

ORDINANCE NO. O-2019-57

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-1”, LIGHT INDUSTRIAL DISTRICT TO “C-1”, LIGHT COMMERCIAL DISTRICT ON LOTS 4D AND 4E OF NCB 1263, TWO LOTS CONTAINING APPROXIMATELY 4.11 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF GARDEN VALLEY ROAD AND NORTH NORTHWEST LOOP 323 (1625 NORTH NORTHWEST LOOP 323 AND 3400 VAN HIGHWAY); 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 Z19-018

That the following described property, which has heretofore been zoned “M-1”, Light Industrial District, shall hereafter bear the zoning classification of “C-1”, Light Commercial District, to wit:

Lots 4D and 4E of NCB 1263, two lots containing approximately 4.11 acres of land located at the northeast intersection of Garden Valley Road and North Northwest Loop 323 (1625 North Northwest Loop 323 and 3400 Van Highway).

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 24th day of July A.D., 2019.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

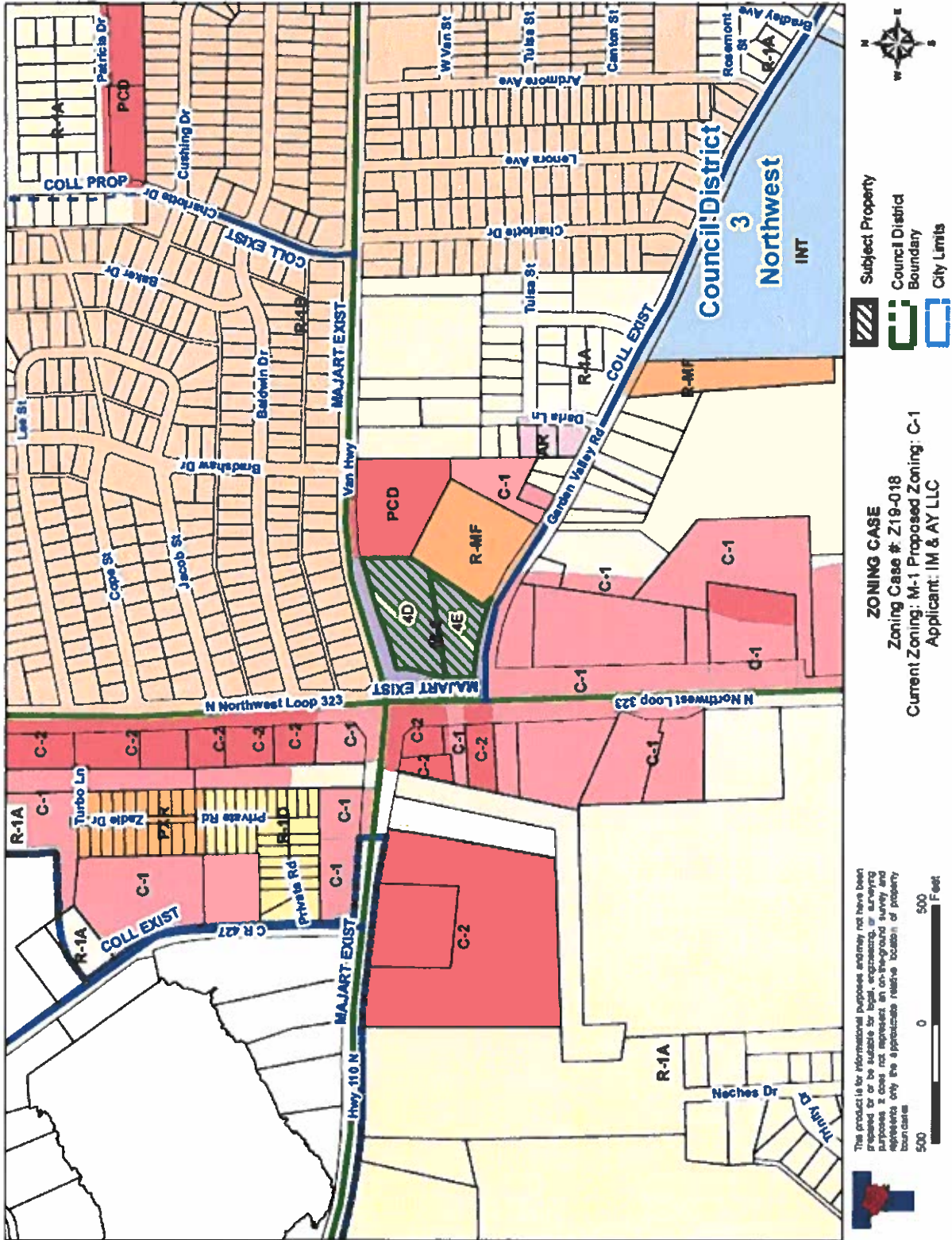
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

