



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-4

Date: October 24, 2007

Subject: **APPLICATION Z09-07-096B ISAIAS MANRIQUEZ**
Request that the City Council consider a request to change the zoning from “M-1” Light Industrial District to “R-1B” Single-Family Residential District for Lot 17 of NCB 65 of the Wimberley Douglas Subdivision, one lot totaling approximately 0.282 acres located at the northwest intersection of East Erwin Street and Beverly Avenue (724 E. Erwin Street).

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Item Reference:

The applicant is requesting a zoning change in order to build a single family house .

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half stories or 42 feet in height. Setback requirements are 25 feet in the front and rear and six feet on the side. Minimum lot size is 6,000 square feet.

The adjacent properties to the east, south and west are currently zoned “M-1” Light Industrial District and the property to the north is zoned “R1-B” Single Family Residential District. Presently, there are single family homes to the north and east of the subject property. To the west of the subject property is vacant land.

The Future Land Use Map designates this site as commercial. However, upon inspection of the property, it appears that the neighborhood is developed mostly as single family residential. The continuing development of single-family structures will enhance the beautification and reinvestment of the area.

Of the 15 notices mailed, the Planning Department has received no written letters of protest and no letters of support. At the September 18, 2007, Planning and Zoning meeting, no one spoke for or against the application.

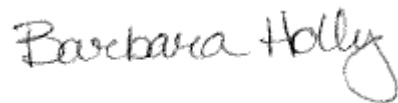
All other departments have reviewed the application and anticipate no significant impact on services or facilities by the proposed change.

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RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 7-0, recommends approval of the request to change the zoning from “M-1” Light Industrial District to “R-1B” Single-Family Residential District.

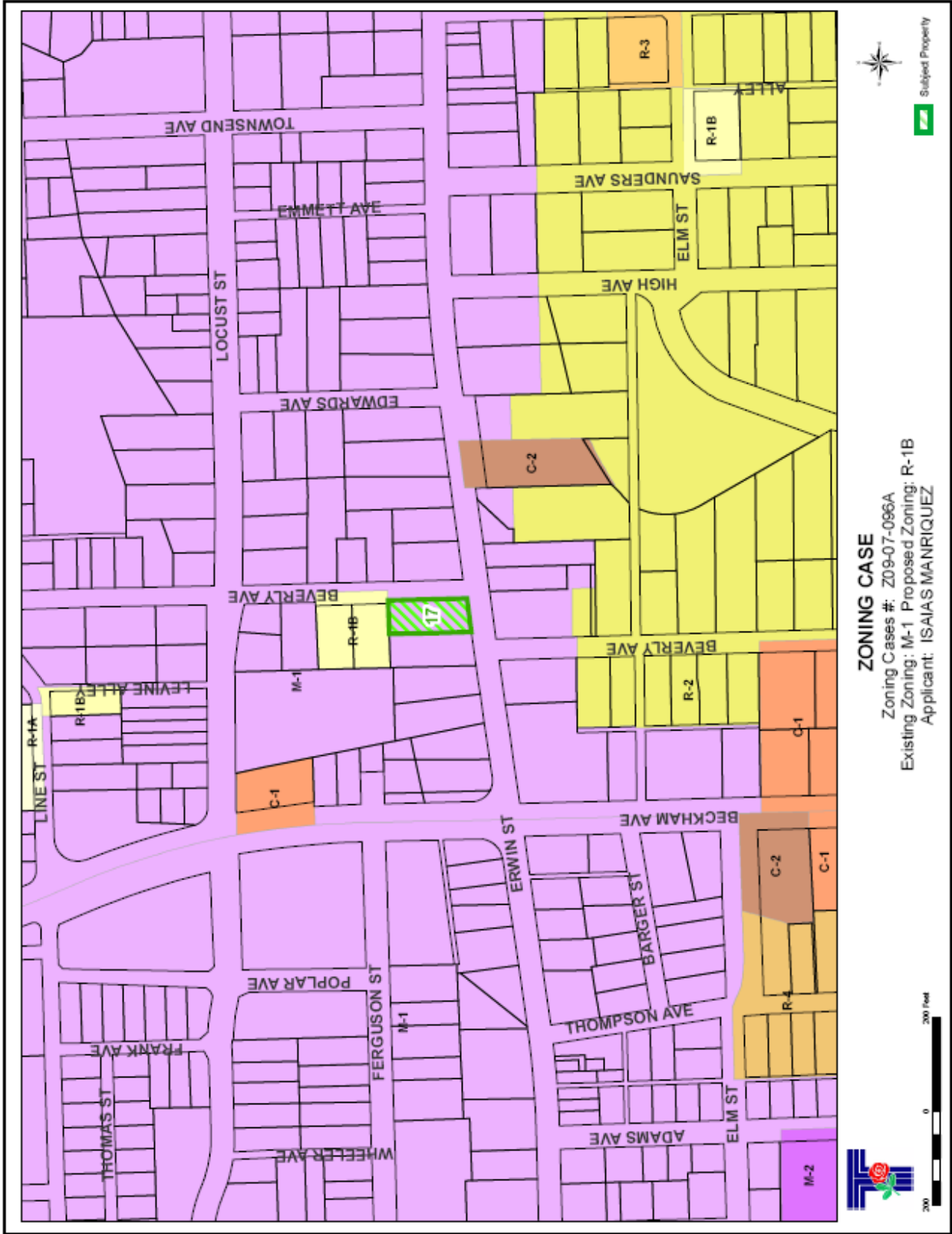
A handwritten signature in cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly

Department Leader

Edited/Submitted By:

City Manager



Subject Property

ZONING CASE

Zoning Cases #: Z09-07-096A
 Existing Zoning: M-1 Proposed Zoning: R-1B
 Applicant: ISAIAS MANRIQUEZ





ZONING CASE
 Zoning Cases #: Z09-07-096A
 Existing Zoning: M-1 Proposed Zoning: R-1B
 Applicant: ISAIAS MANRIQUEZ



ORDINANCE NO. O-2007-115

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 Z09-07-096B

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

Lot 17 of NCB 65 of the Wimberley Douglas Subdivision, one lot totaling approximately 0.282 acres located at the northwest intersection of East Erwin Street and Beverly Avenue (724 E. Erwin 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 change.

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 24th day of October, A.D., 2007.

JOSEPH O. SEEBER, MAYOR
OF THE CITY OF TYLER, TEXAS

A T T E S T:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY