

**ORDINANCE NO. O-2017-73**

**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 A TRACT OF LAND TOTALING APPROXIMATELY 0.38 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST CORNER OF OLD JACKSONVILLE HIGHWAY AND RICE ROAD (4930 OLD JACKSONVILLE HIGHWAY); 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 Z17-016**

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:

A tract of land totaling approximately 0.38 acres of land located north of the northeast corner of Old Jacksonville Highway and Rice Road (4930 Old Jacksonville 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 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 23<sup>rd</sup> day of August A.D., 2017.


  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

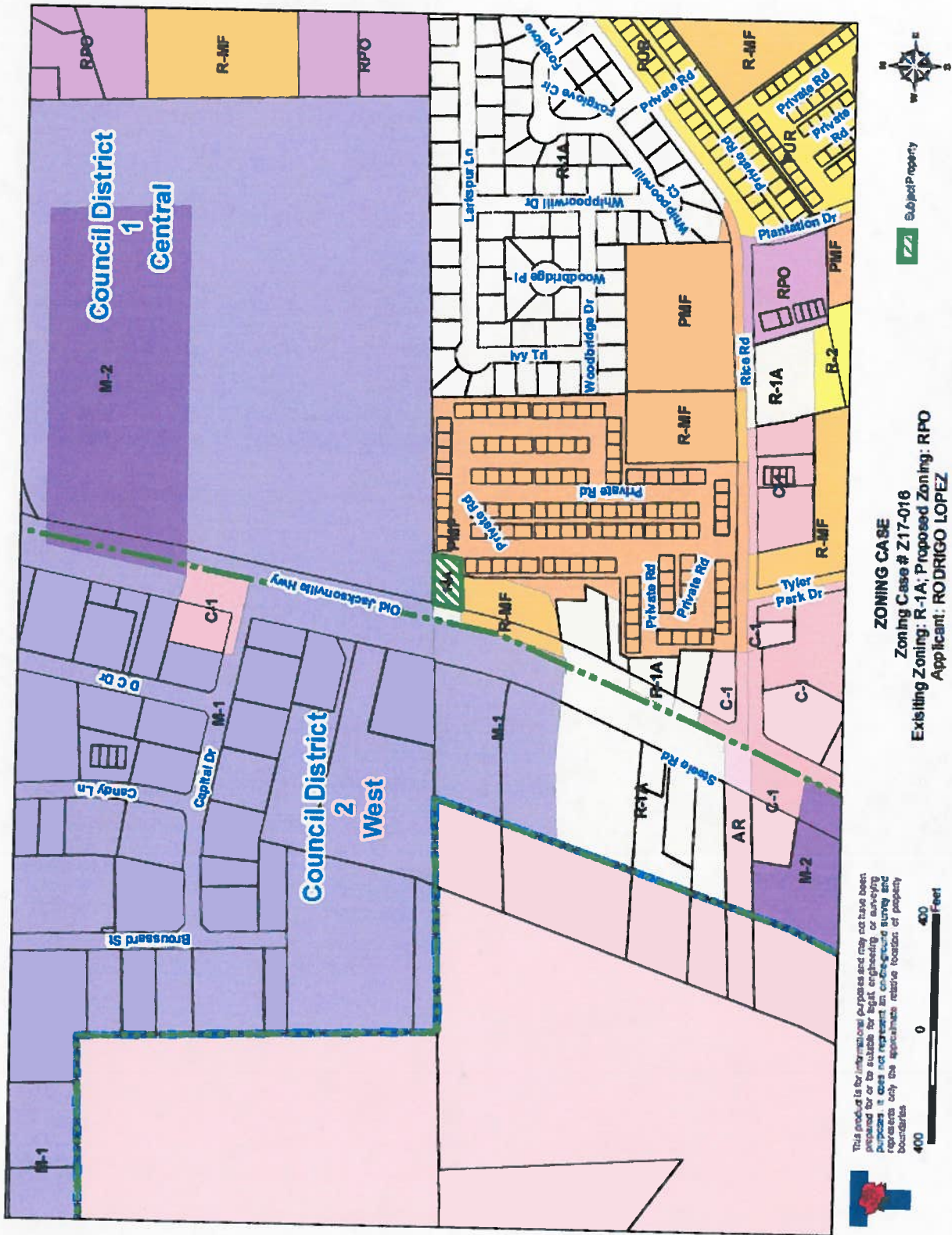
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-73  
EXHIBIT "A"  
LOCATION MAP**





This map illustrates the land use designations for Council District 1, Central. The district is divided into two main sections: Council District 1 Central (top) and Council District 2 West (bottom). The map shows various land use zones, including Light Industrial/Warehouse, General Commercial, Single-Family Medium/Low Density, Townhouse/Garden Apartment, and Mixed-Use Center. Key streets shown include Broussard St, Capital Dr, Old Jacksonville Hwy, and several private roads. The map also indicates the location of the Light Industrial/Warehouse zone, which is a large area in the top left. Other zones include General Commercial, Single-Family Medium/Low Density, Townhouse/Garden Apartment, and Mixed-Use Center. The map is color-coded to represent different land use types: light blue for Light Industrial/Warehouse, pink for General Commercial, yellow for Single-Family Medium/Low Density, and green for Townhouse/Garden Apartment. The map also shows the location of the Light Industrial/Warehouse zone, which is a large area in the top left. Other zones include General Commercial, Single-Family Medium/Low Density, Townhouse/Garden Apartment, and Mixed-Use Center. The map is color-coded to represent different land use types: light blue for Light Industrial/Warehouse, pink for General Commercial, yellow for Single-Family Medium/Low Density, and green for Townhouse/Garden Apartment.

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-ground survey and represents only the approximate relative location of property.

## ZONING CASE

**Zoning Case # Z17-016**  
**Existing Zoning: R-1A; Proposed Zoning: RPO**  
**Applicant: RODRIGO LOPEZ**



### Subject Property



# ORDINANCE NO. O-2017-73 EXHIBIT "C" NOTIFICATION MAP