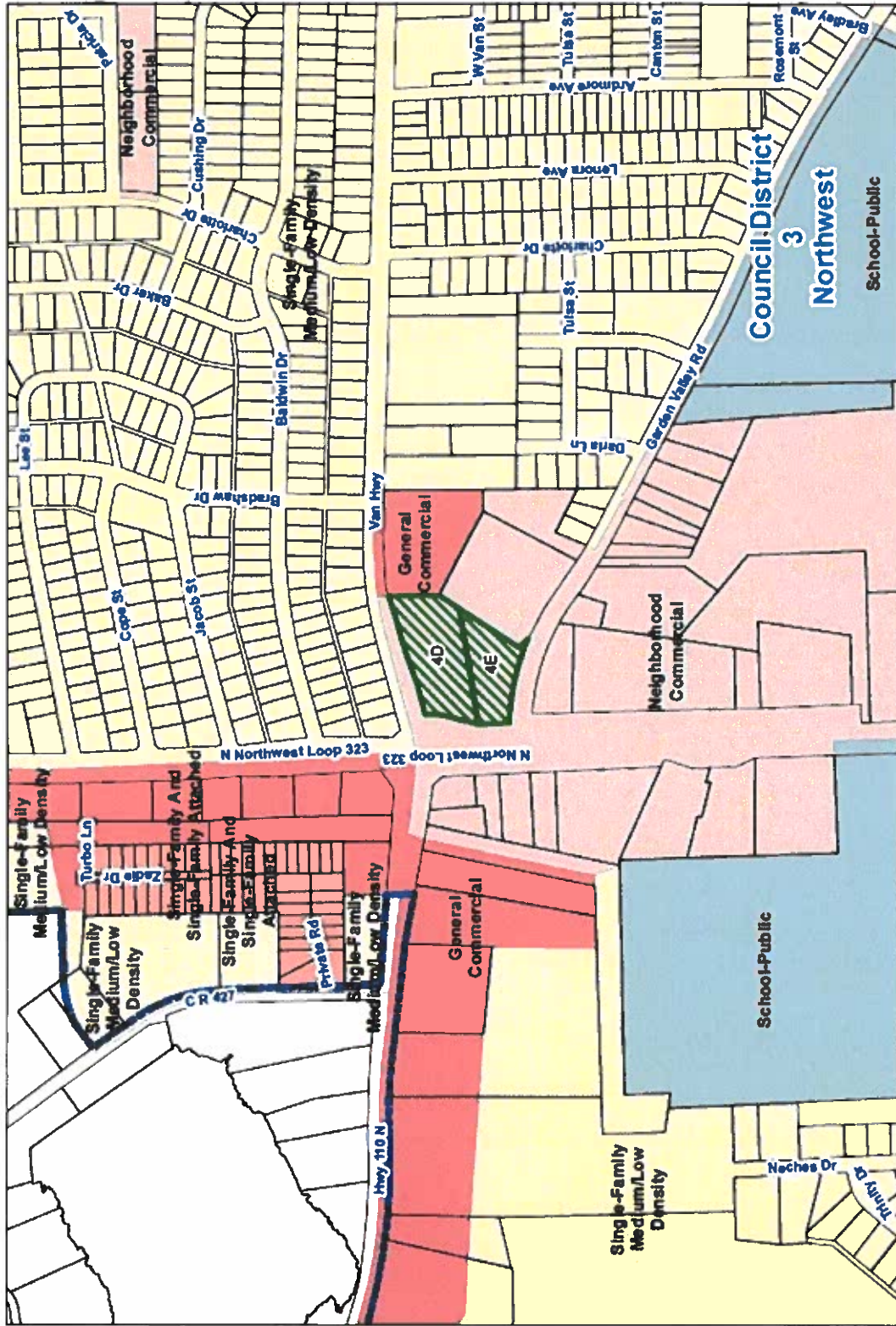
ORDINANCE NO. O-2019-57
EXHIBIT "A"
LOCATION MAP



ZONING CASE
 Zoning Case #: Z19-018
 Current Zoning: M-1 Proposed Zoning: C-1
 Applicant: IM & AY LLC

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-2019-57
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE MAP**



