



**CC007-13-001**  
**BRICK STREET VILLAGE**

**Z-2**

**COMMERCIAL CORRIDOR OVERLAY**



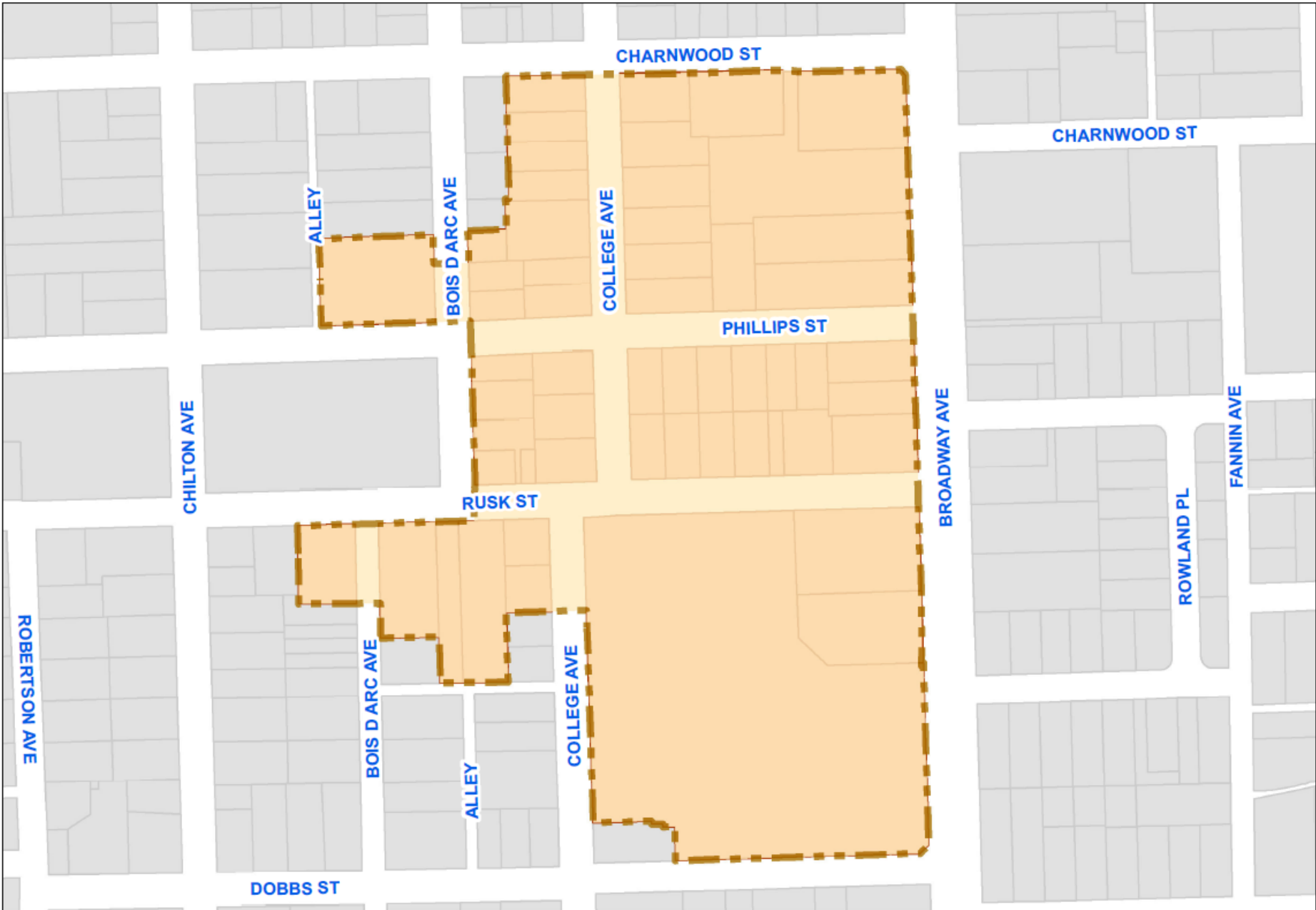
# Commercial Corridor Overlay

- Primarily intended to improve the aesthetic environment of the city's major commercial streets and arterial corridors.
- Increase the amount and positive visual and environmental effects of tree planting and landscaping in the city.
- Provide effective and attractive street lighting.



# Commercial Corridor Overlay

- Tyler 1<sup>st</sup> Comprehensive Plan recommends creating Commercial Corridor Overlays intended to improve the function and aesthetics of commercial areas.
- The Industry Growth Initiative (IGI) identifies the brick streets and historic properties as important aspects to local tourism.



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**COMMERCIAL CORRIDOR OVERLAY**  
 Zoning Case #: CCO07-13-001  
 Applicant: RHONDA REUTER





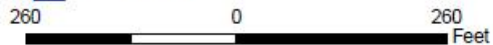


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# Activities/Events in the Brick Street Village

**Brick Street Village**  
Invites you to

**FIRST FRIDAYS**

Every First Friday in 2013  
July 5, Aug. 2, Sept. 6,  
Oct. 4, & Nov. 1  
(Brick Street Stroll Dec. 7)

College, Phillips, Bois D' Arc  
& Rusk Streets

**10:00 AM to 8:00 PM**

Enjoy refreshments, sales,  
demonstrations & more.





# Redevelopment/Revitalize



☞ Dory's Garden is an example of redevelopment and revitalization of property.





# Improvements To The Area



**Curbs on Phillips  
and Charnwood and  
sidewalk repairs.**



# Trees/Crape Myrtles



*20 plus trees have been planted to provide shade and natural beauty.*





Trees planted on Bois d' Arc and Rusk Streets.



# Planters / Benches



To encourage foot traffic and pedestrian seating benches are being built.

