

ORDINANCE NO. O-2016-21

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 "AR", ADAPTIVE REUSE DISTRICT ON LOT 8A OF NCB 830, ONE LOT CONTAINING APPROXIMATELY 2.03 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF DULSE STREET AND DONNYBROOK AVENUE (2737 DONNYBROOK AVENUE); 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 Z02-16-015

That the following described property, which has heretofore been zoned "RPO" Restricted Professional Office District shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:

Lot 8A of NCB 830, one lot containing approximately 2.03 acres of land located north of the northwest intersection of Dulse Street and Donnybrook Avenue (2737 Donnybrook Avenue).

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 be amended to reflect Single-Family Medium/Low-Density.

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.

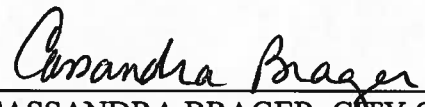
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 23rd day of March A.D., 2016.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

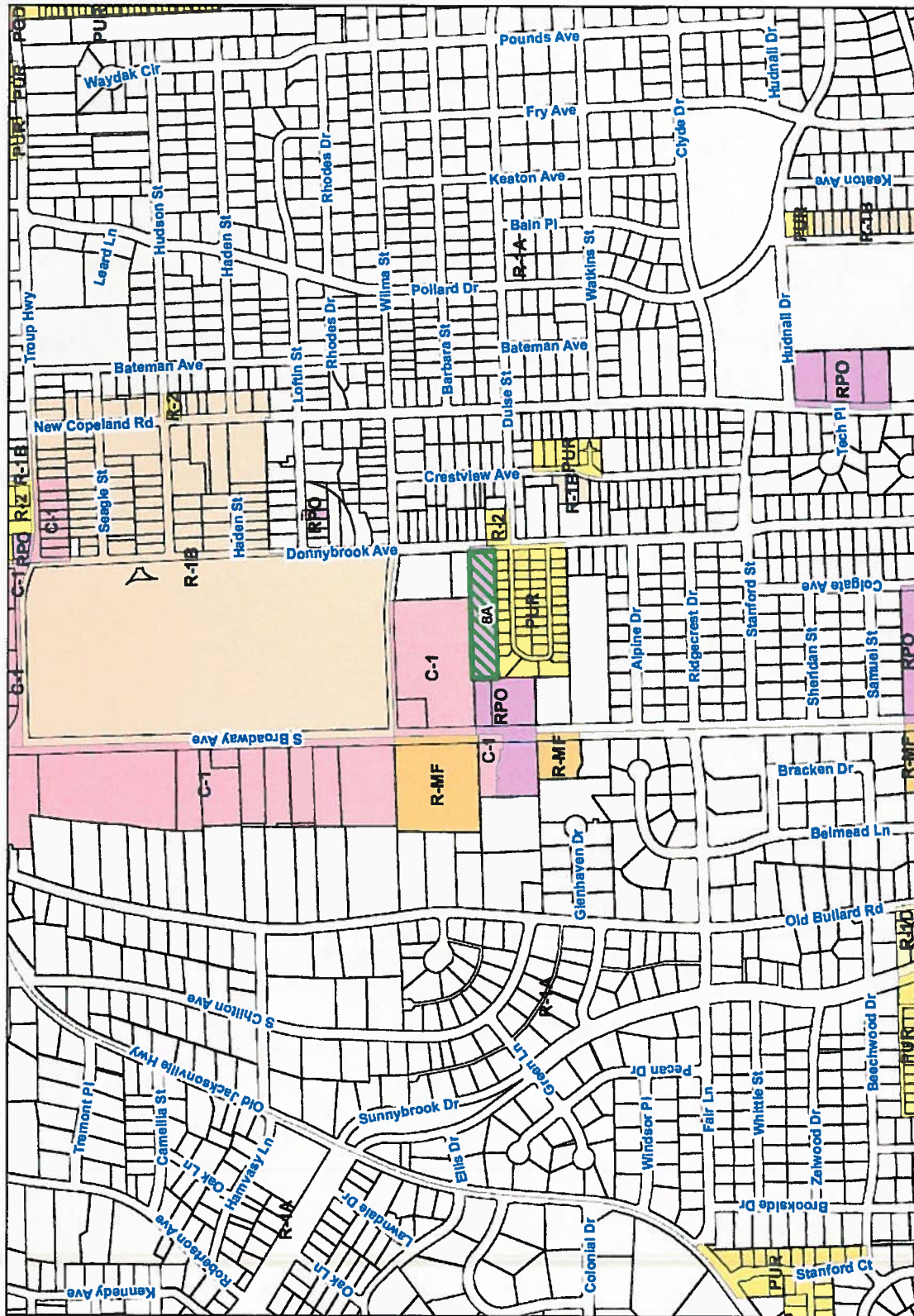
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2016-21
EXHIBIT "A"
LOCATION MAP

