

ORDINANCE NO. O-2018-44

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 "C-1", LIGHT COMMERCIAL DISTRICT TO "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 6 OF NCB 397, ONE LOT TOTALING APPROXIMATELY 0.15 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF NORTH PALACE AVENUE AND WEST COCHRAN STREET (1401 NORTH PALACE 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 Z18-018

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

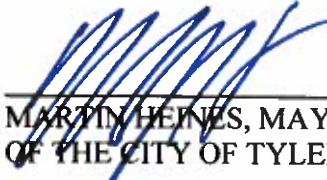
Lot 6 of NCB 397, one lot totaling approximately 0.15 acres of land located north of the northeast intersection of North Palace Avenue and West Cochran Street (1401 North Palace Avenue).

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 Medium/Low Density.

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 23rd day of May A.D., 2018.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



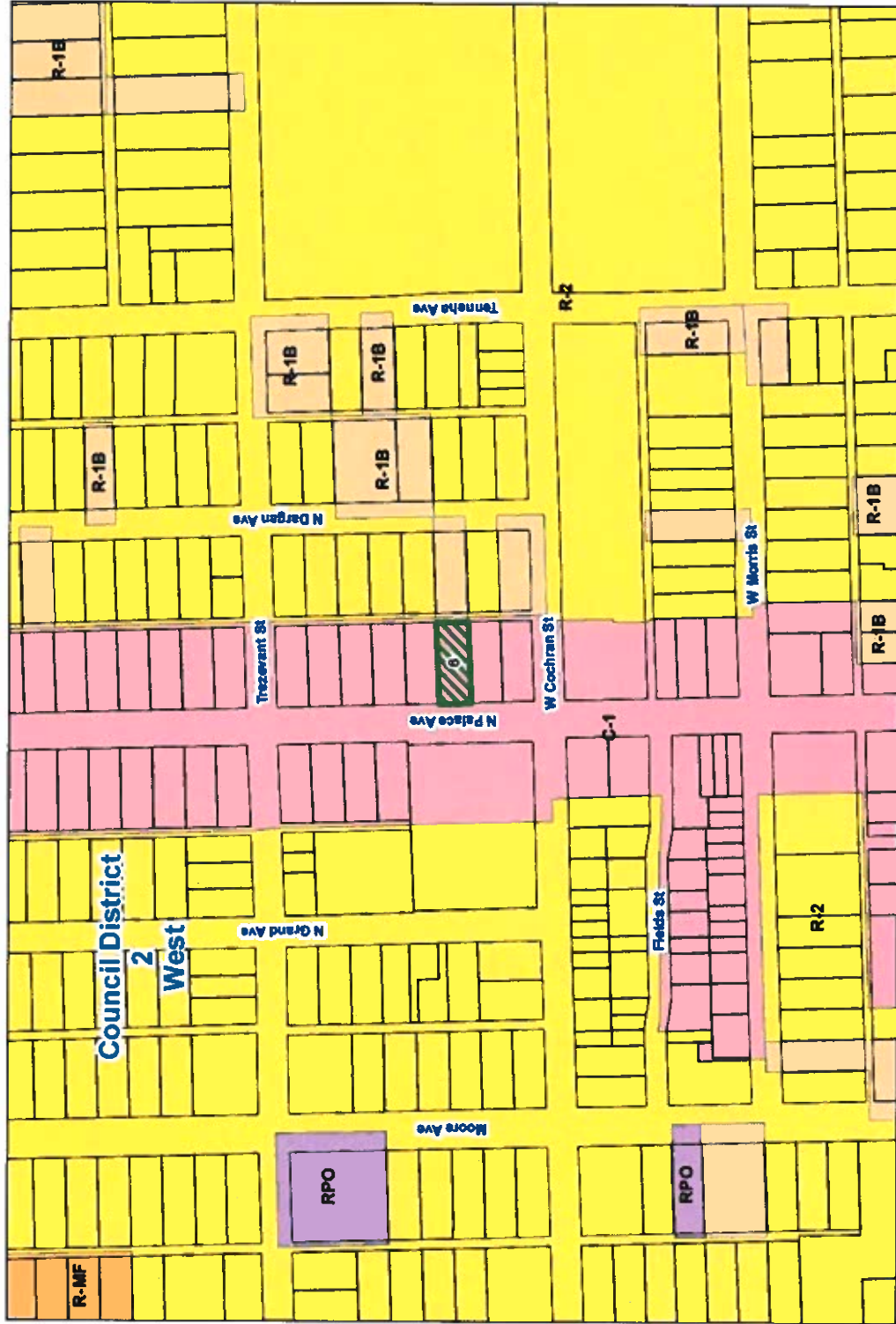
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-44
EXHIBIT "A"
LOCATION MAP**