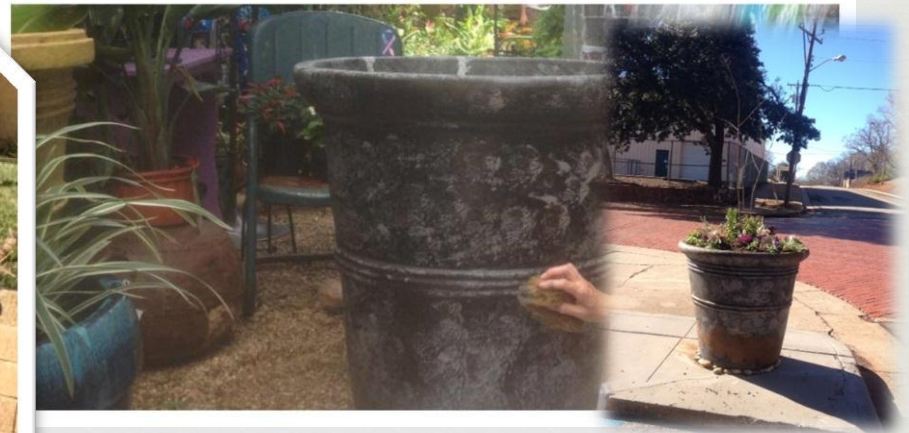


Bench on Phillips



# Additional Improvements

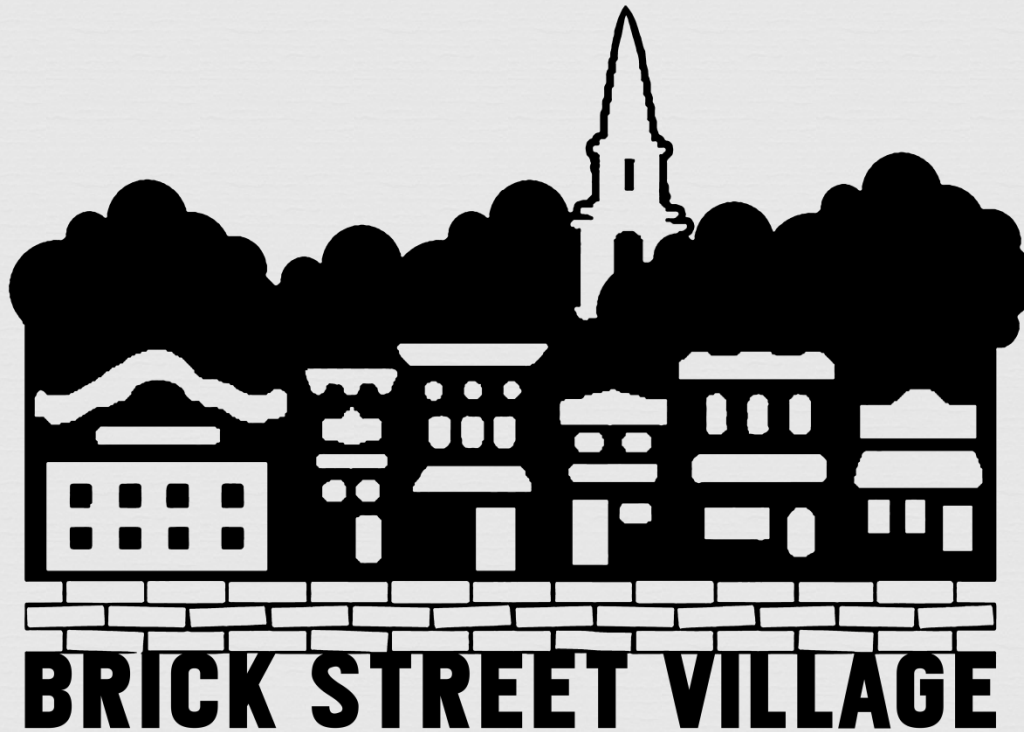
## Gardens



## Landscaping & Pots



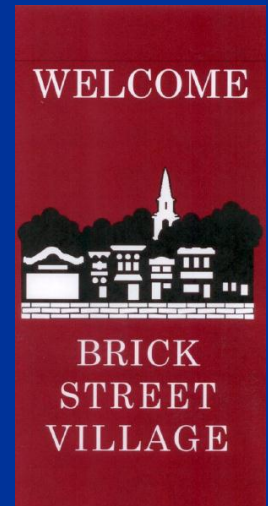
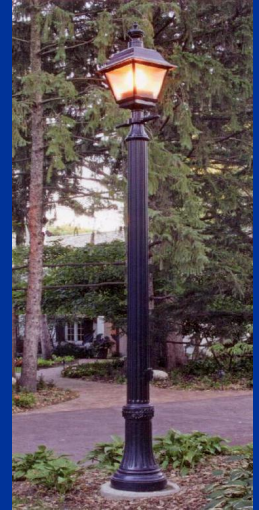
# Brick Street Village Logo



Logo designed by Kyle Carter, a resident of Brick Street Village.

# Brick Street Village Guidelines

- The official name for the Commercial Corridor Overlay is *Brick Street Village*.
- Lamp Posts – After the approval of initial lamp posts all additional lamp posts shall be similar in shape, color and size
- Banners – After initial installation of banners all additional banners shall be similar in size and wording unless a specific event calls for specific wording.
- Signs - All signs shall be of a professional character and must abide by the City of Tyler's sign ordinance.







WELCOME



BRICK  
STREET  
VILLAGE

# Lamp Post Placements

- Blue Markers represent phase I of lamp posts & Banners due to signage needed on Broadway and security risk near retail.
- Yellow markers represent phase II.





