

**ORDINANCE NO. O-2016-38**

**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 "AG", AGRICULTURAL DISTRICT TO "INT", INSTITUTIONAL DISTRICT ON TWO TRACTS OF LAND CONTAINING APPROXIMATELY 5.10 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF EAST GRANDE BOULEVARD AND RHONES QUARTER ROAD (3219 EAST GRANDE BOULEVARD); 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 Z04-16-027**

That the following described property, which has heretofore been zoned "AG", Agricultural District shall hereafter bear the zoning classification of "INT", Institutional District, to wit:

Two tracts of land containing approximately 5.10 acres of land located east of the intersection of East Grande Boulevard and Rhones Quarter (3219 East Grande Boulevard), as shown in Exhibit "A", which is attached hereto and is incorporated herein.

**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 Institutional.

**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 27<sup>th</sup> day of April A.D., 2016.

~~MARTIN HEINES, MAYOR~~  
OF THE CITY OF TYLER, TEXAS

ATTEST:

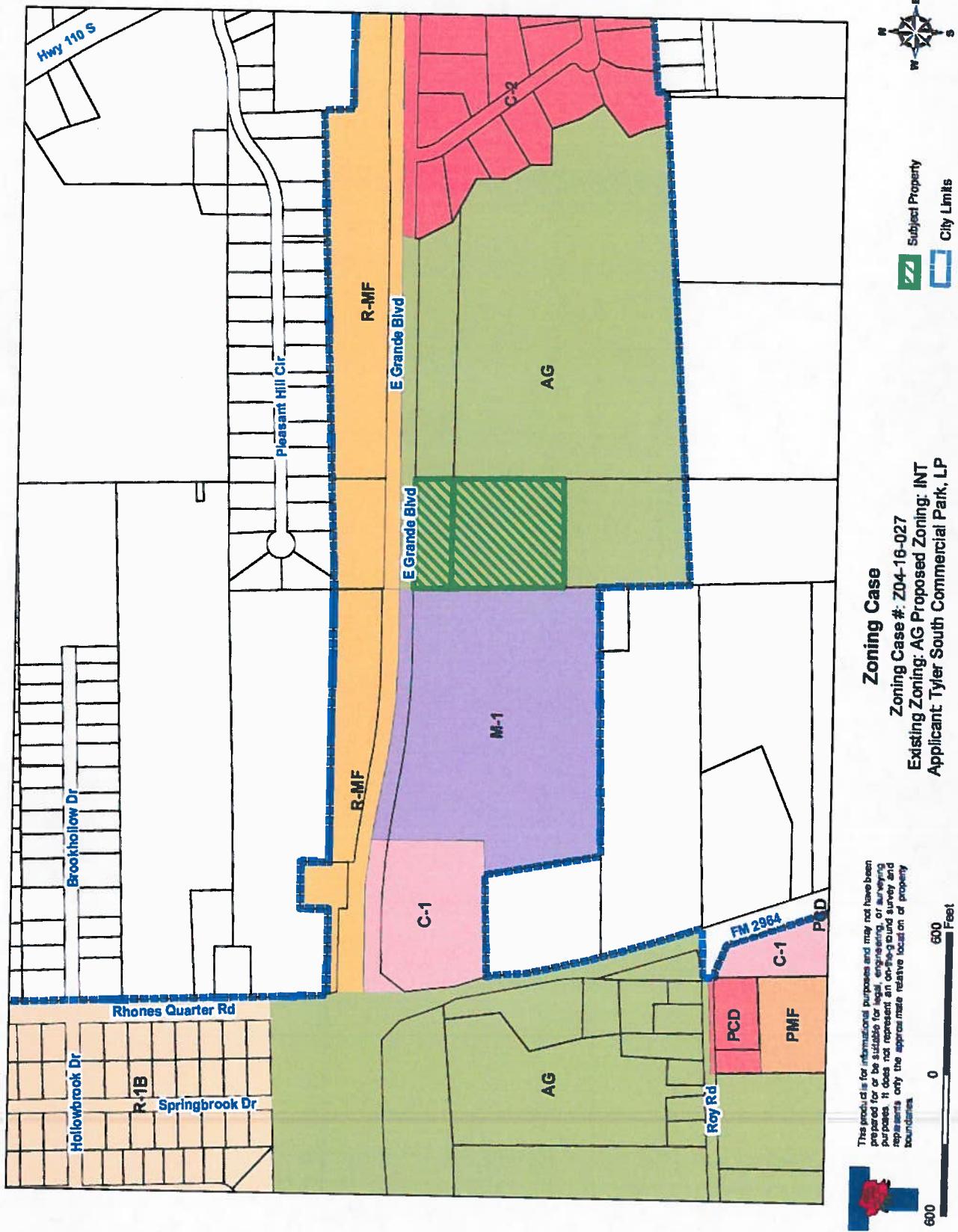
Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK



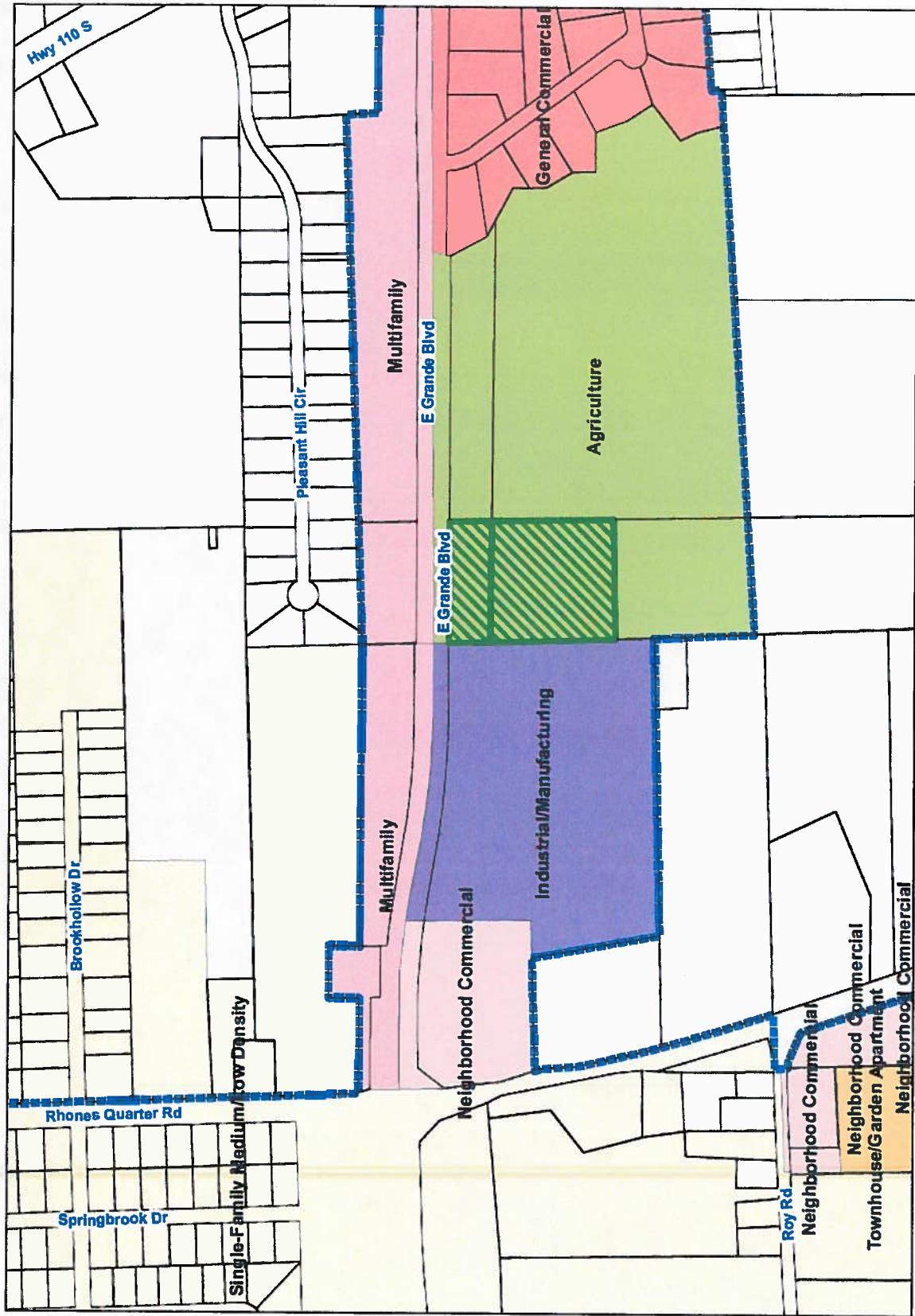
APPROVED:

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE NO. O-2016-38  
EXHIBIT "A"  
LOCATION MAP



ORDINANCE NO. O-2016-38  
 EXHIBIT "B"  
 TYLER 1<sup>st</sup> FUTURE LAND USE MAP



**Zoning Case**

Zoning Case #: 204-16-027

Existing Zoning: AG Proposed Zoning: INT  
 Applicant: Tyler South Commercial Park, LP

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.

0 600 Feet



ORDINANCE NO. O-2016-38  
EXHIBIT "C"  
NOTIFICATION MAP

