

**ORDINANCE NO. O-2018-26**

**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 "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 299D OF NCB 0699N, ONE LOT TOTALING APPROXIMATELY 1.13 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF WOODLAWN STREET AND NORTH PARKDALE DRIVE (2107 WOODLAWN 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 Z18-006**

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

Lot 299D of NCB 0699N, one lot totaling approximately 1.13 acres of land located at the northwest intersection of Woodlawn Street and North Parkdale Drive (2107 Woodlawn 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 28<sup>th</sup> day of February A.D., 2018.

*Martin Heines*

MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

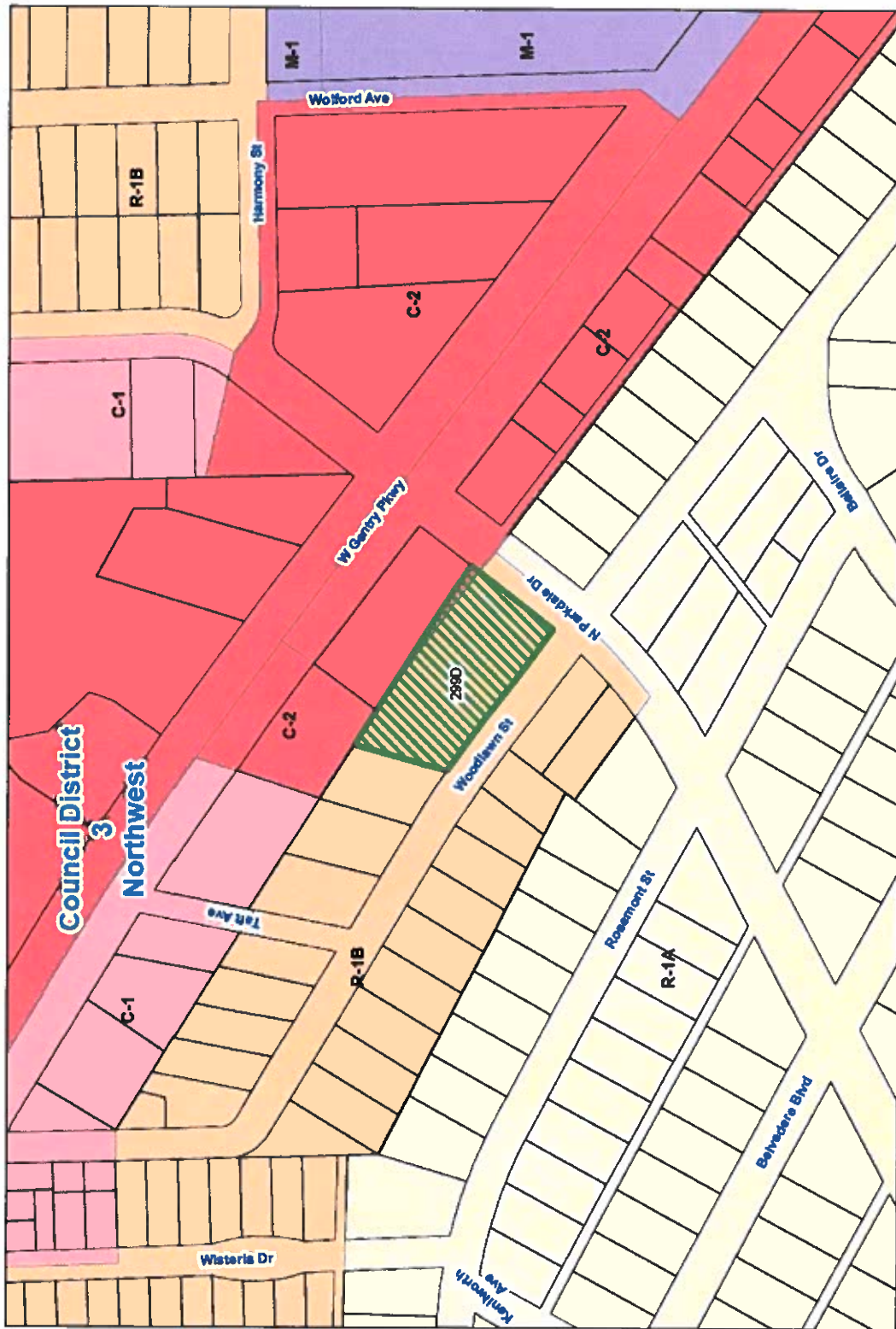
APPROVED:

*Cassandra Brager*  
CASSANDRA BRAGER, CITY CLERK



*Deborah G. Pullum*  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2018-26  
EXHIBIT "A"  
LOCATION MAP**

