



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-3

Date: March 28, 2007

Subject: APPLICATION Z03-07-15A JORGE LOPEZ

Request that the City Council consider a request to change the zoning from “RPO” Restricted Professional and Office District to “R-1A” Single-Family Residential District on Lots 1A and 1B of NCB 413 in the Boren Addition (Volume 4163, Page 173), two lots totaling 1.8± acres located at the southwest corner of the intersection of Vance Street and North Bois d’ Arc Avenue (1604 North Bois d’ Arc).

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Item Reference:

The applicant is requesting a zoning change to bring the zoning into conformity with the current use.

Section 10-209, "R-1A" 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 forty-two feet in height. Setback requirements are twenty-five feet in the front and rear and seven and one-half feet on the side. Minimum lot size is 9,000 square feet.

Properties to the north, south and west are zoned “R-2” Two-Family Residential District, while properties to the east are zoned “M-1” Light Industrial District and ‘R-2” Two-Family Residential District.

A large single family home is situated on the back portion of the applicant’s two large lots. The property owner intends to use the structure as a single family home and is proposing this zone change to conform to the existing use. This property is also located within Phase 4 of the city supported R-2 rezoning project which is proposing to rezone the R-2 area properties back to single family residential. However, since this is not a duplex zoning, this property will not be served by the city-wide voluntary rezoning currently underway.

The proposed area is depicted as low density residential on the Future Land Use Map; thus, this rezoning request is in compliance with the Future Land Use Map.

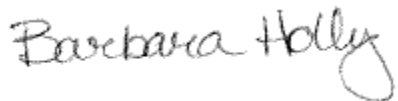
There was one written letter of support and no written letters of protest received. On March 6, 2007, the Planning and Zoning Commission held a public hearing on this request. The applicant was presented and available for questions.

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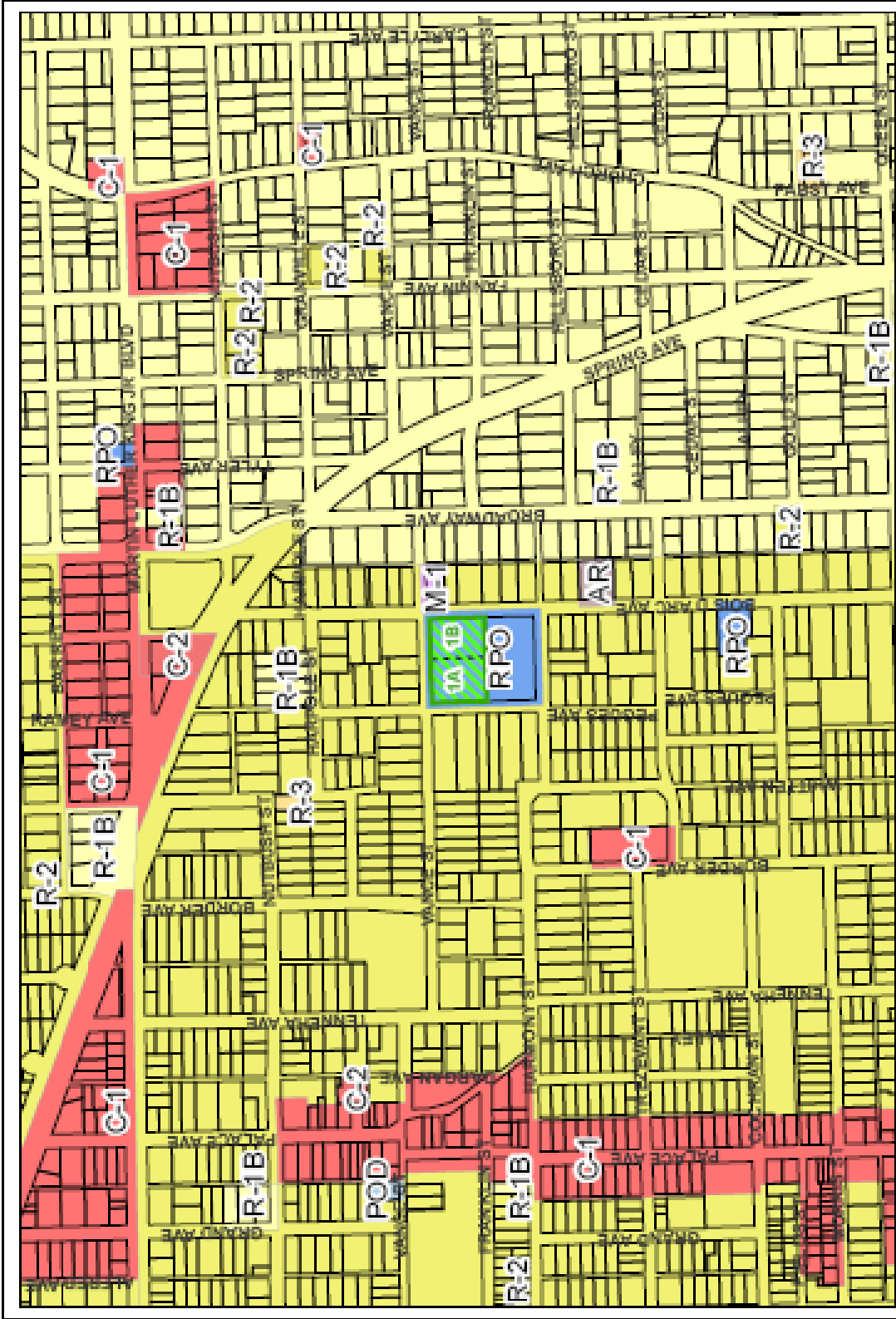
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “RPO” Restricted Professional and Office District to “R-1A” Single-Family Residential District.

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

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

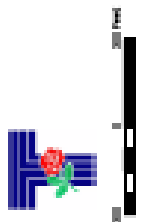
**Edited/Submitted By:
City Manager**



Subject Property

ZONING CASE

Zoning Cases #: 203-07-015A
 Existing Zoning: RPO Proposed Zoning: R-1A
 Applicant: JORGE LOPEZ





ZONING CASE
 Zoning Cases #: 203-07-015A
 Existing Zoning: RPO Proposed Zoning: R-1A
 Applicant: JORGE LOPEZ

Subject Property
 207 Hollister Ave

ORDINANCE NO. 0-2007-28

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; APPROVING ZONING; 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 Z03-07-015A

That the following described property, which is currently zoned “RPO”, shall hereafter bear the zoning classification of “R-1A”, to wit:

Lots 1A and 1B of NCB 413 in the Boren Addition (Volume 4163, Page 173), two lots totaling 1.8± acres located at the southwest corner of the intersection of Vance Street and North Bois d’ Arc Avenue (1604 North Bois d’ Arc).

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 28th day of March, 2007.

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

ATTEST:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY