

**ORDINANCE NO. O-2016-48**

**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 “AR”, ADAPTIVE REUSE DISTRICT ON LOT 7 OF NCB 1032A, ONE LOT CONTAINING APPROXIMATELY 0.48 ACRES OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF JAN AVENUE AND EAST SOUTHEAST LOOP 323 (1424 EAST SOUTHEAST LOOP 323); 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 Z05-16-036**

That the following described property, which has heretofore been zoned “R-1A”, Single-Family Residential District shall hereafter bear the zoning classification of “AR”, Adaptive Reuse District, to wit:


Lot 7 of NCB 1032A, one lot containing approximately 0.48 acres of land located northeast of the intersection of Jan Avenue and East Southeast Loop 323 (1424 East Southeast Loop 323).

**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 25<sup>th</sup> day of May A.D., 2016.

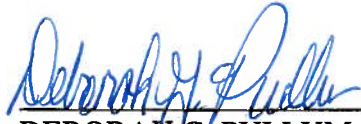
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

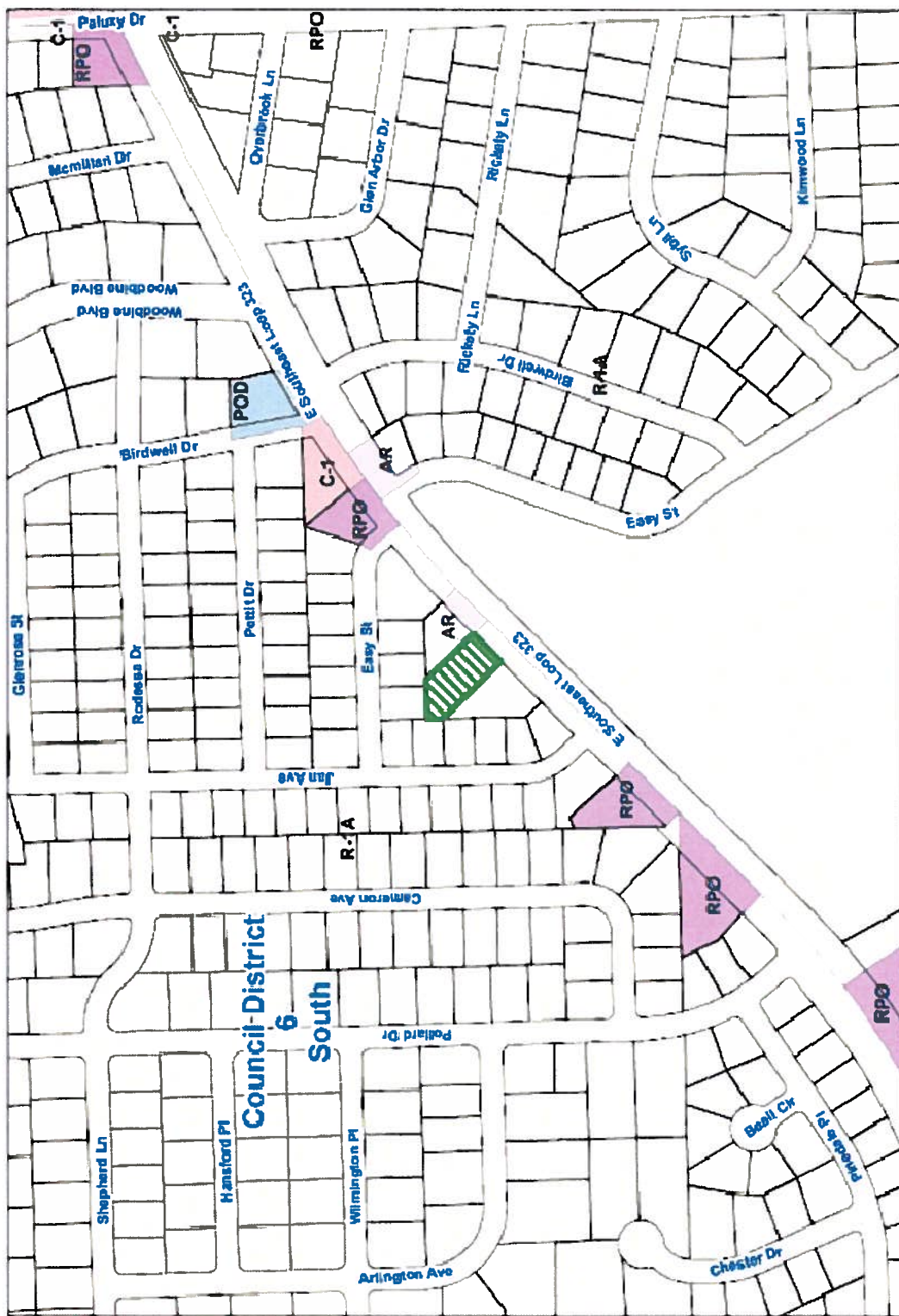
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2016-48**  
**EXHIBIT "A"**  
**LOCATION MAP**



**Zoning Case**  
**Zoning Case # 205-16-036**  
**Existing Zoning: R-1A Proposed Zoning: AR**  
**Applicant: Linda Mooney**

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.



**ORDINANCE NO. O-2016-48**  
**EXHIBIT "B"**  
**TYLER 1<sup>st</sup> FUTURE LAND USE MAP**



**Zoning Case**  
**Zoning Case #: 205-16-036**  
**Existing Zoning: R-1A Proposed Zoning: AR**  
**Applicant: Linda Mooney**

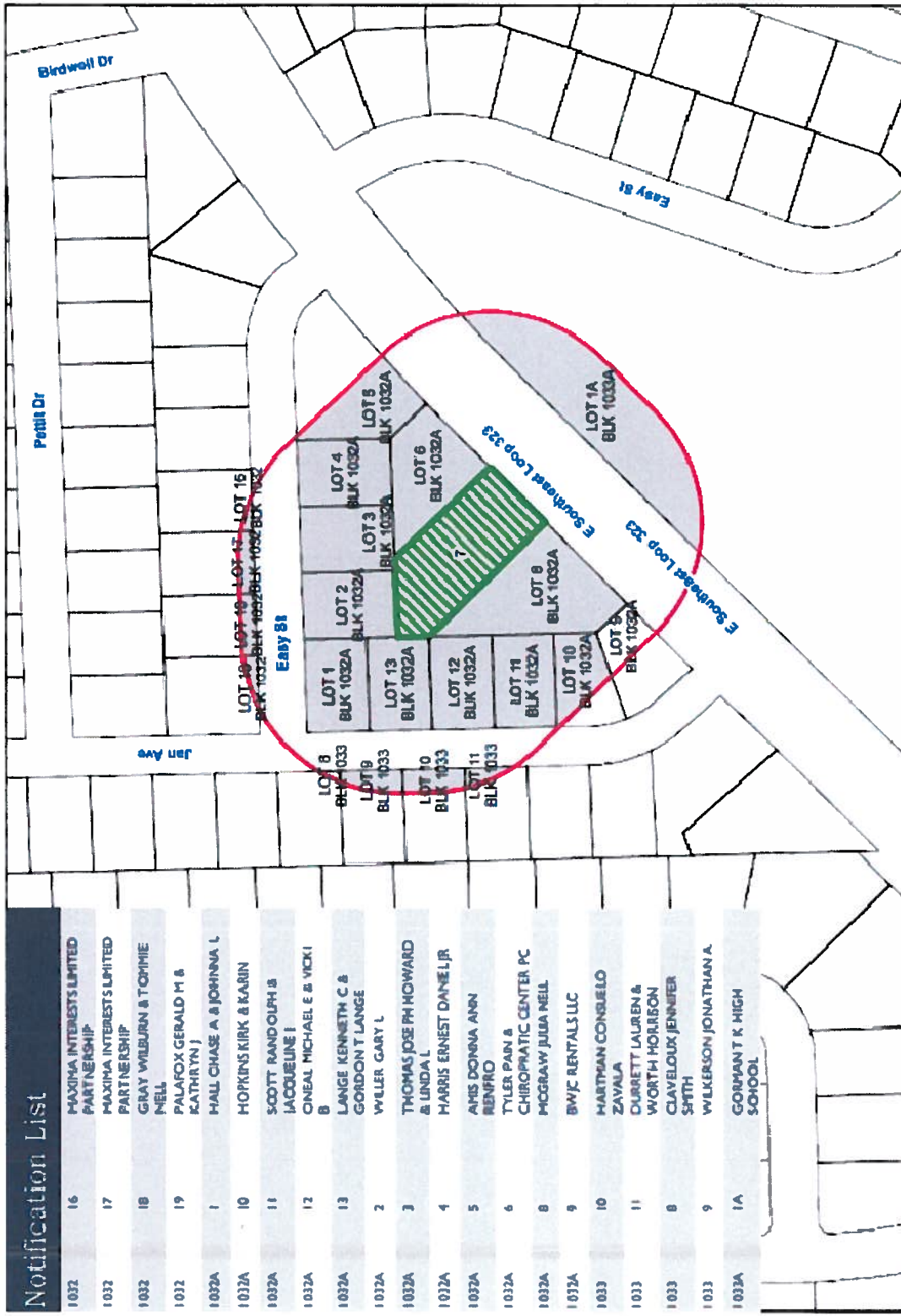
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400 0 400 Feet



ORDINANCE NO. O-2016-48  
EXHIBIT "C"  
NOTIFICATION MAP



Notification List

1032	16	MAXIMA INTERESTS LIMITED PARTNERSHIP
1032	17	MAXIMA INTERESTS LIMITED PARTNERSHIP
1032	18	GRAY WILBURN & TOMMIE NELL
1032	19	PALFOX GERALD M & KATHRYN J
1032A	1	HALL CHASE A & JOHNNA L
1032A	10	HOPKINS KIRK & KARIN
1032A	11	SCOTT RANDOLPH & JACQUELINE I
1032A	12	ONEAL MICHAEL E & VICKI B
1032A	13	LANGE KENNETH C & GORDON T LANGE
1032A	2	WELER GARY L
1032A	3	THOMAS JOSE PH HOWARD & LINDA L
1032A	4	HARRIS ERNEST DANIEL JR
1032A	5	AMIS DONNA ANN RENFRO
1032A	6	TYLER PAUL & CHIROPATIC CENTER PC
1032A	8	MCGRAW JULIA NELL
1032A	9	BWJC RENTALS LLC
1033	10	HARTMAN CONQUELO ZAVALA
1033	11	DURRETT LAUREN & WORTH HOLBORN
1033	8	CLAYLOUX JENNIFER SMITH
1033	9	WILKERSON JONATHAN A
1033A	1A	GORMANT K HIGH SCHOOL



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Zoning Case #: Z05-16-036  
Existing Zoning: R-1A Proposed Zoning: AR  
Applicant: Linda Mooney

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