

ORDINANCE NO. O-2009-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, PROVIDING FOR THE ANNEXATION OF CERTAIN SPARSELY OCCUPIED AND OWNER-REQUESTED TERRITORY LYING ADJACENT TO AND CONTIGUOUS TO THE PRESENT WESTERN BOUNDARY LIMITS OF THE CITY OF TYLER AND REFERRED TO AS THE ANNEXATION APPLICATION A04-09-001 (PATSY AND KENNETH LEWIS); A FIVE-FOOT STRIP BEGINNING AT THE SOUTH ELLIS PROPERTY BOUNDARY WITH SPUR 164, CONTINUING WESTERLY ACROSS SPUR 164 AND CONTINUING SOUTHERLY APPROXIMATELY 108 FEET ALONG THE EASTERN PROPERTY LINE OF PATSY LEWIS PROPERTY AND ALONG SOUTHERN BOUNDARY LINE OF THE PATSY LEWIS BOUNDARY LINE FOR APPROXIMATELY 908 FEET TO THE WESTERN BOUNDARY OF SAID PROPERTY AND EASTERN BOUNDARY LINE OF ARMOR MATERIALS AS DESCRIBED BY A METES AND BOUNDS DESCRIPTION, LOCATED WEST OF BELLWOOD LAKE; AMENDING THE TYLER CITY LIMITS MAP; ADJUSTING THE CITY OF TYLER EXTRATERRITORIAL JURISDICTION; ESTABLISHING THE INITIAL LAND USE DESIGNATION; ESTABLISHING ORIGINAL ZONING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a public hearing was held before the City Council of the City of Tyler, Texas, on the 22 day of April, 2009, in the Council Chambers, City Hall, 212 North Bonner, Tyler, Texas, wherein all interested persons were provided an opportunity to be heard on the proposed annexation of the territory hereinafter described, which date is not more than thirty (30) nor less than five (5) days after the filing of the complete Texas Local Government Code Section 43.028 petition, a copy of which is attached and made a part hereof as Exhibit "C"; and

WHEREAS, the area to be annexed is one-half mile or less in width; and

WHEREAS, the area to be annexed is contiguous to the City of Tyler; and

WHEREAS, the area to be annexed is vacant and without residents or has fewer than three (3) Qualified Voters; and

WHEREAS, the hereinafter described territory lies within the extraterritorial jurisdiction of the City of Tyler, Texas; and

WHEREAS, the hereinafter described territory is a five-foot strip containing approximately .242 acres of land and crossing the area described in Exhibit "B", together with a five-foot strip of land across Spur 164 to the Billy Ray Ellis property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That pursuant to Tyler City Code Sections 10-800 through 10-802, the Texas Local Government Code Section 43.028 petition is hereby granted and the following described land and territories lying adjacent to and adjoining the City of Tyler, Texas, are hereby added to and

annexed to the City of Tyler, Texas, and as shown on the map attached as Exhibit "A" and as described in Exhibit "B", a five-foot strip crossing the area described in Exhibit "B" together with a 5' strip of land across Spur 164 to the Billy Ray Ellis property, shall be included within the boundary limits of said City, and the present boundary limits of such City, at the various points contiguous to the areas being annexed, are altered and amended so as to include said areas within the corporate limits of the City of Tyler, Texas. Accordingly, the official Tyler City limits map adopted by Ord.0-2007-53 and the City's ETJ are hereby adjusted as described in Tyler City Code Section 10-802 and that section and map are amended to reflect this annexation.

PART 2: That the 5 foot strip so annexed shall be part of the City of Tyler, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Tyler, Texas. The current value of the .242 acres is approximately \$30.46 which will yield a current city tax obligation of \$.062 per year. The owner would receive two tax statements, one for the 5 foot strip and a separate statement for the remainder of the property. Receipt of such statements will serve as written proof that the value of the 5 foot strip is being kept to a minimal amount. The landowner would not begin receiving the "second" tax statement on the 5 foot area until the year 2010. At that time, the total City tax on such 5 foot strip is expected to remain miniscule (estimated to be less than \$1.00). The inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Tyler, Texas.

PART 3: That upon final passage, the annexed area shall be zoned as "AG", Agricultural District, as shown on Exhibit "D", hereinabove mentioned.

PART 4: That the initial Land Use Designation for the annexed area is hereby established as Agricultural and it is directed that the Land Use Guide be amended to reflect said uses.

