



**CITY OF TYLER
COUNCIL COMMUNICATION**

Agenda Number: Z-4

Date: March 26, 2008

Subject: **APPLICATION Z03-08-035A RAYMUNDO MIRANDA**
Request that the City Council consider a request to change the zoning from “M-1” Light Industrial District to “R-1-B” Single-Family Residential District on Lot 11 of NCB 62 of the City of Tyler Subdivision, one lot totaling approximately 6,300 square feet located at the southwest intersection of East Oakwood Street and North Beverly Avenue (488 North Beverly Avenue).

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Item Reference:

The applicant is requesting a zoning change to allow for the construction of a single family home. This will continue to promote the redevelopment in the North Tyler area.

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, east, south and west are zoned “M-1” Light Industrial; however, most of the actual uses are single family or two family residential homes.

The newly adopted Tyler 21 Future Land Use Guide designates this site as Single Family Medium/Low Density. Therefore, the request for “R-1B” Single Family Residential District is consistent with that land use designation and carries out the future goal for redevelopment.

Of the 25 notices mailed, no notices were filed in support of or in opposition to the application. At the March 4, 2008, Planning and Zoning Commission meeting, Raymundo Miranda spoke on behalf of the application. No one spoke in opposition to the request.

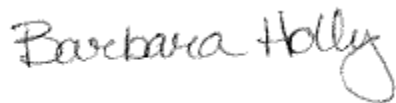
All other departments have reviewed the application and anticipate no significant impact on services or facilities by the proposed change.

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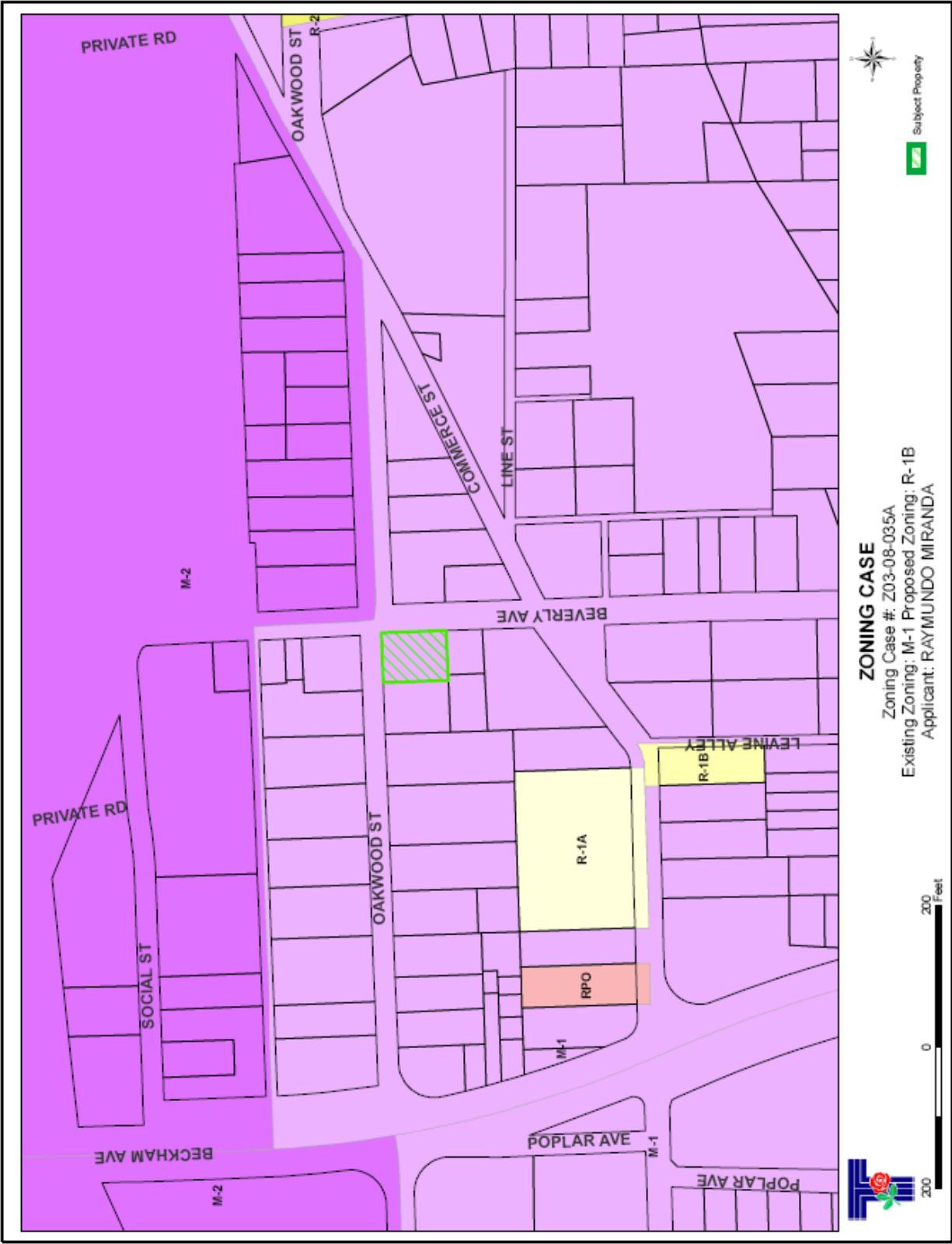
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 7-0, recommends approval of the request to change the zoning from “M-1” General Industrial 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



