

**ORDINANCE NO. O-2017-8**

**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 "AR", ADAPTIVE REUSE DISTRICT ON LOT 21 OF NCB 177, ONE LOT CONTAINING APPROXIMATELY 0.21 ACRES OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF SOUTH BROADWAY AVENUE AND WEST RUSK STREET (113 WEST RUSK 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 Z16-026**

That the following described property, which has heretofore been zoned "RPO", Restricted Professional Office District, shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:

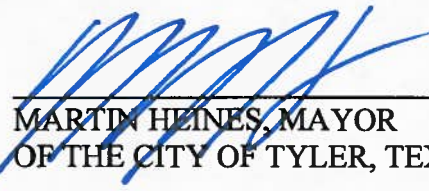
Lot 21 of NCB 177, one lot containing approximately 0.21 acres of land located west of the northwest intersection of South Broadway Avenue and West Rusk Street (113 West Rusk Street).

**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.

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


  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

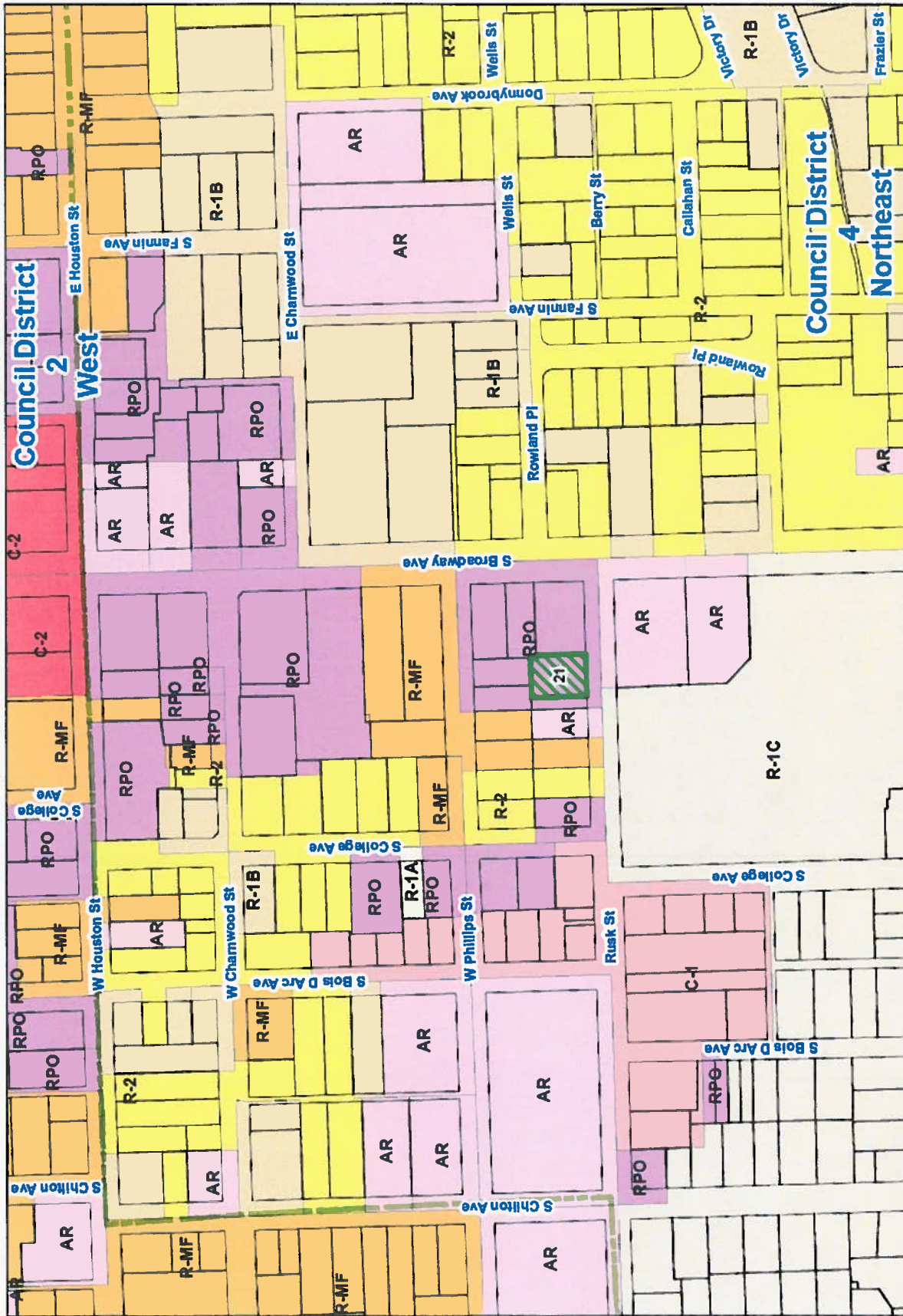
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-8  
EXHIBIT "A"  
LOCATION MAP**



