

ORDINANCE NO. O-2015-30

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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT ON LOT 1E OF NCB 678N, ONE LOT CONTAINING APPROXIMATELY 0.60 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF MEDICAL DRIVE AND SOUTH FLEISHEL AVENUE (1038 SOUTH FLEISHEL AVENUE); 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 Z03-15-038

That the following described property, which has heretofore been zoned "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "RPO", Restricted Professional Office District, to wit:

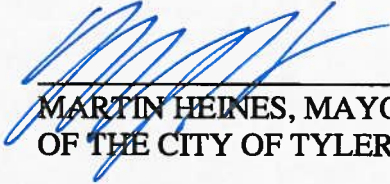
Lot 1E of NCB 678N, one lot containing approximately 0.60 acres of land located at the southeast intersection of Medical Drive and South Fleishel Avenue (1038 South Fleishel Avenue).

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.

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 25th day of March, A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK


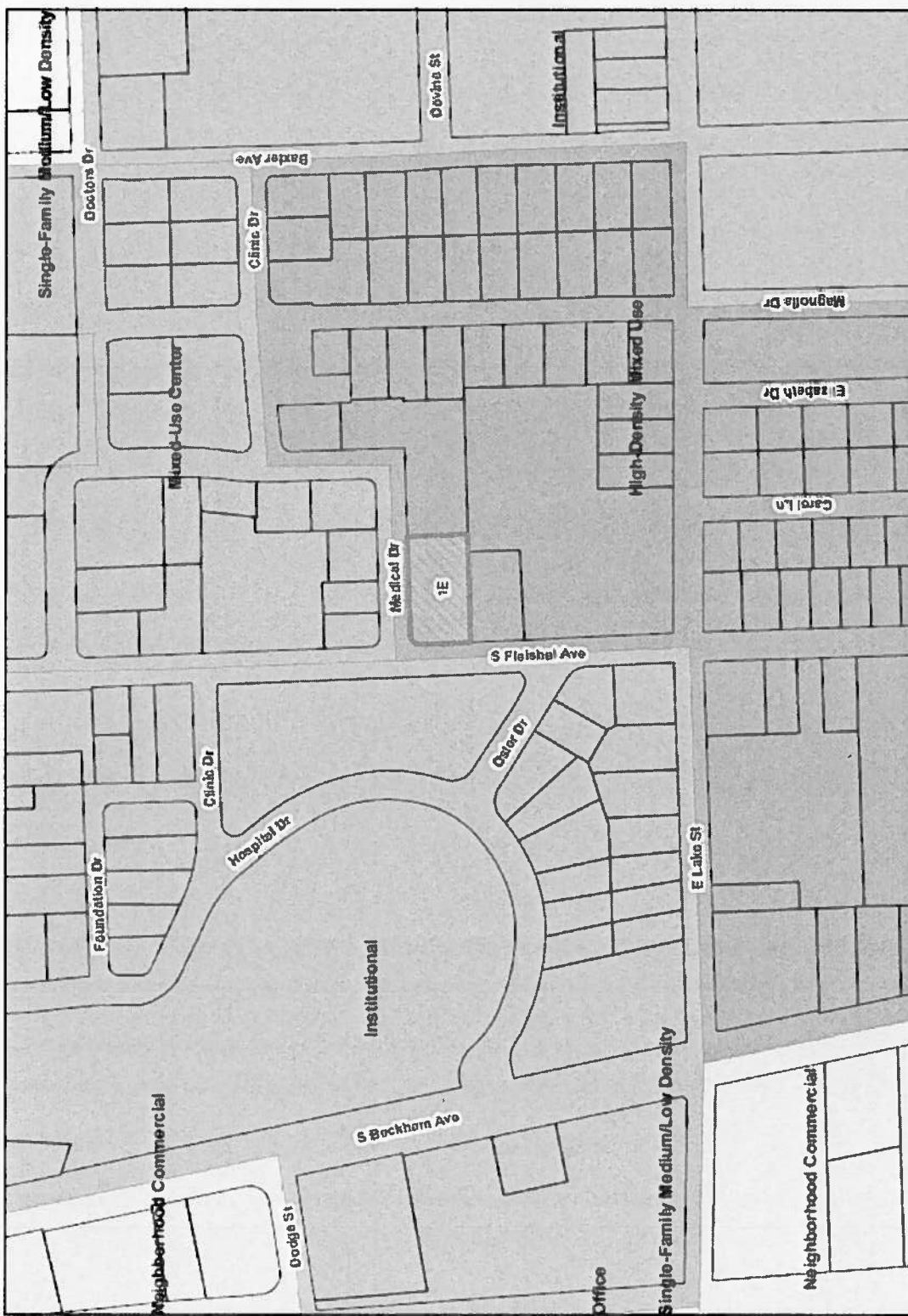
APPROVED:

DEBORAH G. PULLUM,
CITY ATTORNEY



Exhibit "B"