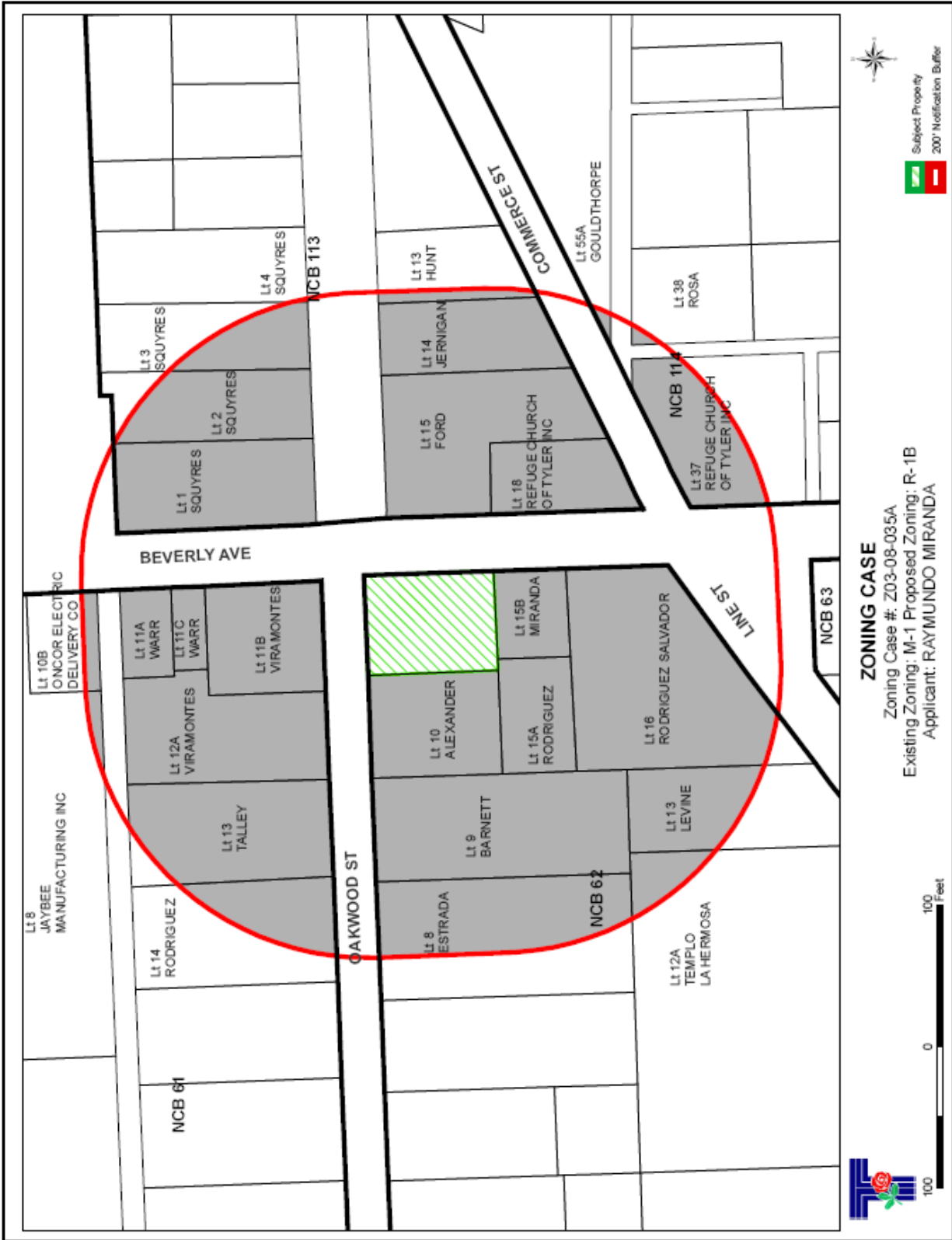
Subject Property



ZONING CASE

Zoning Case #: Z03-08-035A
 Existing Zoning: M-1 Proposed Zoning: R-1B
 Applicant: RAYMUNDO MIRANDA





Subject Property
200' Modification Buffer

ZONING CASE

Zoning Case #: Z03-08-035A
Existing Zoning: M-1 Proposed Zoning: R-1B
Applicant: RAYMUNDO MIRANDA



ORDINANCE NO. O-2008-42

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 Z03-08-035A

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

Lot 11 of NCB 62 of the City of Tyler Subdivision, one lot totaling approximately 6,300 square feet located at the southwest intersection of East Oakwood Street and North Beverly Avenue (488 North Beverly Avenue).

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 26th day of March, 2008.

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

A T T E S T:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY