



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-7

Date: June 19, 2007

Subject: APPLICATION Z05-07-047B CITY OF TYLER ON BEHALF OF NUMEROUS CITIZENS – PHASE ONE-B

Request that the City Council consider a request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District in the Butler College area for the following five lots: Lot 6 of NCB 581 of the Academy Heights Subdivision (1928 West Jackson Street); Lot 24A of NCB 856 of the Tubbs Subdivision (835 Tubbs Street); Lot 11 of NCB 661A of the Butler College Subdivision (1218 South Lyons Avenue); Lot 1B of NCB 854 of the Herndon’s 2nd Subdivision (2304 West Shaw Avenue); and Lot 67 of NCB 857 of the Herndon’s 1st Subdivision (2423 West Jackson Street).

Page: 1 of 2

Item Reference:

The City is offering a zoning change to bring the zoning into conformity with the current use for a single family area bounded by Bellwood Road to the north, West 2nd Street to the south, Academy Avenue to the east and Crosby Street to the west.

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.

Generally, the adjacent properties to the north, east, south and west of the five lots proposed to be rezoned are zoned “R-2” Two-Family Residential District; yet most of the structures are single family homes.

These five lots are part of Phase One of the citywide “R-2” rezoning project; however, the applications were not received in time to meet the public notice requirements for the initial Phase One agenda. With the City Council’s commitment to assisting citizens within the targeted “R-2” rezoning areas, late applications are being accepted and fees will be waived.

These lots are located in the Butler College area bounded by Bellwood Road to the north, W 2nd Street to the south, Academy Ave. to the east and Crosby St. to the west.

Agenda Number: Z-7

Page: 2 of 2

This rezoning will have a positive impact on the neighborhood by allowing the property owners to rebuild, refinance or remodel their single family homes once the lots have come into compliance. This process is in keeping with the desired outcome of Tyler 21 – to increase the number of single family homes in North Tyler and to foster redevelopment and reinvestment in the North Tyler neighborhoods.

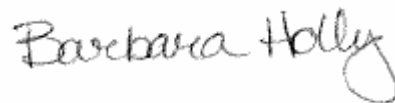
The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation.

Of the 106 notices mailed, five notices were returned in favor and no notices were returned in opposition to the application. No one spoke in favor of or in opposition to the rezoning request.

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

RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 7-0, recommends approval of the request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District for the five lots that requested the rezoning.

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

Drafted/Recommended By: Barbara Holly

Department Leader

Edited/Submitted By:

City Manager

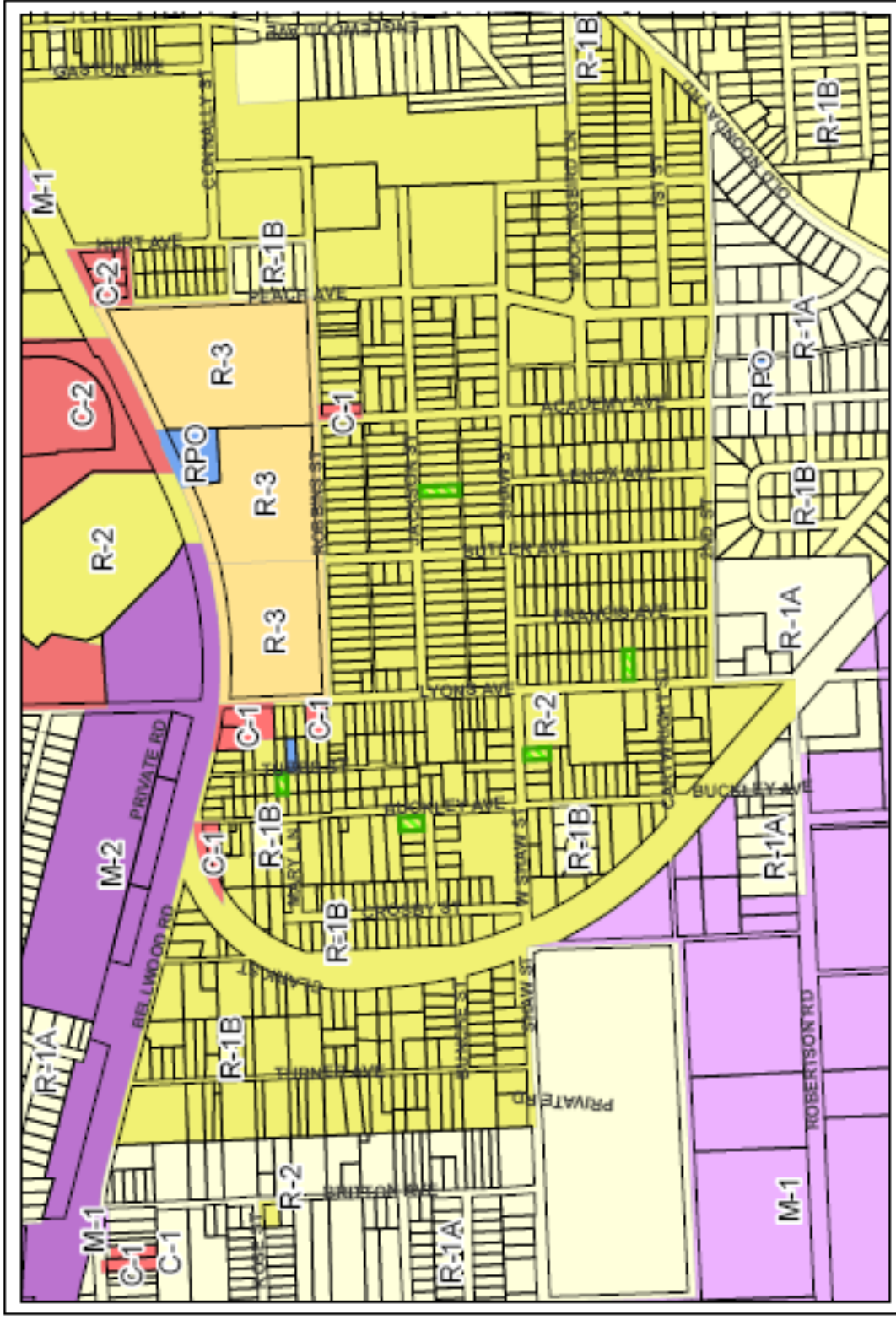


ZONING CASE

Zoning Cases #: Z05-07-0478
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: CITY OF TYLER ON BEHALF OF NUMEROUS CITIZENS



Subdiv Property
 200 Northlake Blvd



0 1 2 3 4 5 6 7 8 9 10 Feet

ZONING CASE
 Zoning Cases #: Z05-07-047B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: CITY OF TYLER ON BEHALF OF NUMEROUS CITIZENS



Maped Property

ORDINANCE NO. O-2007-71

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 Z05-07-047B

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 6 of NCB 581 of the Academy Heights Subdivision (1928 West Jackson Street);
Lot 24A of NCB 856 of the Tubbs Subdivision (835 Tubbs Street);
Lot 11 of NCB 661A of the Butler College Subdivision (1218 South Lyons Avenue);
Lot 1B of NCB 854 of the Herndon’s 2nd Subdivision (2304 West Shaw Avenue) and
Lot 67 of NCB 857 of the Herndon’s 1st Subdivision (2423 West Jackson 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 19th day of June, 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