

ORDINANCE NO. O-2019-30

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 "M-2", GENERAL INDUSTRIAL DISTRICT TO "R-1B" SINGLE-FAMILY RESIDENTIAL DISTRICT ON TRACTS 2E AND 3, TWO TRACTS CONTAINING APPROXIMATELY 33.96 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF NEIGHBORS ROAD AND TOLL 49 (7906 AND 7716 NEIGHBORS ROAD); 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 Z19-006

That the following described property, which has heretofore been zoned "M-2", General Industrial District, shall hereafter bear the zoning classification of "R-1B", Single-Family Residential District, to wit:

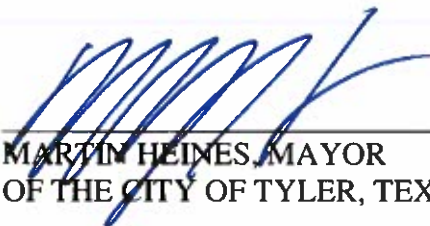
Tracts 2E and 3, two tracts containing approximately 33.96 acres of land located at the northeast intersection of Neighbors Road and Toll 49 (7906 and 7716 Neighbors Road).

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 Single-Family Medium/Low Density.

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 April A.D., 2019.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:

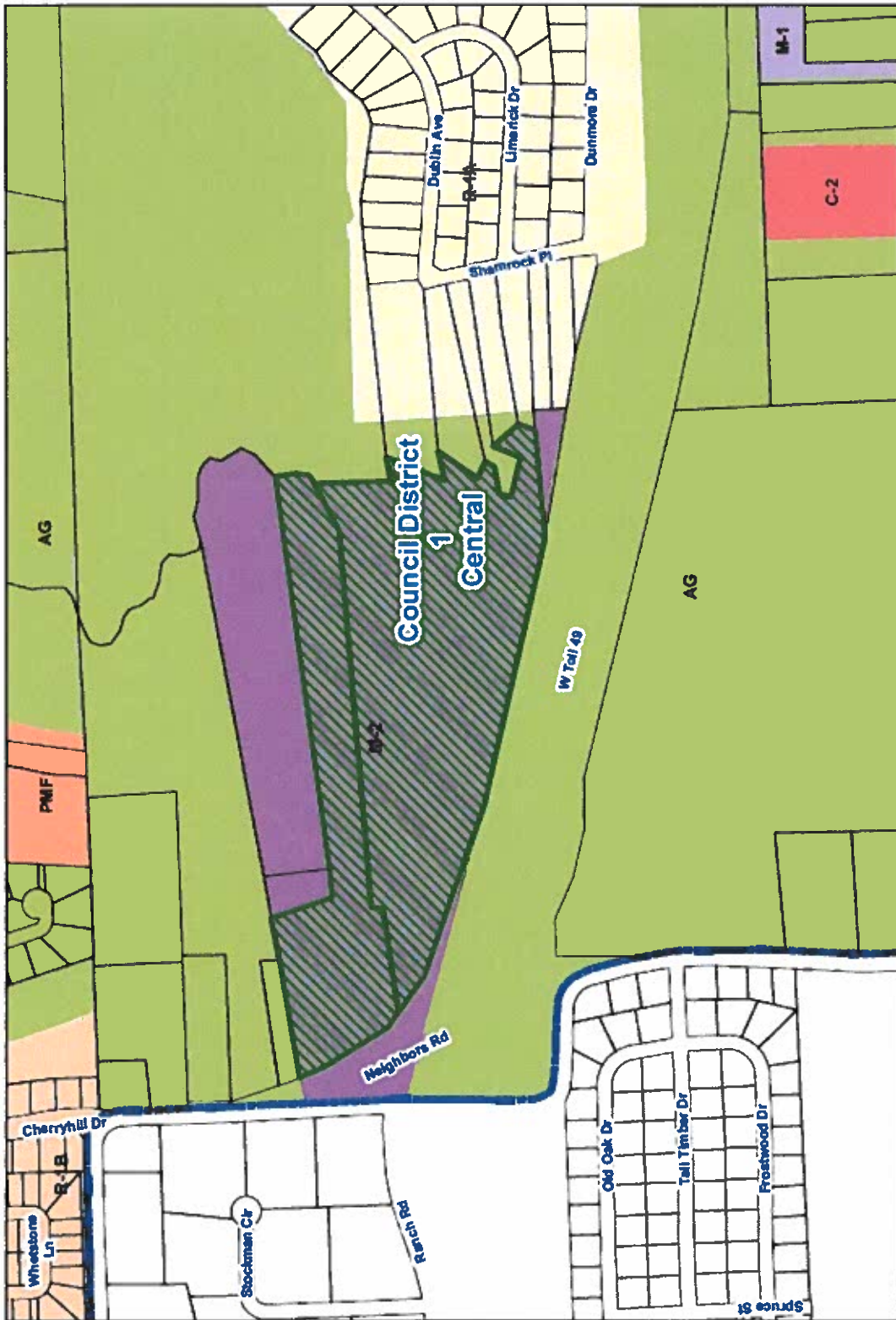

CASSANDRA BRAGER, CITY CLERK



The seal is circular with a double-line border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The center of the seal features the word "SEAL" in a large, bold, serif font, with a decorative flourish above and below it.


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2019-30
EXHIBIT "A"
LOCATION MAP**



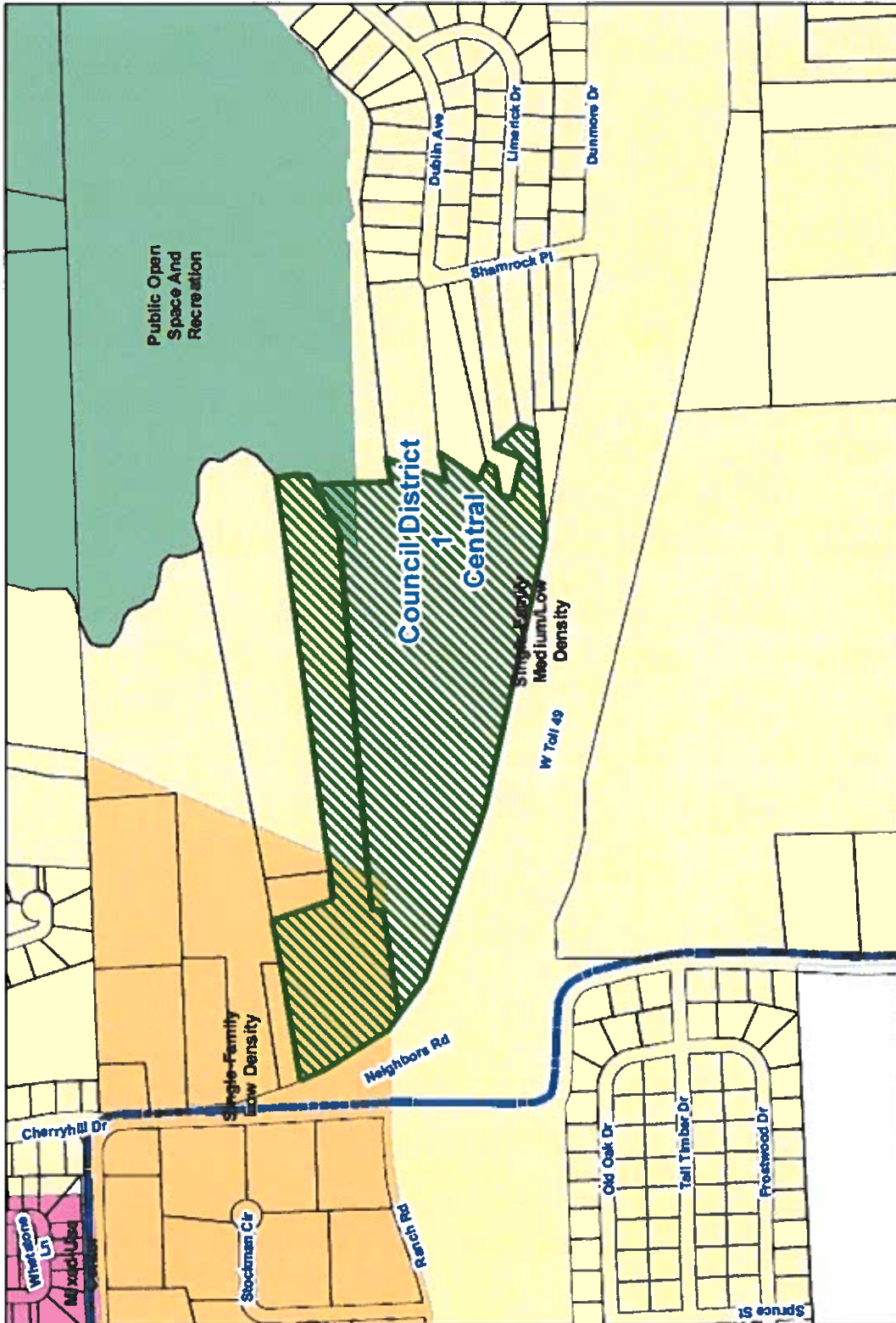
 Subject Property
 City Limits

ZONING CASE
 Zoning Case #: Z19-006
 Current Zoning: M-1 Proposed Zoning: R-1D
 Applicant: TylerTex Holdings LLC

This project is for informational purposes and may not have been prepared for or by a licensed professional engineer or surveyor. It is not intended to represent any professional engineering or surveying work. It is provided for informational purposes only. The approximate relative location of property boundaries is shown.

500 0 500 Feet

**ORDINANCE NO. O-2019-30
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP**



Subject Property



City Limits

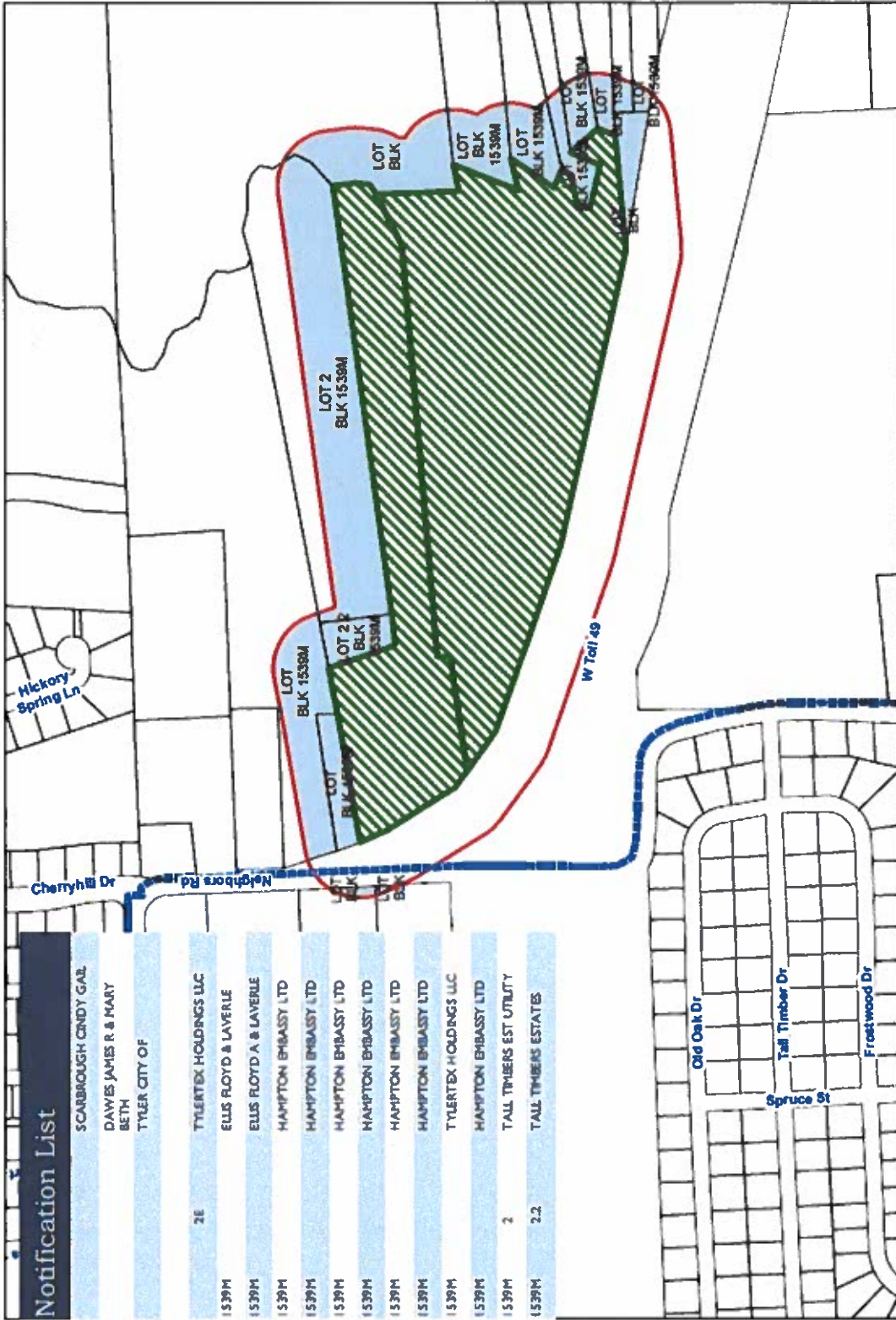
ZONING CASE
Zoning Case #: Z19-006
Current Zoning: M-1 Proposed Zoning: R-1D
Applicant: TylerTex Holdings LLC

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500 0 500 Feet




**ORDINANCE NO. O-2019-30
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

SCARBROUGH CINDY GAIL	
DAWES JAMES R & MARY BETH	
TYLER CITY OF	
2E	
TYLERTEK HOLDINGS LLC	
ELLIS FLOYD & LAVERLE	
ELLIS FLOYD A & LAVERLE	
HAMPTON EMBASSY LTD	
HAMPTON EMBASSY LTD	
HAMPTON EMBASSY LTD	
HAMPTON EMBASSY LTD	
HAMPTON EMBASSY LTD	
HAMPTON EMBASSY LTD	
TYLERTEK HOLDINGS LLC	
HAMPTON EMBASSY LTD	
2	
TALL TIMBERS EST UTILITY	
2.2	
TALL TIMBERS ESTATES	



 Subject Property
 200' Notification Buffer
 City Limits

ZONING CASE
 Zoning Case #: Z19-006
 Current Zoning: M-1 Proposed Zoning: R-1D
 Applicant: TylerTex Holdings LLC

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 450 0 450 Feet