Subject Property



Zoning Case

Zoning Case #: Z03-15-038

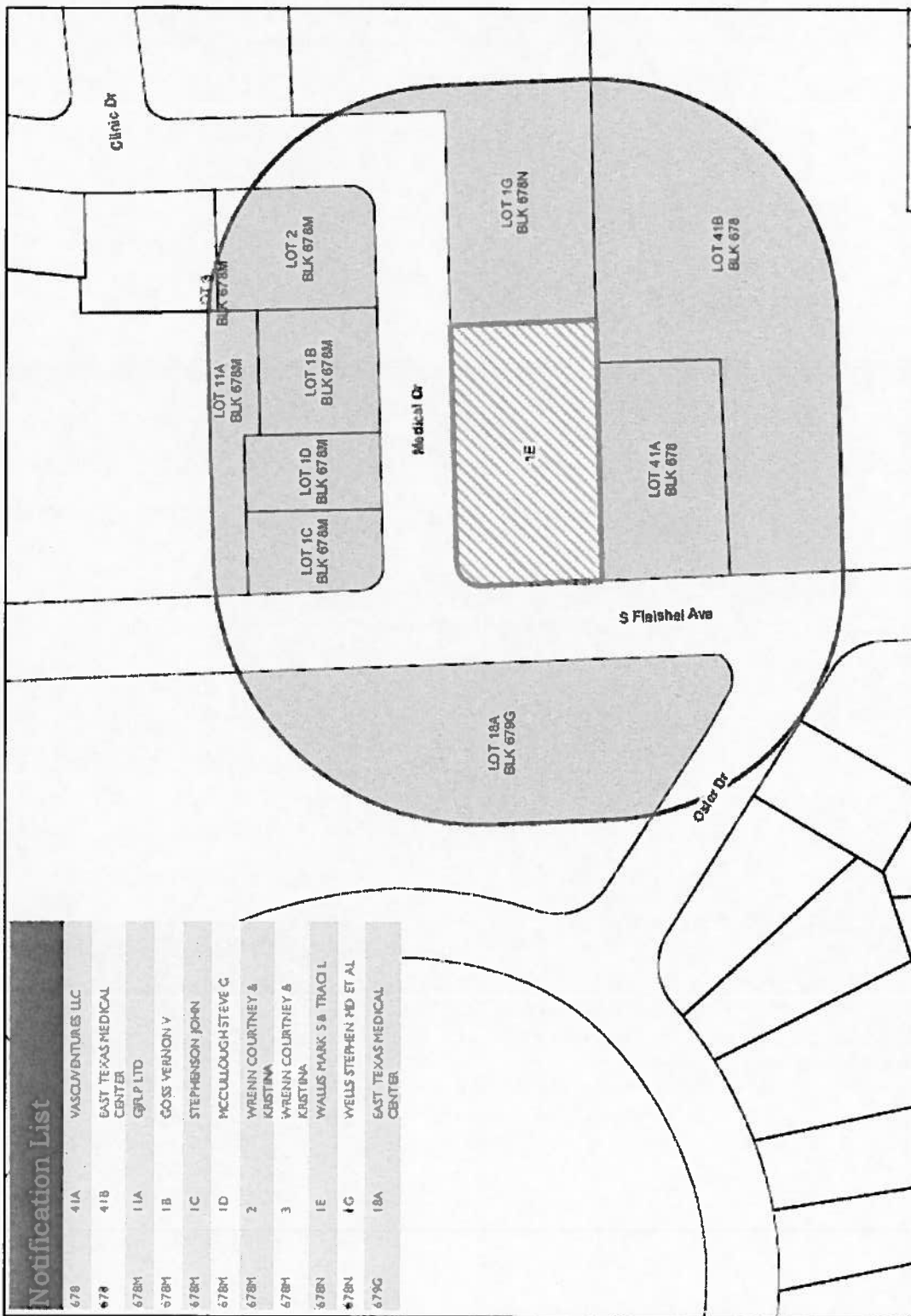
Existing Zoning: R-MF Proposed Zoning: RPO

Applicant: Mark Wallis

This plat 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.



Exhibit "C"



Notification List	
678	41A VASQUEZ VENTURES LLC
678	41B EAST TEXAS MEDICAL CENTER
678M	11A GRP LTD
678M	1B COSS VERNON V
678M	1C STEPHENSON JOHN
678M	1D MCCULLOUGH STEVE G
678M	2 WRENN COURTNEY & KRISTINA
678M	3 WRENN COURTNEY & KRISTINA
678N	1E WALLIS MARK S & TRACI L
678N	1G WELLS STEPHEN PD ET AL
679G	18A EAST TEXAS MEDICAL CENTER



Zoning Case
 Zoning Case #: Z03-15-038
 Existing Zoning: R-MF Proposed Zoning: RPO
 Applicant: Mark Wallis

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125 0 125 Feet