

ORDINANCE NO. O-2018-27

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOTS 3, 4, 5, AND 6 OF NCB 501, FOUR LOTS TOTALING APPROXIMATELY 0.67 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF TENNEHA AVENUE AND WEST 25TH STREET (2401, 2403, 2405 AND 2407 TENNEHA AVENUE); 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 Z18-007

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "R-1D", Single-Family Detached and Attached Residential District, to wit:

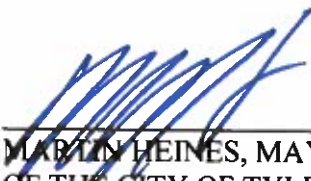
Lots 3, 4, 5 and 6 of NCB 501, four lots totaling approximately 0.67 acres of land located at the northeast intersection of Tenneha Avenue and West 25th Street (2401, 2403, 2405, and 2407 Tenneha Avenue).

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



The seal is circular with a double-line border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The center of the seal features the word "SEAL" in a large, bold, serif font, flanked by two stylized olive branches.



DEBORAH G. FULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-27
EXHIBIT "A"
LOCATION MAP**



ZONING CASE
 Zoning Case #: Z-18-007
 Existing Zoning: R-2 Proposed Zoning: R-1D
 Applicant: Habitat for Humanity

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-2018-27
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**



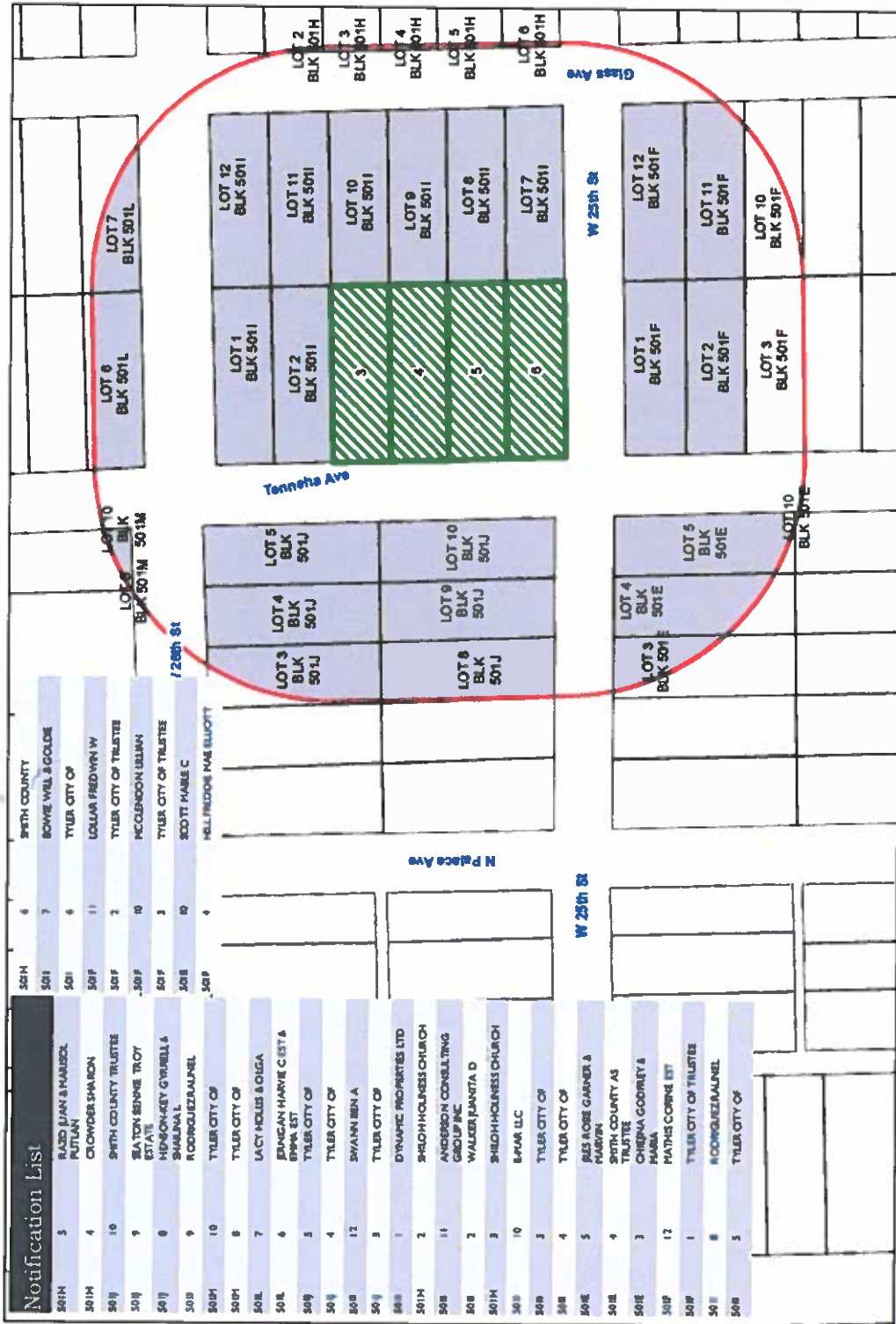
Subject Property

ZONING CASE
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**ORDINANCE NO. O-2018-27
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

501H	6	SMITH COUNTY
501I	7	BOWME WELLS COLLEGE
501J	8	TYLER CITY OF
501K	9	TYLER CITY OF
501L	10	SMITH COUNTY TRUSTEE
501M	11	TYLER CITY OF
501N	12	SMITH COUNTY TRUSTEE
501O	13	TYLER CITY OF
501P	14	SMITH COUNTY TRUSTEE
501Q	15	TYLER CITY OF
501R	16	SMITH COUNTY TRUSTEE
501S	17	TYLER CITY OF
501T	18	SMITH COUNTY TRUSTEE
501U	19	TYLER CITY OF
501V	20	SMITH COUNTY TRUSTEE
501W	21	TYLER CITY OF
501X	22	SMITH COUNTY TRUSTEE
501Y	23	TYLER CITY OF
501Z	24	SMITH COUNTY TRUSTEE
502A	25	TYLER CITY OF
502B	26	SMITH COUNTY TRUSTEE
502C	27	TYLER CITY OF
502D	28	SMITH COUNTY TRUSTEE
502E	29	TYLER CITY OF
502F	30	SMITH COUNTY TRUSTEE
502G	31	TYLER CITY OF
502H	32	SMITH COUNTY TRUSTEE
502I	33	TYLER CITY OF
502J	34	SMITH COUNTY TRUSTEE
502K	35	TYLER CITY OF
502L	36	SMITH COUNTY TRUSTEE
502M	37	TYLER CITY OF
502N	38	SMITH COUNTY TRUSTEE
502O	39	TYLER CITY OF
502P	40	SMITH COUNTY TRUSTEE
502Q	41	TYLER CITY OF
502R	42	SMITH COUNTY TRUSTEE
502S	43	TYLER CITY OF
502T	44	SMITH COUNTY TRUSTEE
502U	45	TYLER CITY OF
502V	46	SMITH COUNTY TRUSTEE
502W	47	TYLER CITY OF
502X	48	SMITH COUNTY TRUSTEE
502Y	49	TYLER CITY OF
502Z	50	SMITH COUNTY TRUSTEE

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ZONING CASE
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Existing Zoning: R-2 Proposed Zoning: R-1D
Applicant: Habitat for Humanity