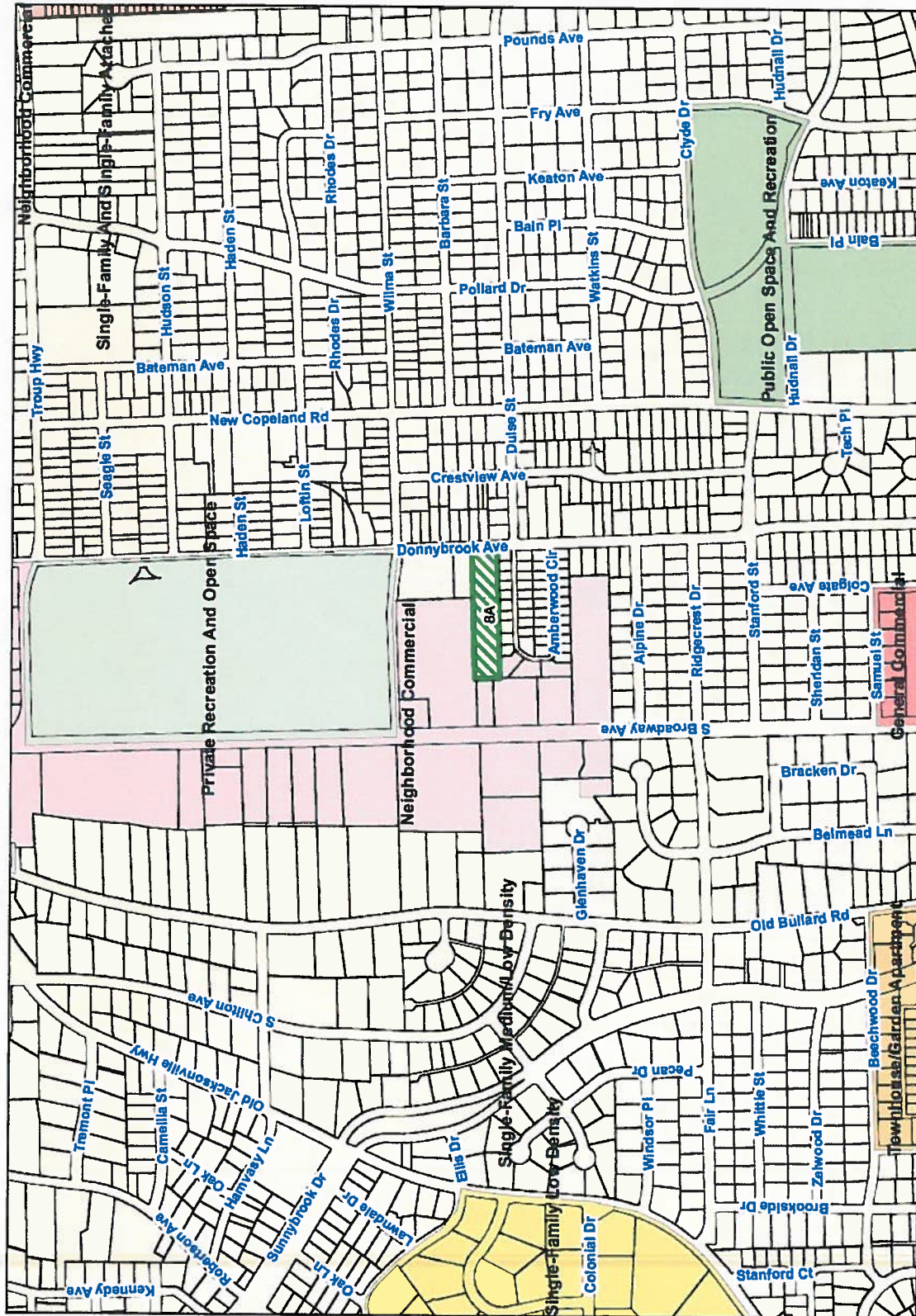


ZONING CASE
 Zoning Case #: 202-18-015
 Existing Zoning: RPO Proposed Zoning: AR
 Applicant: Geneanne Masters (2737 Donnybrook Avenue)

