

**ORDINANCE NO. O-2017-24**

**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 13-D OF NCB 744, ONE LOT CONTAINING APPROXIMATELY 0.30 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF SOUTH SOUTHWEST LOOP 323 AND CHANDLER HIGHWAY (3433 CHANDLER HIGHWAY); 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 Z17-004**

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 13-D of NCB 744, one lot containing approximately 0.30 acres of land located east of the northeast intersection of South Southwest Loop 323 and Chandler Highway (3433 Chandler Highway).

**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.

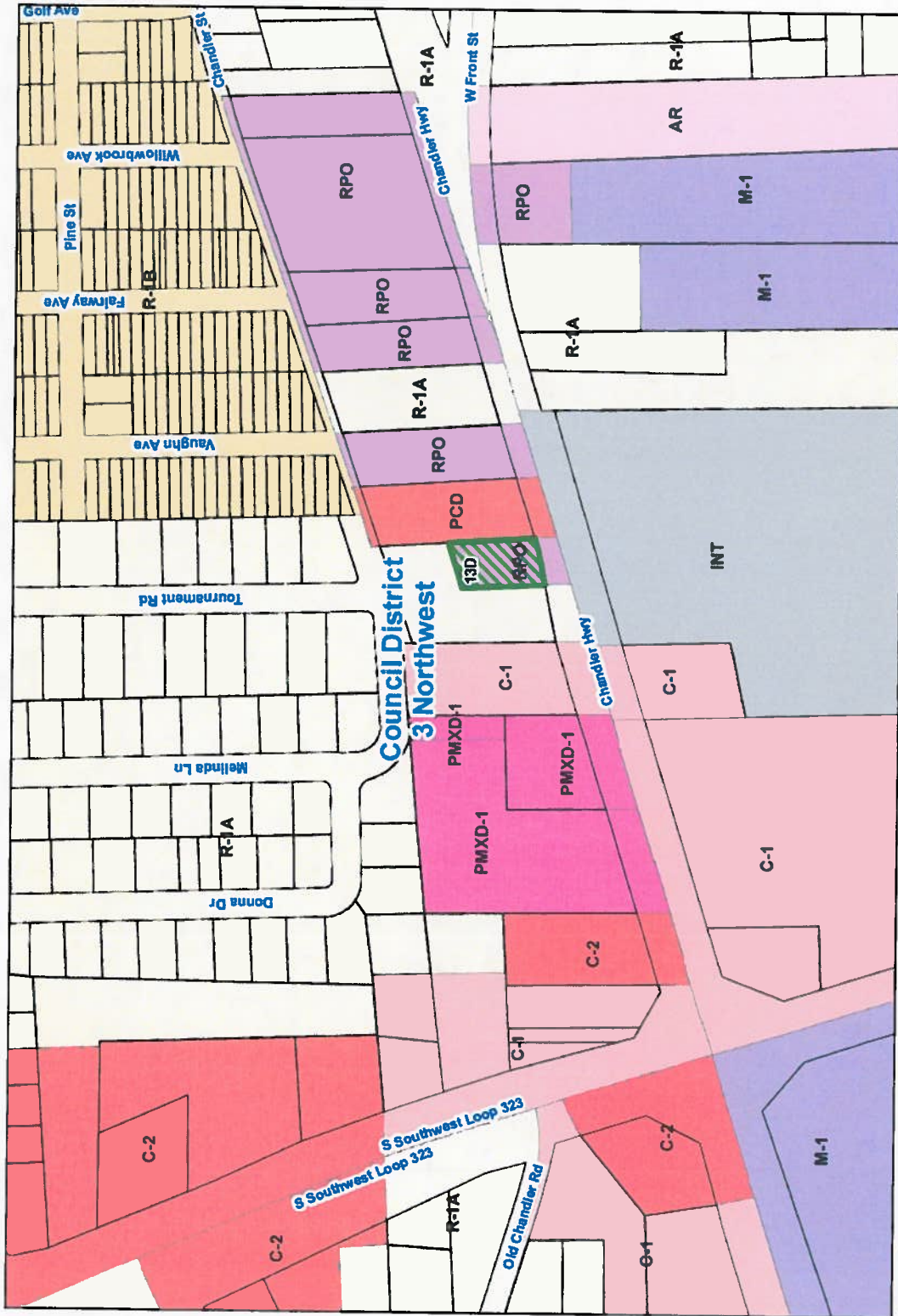
**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**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 22<sup>nd</sup> day of March A.D., 2017.



