

**ORDINANCE NO. O-2018-74**

**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-1D", SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT ON LOTS 1 AND 2A OF NCB 1080I, ONE PARCEL CONTAINING APPROXIMATELY 0.50 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF BELLE MERE DRIVE AND OLD OMEN ROAD (2800 OLD OMEN ROAD); 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 Z18-031**

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

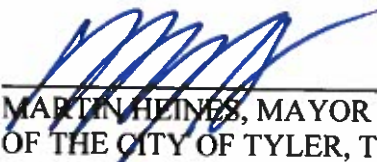
On Lots 1 and 2A of NCB 1080I, one parcel totaling approximately 0.50 acres of land located at the southeast intersection of Belle Mere Drive and Old Omen Road (2800 Old Omen Road).

**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 26<sup>th</sup> day of September 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-2018-74  
EXHIBIT "A"  
LOCATION MAP**



**ZONING CASE**  
 Zoning Case #: Z18-031  
 Existing Zoning: R-1A Proposed Zoning: R-1D  
 Applicant: Christopher Kastmo

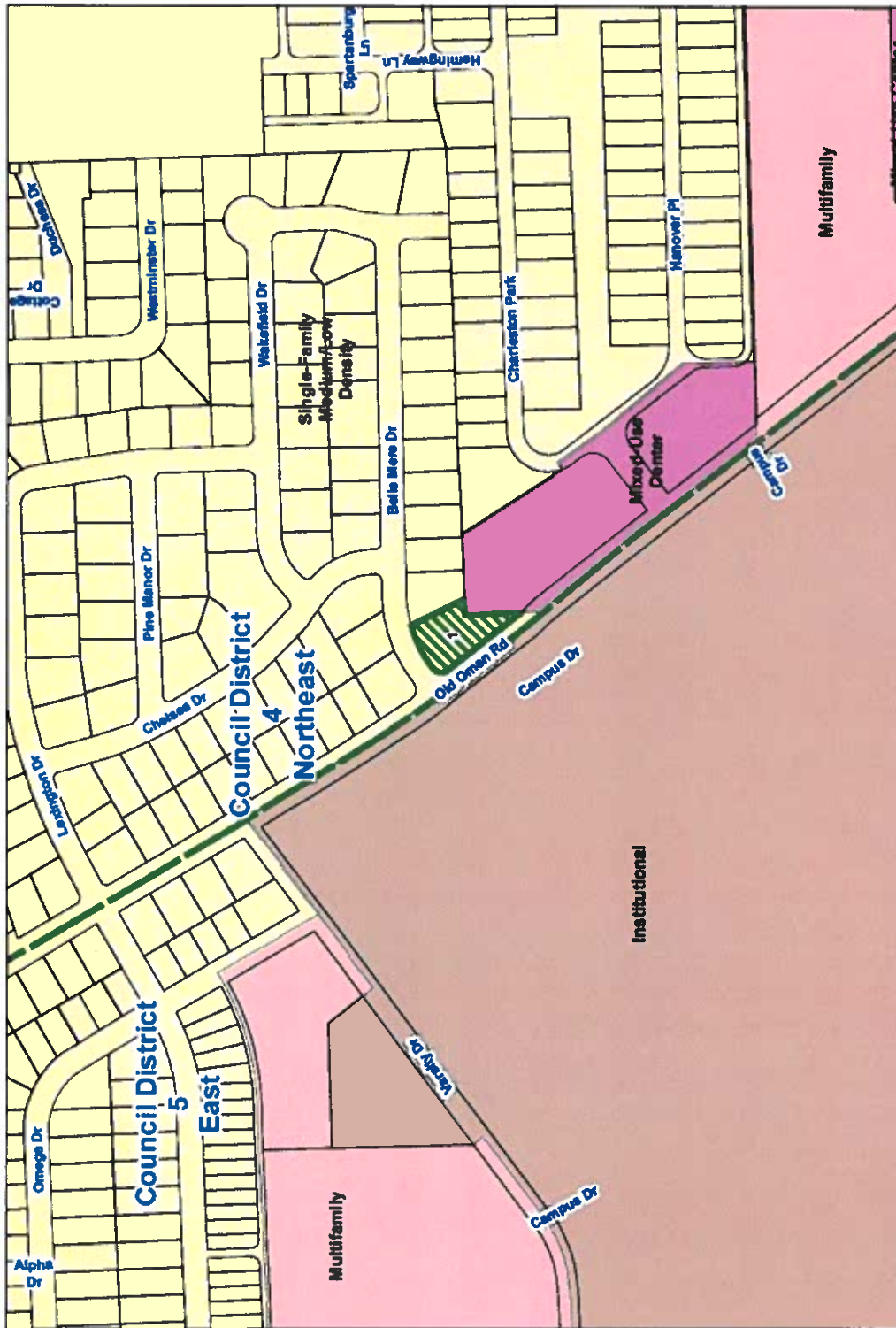
**Scale:** 0 300 300 Feet

**Legend:**  
 Subject Property  
 Council District Boundary

**North Arrow:** N, S, E, W

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-2018-74  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



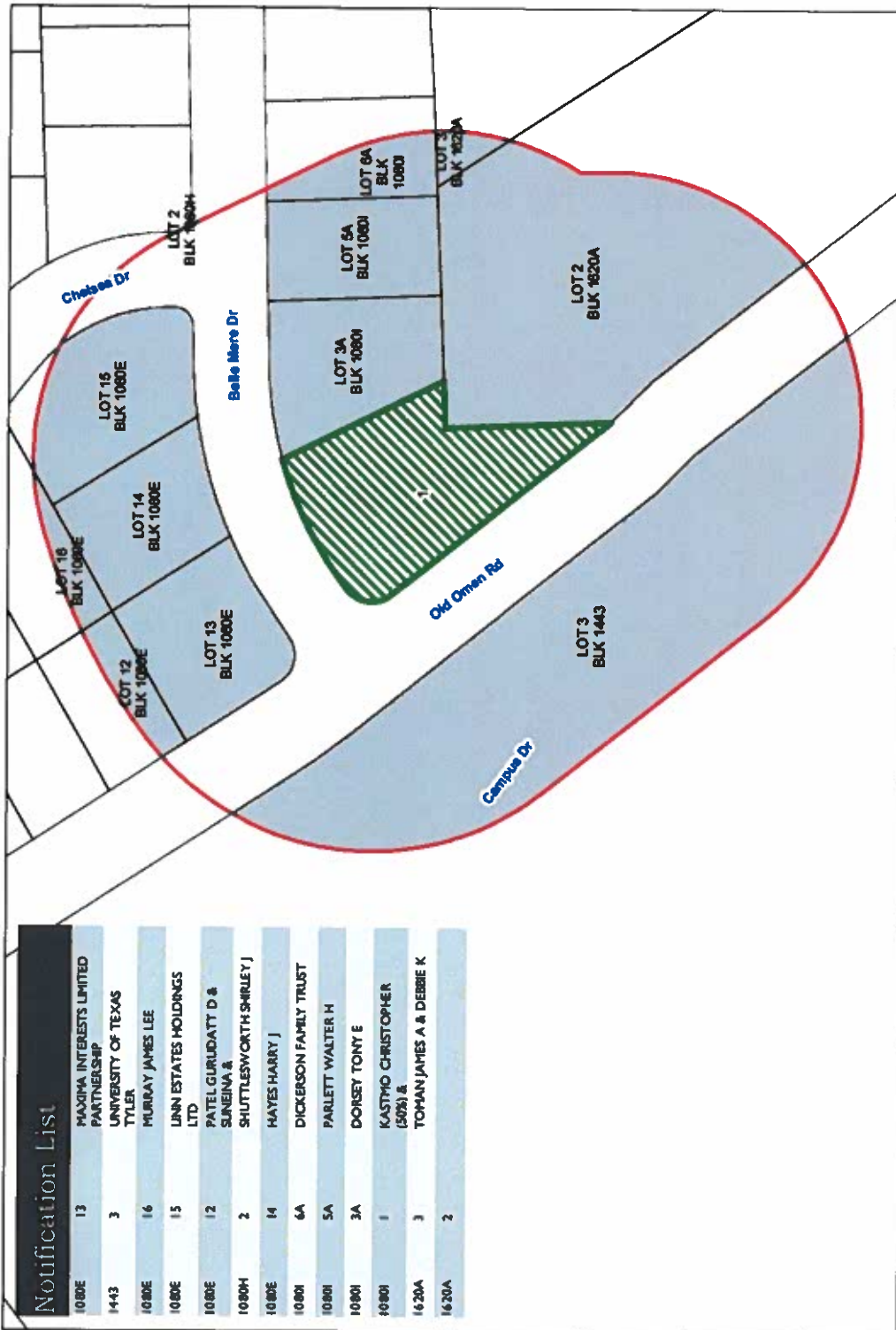
**ZONING CASE**  
Zoning Case #: Z18-031  
Existing Zoning: R-1A Proposed Zoning: R-1D  
Applicant: Christopher Kaszmo

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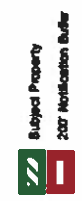
300 0 300 Feet



**ORDINANCE NO. O-2018-74  
EXHIBIT "C"  
NOTIFICATION MAP**



| Notification List |                                      |
|-------------------|--------------------------------------|
| 1080E 13          | MAXIMA INTERESTS LIMITED PARTNERSHIP |
| 1443 3            | UNIVERSITY OF TEXAS TYLER            |
| 1080E 16          | MURRAY JAMES LEE                     |
| 1080E 15          | LINN ESTATES HOLDINGS LTD            |
| 1080E 12          | PATEL GURUDATT D & SUNEENA &         |
| 1080H 2           | SHUTTLESWORTH-SHIRLEY J              |
| 1080E 14          | HAYES HARRY J                        |
| 1080I 6A          | DICKERSON FAMILY TRUST               |
| 1080I 5A          | PARLETT WALTER H                     |
| 1080I 3A          | DORSEY TONY E                        |
| 1080I 1           | KASTHO CHRISTOPHER (50%) &           |
| 1620A 3           | TOMMAN JAMES A & DEBBIE K            |
| 1620A 2           |                                      |



**ZONING CASE**  
Zoning Case #: Z18-031  
Existing Zoning: R-1A Proposed Zoning: R-1D  
Applicant: Christopher Kastmo

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100 0 100 Feet