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.

800 0 800 Feet

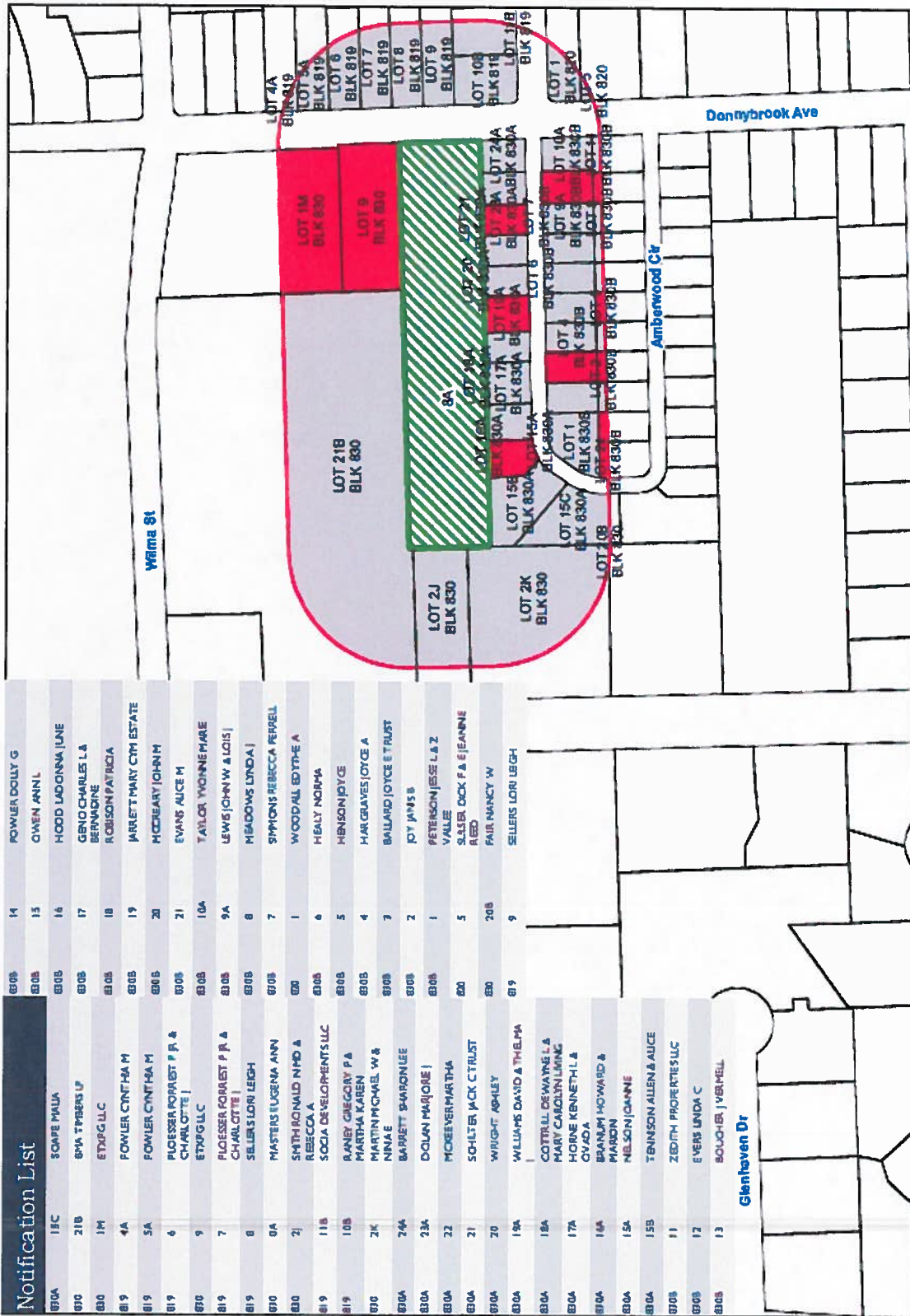
ORDINANCE NO. O-2016-21
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE




 Subject Property 
ZONING CASE
 Zoning Case #: Z02-16-015
 Existing Zoning: RPO Proposed Zoning: AR
 Applicant: Geneanne Masters (2737 Donnybrook Avenue)

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 800 0 800 Feet

ORDINANCE NO. O-2016-21
EXHIBIT "C"
NOTIFICATION MAP



Notification List

800A	15C	SCAPE MAIA	800B	14	POWER DOLLY G
800	21B	804 TYBERS LP	800B	15	OWEN ANN L
800	1M	ETDPG LLC	800B	16	HOOD LADONNA JUNE
800	4A	FOWLER CYNTHIA M	800B	17	GENO CHARLES LA
800	5A	FOWLER CYNTHIA M	800B	18	BERNARDINE
800	6	FLOESSER ROBERT P & CHARLOTTE J	800B	19	ROBINSON PATRICIA
800	9	FLOESSER ROBERT P & CHARLOTTE J	800B	20	JANET MARY CDM ESTATE
800	7	FLOESSER ROBERT P & CHARLOTTE J	800B	21	MCCREARY JOHN M
800	8	SELIERS LORI LEIGH	800B	22	EVANS ALICE M
800	0A	MASTERS TUCENA ANN	800B	10A	TAYLOR YVONNE MARE
800	2I	SMITH RONALD NMD & REBECCA A	800B	9A	LEWIS JOHN W & LOIS J
800	11B	SOCIA DEVELOPMENTS LLC	800B	8	MISADONS LINDA I
800	10B	RANNEY GREGORY P A	800B	7	SYMONS REBECCA RENELL
800	2K	MARTHA KAREN	800B	6	WOODALL EDYTHE A
800	24A	MARTIN MICHAEL W & NINA E	800B	5	HEALY NORMA
800	24A	BARRETT BARRONLEE	800B	4	HENSON JOYCE
800	24A	DOLAN MARJORIE J	800B	3	HAR GRAVES JOYCE A
800	22	MCCREARY MATHA	800B	2	BALLARD JOYCE E TRUST
800	21	SCHULTER JACK C TRUST	800B	1	JOY JAMES B
800	20	WRIGHT ASHLEY	800B	5	PETERSON JESSE L & Z
800	19A	WILLIAMS DAVID A & THELMA	800B	4	VALLEY DOCK P & JEANNE
800	18A	COTTRILL DEWAYNE L A	800B	3	REED
800	17A	MARY CAROLYN LIVING	800B	2	FAIR NANCY W
800	16A	HORNE KENNETH L A	800B	1	SELLERS LORI LEIGH
800	15A	BRANUM HOWARD & MARION	800B	0	
800	14A	NELSON JOANNE	800B	0	
800	13	TENNISON ALLEN & ALICE	800B	0	
800	12	ZEDITH PROPERTIES LLC	800B	0	
800	11	EVERS LINDA C	800B	0	
800	10	BOUCHER JEROME L	800B	0	

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