

**ORDINANCE NO. O-2017-27**

**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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT AND "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT ON LOT 58 OF NCB 679 AND LOT 16 OF NCB 264, TWO LOTS TOTALING APPROXIMATELY 3.22 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF VICTORY DRIVE AND TURTLE CREEK DRIVE (601 TURTLE CREEK DRIVE AND 531 VICTORY DRIVE); 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 Z17-007**

That the following described properties, which have heretofore been zoned "R-1B", Single-Family Residential District and "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "RPO", Restricted Professional Office District, to wit:

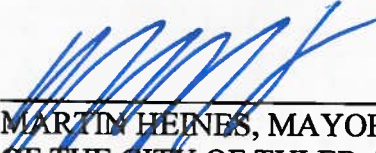
Lot 58 of NCB 679 and Lot 16 of NCB 264, two lots totaling approximately 3.22 acres of land located west of the southwest corner of Victory Drive and Turtle Creek Drive (601 Turtle Creek Drive and 531 Victory Drive).

**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 and the Future Land Use Guide to reflect Office.

**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.


  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

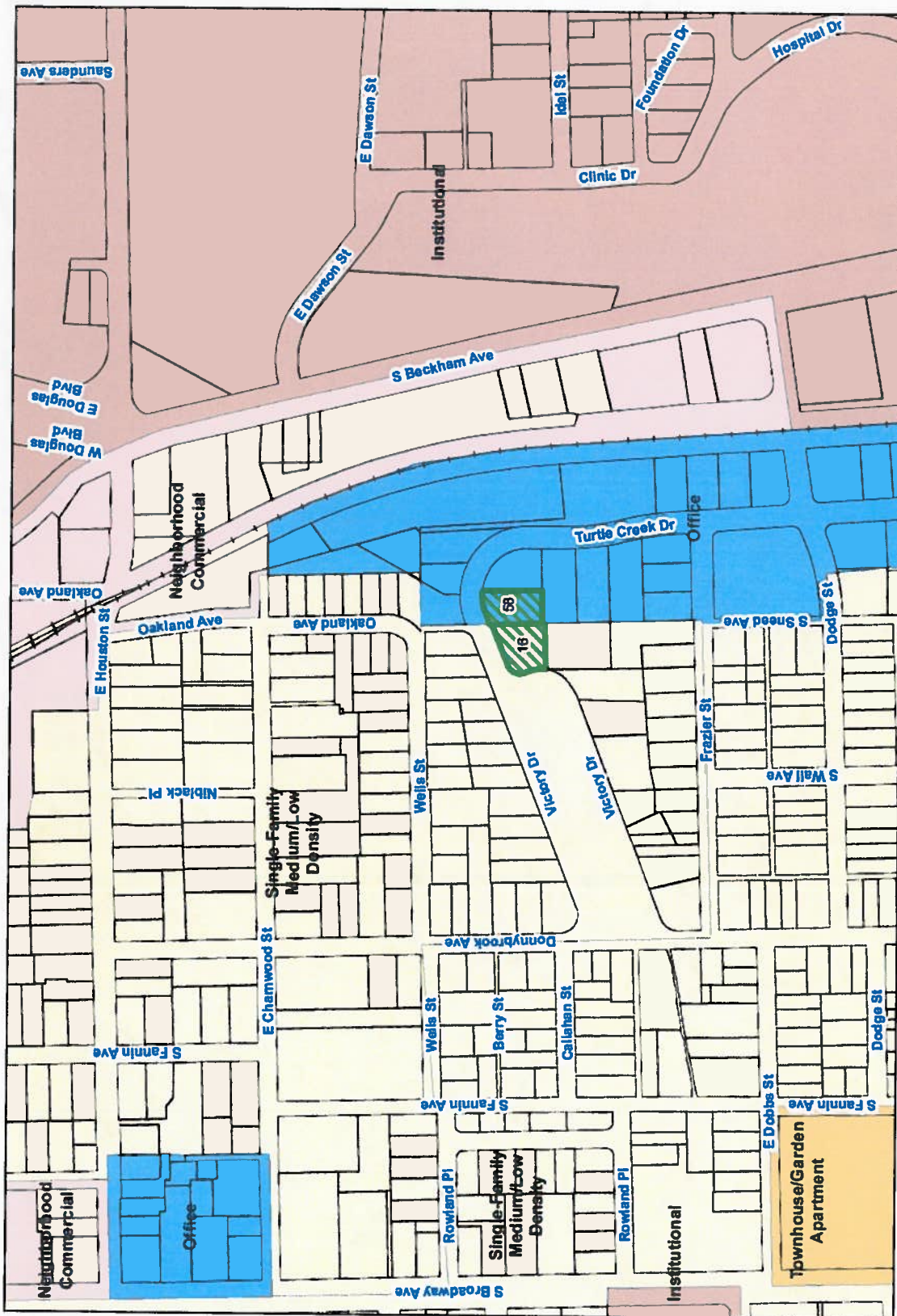
  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2017-27  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



Subject Property

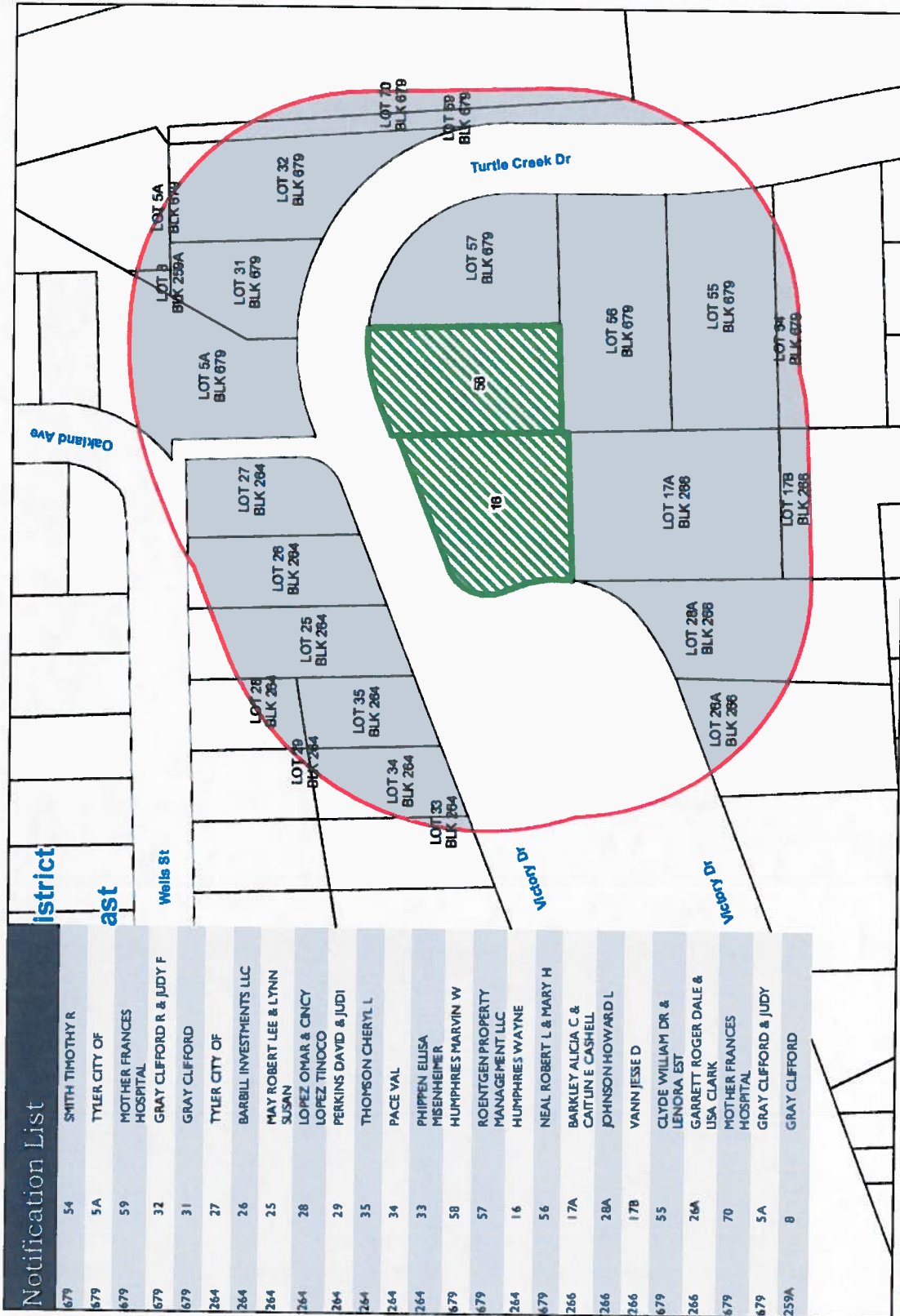


**ZONING CASE**  
Zoning Case #: Z17-007  
Existing Zoning: R-1B and R-MF Proposed Zoning: RPO  
Applicant: MARVIN HUMPHRIES

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 a site-bound survey and represents only the approximate relative location of property boundaries.  
350 0 350 Feet



**ORDINANCE NO. O-2017-27  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

679	54	SMITH TIMOTHY R
679	5A	TYLER CITY OF
679	59	MOTHER FRANCES HOSPITAL
679	32	GRAY CLIFFORD R & JUDY F
679	31	GRAY CLIFFORD
264	27	TYLER CITY OF
264	26	BARBILL INVESTMENTS LLC
264	25	MAY ROBERT LEE & LYNN SUSAN
264	28	LOPEZ OMAR & CNCY LOPEZ TINOCO
264	29	PERKINS DAVID & JUDI
264	35	THOMSON CHERYL L
264	34	PACE VAL
264	33	PHIPPEN ELISA MISEHEIMER
679	58	HUMPHRIES MARVIN W
679	57	ROENTGEN PROPERTY MANAGEMENT LLC
264	16	HUMPHRIES WAYNE
679	56	NEAL ROBERT L & MARY H
266	17A	BARKLEY ALICIA C & CAITUN E CASHELL
266	28A	JOHNSON HOWARD L
266	17B	VANN JESSE D
679	55	CLYDE WILLIAM DR & LENORA EST
266	26A	GARRETT ROGER DALE & USA CLARK
679	70	MOTHER FRANCES HOSPITAL
679	5A	GRAY CLIFFORD & JUDY
259A	8	GRAY CLIFFORD



Subject Property  
2017 Notification Buffer



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Zoning Case # Z17-007  
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