

ORDINANCE NO. O-2008-137

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 "AG", AGRICULTURAL DISTRICT TO "R-1D", SINGLE-FAMILY DETACHED AND ATTACHED DISTRICT ON TRACT 1C AND A PORTION OF TRACT 1B OUT OF THE E. BODENHEIMER SURVEY, A-094, TOTALING APPROXIMATELY 8.329 ACRES LOCATED ONE LOT SOUTH OF THE INTERSECTION OF NORTH BROADWAY AVENUE AND WEST 32ND STREET; DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z09-08-097B

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

Tract 1C and a portion of Tract 1B out of the E. Bodenheimer Survey, A-094, totaling approximately 8.329 acres located one lot south of the intersection of North Broadway Avenue and West 32nd Street, and
as shown on the drawing attached hereto as Exhibit "A".

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 22nd day of October, A.D., 2008.

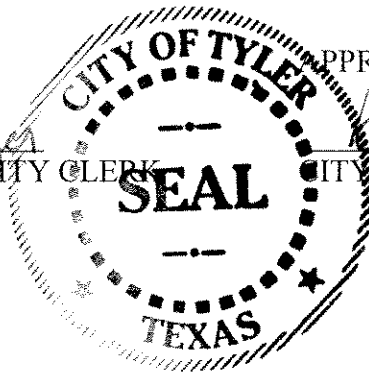
Barbara Bass
BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

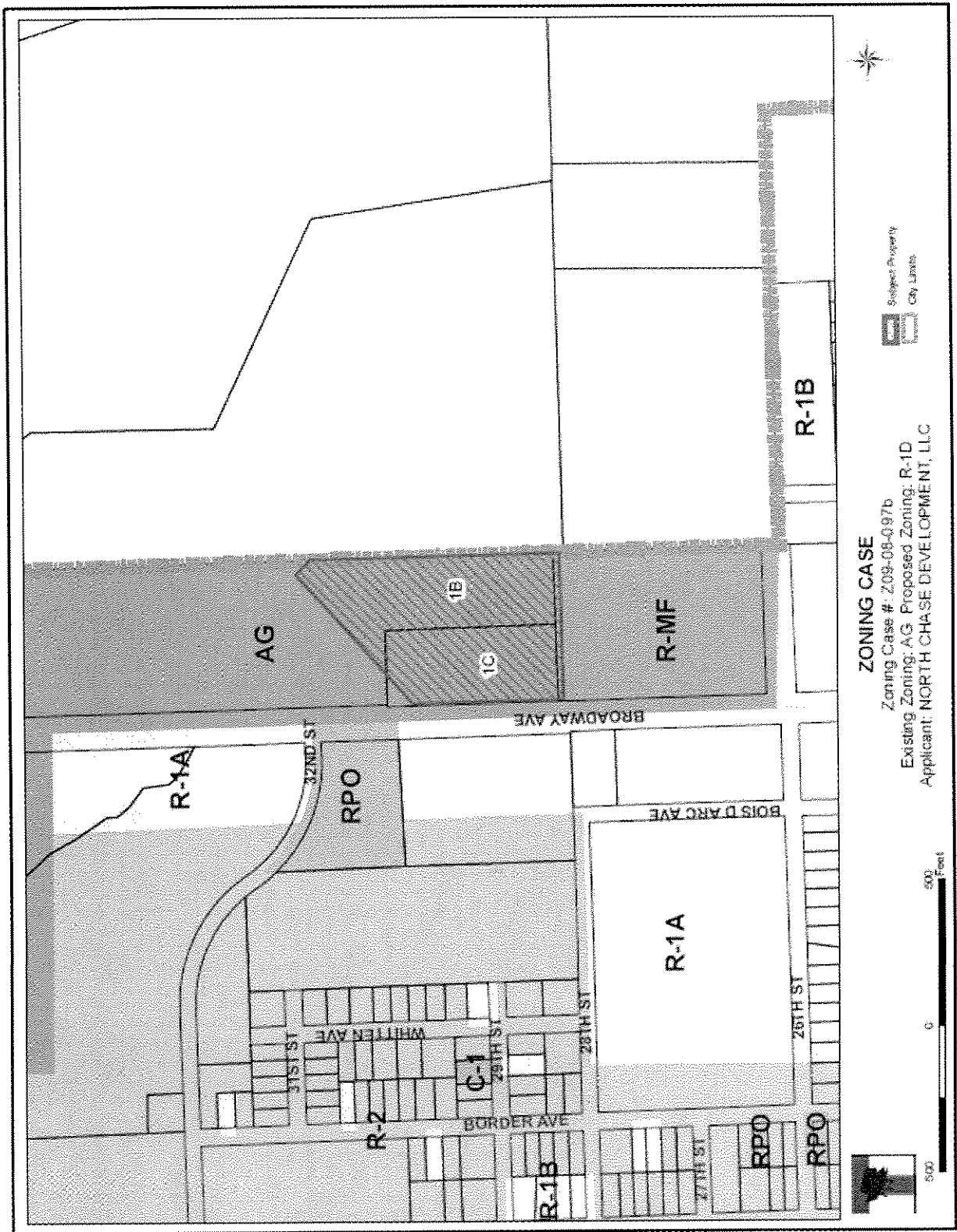
APPROVED:

Jerry C. Landers
CITY ATTORNEY



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Exhibit "A"



ZONING CASE

Zoning Case #: Z09-08-097b

Existing Zoning: AG Proposed Zoning: R-1D

Applicant: NORTH CHASE DEVELOPMENT, LLC

