

**ORDINANCE NO. O-2019-43**

**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 "C-2", GENERAL COMMERCIAL DISTRICT ON LOTS 5 AND 6 OF NCB 74, TWO LOTS CONTAINING APPROXIMATELY 2.42 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OAKLAND AVENUE AND NOBLE STREET (420 OAKLAND AVENUE AND 600 REEVES STREET); 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 Z19-011**

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

Lots 5 and 6 of NCB 74, two lots containing approximately 2.42 acres of land located at the southeast intersection of Oakland Avenue and Noble Street (420 Oakland Avenue and 600 Reeves Street).

**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 General 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 22<sup>nd</sup> day of May A.D., 2019.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY



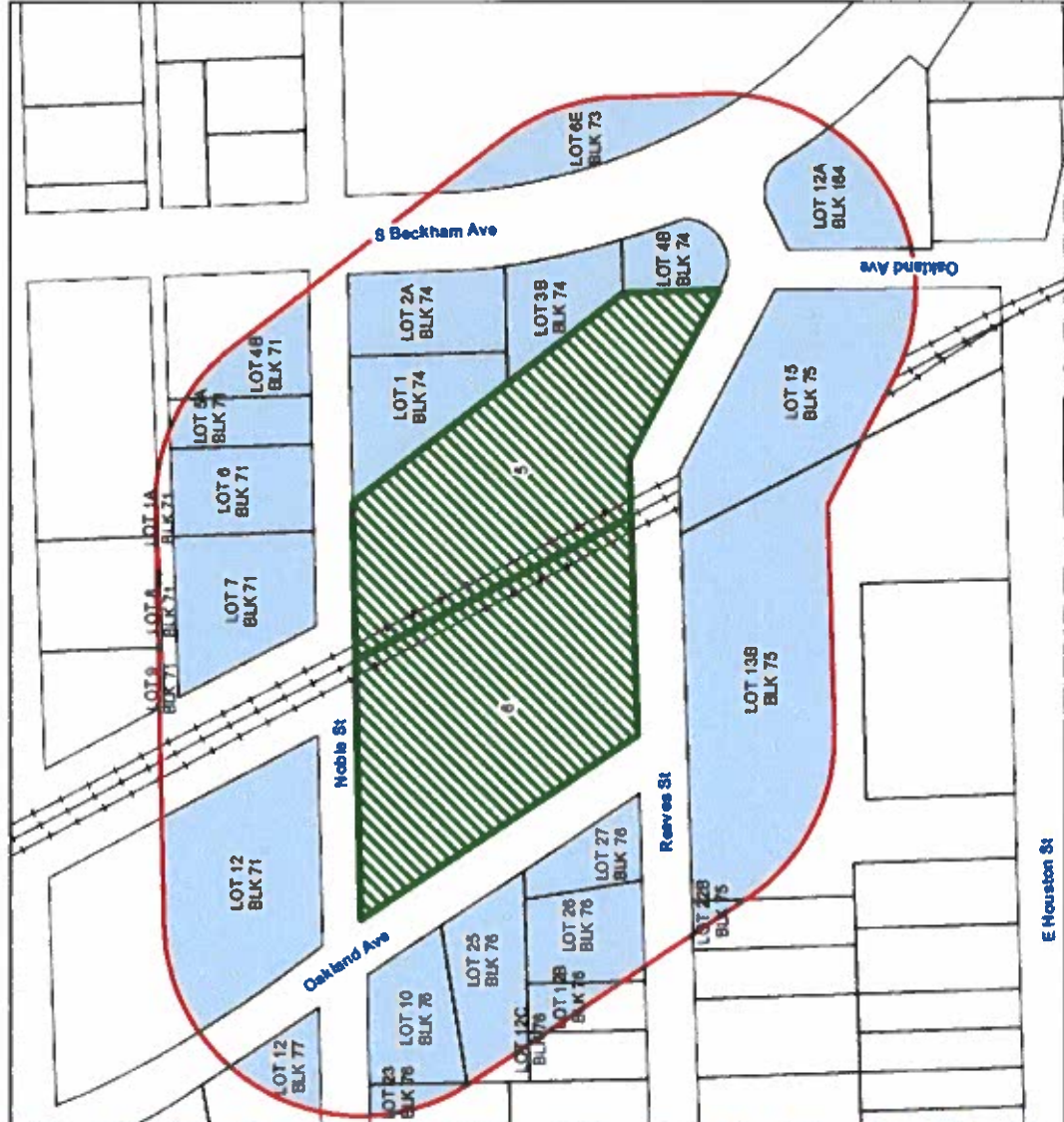




**ORDINANCE NO. O-2019-43  
EXHIBIT "C"  
NOTIFICATION MAP**

**Notification List**

71	12	BEARWOOD GROUP LTD
76	10	MEADOW PLAZA LLC
76	23	ROOSTH HEBS 870 LLC
71	1A	NATURAL PROPERTIES LLC
71	8	KUBIAK KPHILE
71	9	BELLA CORP
74	2A	PENA SERVANDO & GUADALUPE
74	1	PENA SERVANDO & GUADALUPE
74	5	LETVC VENTURES LLC
74	6	LETVC VENTURES LLC
73	4E	MOTHER FRANCES HOSPITAL
71	4B	MIBLING DOUGLAS R FAMILY PARTNERSHIP
71	5A	MIBLING DOUGLAS R FAMILY PARTNERSHIP
71	6	MIBLING DOUGLAS R FAMILY PARTNERSHIP NO 1 LP
71	7	GAINA RICARDO & ROSALINDA & EPIELIA S FLORES
77	12	ABLES-LAND INC
76	25	SAUCEDO ABEL & FABIO
74	3B	MANZEL FAMILY RENTAL PTR
76	27	KARNON ENTERPRISES INC
74	24	CORNELIO JESUS A RICAARDA
74	12B	VERGARAJOSE SALVADOR A
74	12C	KARNON ENT EPRISES INC
74	4B	MANZEL FAMILY RENTAL PTR
75	15	UNION PACIFIC RAILROAD COMPANY
75	13B	CSPM LTD
75	12B	CERVANTES RAUL
164	12A	ROOSTH HEBS 870 LLC



**ZONING CASE**  
Zoning Case #: Z19-011  
Current Zoning: M-2 Proposed Zoning: C-2  
Applicant: LETC VENTURES LLC

Subject Property  
200' Notification Buffer

150 0 150 Feet

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 end-to-end survey, and represents only the approximate relative location of property boundaries.