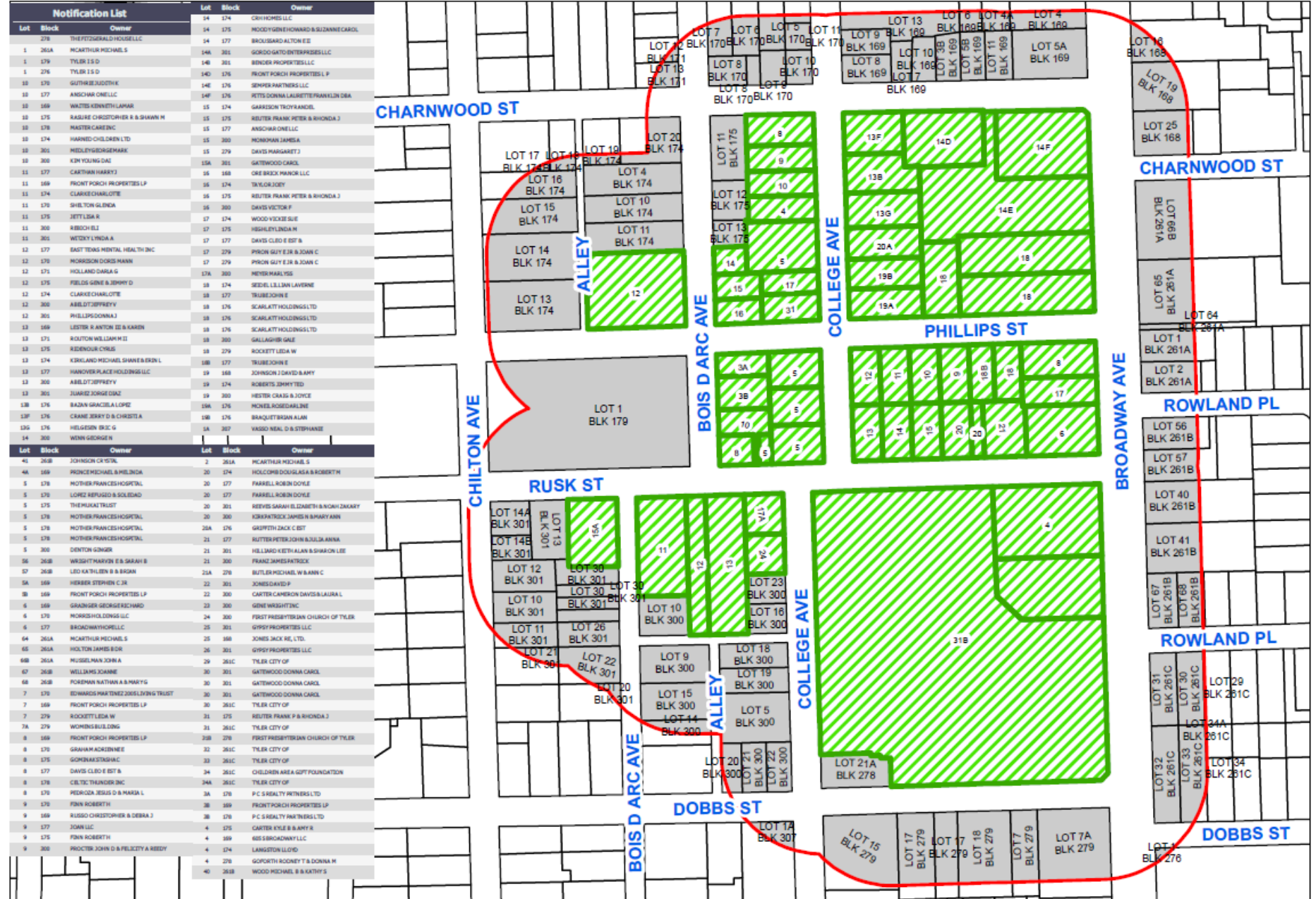
# Brick Street Village Guidelines

- Shop Fronts and residences should be maintained with no debris lying around.
- Large dumpsters in shop fronts are strongly discouraged and must abide by City of Tyler standards.
- Brick Street Village *encourages* all remodels and new construction to architecturally fit into the historical overlay area but is subject to the City of Tyler building codes and ordinances.
- Any amendments to these guidelines and/or the overlay boundaries require City Council approval.



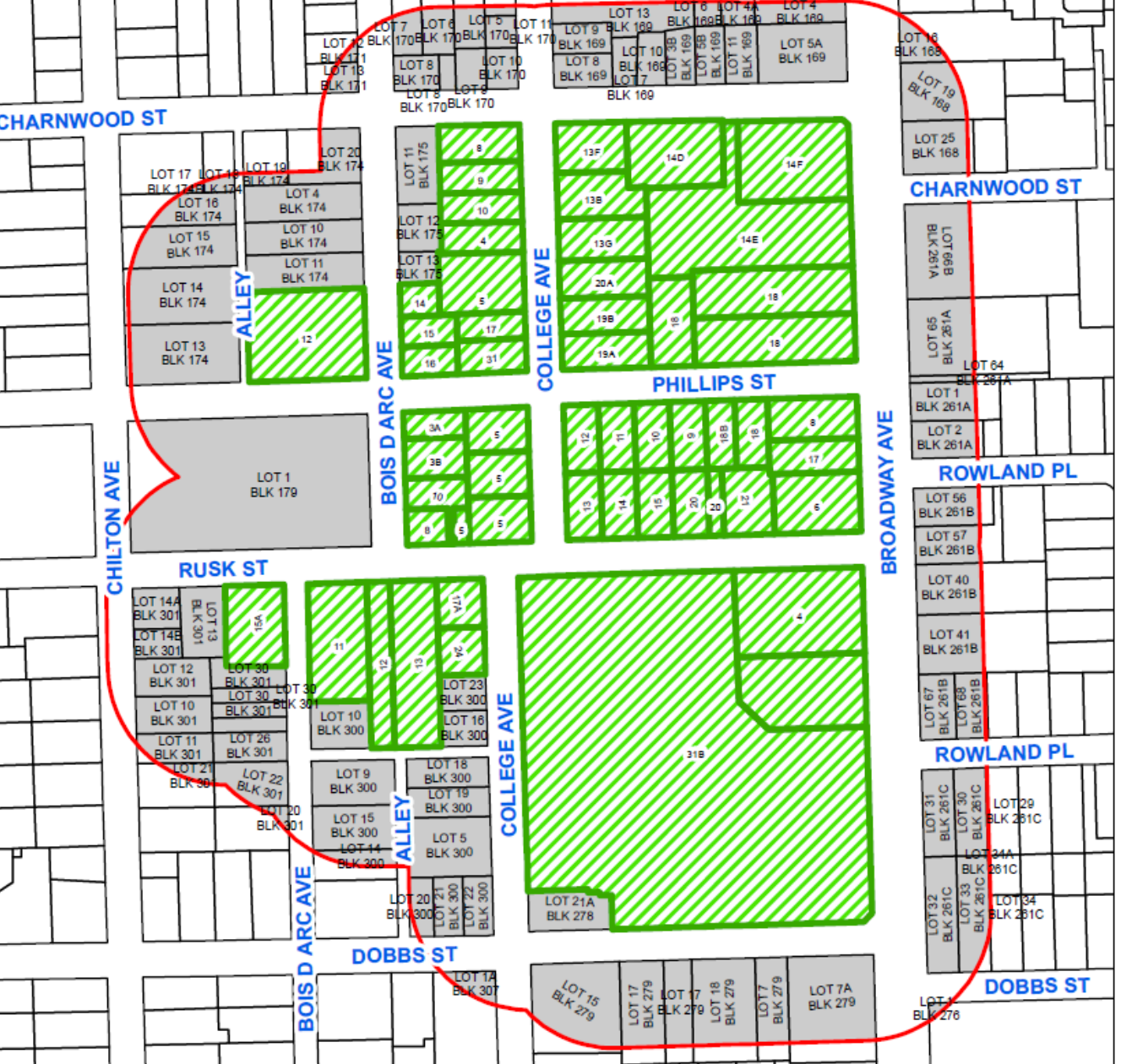








Lot	Block	Owner
1	261A	MCARTHUR MICHAEL S
1	179	TYLER I S D
1	176	TYLER I S D
10	170	GUTHRIE JUDITH K
10	177	ANGCHAI ONE LLC
10	169	WATTS KENNETH LAMAR
10	175	KASIRE CHRISTOPHER B & SHAWN H
10	178	MASTER CARE INC
10	174	HARRIED CHILDREN LTD
10	301	MIDLEY GERGEN MARK
10	300	KIM YOUNG DAI
11	177	CARTHAN HARRY J
11	169	FRONT PORCH PROPERTIES LP
11	174	CLARKE CHARLOTTE
11	170	SHELTON GLENDA
11	175	JETT LISA K
11	300	ABBOCH BLJ
11	301	WEDRY LINDA A
12	177	EAST TENDS RENTAL HEALTH INC
12	170	MORRISON DORIS MARIN
12	176	HOLLAND DARRA G
12	175	WELLS GENE B & JIMMY D
12	174	CLARKE CHARLOTTE
12	300	ABELDT JEFFREY
12	301	PHILLIPS DONNA J
12	169	LESTER R ANTON E & KAREN
12	171	KOUTON WELSH M D
12	175	SEBENOUS CHRIS
12	174	KIRKLAND MICHAEL SHAN E & ENL
12	177	HANOVER PLACE HOLDINGS LLC
12	300	ABELDT JEFFREY
12	301	JUAREZ JORGE DIAZ
12	176	BADAN GRACIELA LOPEZ
12	170	CRANE BRUCE D & CHRISTA A
12	176	HELDSON JERRY G
14	300	WANN GEORGIN

Lot	Block	Owner
41	261B	JOHNSON CRISTA
4A	169	PROCKE MICHAEL & LINDA