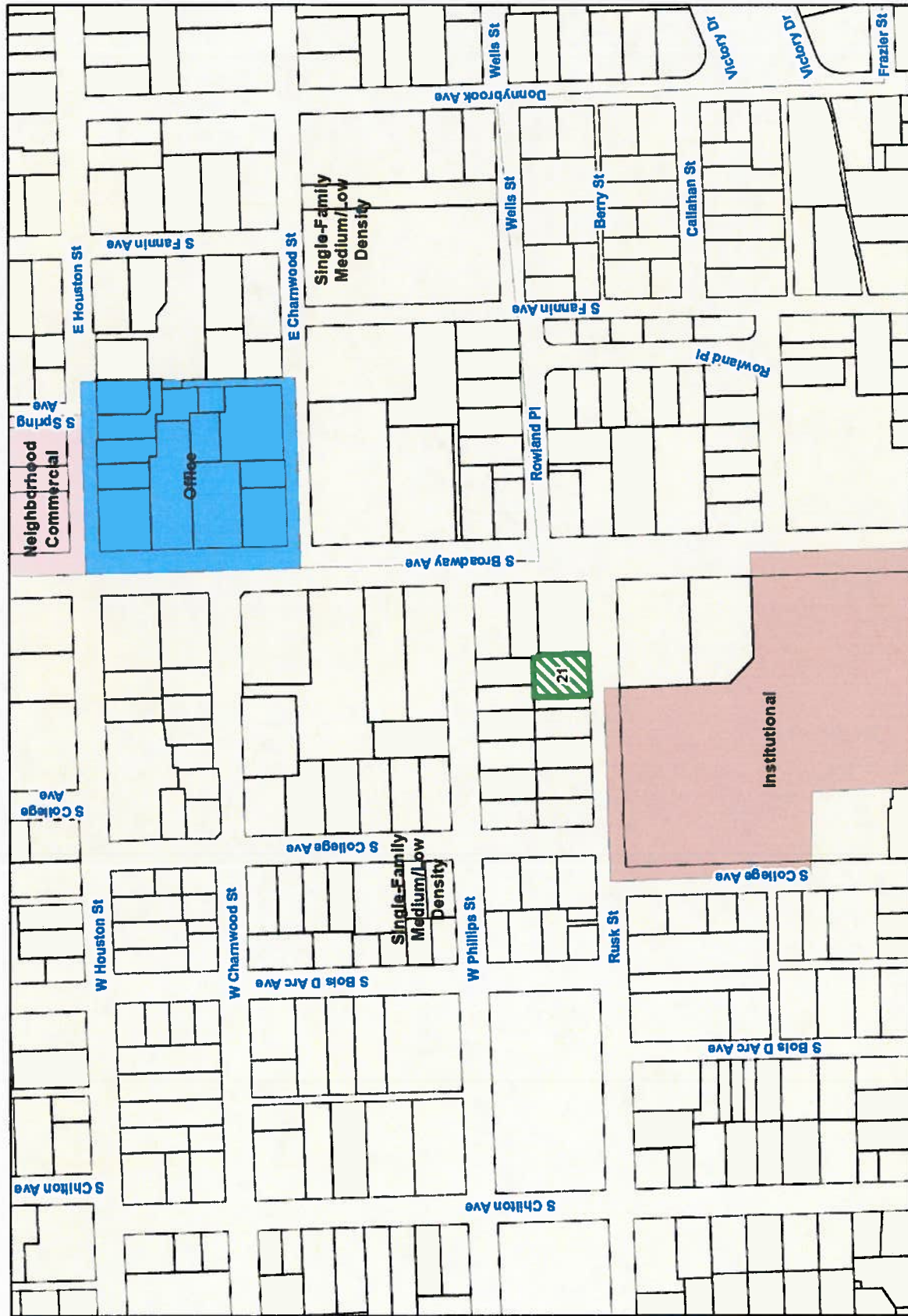
**ZONING CASE**  
Zoning Case #: Z16-026  
Existing Zoning: RPO Proposed Zoning: AR  
Applicant: Peter Rutter