PART 5: That the annexed area shall be added to the West District #2, Council single member district and the official Voting District Map amended accordingly.

PART 6: That the Planning and Zoning Department shall send to the Texas Secretary of State a copy of the ordinance and statement that the annexation is not involved in any litigation.

PART 7: That the City Clerk shall send to the State Comptroller by certified mail a map showing new boundaries for sales tax and a certified copy of the ordinance showing the effective date of the boundary changes.

PART 8: That within thirty (30) days of notice of U. S. Justice Department approval of this annexation, the Planning and Zoning Department, on behalf of the Mayor, shall file a certified copy of this ordinance and a copy or duplicate of the petition with the County Clerk.

PART 9: That this ordinance shall be in full force and effect from and after the date of its passage and approval by the City Council.

PASSED AND APPROVED THIS the 22nd day of April A. D., 2009.

Barbara Bass

BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CITY CLERK



APPROVED:

Amy C Landers
CITY ATTORNEY

- Exhibit A = map
- Exhibit A-1 = legal description - sketch
- Exhibit B = legal description
- Exhibit C = owner petitions
- Exhibit D = zoning map

ORDINANCE NO. 0-2009-46

EXHIBIT "A"
MAP

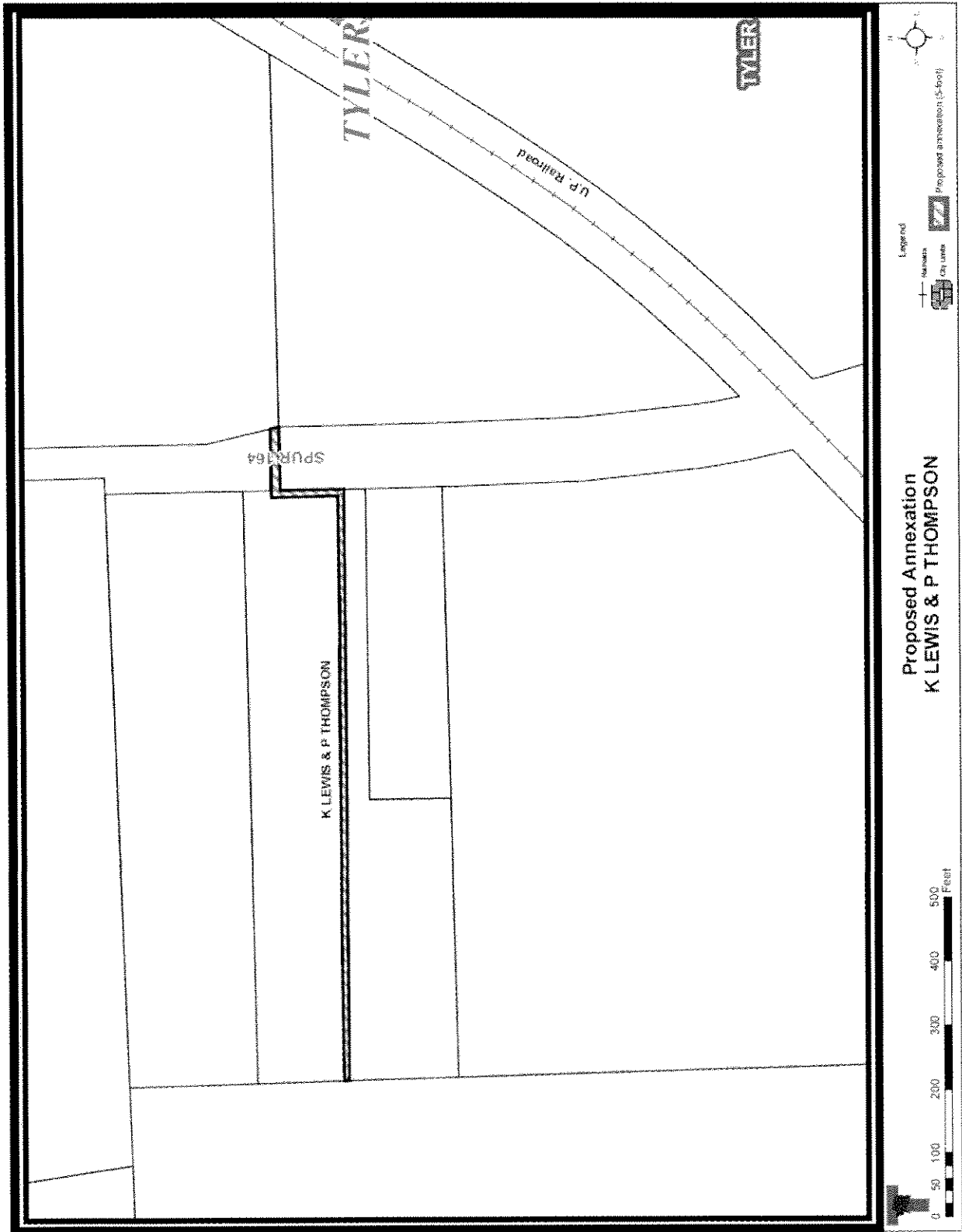
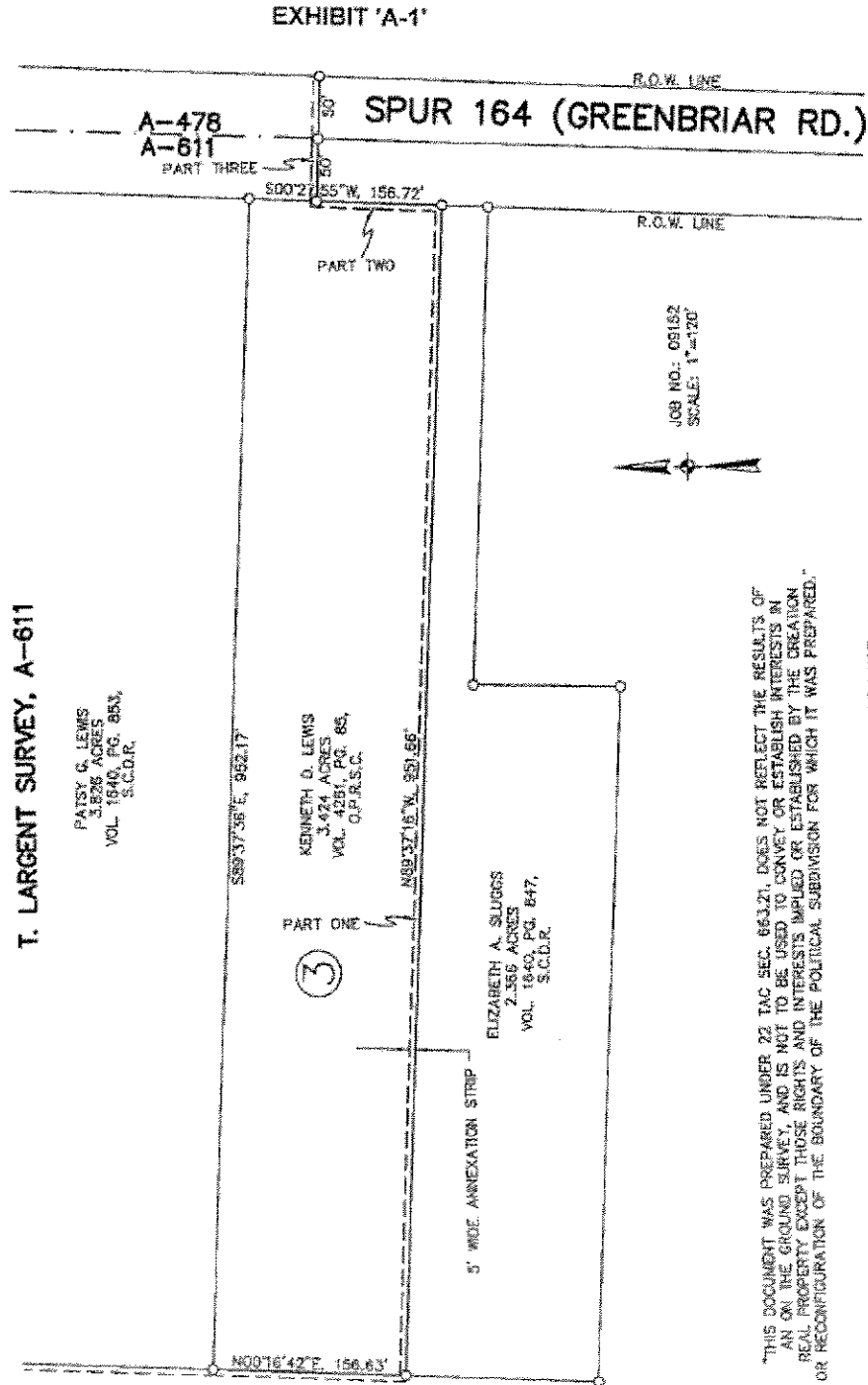


EXHIBIT "A-1"
LEGAL DESCRIPTION - SKETCH



ORDINANCE NO. 0-2009-46

**EXHIBIT "B"
PAGE 1 OF 2
LEGAL DESCRIPTION**

EXHIBIT 'B' LEGAL DESCRIPTION

USA-CoE Annexation
Kenneth D. Lewis Tract - 5.00-Ft. Wide Strip

All that certain tract or parcel of land situated in the Thomas Largent Survey, Abstract 611, Smith County, Texas, being out of and a part of that certain called 3.424 acre tract described in a Warranty Deed from Jerry Dean Thompson to Kenneth D. Lewis et ux Patsy Grace Thompson Lewis, dated March 27, 1998, and recorded in Volume 4261, Page 85 of the Official Public Records of Smith County, Texas, and being more particularly described by bounds as follows:

Part One

Being a 5.00 foot wide strip of land adjoining the south boundary line (record: North 89°37'16" West, 951.66 feet) of said 3.424 acre tract, same being the north line of that certain called 2.366 acre tract described in a Deed to Elizabeth Ann Thomson Suggs, and recorded in Volume 1640, Page 847 of the Deed Records of Smith County, Texas, said 5.00 foot wide strip extending in a northerly direction from said south boundary line, from the southwest corner of said 3.424 acres, in an easterly direction to the southeast corner of said 3.424 acres, said corner being in the west right-of-way line of Spur 164 (Greenbriar Road).

Part Two

Being a 5.00 foot wide strip of land adjoining the east boundary line (record: South 00°27'55" West) of said 3.424 acre tract, same being the west right-of-way line of Spur 164 (Greenbriar Road), said 5.00 foot wide strip extending in a westerly direction from said east boundary line, from the southeast corner of said 3.424 acres, in a northerly direction to a point being a distance of 5.00 feet beyond the point of intersection of said east boundary line with the westerly projection of the south boundary line (record: North 89°47'58" East) of that certain called 20.29 acre residue tract described in a Warranty Deed with Vendor's Lien from Marshall E. Brown et ux Virginia V. Brown to Billy R. Ellis et ux Brenda Ellis, dated January 5, 1979, and recorded in Volume 1718, Page 818 of the Deed Records of Smith County, Texas.

ORDINANCE NO. 0-2009-46

EXHIBIT "B"

PAGE 2 OF 2

LEGAL DESCRIPTION

Exhibit 'A'
Kenneth D. Lewis
Page 2

Part Three

Being a 5.00 foot wide strip of land adjoining the east boundary line (record: South 00°27'55" West) of said 3.424 acre tract, same being the west right-of-way line of Spur 164 (Greenbriar Road), said 5.00 foot wide strip extending in a northerly direction from the point of intersection of said east boundary line with the westerly projection of the south boundary line (record: North 89°47'58" East) of that certain called 20.29 acre residue tract described in a Warranty Deed with Vendor's Lien from Marshall E. Brown wt ux Virginia V. Brown to Billy R. Ellis et ux Brenda Ellis, dated January 5, 1979, and recorded in Volume 1718, Page 818 of the Deed Records of Smith County, Texas, said 5.00 foot wide strip extending easterly (record: 50.00 feet) along said line projection (record: South 00°27'55" West) to the southwest corner of said 20.29 acres, said corner being in the centerline of said Spur 164.

(This document was prepared under 22 TAC Section 663.21, does nor reflect the results of an on-the-ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. All bearings and distances recited are record information per deeds of conveyance.)

ORDINANCE NO. 0-2009-46

EXHIBIT "C"
PAGE 1 OF 8
OWNER PETITION



RECEIVED: _____
REFERRAL NO.: _____

APPLICATION NO. _____

INFORMATION FOR COMPLETING FORMS REQUESTING ANNEXATION
FOR SPARSELY OCCUPIED AREA

ITEMS REQUIRED FOR EACH APPLICATION:

(The following items are included in this packet. Instructions are included on each form. There is some repetition because the different forms are necessary for different reasons.)

- A. PETITION FOR ANNEXATION
- B. APPLICANT'S SUPPORT INFORMATION FOR ANNEXATION REQUEST
- C. LIST OF OWNERS OF ALL PROPERTY TO BE ANNEXED
- D. LIST OF QUALIFIED VOTERS RESIDING IN AREA TO BE ANNEXED
- E. AUTHORIZATION OF AGENT
- F. MAP OF AREA (FORM F IS AN EXAMPLE ONLY.)

(Provide a map of the area of the annexation request drawn to scale. Show all land uses, identify the ownership of each parcel of land, show any public ways within or abounding the areas, show any easements within or bordering the areas, and show the existing city limits.)

- G. PETITION FOR ORIGINAL ZONING

(NOTE: Filing fee of \$250.00 (City Code Sec. 10-1) must be received with annexation petition)

ALL ANNEXATION IS BY ORDINANCE, AND ONLY THE CITY COUNCIL HAS THE AUTHORITY TO ENACT AN ORDINANCE. THE COUNCIL HAS ASSIGNED THE STUDY OF ANNEXATIONS TO THE CITY PLANNING AND ZONING COMMISSION, WHICH WILL MAKE RECOMMENDATIONS TO THE COUNCIL. THIS REQUEST FOR ANNEXATION WILL NOT BE EFFECTIVE UNLESS IT IS PASSED BY THE CITY COUNCIL.

(NOTE: The Planning and Zoning Commission hears all requests on the first and third Tuesday of each month at 1:30 p.m. in the City Council Chambers, City Hall, 212 N. Bonner Avenue.)

ANNEXATION PETITIONS MUST BE FILED IN THE PLANNING AND ZONING DEPARTMENT, TYLER DEVELOPMENT CENTER, 423 WEST FERGUSON.

THE FILING DEADLINE FOR THE _____, _____, PLANNING AND ZONING COMMISSION MEETING WILL BE _____, _____, AT 5:00 P.M. PLEASE HAVE A REPRESENTATIVE PRESENT AT ALL PUBLIC HEARINGS. THE APPLICANT HAS THE DUTY TO PRODUCE EVIDENCE BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL TO JUSTIFY THE PROPOSED ANNEXATION.

RECEIVED

APR 15 2009

PLANNING DEPARTMENT

Reviewed by Legal 9/3/07

ORDINANCE NO. 0-2009-46

EXHIBIT "C"
PAGE 2 OF 8
OWNER PETITION



FORM G

PETITION FOR ORIGINAL ZONING OF SPARSELY OCCUPIED AREA TO BE ANNEXED

Before the City Planning and Zoning Commission and the City Council
of the City of Tyler, Texas

The undersigned, as owner(s) or agent for the owner(s) of the area to be annexed, hereby makes application for the original zoning of the area to be annexed (insert zoning classification desired) "AG", Agricultural District. If more than one zoning classification is requested for the area, please indicate on the area map what zoning classification is requested for each portion. Complete and accurate field notes are required delineating the different zones requested. A metes and bounds description is required.

For the property owner which does not request original zoning, the Planning and Zoning Commission as part of its recommendation for approval of this annexation will recommend a zoning classification(s) for the area to be annexed.

Wherefore, the owner(s) request that the Planning and Zoning Commission consider the original zoning requested, and that the Planning and Zoning Commission recommend this zoning to the City Council of the City of Tyler, Texas for adoption.*

PROPERTY OWNERS' SIGNATURES

Patsy Lewis

Agent (When Applicable - See Form E)

* The Planning and Zoning Commission in recommending any annexation, and the City Council in approving any annexation, are not obligated to also approve the original zoning requested by the property owner(s). All land contained within the corporate limits of the City of Tyler must be zoned, and the Planning and Zoning Commission and the City Council will endeavor to approve original zoning for the area to be annexed as requested by the property owner(s) if such zoning is appropriate for the existing or likely use of the property to be annexed, and is compatible with current zoning and existing development in that section of the City for which the annexed area will become a part.

ORDINANCE NO. 0-2009-46

EXHIBIT "C"
PAGE 3 OF 8
OWNER PETITION



FORM A1

That I (we), the undersigned, hereby certify that the tract described on FORM A, which is the subject of this annexation petition, is located adjacent to and adjoins the existing corporate limits of the City of Tyler, Texas, that this area is one-half (1/2) mile or less in width, that this area is sparsely occupied as evidenced by the list on FORM D of the qualified voters residing in the area to be annexed, and that this petition is signed and duly acknowledged by each and every individual or corporation having a proprietary interest in said land.

IN WITNESS WHEREOF, I (We), as owner(s) of real property in the area to be annexed, request annexation of this area, pursuant to Texas Local Government Code Section 43.028, by signing this petition on the date shown below.

Kenneth Lewis
SIGNATURE
4/10/09
DATE

Kenneth Lewis
PRINT NAME

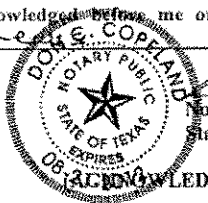
Patsy Lewis
SIGNATURE
4/10/09
DATE

Patsy Lewis
PRINT NAME

(ACKNOWLEDGMENT)

THE STATE OF Texas
COUNTY OF Henderson

This petition was acknowledged before me on the 10th day of April, 2009 by Kenneth Lewis.

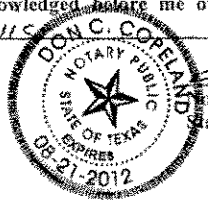


Don C. Copeland
Notary Public
State of TX

(ACKNOWLEDGMENT)

THE STATE OF Texas
COUNTY OF Henderson

This petition was acknowledged before me on the 10th day of April, 2009 by Patsy Lewis.



Don C. Copeland
Notary Public
State of Texas

EXHIBIT "C"
PAGE 5 OF 8
OWNER PETITION



FORM B

APPLICANT'S SUPPORT INFORMATION FOR REQUEST FOR ANNEXATION OF SPARSELY OCCUPIED AREA

Applicants shall submit the following information in support of their petition for annexation. This information will be utilized by the staff in preparing comments for the Planning and Zoning Commission and City Council, and in responding to citizens' inquiries.

1. I (We) propose to use this property for the following purpose(s):

Agricultural purposes.

2. I (We) am/are requesting this annexation for the following reason(s):

To enable the City of Tyler to annex a tract of land to the north of our property, for the use as an Army National Guard Facility.

3. State present use and condition of property and/or structures:

Vacant, no structures on the five foot strip of land.

4. What is the location of the nearest water and sewer lines? Please indicate location on area map. (This information is available at the City Water Utilities Department, 511 West Locust Street)

5. Any additional information that you wish to provide concerning your annexation request:

903-5934991
Owner's Telephone Number

SIGNED: *Kenneth D. Lewis*
OWNER (of property to be annexed)

OR

Agent's Telephone Number

AGENT (When applicable - See Form E)

ORDINANCE NO. 0-2009-46

EXHIBIT "C"
PAGE 6 OF 8
OWNER PETITION



FORM C

LIST OWNER(S) OF ALL PROPERTY TO BE ANNEXED

List the names and addresses of all owners of property included within the area requested by the petition to be annexed. (Please print)

NAME	MAILING ADDRESS
1. <i>Kenneth D. Lewis</i>	<i>10826 Spur 164 Tyler TX 75709</i>
2. <i>Patsy Lewis</i>	<i>10826 Spur 164 Tyler TX 75709</i>
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

EXHIBIT "C"
PAGE 7 OF 8
OWNER PETITION



FORM D

LIST OF NAMES OF ALL QUALIFIED VOTERS RESIDING IN THE AREA

In order for an area to qualify for annexation under Texas Local Government Code Section 43.028, the area must be vacant or without residents, or on which fewer than three (3) qualified voters reside.

List the names, age and address of all qualified voters residing within the area requested to be annexed by this petition. For purposes of this annexation request, a qualified voter is an individual of legal age in the State of Texas, 18 years or older, which meets the residency requirements and is therefor qualified to register to vote.

<u>NAME AND AGE</u>	<u>MAILING ADDRESS</u>
1. <i>Kenneth D. Lewis 74</i>	<i>10826 Spur 164, Tyler TX 75709</i>
2. <i>Patsy Lewis 72</i>	<i>10826 Spur 164, Tyler TX 75709</i>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

SIGNED:

Patsy Lewis
Owner et al (of property to be annexed)

Agent (when applicable – See Form E)

EXHIBIT "C"
PAGE 8 OF 8
OWNER PETITION



FORM E

AUTHORIZATION OF AGENT

I (We), the undersigned, being owners of real property to be annexed according to this Application, do hereby authorize (print name and address of Agent) _____ to act as our Agent in the matter of this annexation. The term "Agent" shall mean any lessee, developer, option holder, or other individual who is authorized to act in behalf of the owner(s) of said property to be annexed.

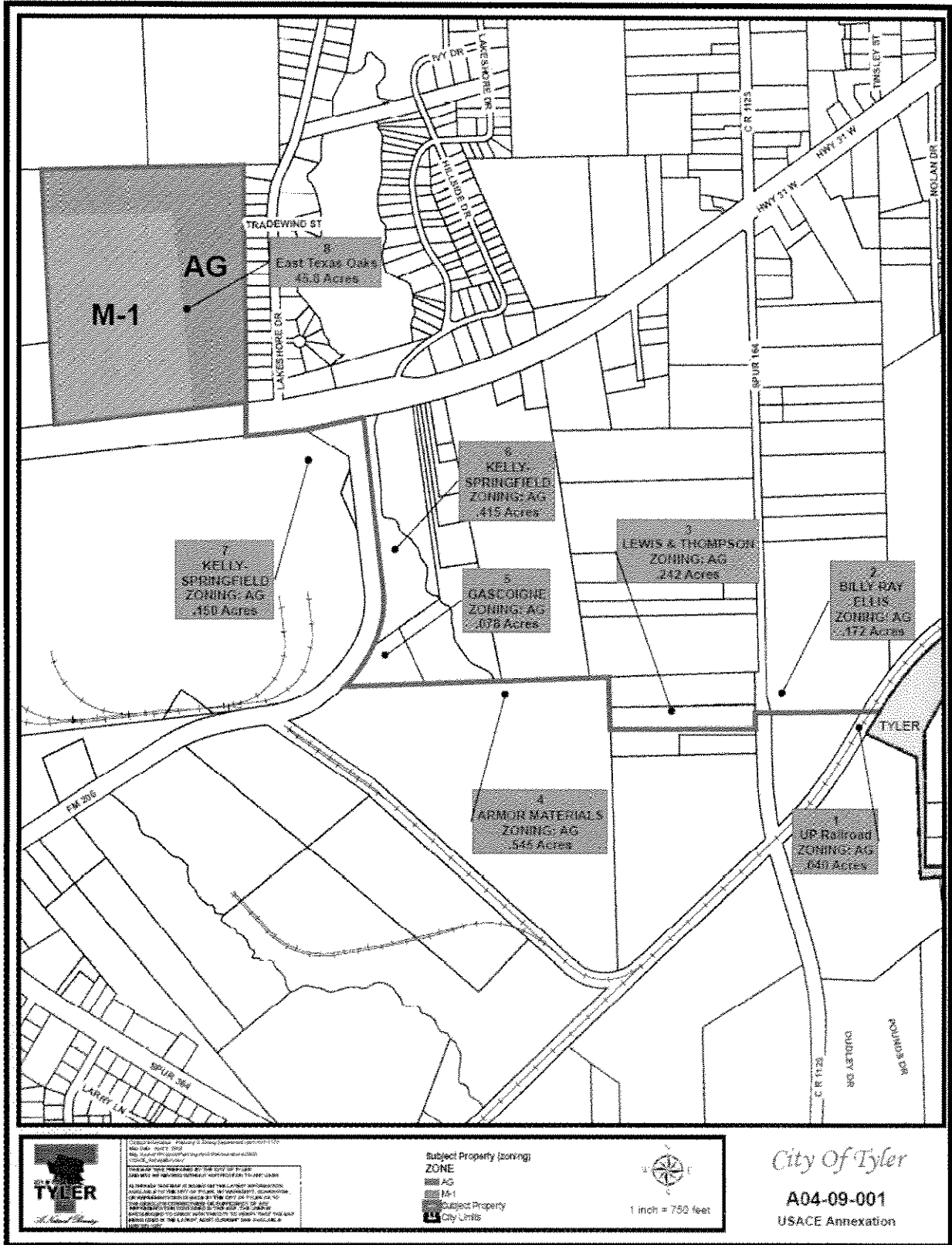
(Form to be signed below by all owners of property to be annexed.)

SIGNATURE	MAILING ADDRESS
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

(This form is necessary only when the person representing this request does not own any of the property to be annexed. Person must also sign Forms B & C as "Agent".)

ORDINANCE NO. 0-2009-46

EXHIBIT "D"
ZONING MAP



TYLER
City of Tyler
1000 Tyler, Texas 75701
Phone: 936.283.1234
Fax: 936.283.1235
www.tyler-texas.gov

Subject Property (zoning)
ZONE
AG
M-1
Subject Property
City Limits

1 inch = 750 feet

City Of Tyler
A04-09-001
USACE Annexation