

**ORDINANCE NO. O-2018-25**

**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 LOTS 6A AND 6B OF NCB 787, TWO LOTS TOTALING APPROXIMATELY 1.43 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF SOUTH SNEED AVENUE AND TROUP HIGHWAY (528 AND 532 TROUP 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 Z18-005**

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:

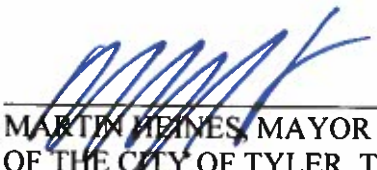
Lots 6A and 6B of NCB 787, two lots totaling approximately 1.43 acres of land located at the northwest intersection of South Sneed Avenue and Troup Highway (528 and 532 Troup Highway).

**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 28<sup>th</sup> day of February A.D., 2018.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

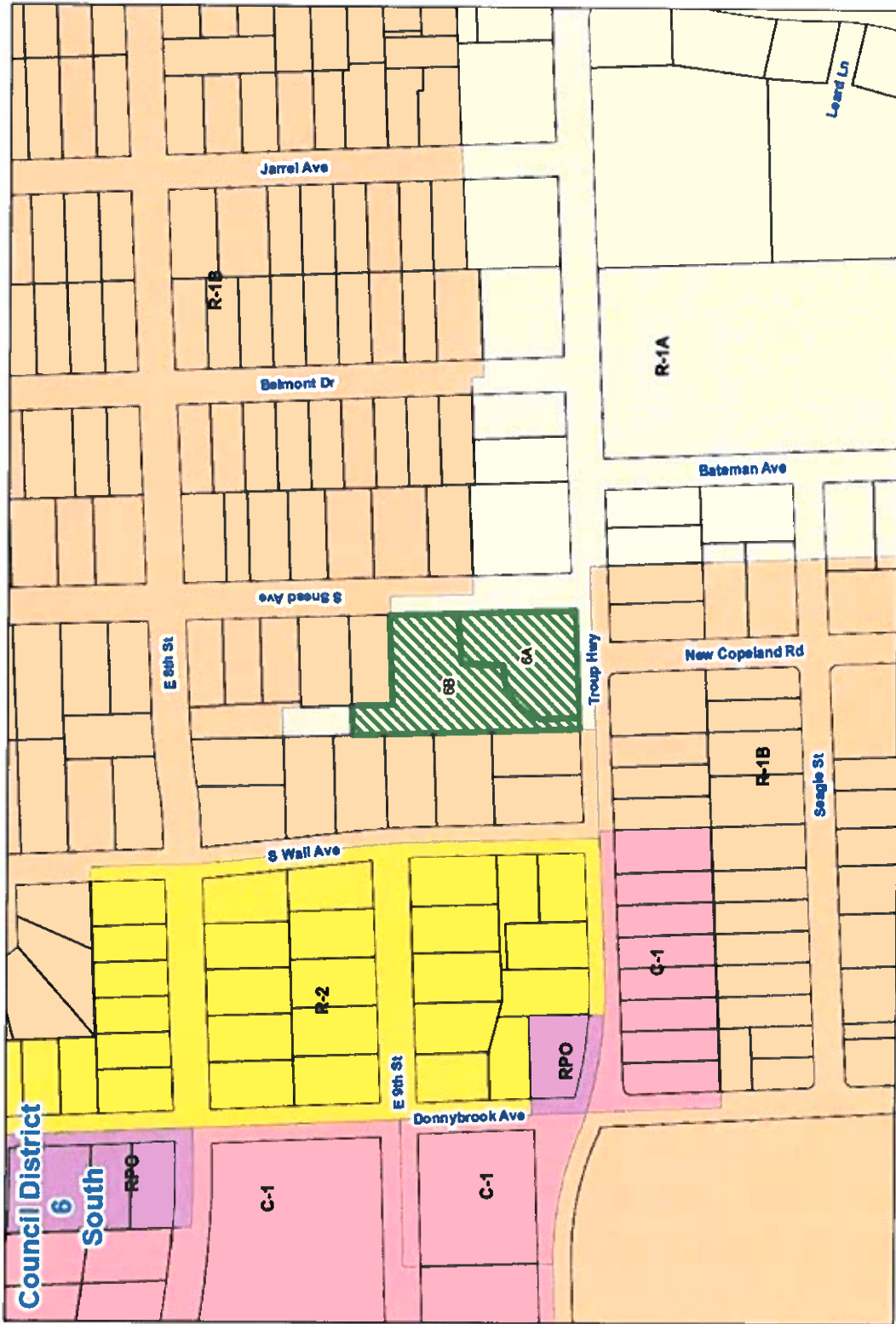
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2018-25  
EXHIBIT "A"  
LOCATION MAP**



 Subject Property

**ZONING CASE**  
Zoning Case #: Z18-005  
Existing Zoning: R-1A Proposed Zoning: R-1B  
Applicant: Preston Shumway

This product is for informational purposes and may not have been prepared for or be suitable for legal or engineering 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-2018-25**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