5	178	MOTHER FRANCES HOSPITAL
5	170	LOPEZ REFUGIO & SOLIDAD
5	175	THE MUKAT TRUST
5	178	MOTHER FRANCES HOSPITAL
5	178	MOTHER FRANCES HOSPITAL
5	178	MOTHER FRANCES HOSPITAL
5	300	DENTON GUNGR
5A	261B	WRIGHT HARVIN E & SARAH B
5A	261B	LEO KATHLEEN B & BRIAN
5A	169	HEKBER STEPHEN C JR
5B	169	FRONT PORCH PROPERTIES LP
6	169	GRANGER GEORGE SCHMID
6	170	MORRIS HOLDINGS LLC
6	177	BROADWAY HOME LLC
6A	261A	MCARTHUR MICHAEL S
6A	261A	HOLTEN JAMES B DR
6B	261A	MUSSELLMAN JONNA
6C	261B	WILLIAMS JOANNE
6D	261B	FOREMAN NATHAN A & MARY G
7	170	EDWARDS MARTINEZ 2005 LEVING TRUST
7	169	FRONT PORCH PROPERTIES LP
7	279	ROCKETT LISA W
7A	279	WOMENS BUILDING
8	169	FRONT PORCH PROPERTIES LP
8	170	GRAHAM ACKENZIE E
8	175	GONENASTAGHAC
8	177	DAVIS CLEO E EST &
8	176	CEL TIC TRUNKER INC
8	170	MERKIDA JESUS D & MARLA L
9	170	FINN ROBERTH
9	169	RUSCO CHRISTOPHER & DEBRA J
9	177	JOHN LLC
9	175	FINN ROBERTH
9	300	PROCTER JOHN D & PELETTY A NEEDY



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 Subject Property  
 200' Notification Buffer

