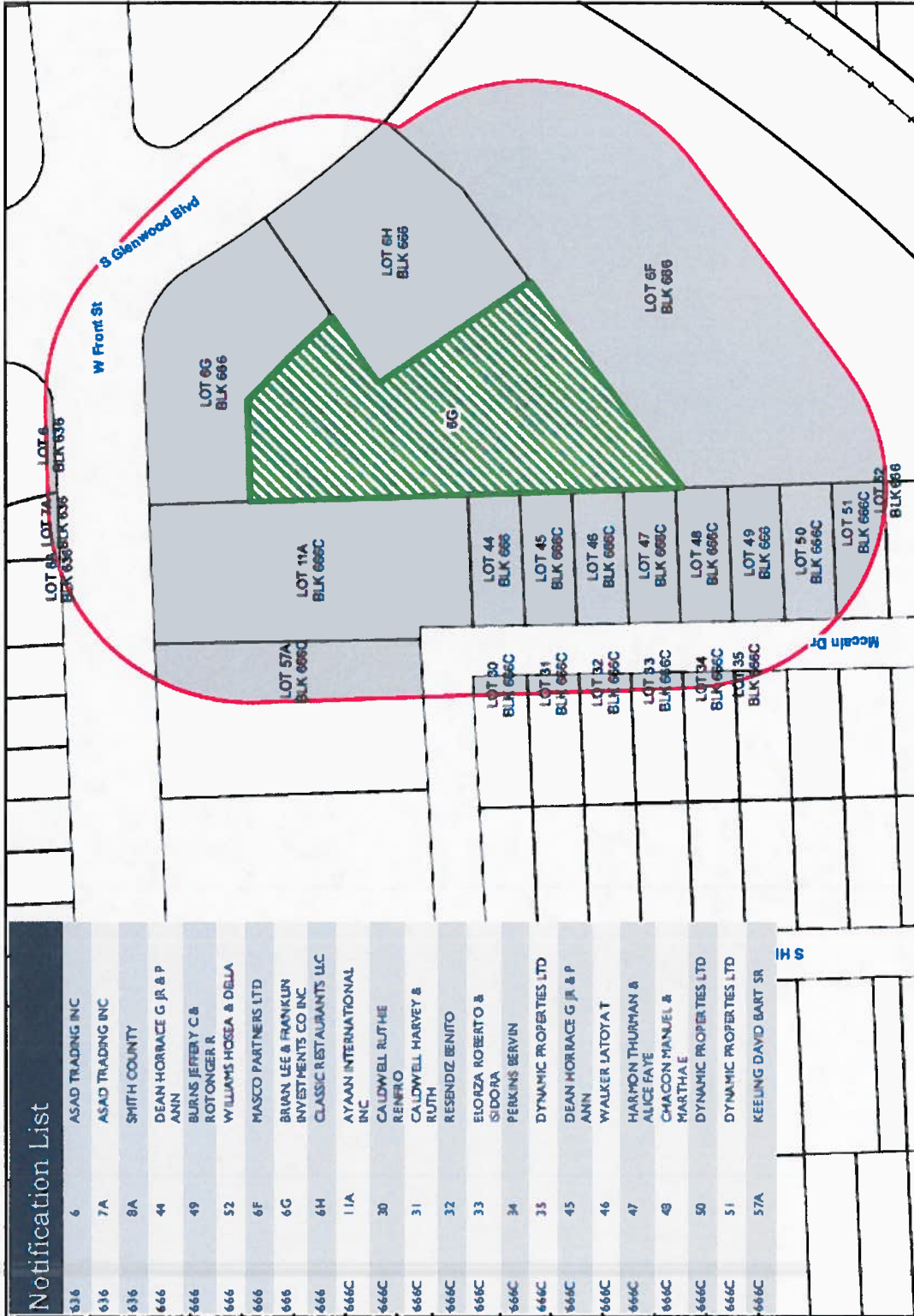
ZONING CASE

Zoning Case #: Z11-15-002
Existing Zoning: R-2 Proposed Zoning C-2
Applicant: Brian, Lee & Franklin Investments

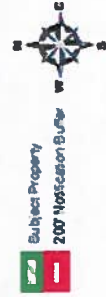
This precinct is for informational purposes and may not have been prepared for or by a surveyor, architect, engineer, or other professional. It does not represent an independent survey and represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2015-100
EXHIBIT "D"
NOTIFICATION MAP**



Notification List	
6316	6 ASAD TRADING INC
6316	7A ASAD TRADING INC
6316	8A SMITH COUNTY
666	44 DEAN HORRACE G JR & P ANN
666	49 BURNS JEFFERY C & ROTONGER R
666	52 WILLIAMS HOSEA & DELLA
666	6F MASCO PARTNERS LTD
666	6G BRIAN LEE & FRANKLIN INVESTMENTS CO INC
666	6H CLASSIC RESTAURANTS LLC
666C	11A AYAAN INTERNATIONAL INC
666C	30 CALDWELL RUTHIE RENERO
666C	31 CALDWELL HARVEY & RUTH
666C	32 RESENDIZ BENITO
666C	33 ELORZA ROBERTO & SIDORA
666C	34 PERKINS BERVIN
666C	35 DYNAMIC PROPERTIES LTD
666C	45 DEAN HORRACE G JR & P ANN
666C	46 WALKER LATOYAT
666C	47 HARMON THURMAN & ALICE FAYE
666C	48 CHACON MANJEL & MARTHA E
666C	50 DYNAMIC PROPERTIES LTD
666C	51 DYNAMIC PROPERTIES LTD
666C	57A KEELING DAVID BART SR



ZONING CASE
Zoning Case # Z11-15-002
Existing Zoning: R-2 Proposed Zoning C-2
Applicant: Brian, Lee & Franklin Investments

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.