

ORDINANCE NO. O-2016-7

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 "C-1", LIGHT COMMERCIAL DISTRICT AND "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT TO "INT", INSTITUTIONAL DISTRICT ON LOT 36 OF NCB 976, ONE LOT CONTAINING APPROXIMATELY 7.17 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF TROUP HIGHWAY AND DENNIS DRIVE (3131 TROUP 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 Z01-16-012

That the following described property, which has heretofore been zoned "C-1", Light Commercial District and "RPO", Restricted Professional Office District shall hereafter bear the zoning classification of "INT", Institutional District, to wit:

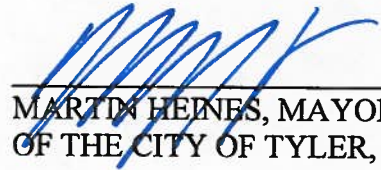
Lot 36 of NCB 976, one lot containing approximately 7.17 acres of land located at the southwest intersection of Troup Highway and Dennis Drive (3131 Troup Highway).

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 27th day of January A.D., 2016.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

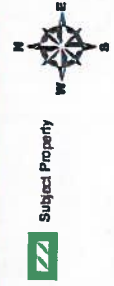
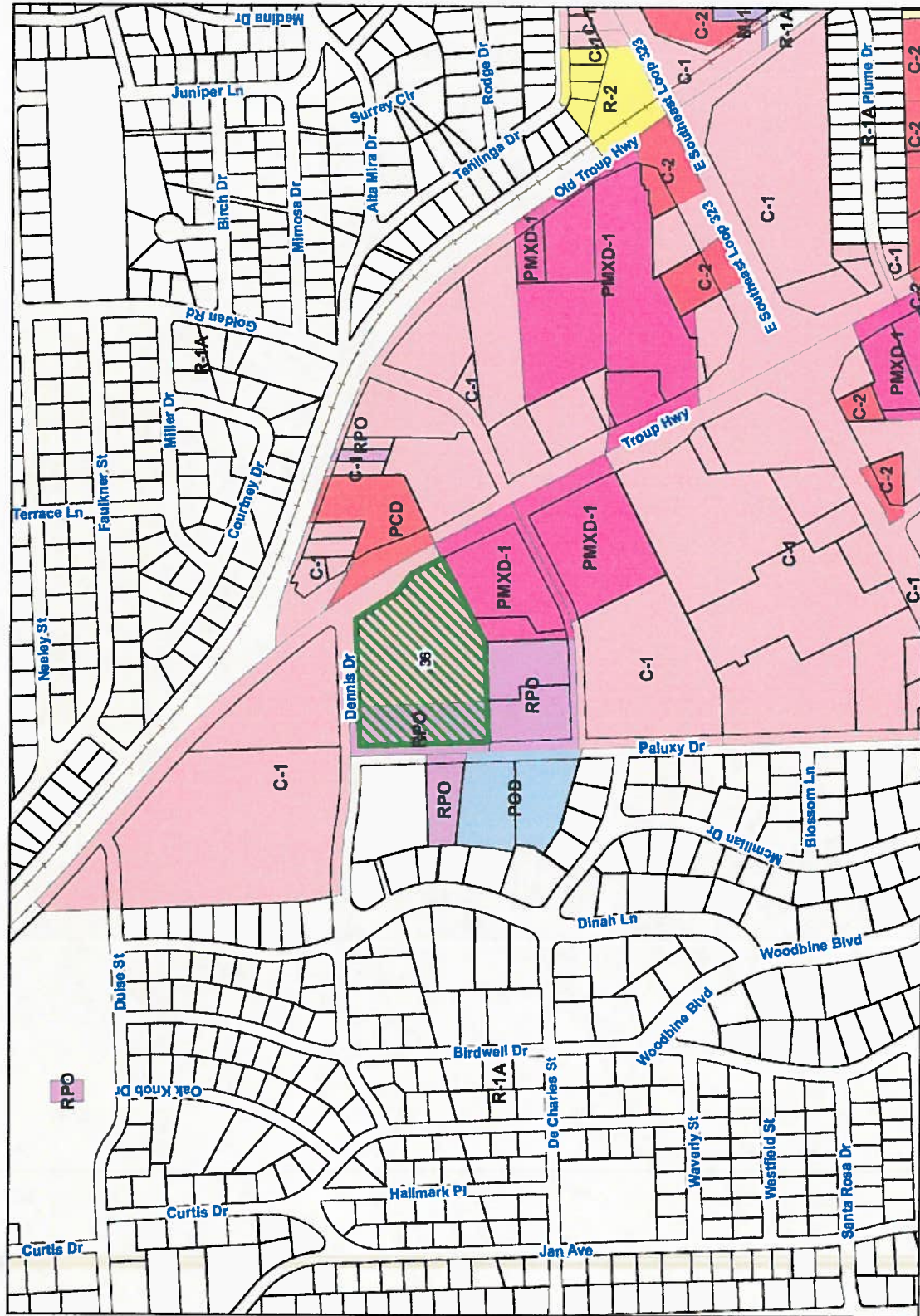
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-7
EXHIBIT "A"
LOCATION MAP**