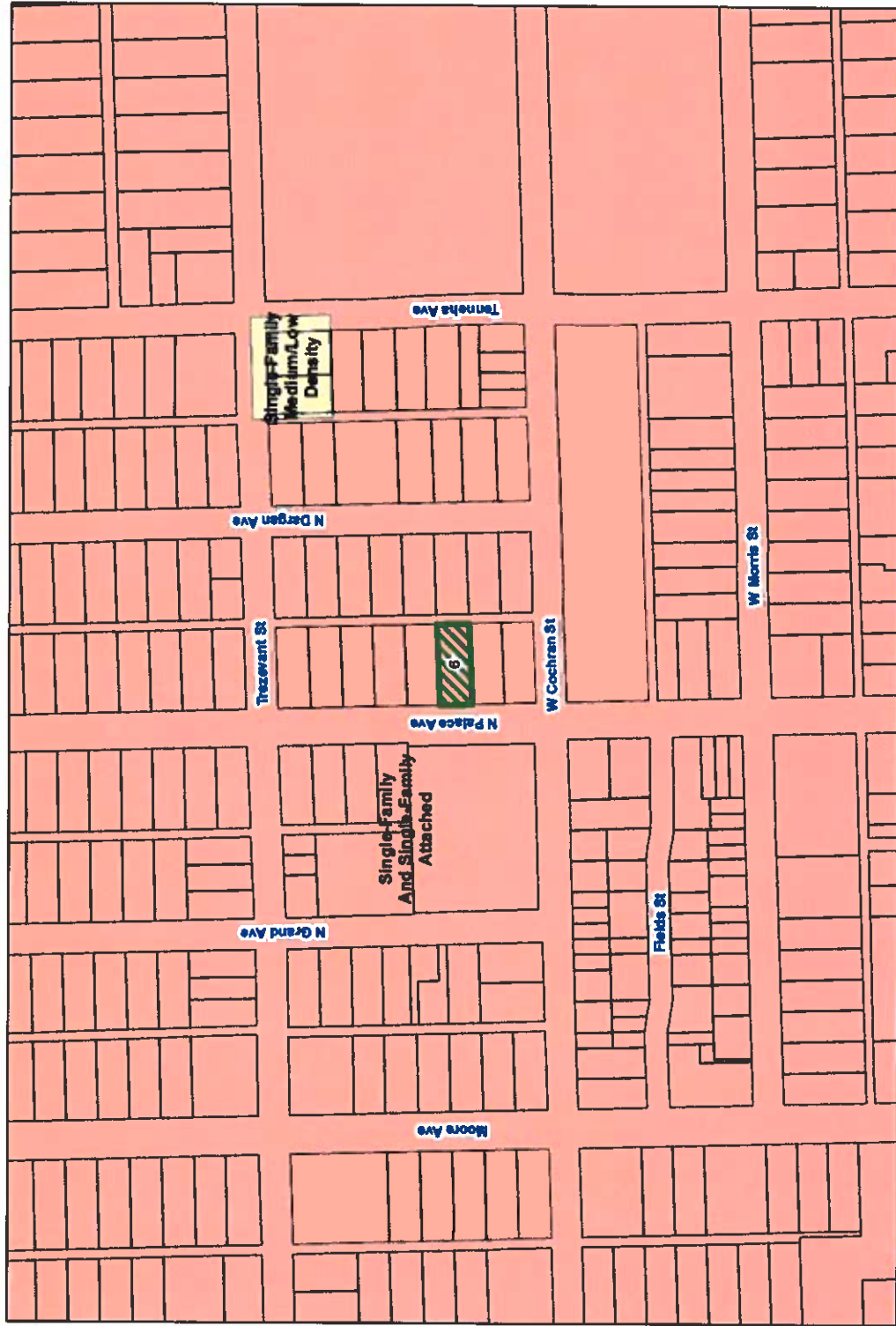


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

ZONING CASE
Zoning Case # Z18-018
Existing Zoning: C-1 Proposed Zoning: R-1B
Applicant: Brandon Henry