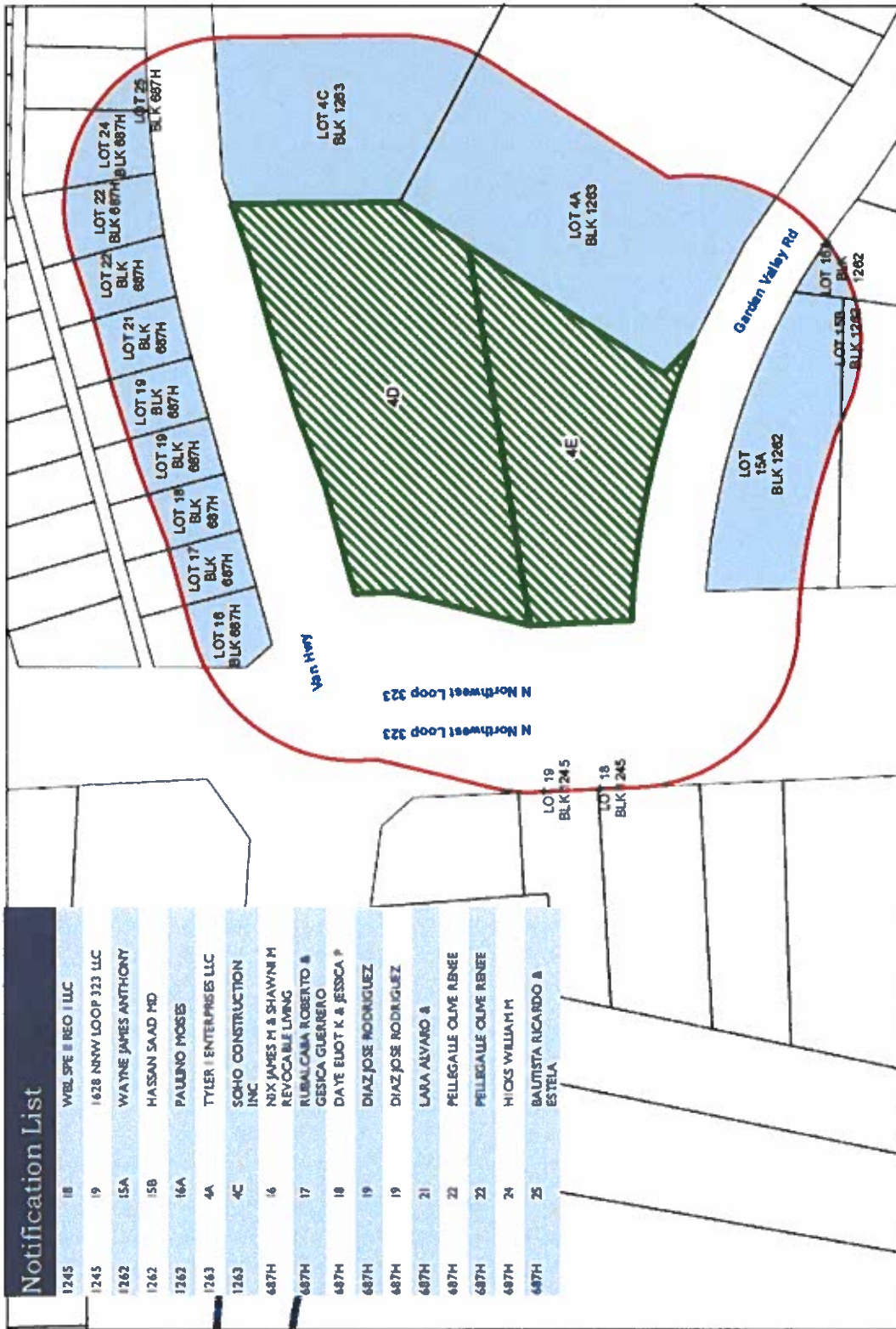




ZONING CASE
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 Current Zoning: M-1 Proposed Zoning: C-1
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 500 0 500 Feet

**ORDINANCE NO. O-2019-57
EXHIBIT "C"
NOTIFICATION MAP**



| Notification List | |
|-------------------|----------------------------|
| 1245 | 18 WEL SPE II RED I LLC |
| 1245 | 19 1628 NNW LOOP 323 LLC |
| 1262 | 15A WAYNE JAMES ANTHONY |
| 1262 | 15B HASSAN SAAD MD |
| 1262 | 16A PAULINO MOISE |
| 1263 | 4A TYLER I ENTERPRISES LLC |
| 1263 | 4C SOHO CONSTRUCTION INC. |
| 687H | 16 NIX JAMES M & SHAWN M |
| 687H | 17 REVOCABLE LIVING |
| 687H | 18 RUBALCABA ROBERTO A |
| 687H | 19 GESICA GUERRERO |
| 687H | 20 DAYE ELOU K & JESSICA P |
| 687H | 21 DIAZ JOSE RODRIGUEZ |
| 687H | 22 DIAZ JOSE RODRIGUEZ |
| 687H | 23 LARA ALVARO A |
| 687H | 24 PELLEGALE OLIVE ABNEE |
| 687H | 25 PELLEGALE OLIVE RENEE |
| 687H | 26 HICKS WILLIAM M |
| 687H | 27 BAUTISTA RICARDO A |
| 687H | 28 ESTELA |

ZONING CASE
Zoning Case #: Z19-018
Current Zoning: M-1 Proposed Zoning: C-1
Applicant: IM & AY LLC

Legend:
 Subject Property
 200' Notification Buffer
 City Limits

Scale: 0 150 Feet

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