

ORDINANCE NO. O-2018-22

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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 76A OF NCB 656, ONE LOT TOTALING APPROXIMATELY 0.26 ACRES OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF PARKLEN STREET AND RIDGEVIEW DRIVE (2002 PARKLEN STREET); 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 Z18-002

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

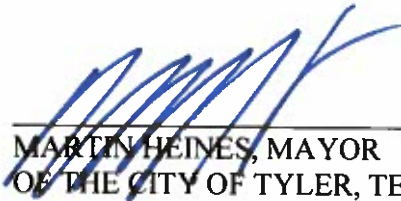
Lot 76A of NCB 656, one lot totaling approximately 0.26 acres of land located west of the northwest intersection of Parklen Street and Ridgeview Drive (2002 Parklen Street).

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.

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 28th day of February A.D., 2018.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

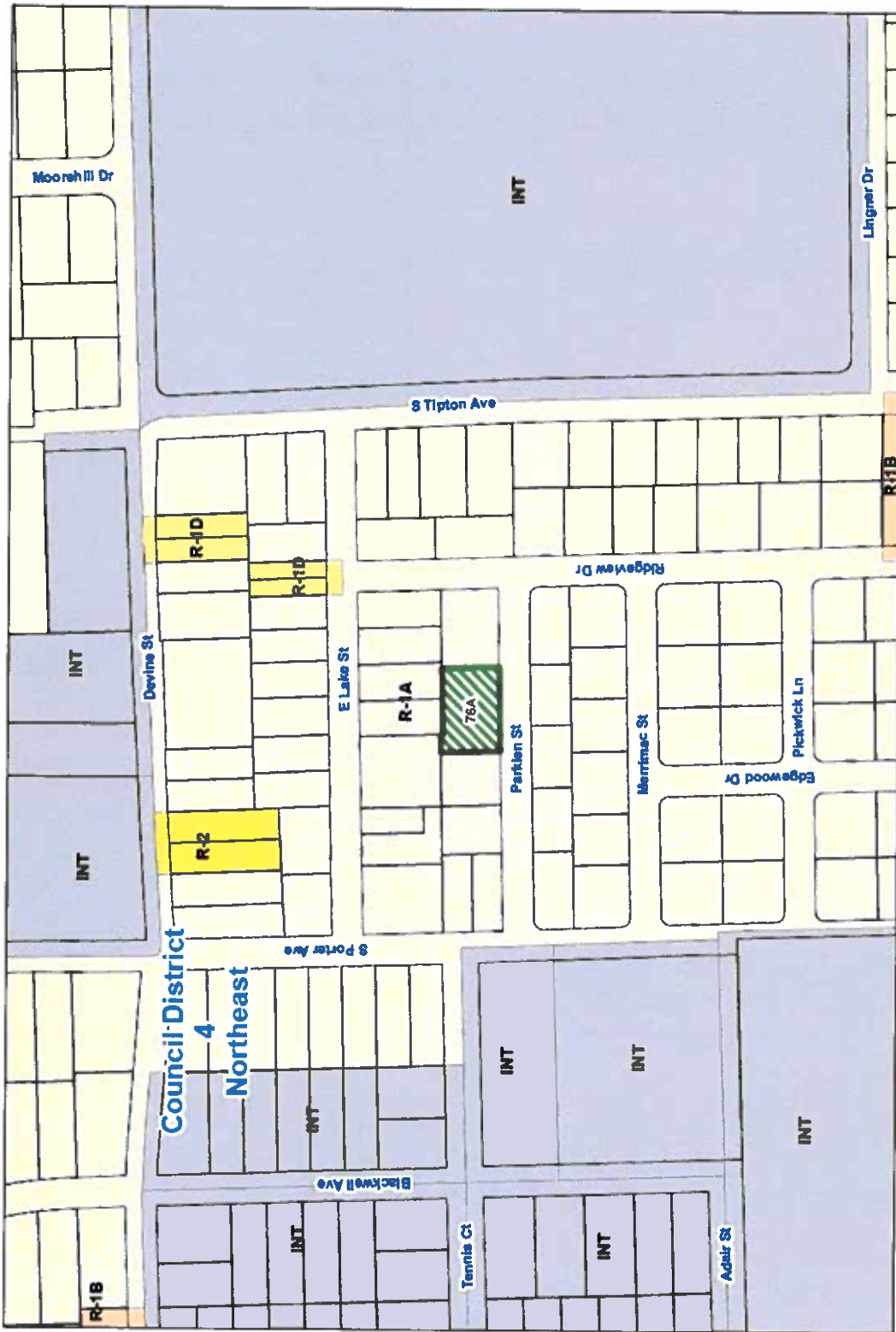
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-22
EXHIBIT "A"
LOCATION MAP**



ZONING CASE
Zoning Case #: Z18-002
Existing Zoning: R-1A Proposed Zoning: R-1B
Applicant: Creed Enterprises, 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.
200 0 200 Feet



ORDINANCE NO. O-2018-22
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



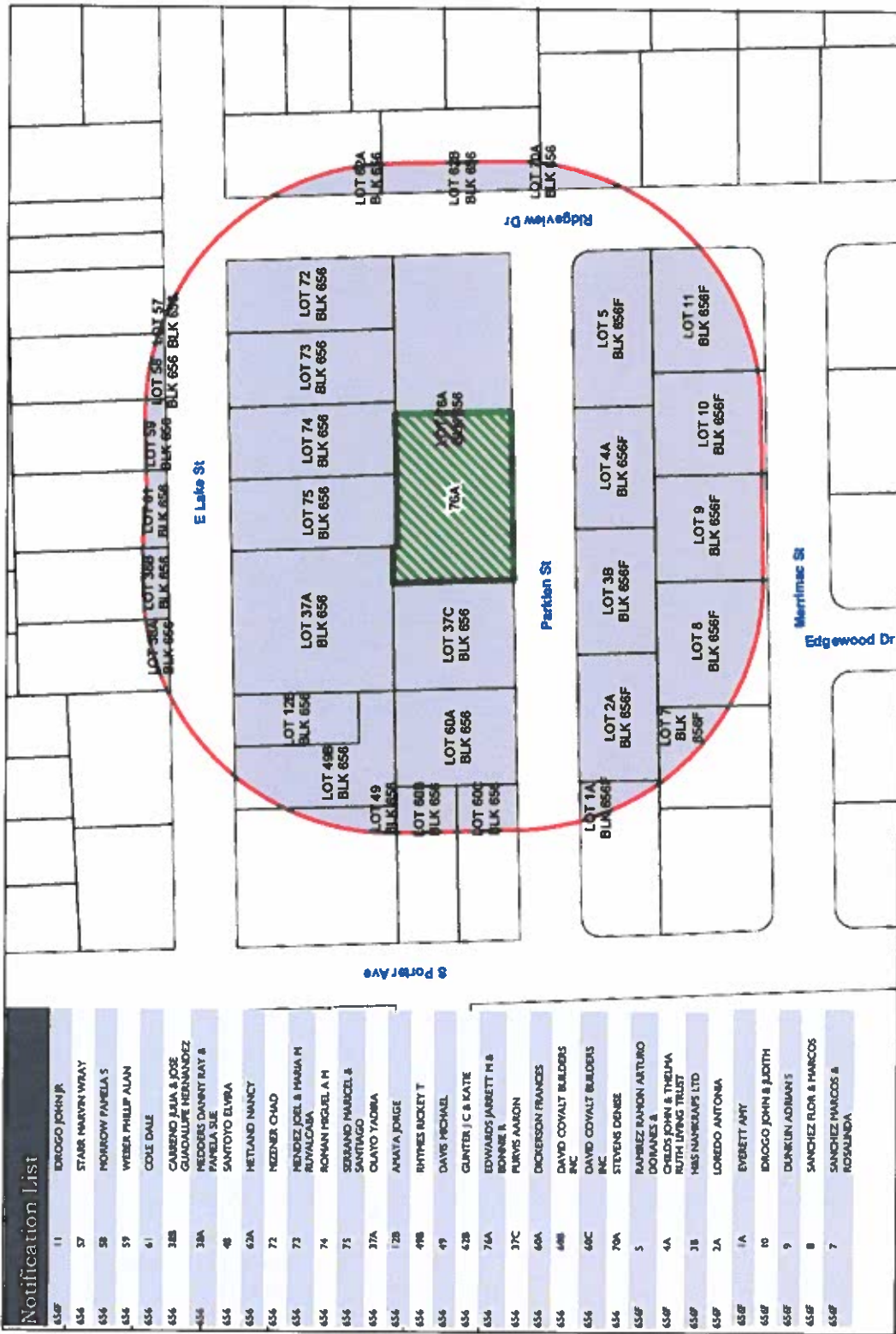
 Subject Property

ZONING CASE
 Zoning Case #: Z18-002
 Existing Zoning: R-1A Proposed Zoning: R-1B
 Applicant: Creed Enterprises, LLC

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200 0 200 Feet

**ORDINANCE NO. O-2018-22
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

656F	11	EROGO JOHN JR
656	57	STARR MARTIN WRAY
656	58	MORROW PAMELA S
656	59	WEBER PHILIP ALAN
656	61	COLE DALE
656	328	CABRERO ALIA S JOSE
656	38A	GUADALUPE HERNANDEZ
656	48	REDDERS DANNY RAY & PAMELA SUE
656	62A	SANTOYO ELVIRA
656	72	HETLAND NANCY
656	73	NEZNER CHAD
656	74	HENDEZ JOEL & MARIA M RUIVALCABA
656	75	ROMANI MARGEL A M SANTIAGO
656	37A	SERRANO MARCEL & OLAYO YADIRA
656	49B	ANAYA JORGE
656	49	RATHES BICKLEY T
656	49	DAVIS MICHAEL
656	42B	GLINTER J C & KATIE BONNIE B
656	76A	EDWARDS JARRETT M & BONNIE B
656	37C	PURVIS AARON
656	60A	DICKERSON FRANCES
656	60B	DAVID COVALT BUILDERS INC
656	60C	DAVID COVALT BUILDERS INC
656	70A	STEVEN DENISE
656F	5	RAMIREZ RAMON ARTURO DOBIALES A
656F	4A	CHARLES JOHN & THELMA RUTH LIVING TRUST
656F	3B	HAS NARESHAP LTD
656F	2A	LOREDO ANTONIA
656F	1A	EVERETT AMY
656F	10	EROGO JOHN & JUDITH
656F	9	DUNKUN ADIBAN'S
656F	8	SANCHEZ FLOR & MARCOS ROSALENDA
656F	7	SANCHEZ MARCOS & ROSALENDA



ZONING CASE
Zoning Case #: Z18-002
Existing Zoning: R-1A Proposed Zoning: R-1B
Applicant: Creed Enterprises, LLC

This plat is for informational purposes and may not have been prepared for or be suitable for legal proceedings. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

100 0 100 Feet