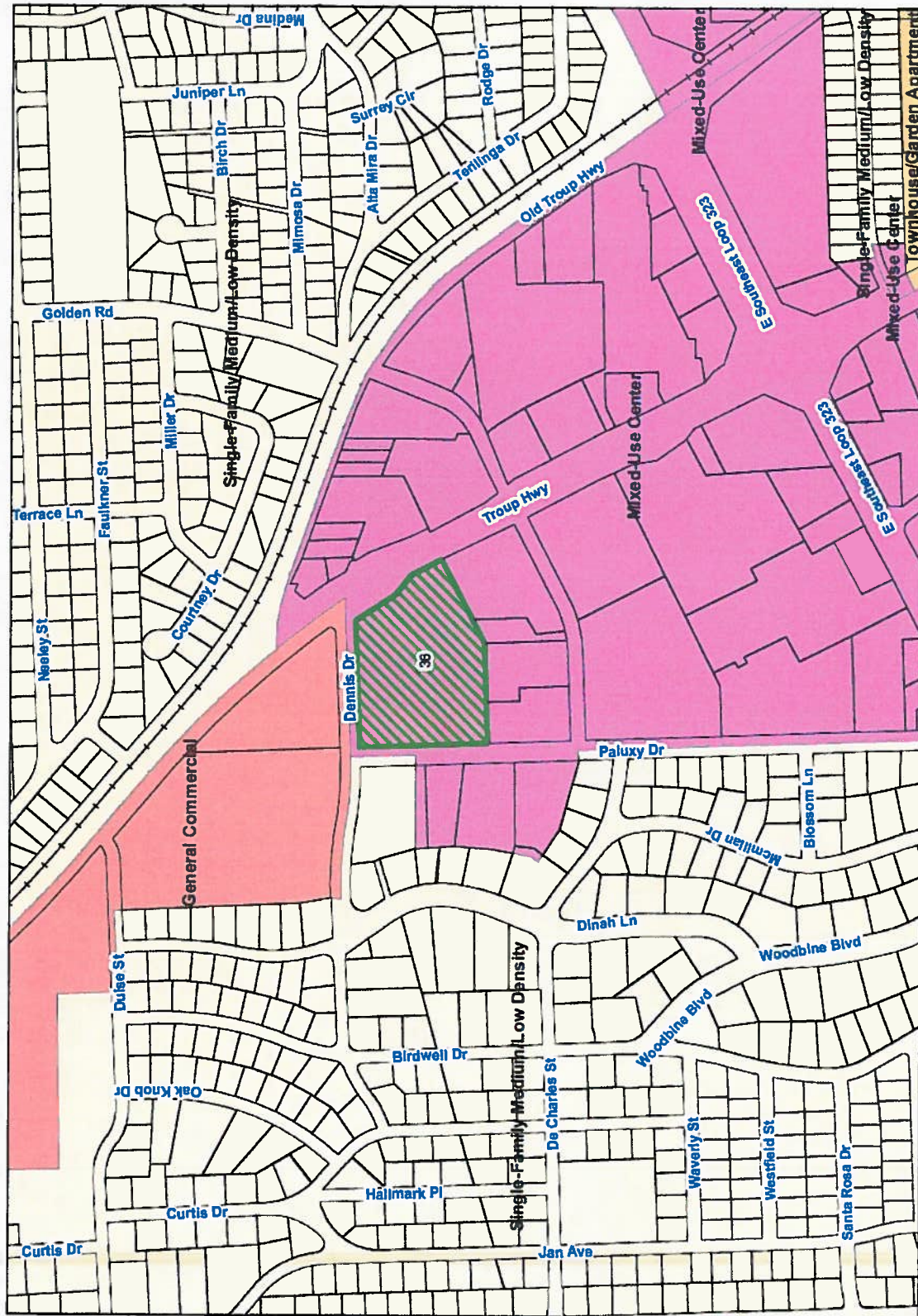


ZONING CASE
Zoning Case #: Z01-16-012
Existing Zoning: C-1 and RPO Proposed Zoning: INT
Applicant: HealthSouth Corporation

