

ORDINANCE NO. O-2017-35

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 "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT ON LOT 12-A OF NCB 1013-I, ONE LOT TOTALING APPROXIMATELY 0.74 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF SHILOH ROAD AND NEW COPELAND ROAD (5201 NEW COPELAND ROAD); 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 Z17-008

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

Lot 12-A of NCB 1013-I, one lot totaling approximately 0.74 acres of land located south of the southwest intersection of Shiloh Road and New Copeland Road (5201 New Copeland Road).

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 26th day of April A.D., 2017.

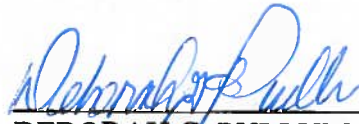

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

This process is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or accounting purposes. It does not represent an on-the-ground survey and should not be used for any other purpose.

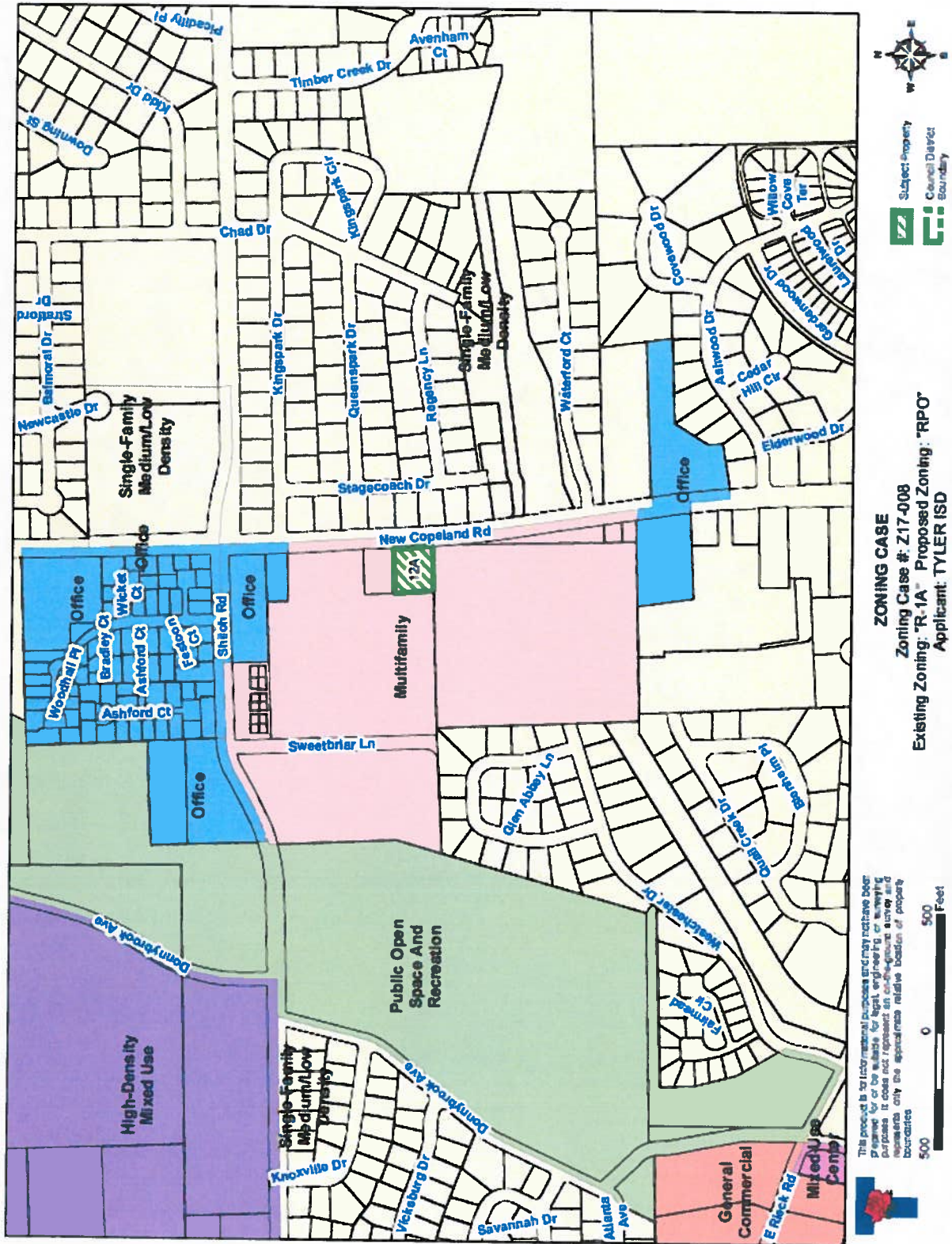
ZONING CASE

Zoning Case #: Z17-008

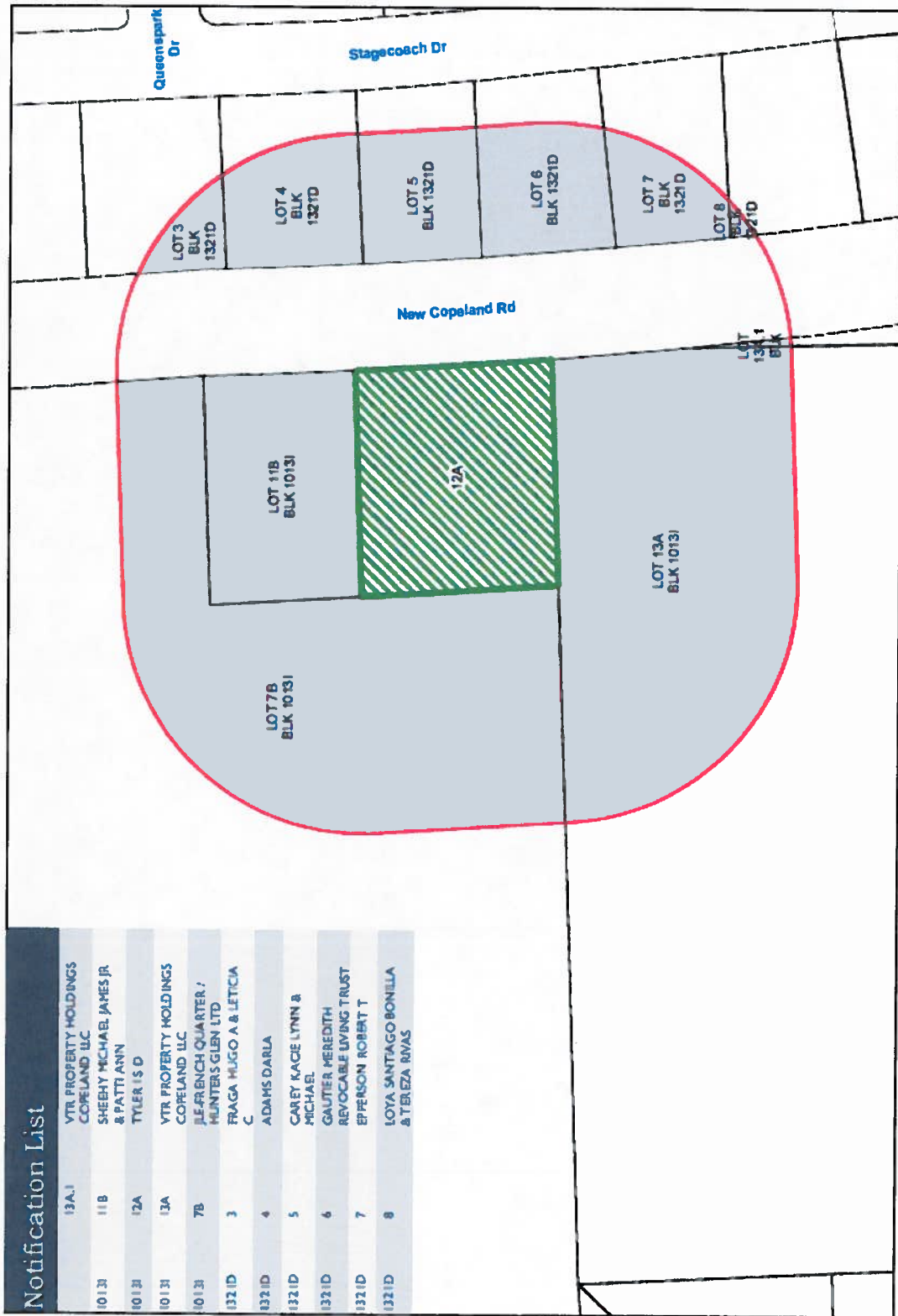
Existing Zoning: "R-1A" Proposed Zoning: "RPO"
Applicant: TYLER ISD



ORDINANCE NO. O-2017-35
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2017-35
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

13A.1	VTR PROPERTY HOLDINGS COPELAND LLC
101.31	SHEEHY MICHAEL JAMES JR & PATTI ANN
101.32	TYLER IS D
101.33	VTR PROPERTY HOLDINGS COPELAND LLC
101.34	JLEARENCH QUARTER / HUNTERS GLEN LTD
132.1D	FRAGA HUGO A & LETICIA C
132.1D	ADAMS DARLA
132.1D	CAREY KACE LYNN B MICHAEL
132.1D	GAUTIER MEREDITH REVOCABLE LIVING TRUST
132.1D	EPPERSON ROBERT T
132.1D	LOYA SANTIAGO BONILLA & TENEZA RIVAS

This record 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 official survey and represents only the approximate relative location of property boundaries.

100 0 100 Feet

ZONING CASE

Zoning Case #: Z17-008

Existing Zoning: "R-1A" Proposed Zoning: "RPO"

Applicant: TYLER ISD