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**ORDINANCE NO. O-2017-8  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



Subject Property

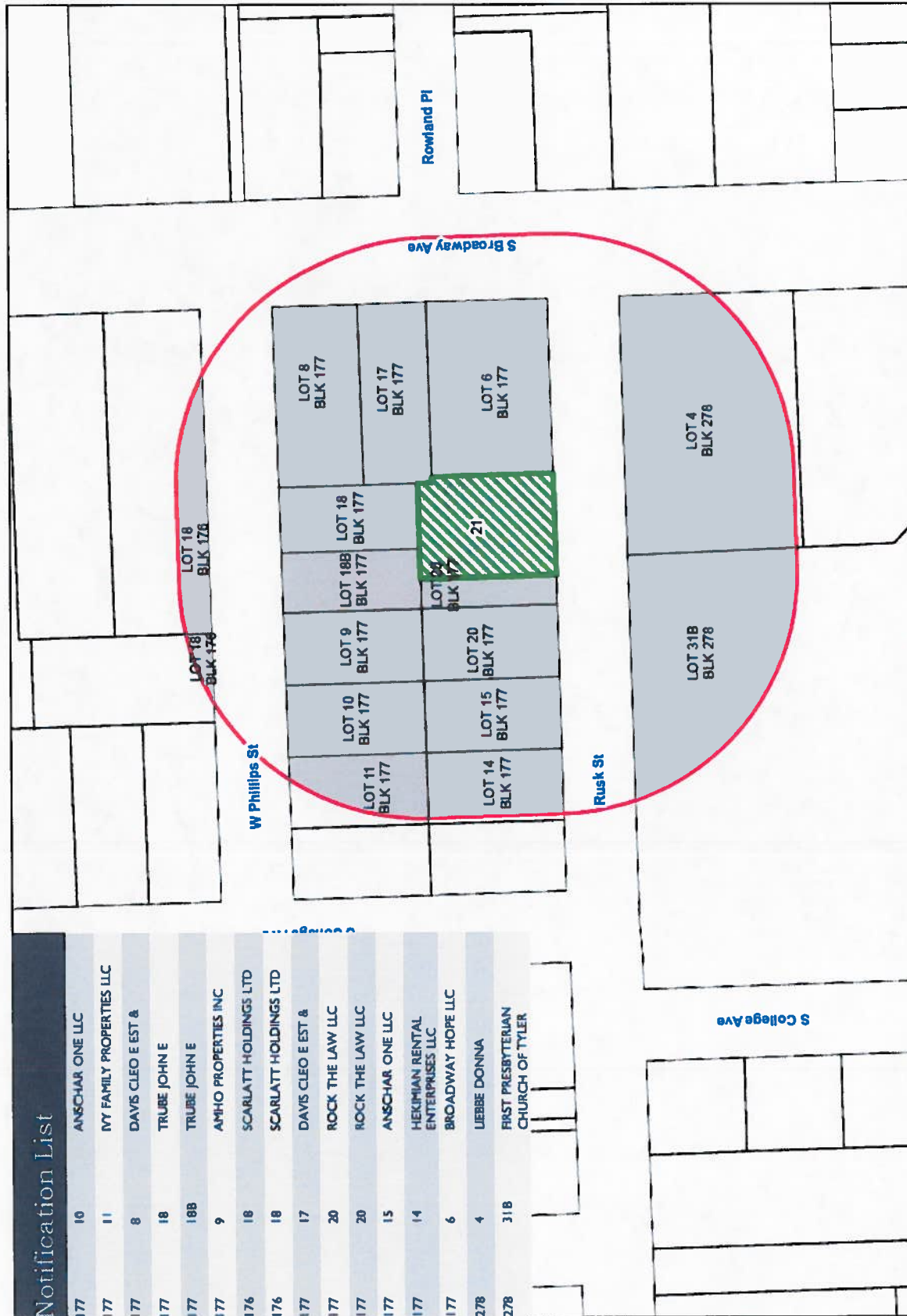


**ZONING CASE**  
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**ORDINANCE NO. O-2017-8  
EXHIBIT "C"  
NOTIFICATION MAP**



**ZONING CASE**  
Zoning Case #: Z16-026  
Existing Zoning: RPO Proposed Zoning: AR  
Applicant: Peter Rutter

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