

ORDINANCE NO. O-2018-23

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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOT 18 OF NCB 1544-V, ONE LOT TOTALING APPROXIMATELY 0.20 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF HAVENS TRAIL AND RHONES QUARTER ROAD (6045 HAVENS TRAIL); 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 Z18-003

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

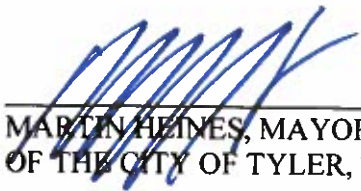
Lot 18 of NCB 1544-V, one lot totaling approximately 0.20 acres of land located west of the southwest corner of Havens Trail and Rhones Quarter Road (6045 Havens Trail).

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 and Single-Family Attached.

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:

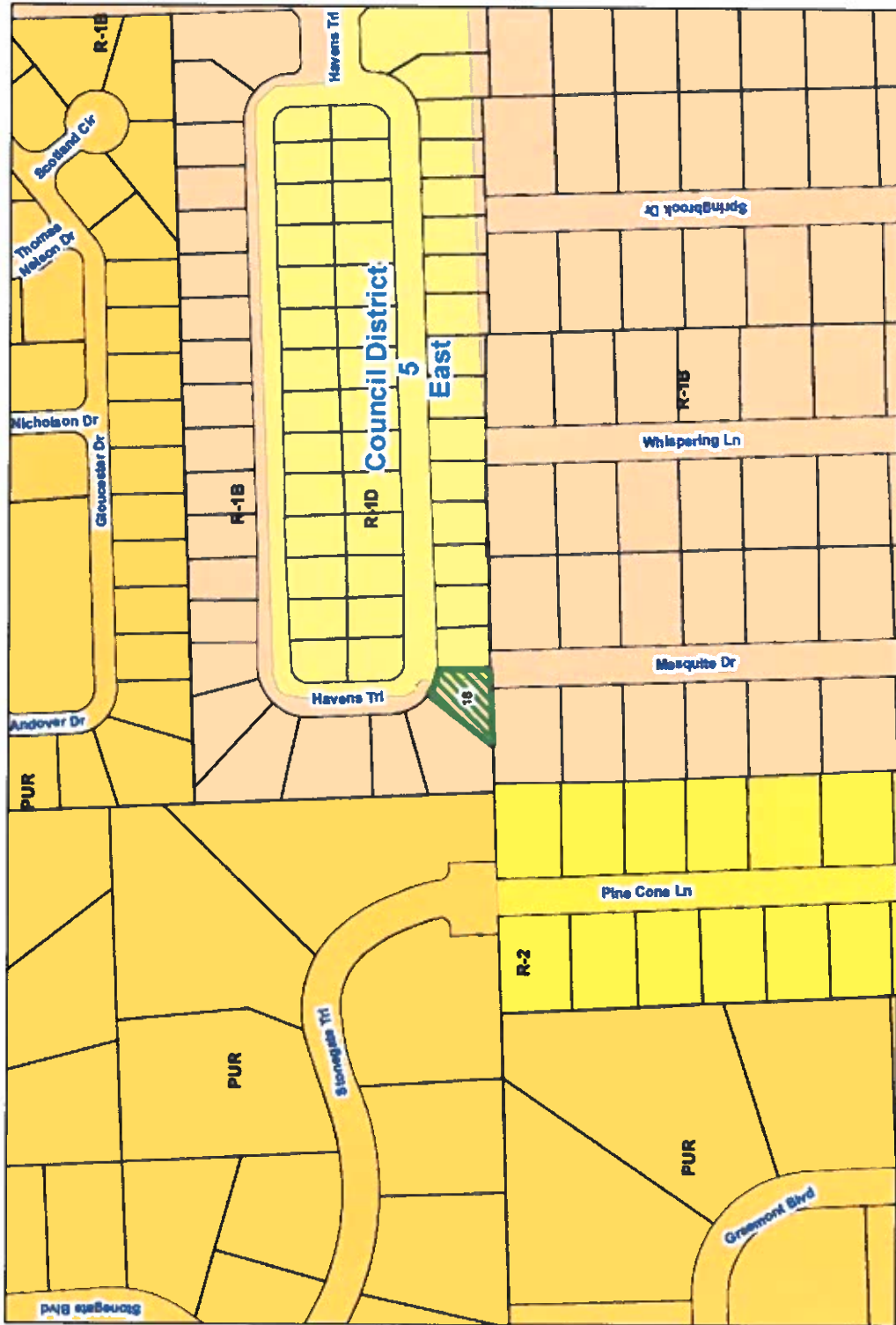
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-23
EXHIBIT "A"
LOCATION MAP**



ZONING CASE
Zoning Case #: Z 17-003
Existing Zoning: R-1B Proposed Zoning: R-1D
Applicant: Glory Real Estate



This product is for informational purposes only and may not have been prepared for a specific project. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**ORDINANCE NO. O-2018-23
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

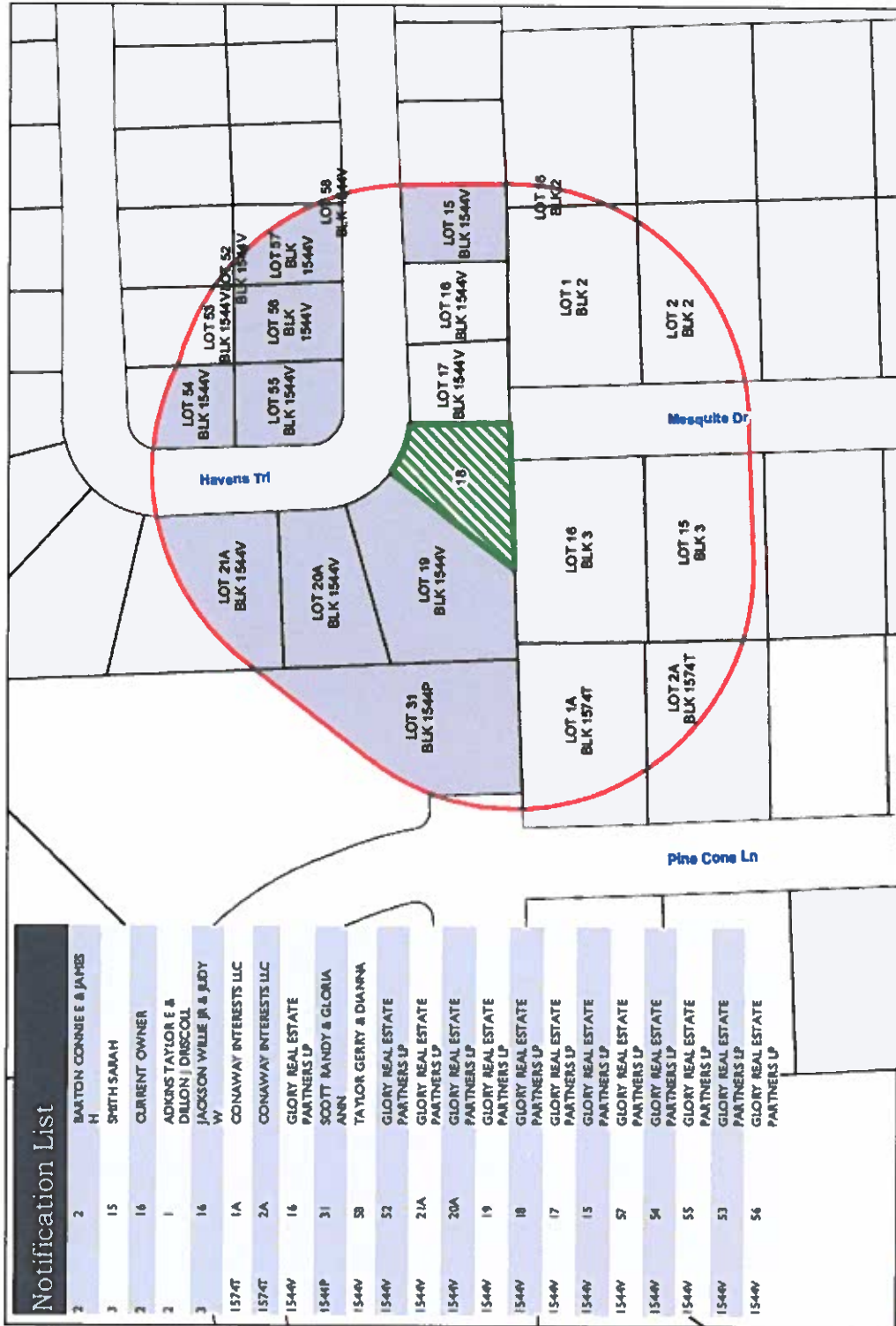


ZONING CASE
Zoning Case #: Z-17-003
Existing Zoning: R-1B Proposed Zoning: R-1D
Applicant: Glory Real Estate

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EXHIBIT "C"
NOTIFICATION MAP



Notification List

2	BARTON CONNIE E & JAMES H
3	SMITH SARAH
2	CURRENT OWNER
2	ADKINS TAYLOR E & DILLON J DRISCOLL
3	JACKSON WILLE JR & JUDY W
1574T	CONAWAY INTERESTS LLC
1574T	CONAWAY INTERESTS LLC
1544V	GLORY REAL ESTATE PARTNERS LP
1544P	SCOTT MANDY & GLORIA ANN
1544V	TAYLOR GERRY & DIANNA
1544V	GLORY REAL ESTATE PARTNERS LP
1544V	GLORY REAL ESTATE PARTNERS LP
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