Subject Property

**ORDINANCE NO. O-2018-44
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

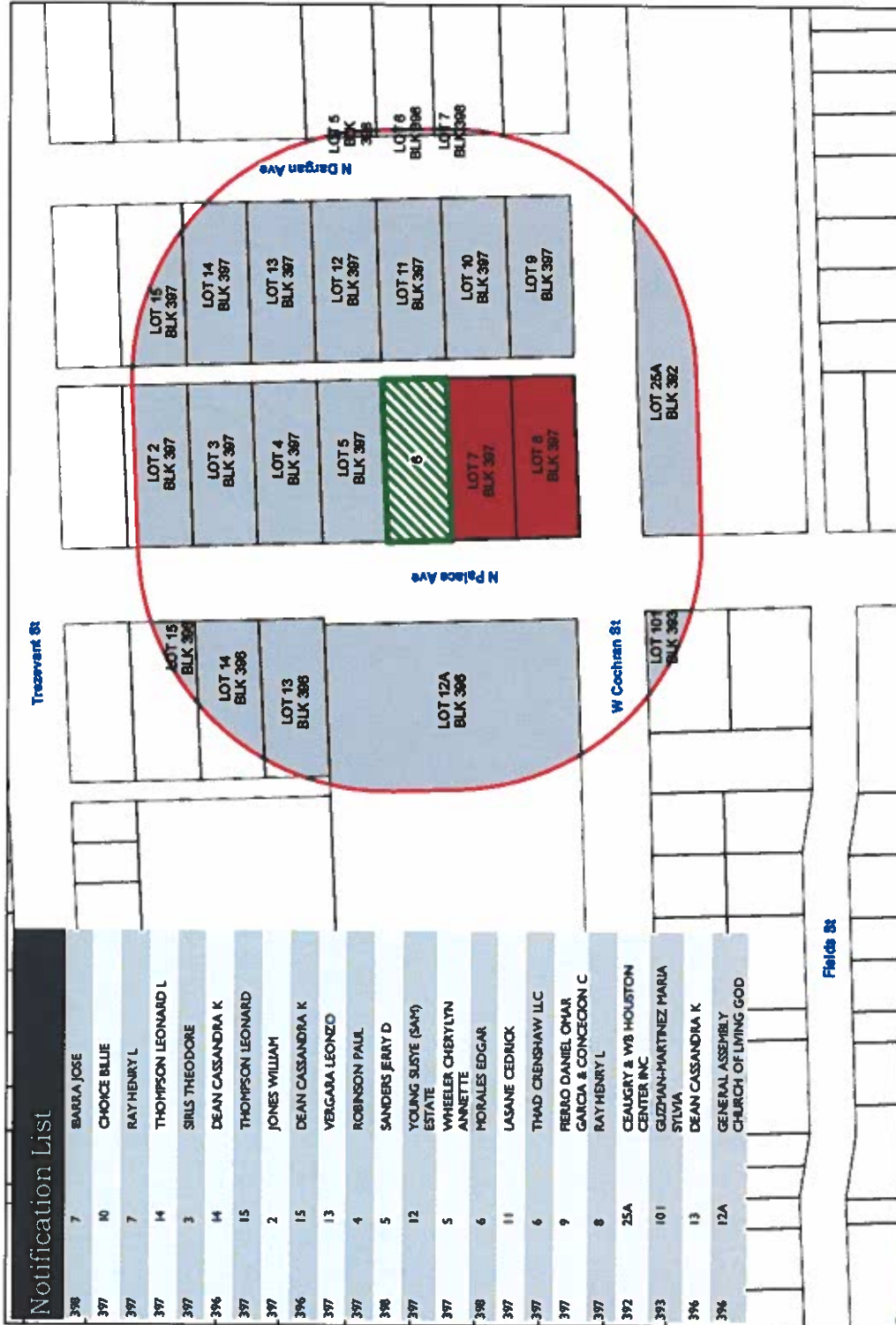


ZONING CASE
Zoning Case #: Z-18-018
Existing Zoning: C-1 Proposed Zoning: R-1B
Applicant: Brandon Henry

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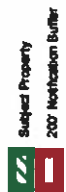
**ORDINANCE NO. O-2018-44
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

398	7	BARRA JOSE
397	10	CHOICE BILLIE
397	7	RAY HENRY L
397	14	THOMPSON LEONARD L
397	3	SIRLS THEODORE
396	14	DEAN CASSANDRA K
397	15	THOMPSON LEONARD
397	2	JONES WILLIAM
396	15	DEAN CASSANDRA K
397	13	VBAGARA LEONZO
397	4	ROBINSON PAUL
398	5	SANDERS JERRY D
397	12	YOUNG SUSTE (SAM)
397	5	WHEELER CHERYLYN
398	6	MORALES EDGAR
397	11	LASANE CEDRICK
397	6	THAD CRENSHAW LLC
397	9	PEDRO DANIEL OMAR GARCIA & CONCEPCION C
397	8	RAY HENRY L
392	25A	CEALUGRY & W8 HOUSTON CENTER INC
393	101	GUZMAN-MARTINEZ MARIA SYLVIA
396	13	DEAN CASSANDRA K
396	12A	GENERAL ASSEMBLY CHURCH OF LIVING GOD

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