**ORDINANCE NO. O-2017-24  
EXHIBIT "A"  
LOCATION MAP**

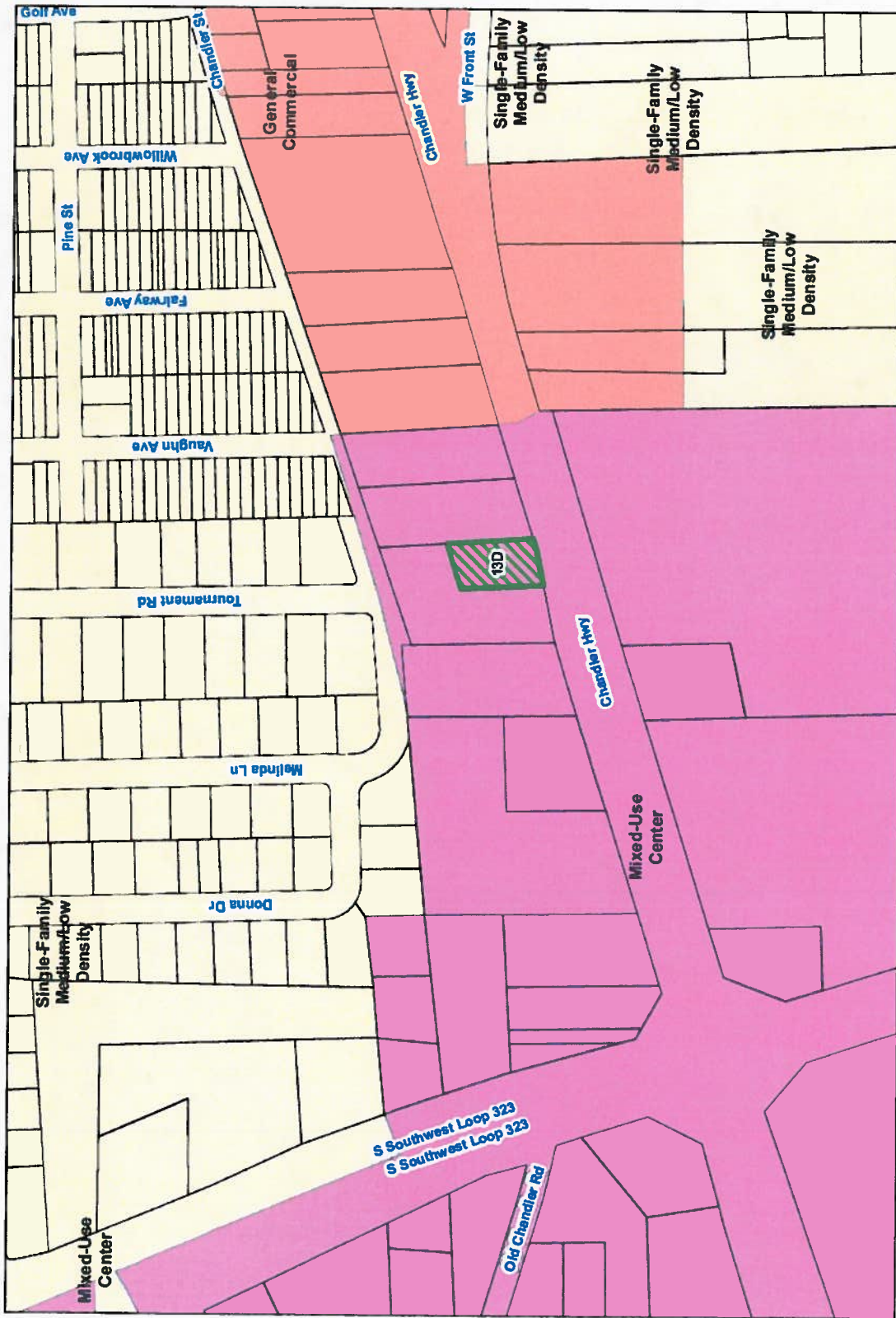


**ZONING CASE**  
Zoning Case #: Z17-004  
Existing Zoning: RPO Proposed Zoning: C-1  
Applicant: HA TRAN

This product is for informational purposes and may not have been prepared for or be suitable for any other purpose. It does not represent an official survey or boundary. It represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2017-24  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**

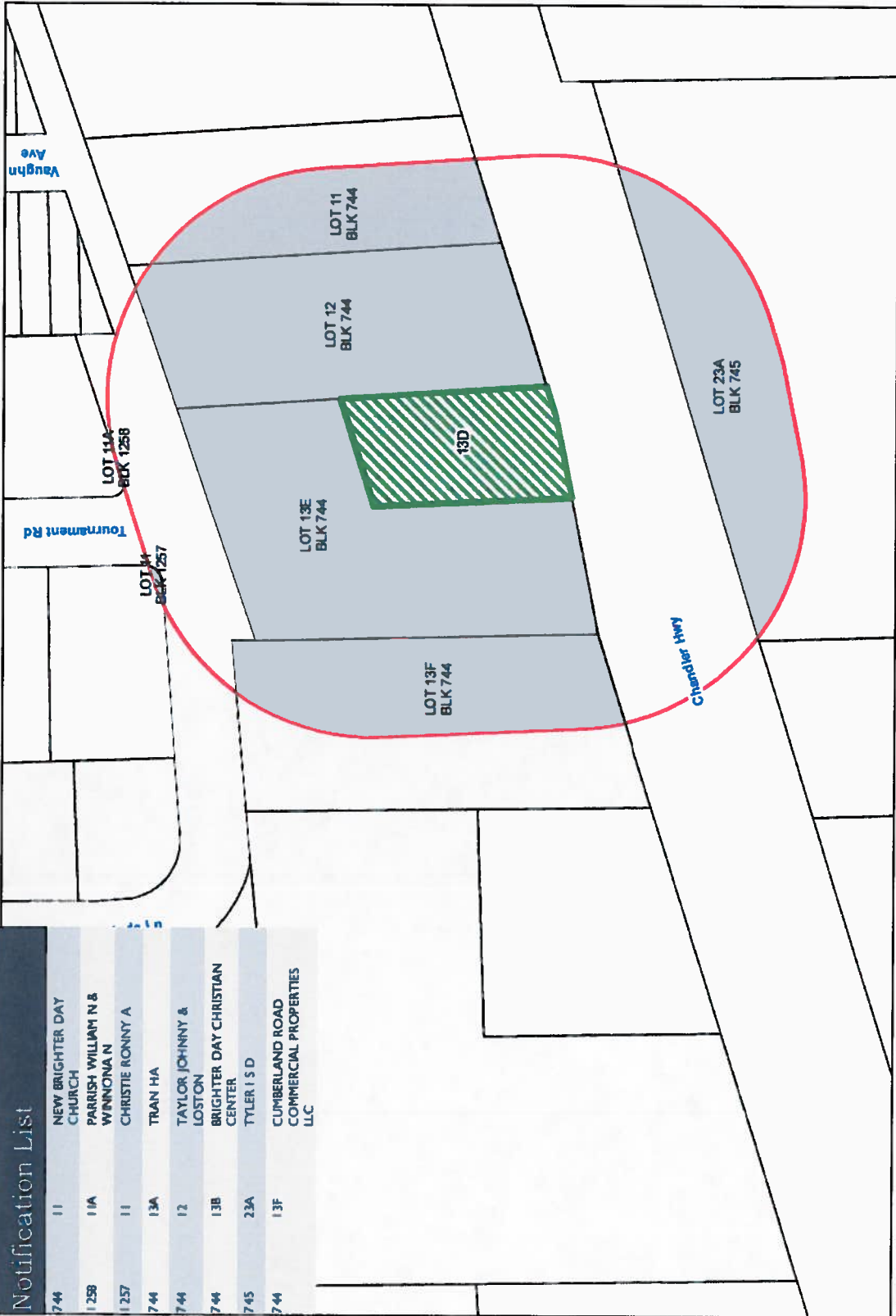


**ZONING CASE**  
Zoning Case #: Z17-004  
Existing Zoning: RPO Proposed Zoning: C-1  
Applicant: HA TRAN

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**ORDINANCE NO. O-2017-24  
EXHIBIT "C"  
NOTIFICATION MAP**



**ZONING CASE**  
Zoning Case #: Z17-004  
Existing Zoning: RPO Proposed Zoning: C-1  
Applicant: HA TRAN

| Notification List |   |
|-------------------|---|
| 744               | 11 NEW BRIGHTER DAY CHURCH                    |
| 1258              | 11A PARRISH WILLIAM N & WINNONA N             |
| 1257              | 11 CHRISTIE RONNY A                           |
| 744               | 13A TRAN HA                                   |
| 744               | 12 TAYLOR JOHNNY & LOSTON                     |
| 744               | 13B BRIGHTER DAY CHRISTIAN CENTER             |
| 745               | 23A TYLER I S D                               |
| 744               | 13F CUMBERLAND ROAD COMMERCIAL PROPERTIES LLC |

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