

ORDINANCE NO. O-2017-19

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 "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "INT", INSTITUTIONAL DISTRICT ON LOT 1B OF NCB 1246, ONE LOT TOTALING APPROXIMATELY 4.97 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF NORTH NORTHWEST LOOP 323 AND LION LANE (820 NORTH NORTHWEST LOOP 323); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z17-003

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


Lot 1B of NCB 1246, one lot totaling approximately 4.97 acres of land located at the southwest corner of North Northwest Loop 323 and Lion Lane (820 North Northwest Loop 323).

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 and the Future Land Use Guide to reflect Institutional.

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 22nd day of February A.D., 2017.

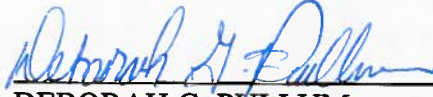

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

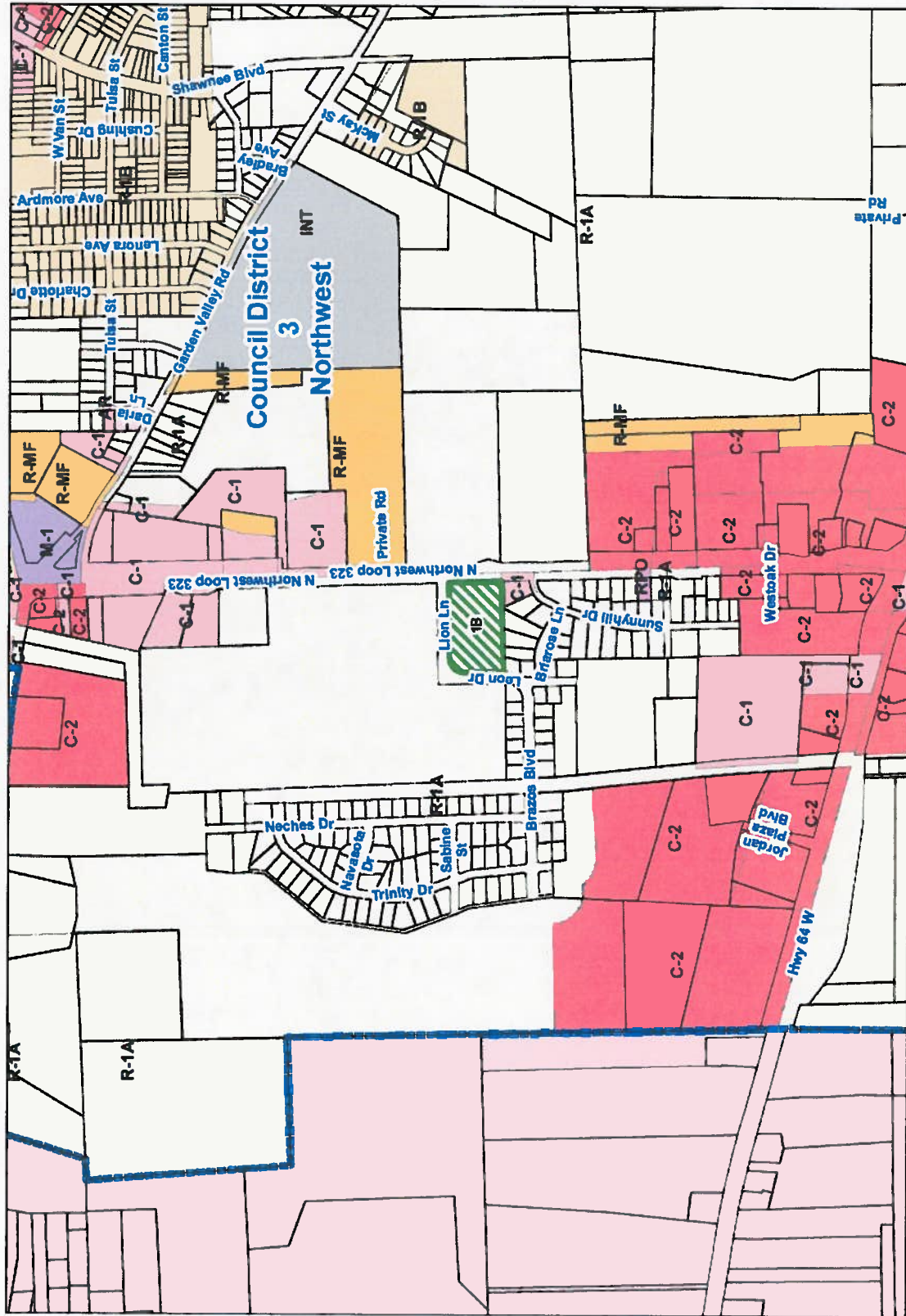

CASSANDRA BRAGER, CITY CLERK

The seal is circular with a double-lined border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The inner circle features a stylized five-pointed star with the word "SEAL" written across its center.

APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-19
EXHIBIT "A"
LOCATION MAP**

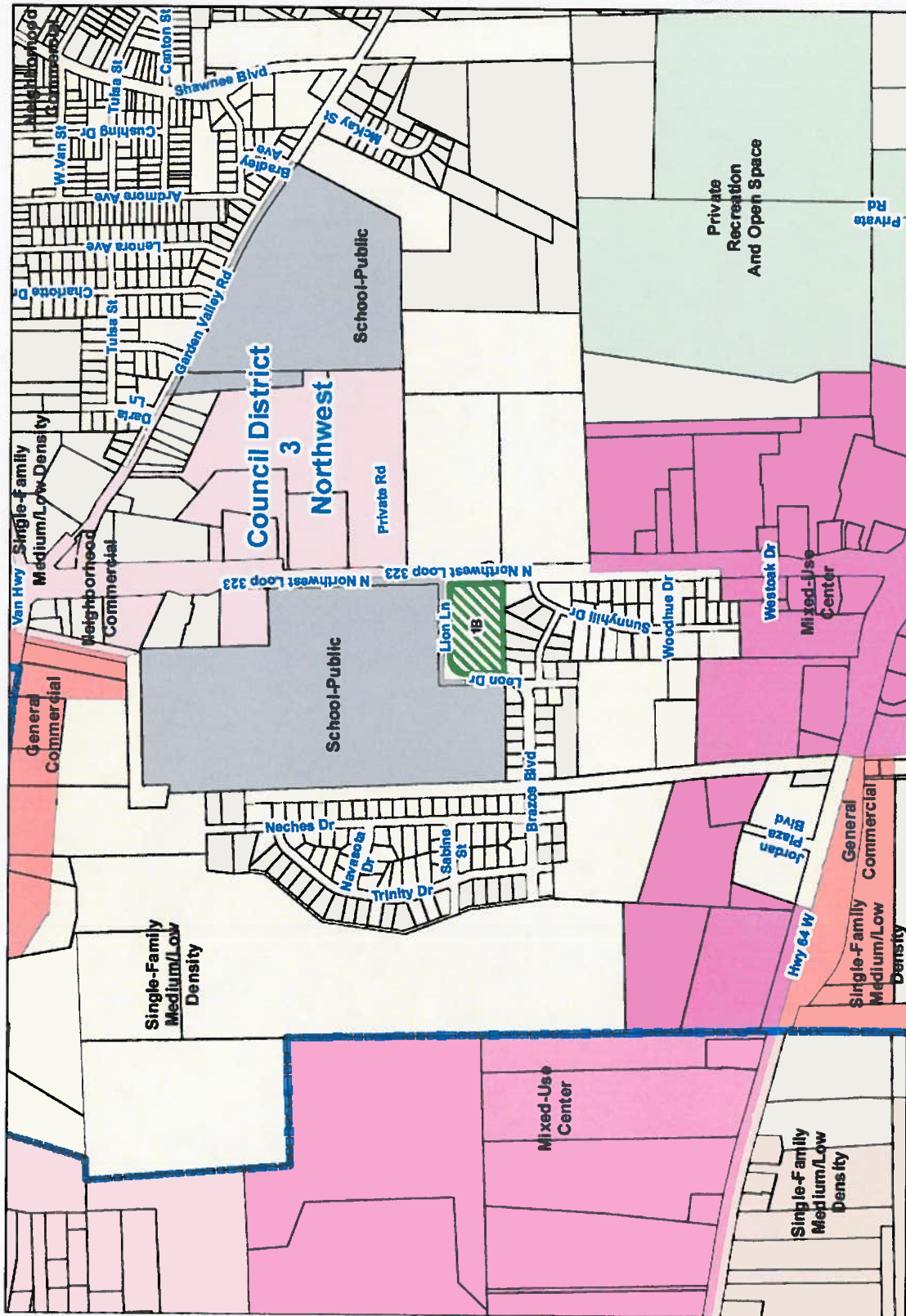


ZONING CASE
Zoning Case #: Z17-003
Existing Zoning: R-1A Proposed Zoning: INT
Applicant: Westwood Baptist Church

This product is for informational purposes and may not have been prepared for or be suitable for engineering, or surveying purposes. It does not constitute an engineering or surveying representation. Only the approximate relative location of property boundaries.



ORDINANCE NO. O-2017-19
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE
 Zoning Case #: Z17-003
 Existing Zoning: R-1A Proposed Zoning: INT
 Applicant: Westwood Baptist Church

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800 0 800 Feet

ORDINANCE NO. O-2017-19
EXHIBIT "C"
NOTIFICATION MAP



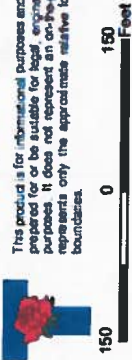
Notification List		
1246	1	TYLER I S D
1246	1B	WESTWOOD BAPTIST CHURCH
1247	9	PERRY BERNICE ESTATE & FRED
1247	4	CHOICE REBECCA
1247	6	NGUYEN HUYNH THANH
1247	3	JAMES LLOYD N III & ESSE M
1247	5	ASBERRY HENRY L
1247	2	COLLIER KIMBERLY A
1247	1	KAY COLE HOLDINGS LLC
1247	8A	COLLINS RICKY
1247A	1	ROSS JEAN
1262	10	BRACKEN KAYS
1262	10	MRC GLOBAL US INC

ZONING CASE
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Subject Property
 200' Notification Buffer

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150 0 150 Feet