



CITY OF TYLER COUNCIL COMMUNICATION

Agenda Number: Z-11

Date: February 27, 2008

Subject: APPLICATION Z12-07-019B ASAMBLEA CRISTIANA LA GLORIA DE DIOS
Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single Family Residential District on approximately .51 acres of land known as Lots 60 and 61 of NCB 675A of the Swinney Addition located one lot west of the northwest intersection of South Porter Avenue and East Lawrence Street (1816 and 1822 East Lawrence Street).

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Item Reference:

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

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 north are zoned “C-1” Light Commercial District. Properties to the east are zoned “R-1A” Single Family Residential and properties to the south and west are zoned “R-1B” Single Family District. However, upon inspection of the property, it appears that the neighborhood is developed mostly as single family residential.

The newly adopted Tyler 21 Future Land Use Guide designates this site as Single Family Medium/Low Density 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 enhance the beautification and reinvestment of the area. This request will have a positive impact on the area.

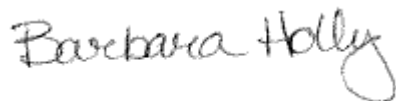
Of the 30 notices mailed, no notices were returned in favor of or in opposition to the request. All other departments have reviewed the application and anticipate no significant impact on services or facilities by the proposed change.

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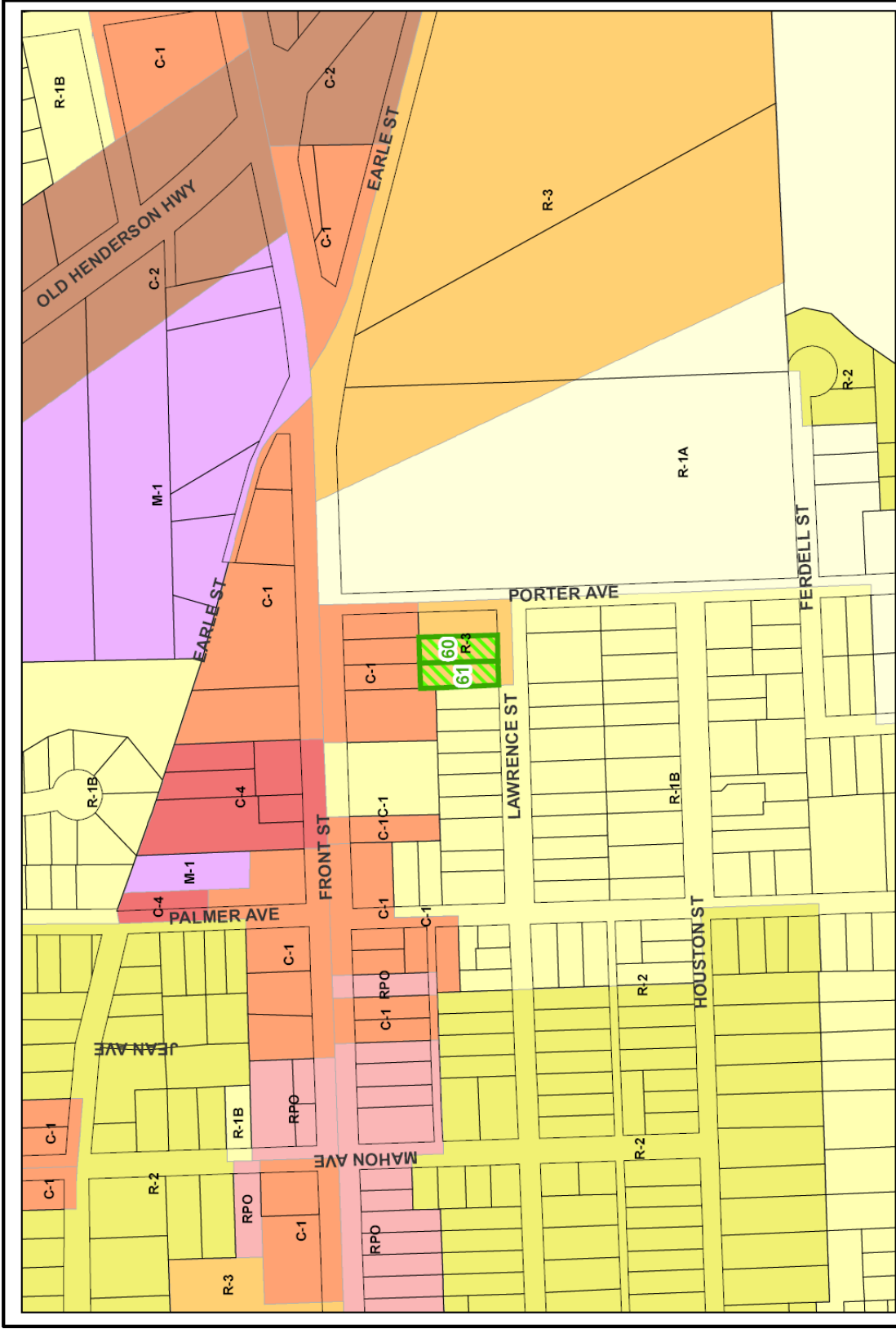
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, recommends approval of the request to change the zoning from “R-3” Multi-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



200 0 200 Feet

ZONING CASE

Zoning Case # Z12-07-019B
 Existing Zoning: R-3 Proposed Zoning: R-1B
 Applicant: ASAMBLEA CRISTIANA LA GLORIA DE DIOS



Subject Property



ORDINANCE NO. O-2008-30

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 Z12-07-019B

That the following described property, which has heretofore been zoned “R-3” Multi-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single Family Residential District, to-wit:

Lots 60 and 61 of NCB 675A of the Swinney Addition located one lot west of the northwest intersection of South Porter Avenue and East Lawrence Street (1816 and 1822 East Lawrence 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 27th day of February, A.D., 2008.

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

A T T E S T:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY