

**ORDINANCE NO. O-2016-60**

**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 "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT ON AN APPROXIMATELY 48.90 ACRE TRACT OF LAND LOCATED EAST OF THE INTERSECTION OF OLD OMEN ROAD AND CHAPEL QUARTERS (4200 CHAPEL QUARTERS); 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 Z07-16-042**

That the following described property, which has heretofore been zoned "AG", Agricultural District, shall hereafter bear the zoning classification of "R-1A", Single-Family Residential District, to wit:

An approximately 48.90 acre tract of land located east of the intersection of Old Omen Road and Chapel Quarters (4200 Chapel Quarters), as depicted in Exhibit "A" attached hereto and 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.

**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 July A.D., 2016.

*Martin Heines*  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

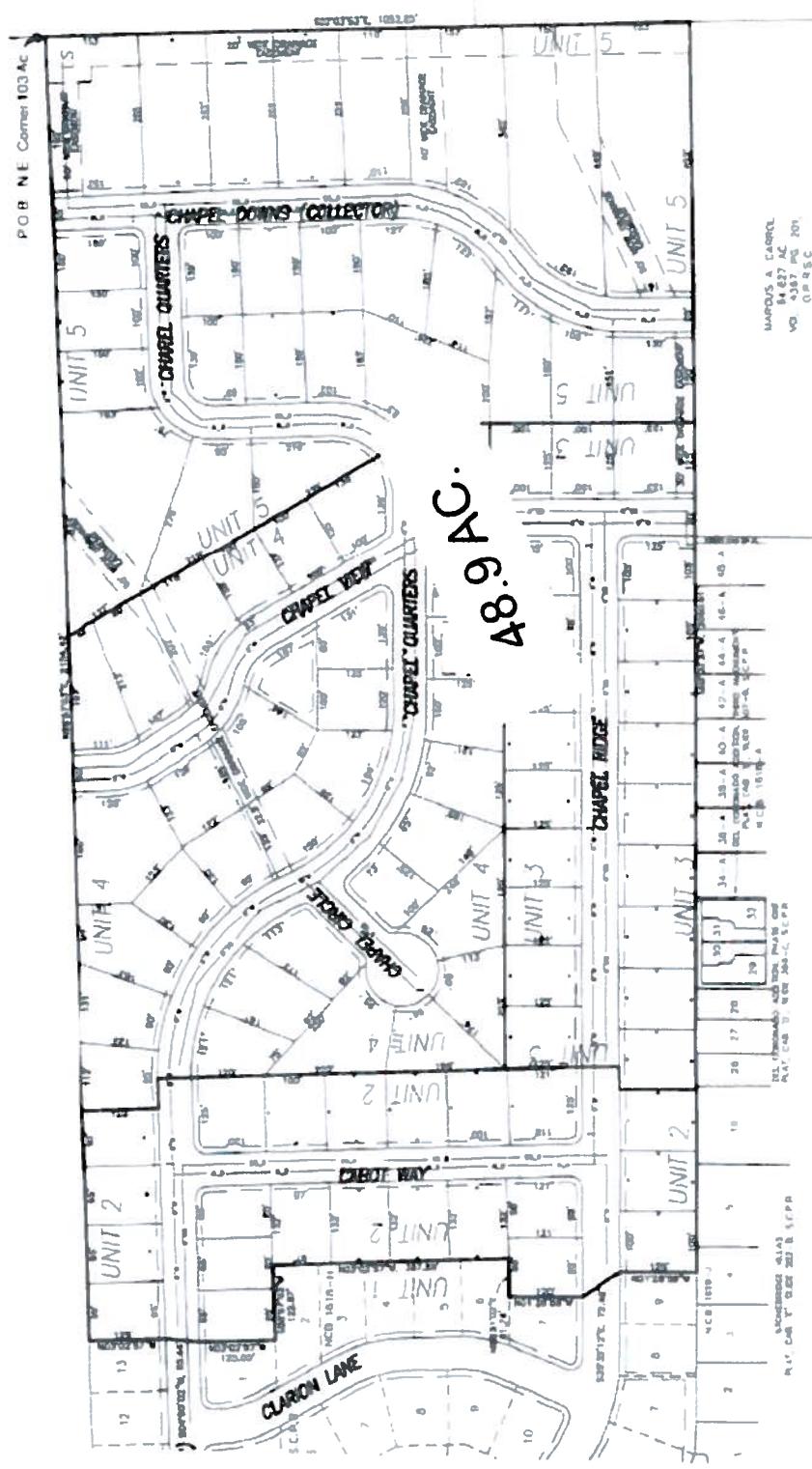
Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

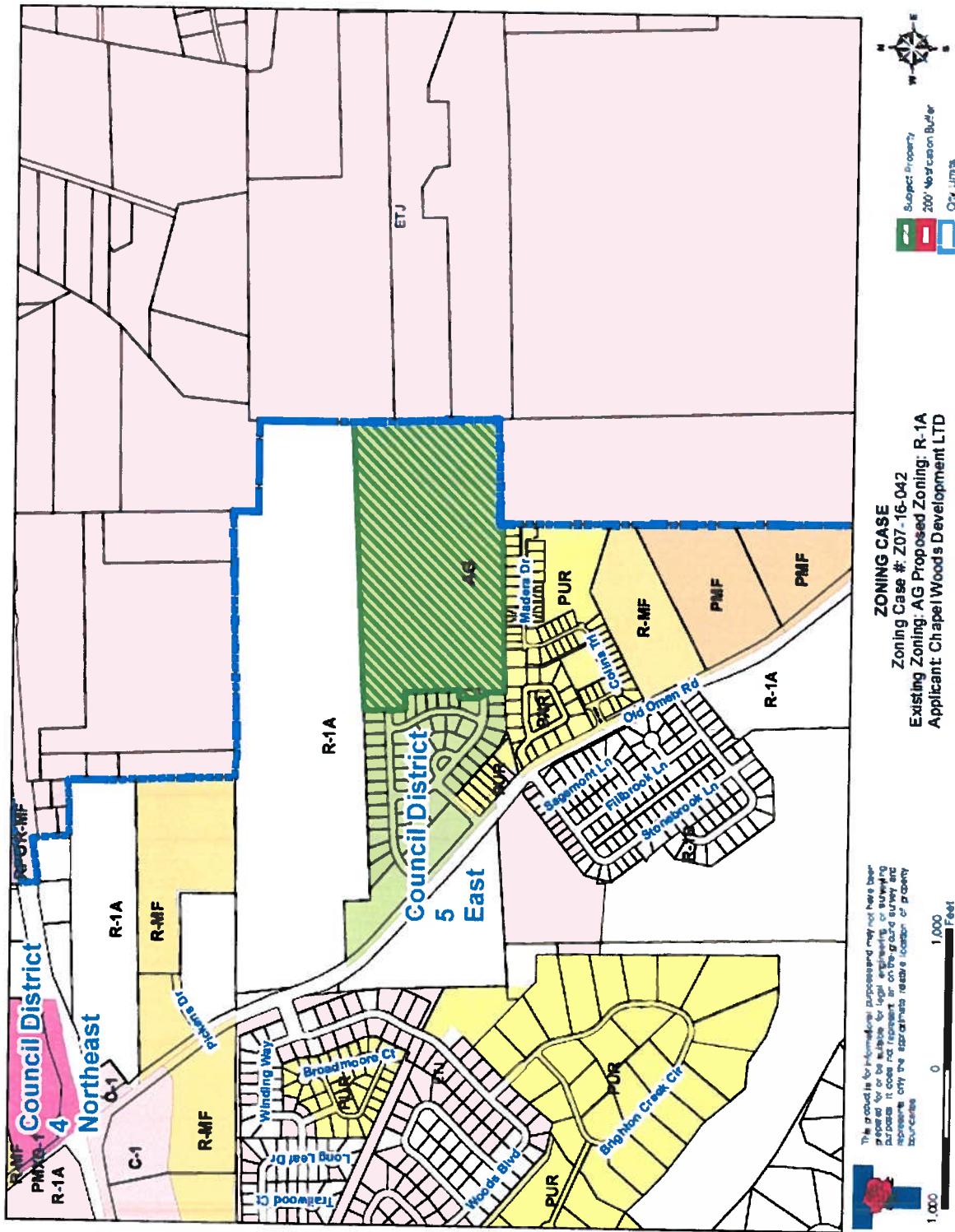
*Steven M. Kean*  
STEVEN M. KEAN,  
DEPUTY CITY ATTORNEY



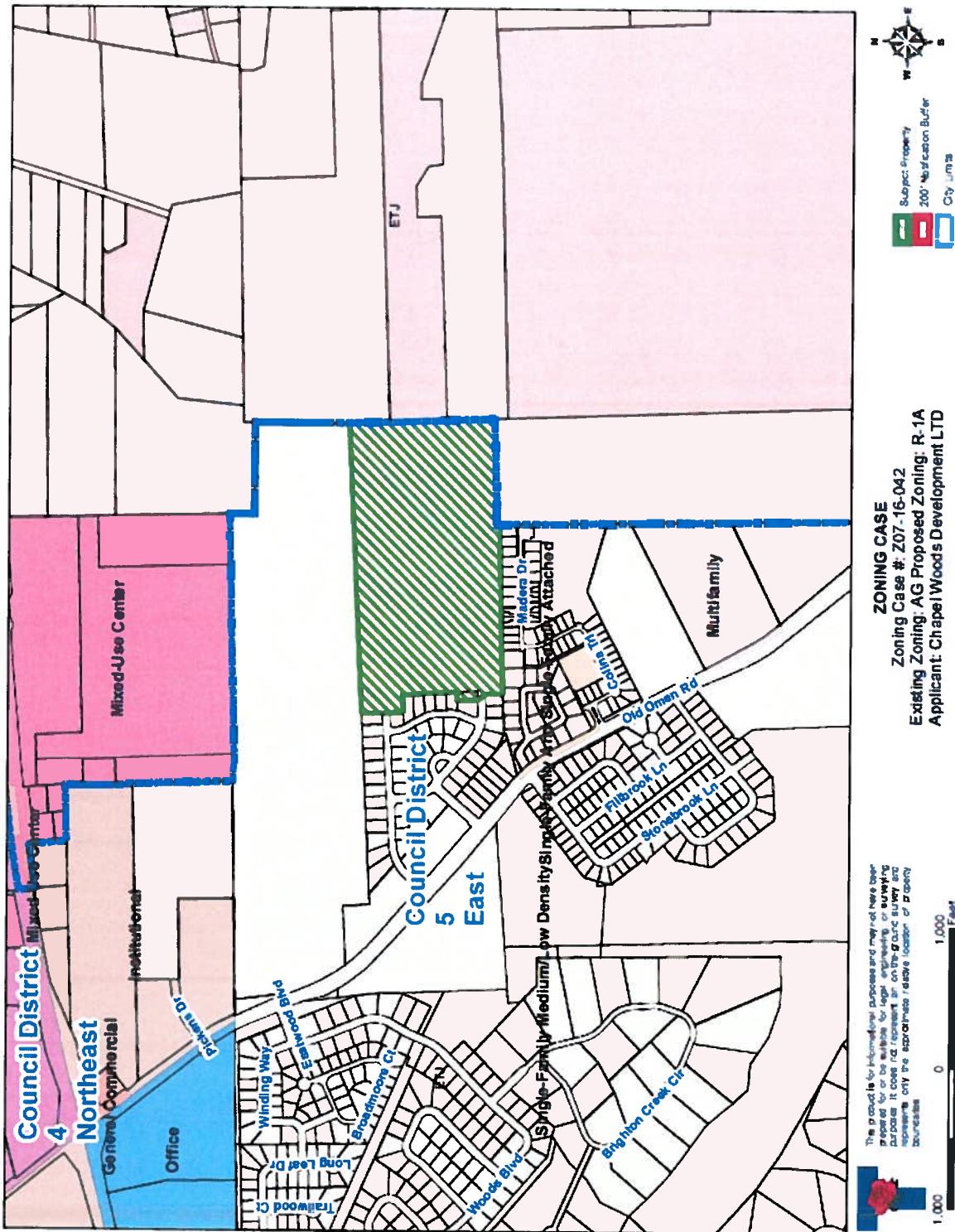
**ORDINANCE NO. O-2016-60  
EXHIBIT "A"  
ZONING AREA**



ORDINANCE NO. O-2016-60  
EXHIBIT "B"  
LOCATION MAP



ORDINANCE NO. O-2016-60  
 EXHIBIT "C"  
 TYLER 1<sup>st</sup> FUTURE LAND USE MAP



**ORDINANCE NO. O-2016-60  
EXHIBIT "D"  
NOTIFICATION MAP**

