



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-5

**Date:** February 28, 2007

**Subject:** **APPLICATION Z02-07-002B CONNIE OVERSHOWN**  
**Request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District on Lot 11, NCB 445 of the Oak Grove Subdivision, one lot totaling approximately .22 acres located at the northeast corner of the intersection of Grand Avenue and Vance Street (1709 Grand Avenue). The application is requesting a zoning change to allow for the construction of a single-family home.**

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**Item Reference:**

The applicant is requesting a zoning change to allow for the construction of a single family home.

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 (2 1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

The adjacent properties to the north, west and south are currently zoned “R-2” Two-Family Residential District and property to the east is currently zoned “POD” Planned Office District. Presently, there is a mixed use of single-family and two-family homes to the north and east of the subject property. To the south of the subject property is Austin Elementary and the lot to the east is vacant.

The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. The continuing development of single-family structures will only enhance the beautification and reinvestment of the area. This request is will have a positive impact on the area.

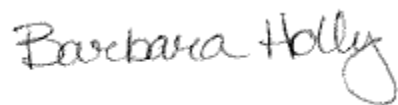
Of the fourteen notices mailed, no notices were returned in opposition to the request.

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**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 6-0, recommends approval of the request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District.

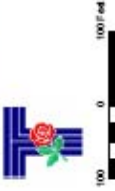
A handwritten signature in cursive script that reads "Barbara Holly".

**Drafted/Recommended By: Barbara Holly  
Department Leader**

**Edited/Submitted By:  
City Manager**

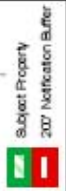


**ZONING CASE**  
Zoning Cases #: Z01-07-002b  
Existing Zoning: R-2, Proposed Zoning: R-1B  
Applicant: CONNIE OVERSHOWN





**ZONING CASE**  
 Zoning Cases #: Z01-07-002b  
 Existing Zoning: R-2, Proposed Zoning: R-1B  
 Applicant: CONNIE OVERSHOWN



**ORDINANCE NO. O-2007-16**

**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 Z01-07-002B**

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

Lot 11, NCB 445 of the Oak Grove Subdivision, one lot totaling approximately .22 acres located on the northeast corner of the intersection of Grand Avenue and Vance 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 28<sup>th</sup> day of February, A.D., 2007.

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

A T T E S T:

APPROVED:

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CASSANDRA BRAGER, CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY