

**ORDINANCE NO. O-2017-12**

**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 "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 12B OF NCB 725, ONE LOT CONTAINING APPROXIMATELY 2.00 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF WEST ERWIN STREET AND NORTH PARKDALE DRIVE (202 NORTH PARKDALE DRIVE); 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 Z16-028**

That the following described property, which has heretofore been zoned "RPO", Restricted Professional Office District, shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:


Lot 12B of NCB 725, one lot containing approximately 2.00 acres of land located north of the northwest intersection of West Erwin Street and North Parkdale Drive (202 North Parkdale Drive).

**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.

**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 25<sup>th</sup> day of January A.D., 2017.


  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

This product is for informational purposes and may not have been prepared for or to submit for legal, engineering, or surveying purposes. It does not represent an independent survey and represents only the approximate relative location of property.

**Zoning Case #: Z16-028**  
**Existing Zoning: RPO Proposed Zoning: C-1**  
**Applicant: Omega Ministries of Tyler, Inc.**


**Subject Property**

0 800 Feet

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## ZONING CASE

**Zoning Case #: Z18-028**

**Existing Zoning:** RPO Proposed Zoning: C-1  
**Applicant:** Omega Ministries of Tyler, Inc.



Subject Property



Notification List	
725	50C WILLOWBROOK COUNTRY CLUB
725Q	12 WILLIAMS DOROTHY M
725	12D FLORES DESIGN & DEVELOPMENT LLC
725Q	13 WILLIAMS DOROTHY
725R	2A HACKETT VIOLET C
725	12C WILLOWBROOK COUNTRY CLUB
725	21C WILLOW BROOK COUNTRY CLUB
725R	3A COBB CATHERINE ESTATE & OTIS COBB
725R	4A TUTTLE MIA & FELIX
725	33 YOLO PROPERTIES LTD
725	32 ROOSTH FARM RENTAL LLC

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A vertical scale bar with markings at 0, 100, and 200 feet. The bar is black with white markings and text.

## ZONING CASE

**Zoning Case #: Z18-028**  
**Existing Zoning: RPO Proposed Zoning: C-1**  
**Applicant: Omega Ministries of Tyler, Inc.**



Subject Property