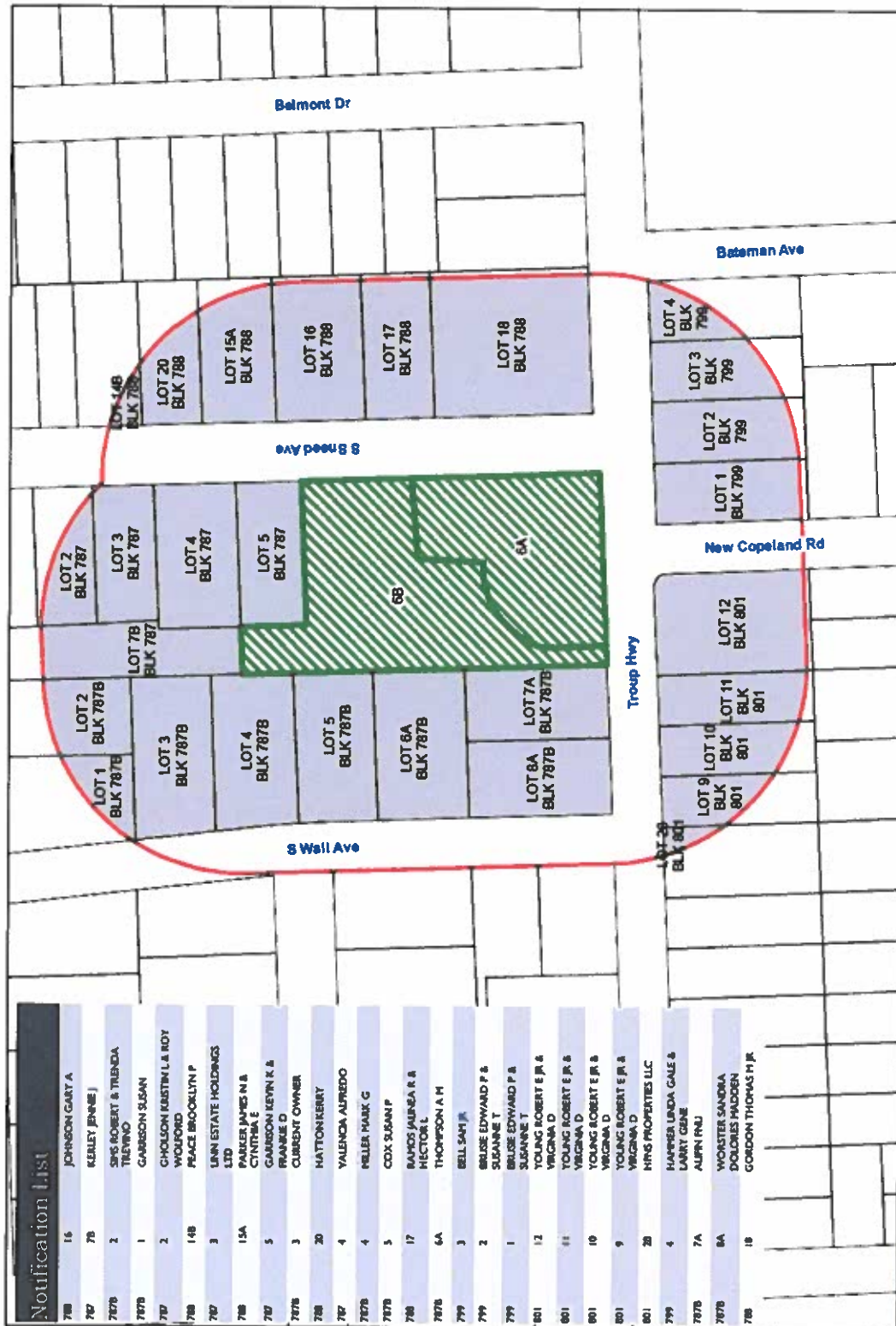
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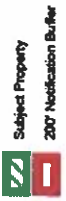
**ORDINANCE NO. O-2018-25  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

788	16	JOHNSON GARY A
787	78	KEILEY JENNE J
787B	2	SFS ROBERT & TRENDA TREVINO
787B	1	GARRISON SUGAN
787	2	CHOLSON MARTIN L & ROY WOLFORD
788	148	PEACE BROOKLYN P
787	3	LINN ESTATE HOLDINGS LTD
788	15A	PARKER JAMES N & CYNTHIA E
787	5	GARRISON KEVIN K & FRANKIE D
787B	3	CURRENT OWNER
788	20	HATTON KERRY
787	4	VALENCIA ALFREDO
787B	4	MELIER MARK G
787B	5	COX SUSAN P
788	17	RAMOS JAUREA R & HECTOR L
787B	6A	THOMPSON A M
799	3	BELL SAM JR
799	2	BRUSE EDWARD P & SUSANNE T
799	1	BRUSE EDWARD P & SUSANNE T
801	12	YOUNG ROBERT E JR & VIRGINIA D
801	11	YOUNG ROBERT E JR & VIRGINIA D
801	10	YOUNG ROBERT E JR & VIRGINIA D
801	9	YOUNG ROBERT E JR & VIRGINIA D
801	8	YOUNG ROBERT E JR & VIRGINIA D
801	28	HHS PROPERTIES LLC
799	4	HANPHER LINDA GALE & LARRY GENE
787B	7A	ALPIN TRU
787B	8A	WONSTER SANDRA
788	18	DOLINES HADDEN
788	18	GORDON THOMAS M JR

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