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

38,000 0 38,000 Feet

**ORDINANCE NO. O-2016-7
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP**

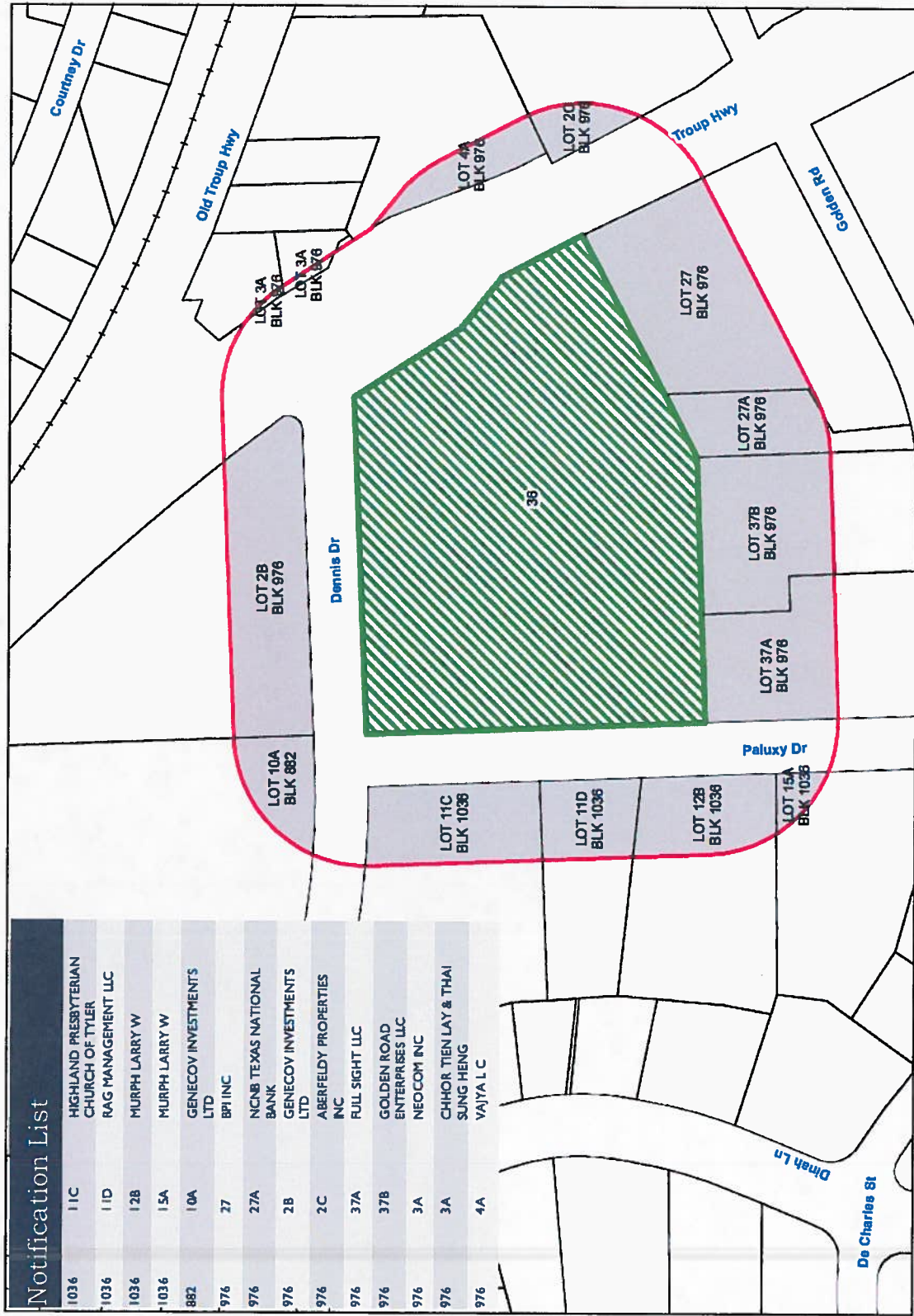


ZONING CASE
Zoning Case #: Z01-16-012
Existing Zoning: C-1 and RPO Proposed Zoning: INT
Applicant: HealthSouth Corporation

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**ORDINANCE NO. O-2016-7
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

1036	11C	HIGHLAND PRESBYTERIAN CHURCH OF TYLER
1036	11D	RAG MANAGEMENT LLC
1036	12B	MURPH LARRY W
1036	15A	MURPH LARRY W
882	10A	GENECOV INVESTMENTS LTD
976	27	BPI INC
976	27A	NCNB TEXAS NATIONAL BANK
976	2B	GENECOV INVESTMENTS LTD
976	2C	ABERFELDY PROPERTIES INC
976	37A	FULL SIGHT LLC
976	37B	GOLDEN ROAD ENTERPRISES LLC
976	3A	NEOCOM INC
976	3A	CHHOR TIEN LAY & THAI SUNG HENG
976	4A	VAIYA L C

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