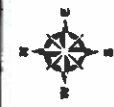
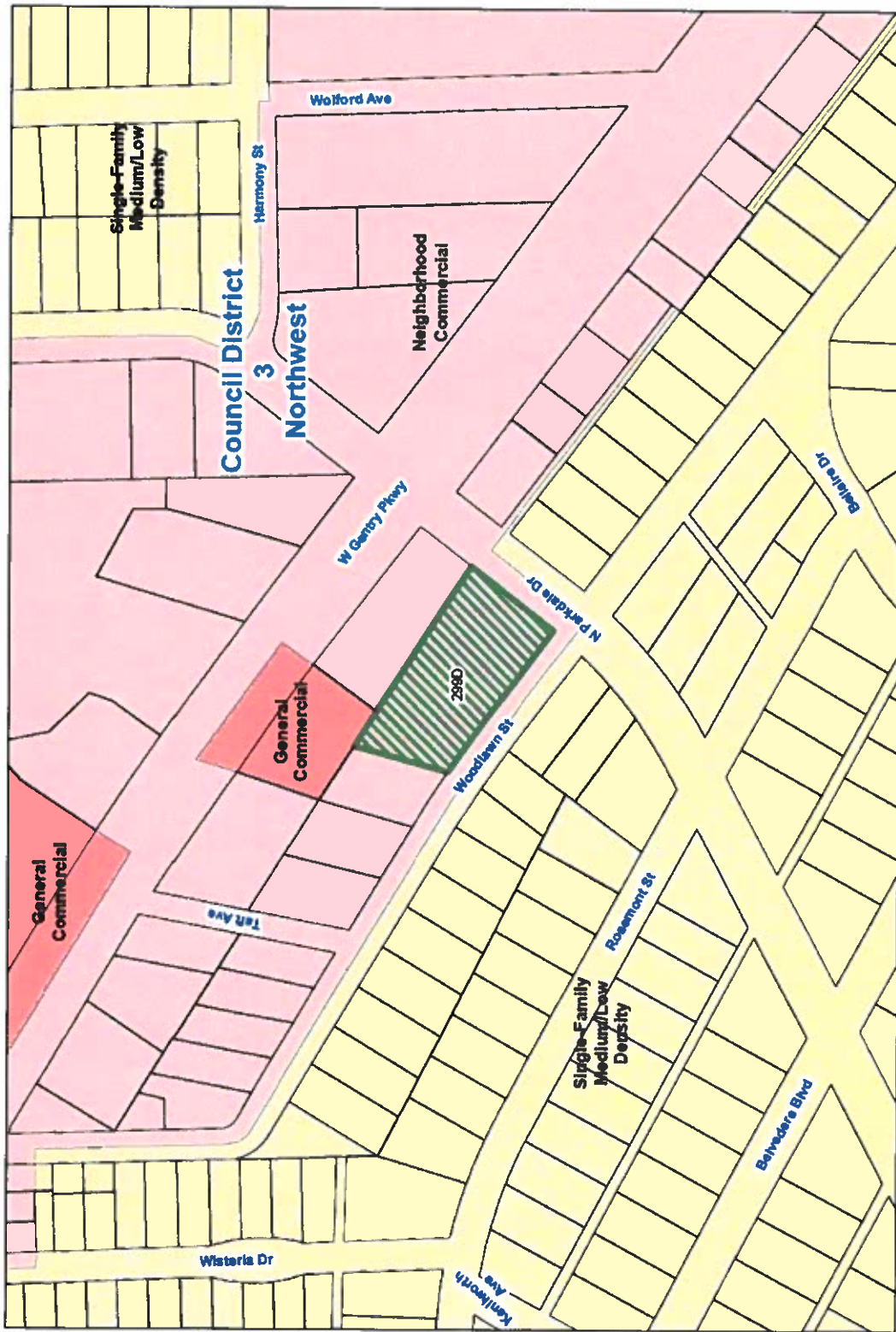


**ZONING CASE**  
 Zoning Case #: Z18-006  
 Existing Zoning: R-1B Proposed Zoning: C-1  
 Applicant: Wesley Methodist Church

This product is for informational purposes and may not have been prepared by a professional engineer, architect, or surveyor. It does not constitute a warranty of accuracy and represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2018-26  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



**ZONING CASE**  
Zoning Case #: Z18-006  
Existing Zoning: R-1B Proposed Zoning: C-1  
Applicant: Wesley Methodist Church

**Subject Property**

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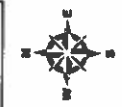
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**ORDINANCE NO. O-2018-26  
EXHIBIT "C"  
NOTIFICATION MAP**



Notification List	
669N	284 ARNOLD ANGELA MARIE
669N	111 S F K R LLC
669N	282 SMITH COUNTY TRUSTEE
669N	302B CARPAR PROPERTY II LLC
669N	309D 2106 WEST GENTRY LLC
669N	276 RAMIREZ JOEL & NORMA MORALES
669N	298A DELEON ASENETH
669N	299E NORRIGA LUIS & DYANA
669N	276 LEE YERSE MARIE EST
669N	283 PINA JOSE E
669N	281 PENNA HECTOR
669N	279 WESLEY METHODIST CHURCH
669N	112 MCKENZIE EDWARD SCOTT
669N	274 WYNN ROBERT LEE & MARY V
669N	109 CRUZ MARIO & ROSARIO
669N	275 REYES MARIO MARCIAL & ANJULA ARELLANO CABRERA
669N	278 MONTES HORACIO & ELVA
669N	113 JACKSON PATRICIA JAN
669N	116 CARDENAS RAMIRO VALLE &
669N	309E SELVA BRADBURY FAMILY LIMITED PARTNERSHIP ET AL



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