

**ORDINANCE NO. O-2015-40**

**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 "POD", PLANNED OFFICE DISTRICT TO "RPO" RESTRICTED PROFESSIONAL OFFICE DISTRICT ON LOT 11D OF NCB 1036, ONE LOT CONTAINING 0.98 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF DENNIS DRIVE AND PALUXY DRIVE (3187 PALUXY DRIVE); 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 Z04-15-043**

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

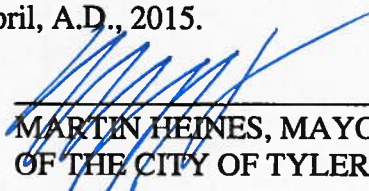
Lot 11D of NCB 1036, one lot containing 0.98 acres of land located south of the southwest intersection of Dennis Drive and Paluxy Drive (3187 Paluxy Drive).

**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 8<sup>th</sup> day of April, A.D., 2015.

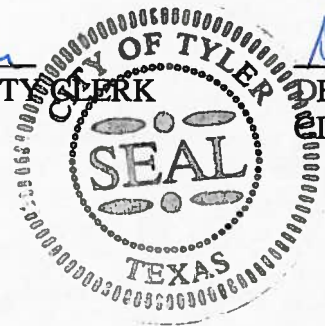
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

**ATTEST:**

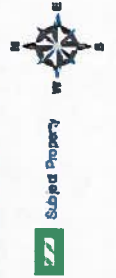
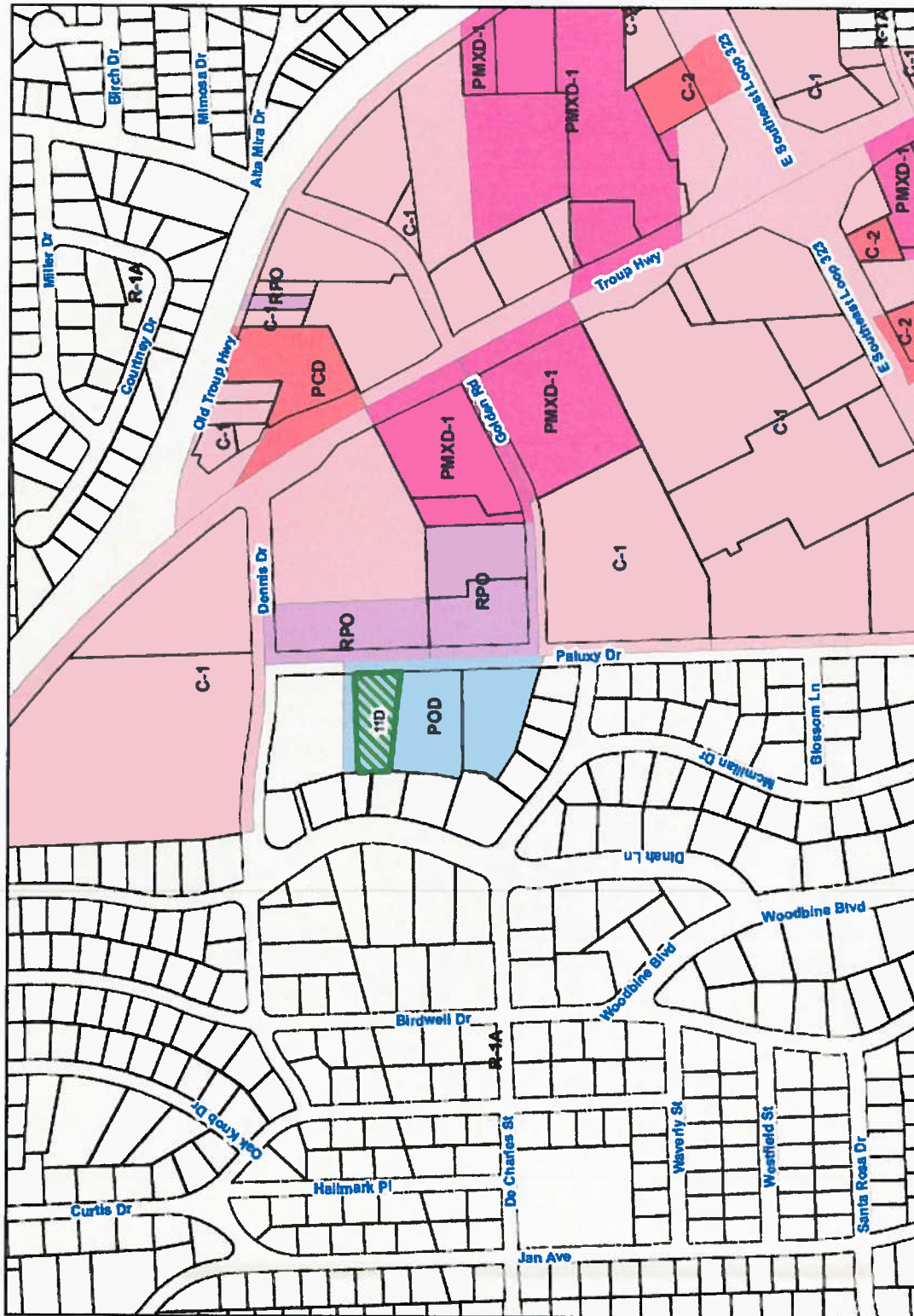
  
CASSANDRA BRAGER, CITY CLERK

**APPROVED:**

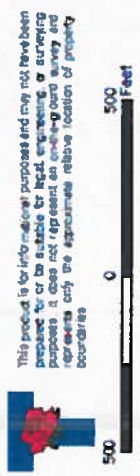
  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2015-40  
EXHIBIT "A"  
LOCATION MAP**

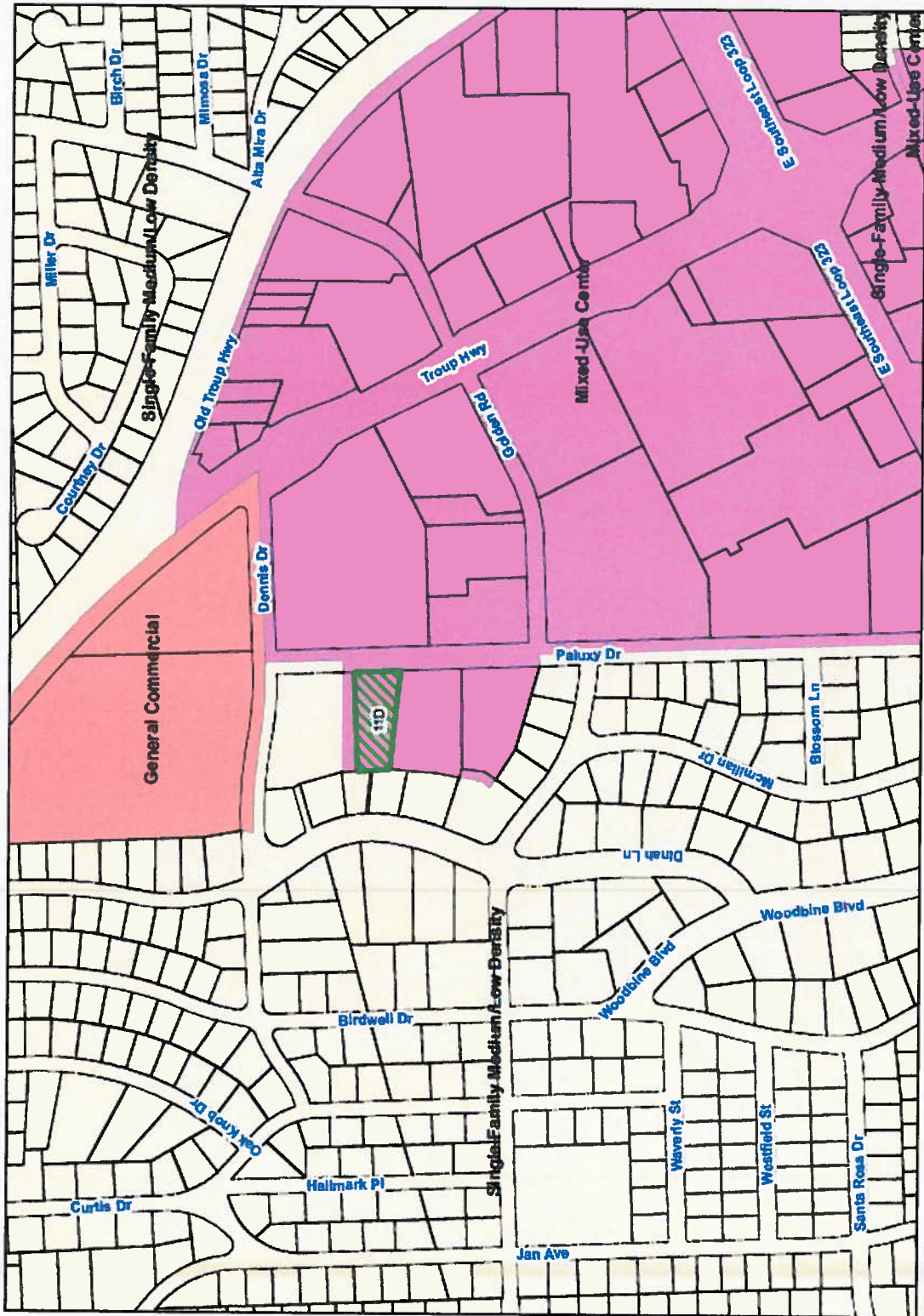


**Zoning Case**  
Zoning Case #: ZD4-15-043  
Existing Zoning: POD Proposed Zoning: RPO  
Applicant: Rag Management LLC





**ORDINANCE NO. O-2015-40**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**

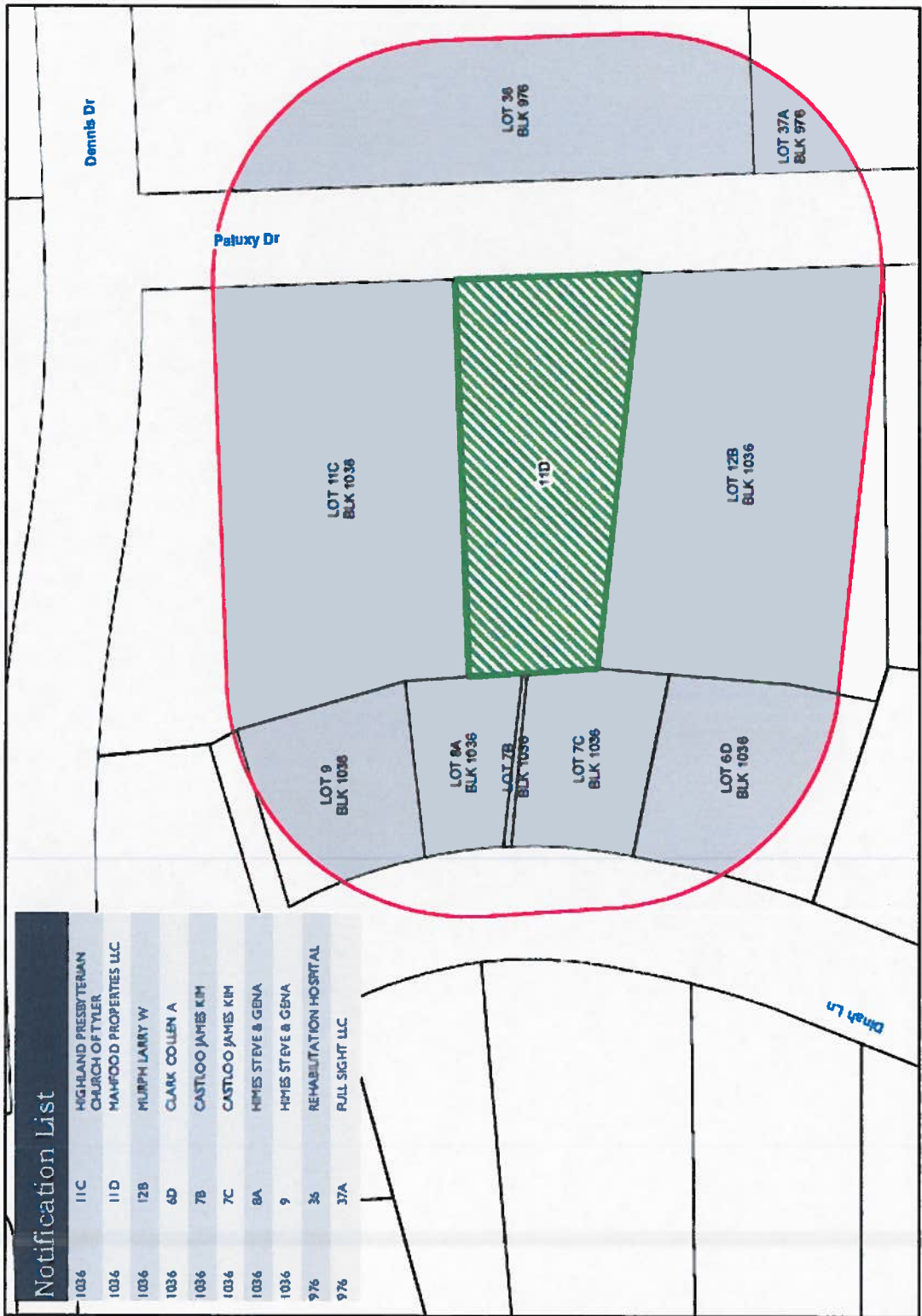


**Zoning Case**  
 Zoning Case #: Z04-15-043  
 Existing Zoning: POD Proposed Zoning: RPO  
 Applicant: Rag Management LLC



This product is for informational purposes and may not have been prepared for or by a state or local government. It does not represent an official survey or map. It represents only the approximate relative location of property boundaries.

**ORDINANCE NO. O-2015-40  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

1036	11C	HIGHLAND PRESBYTERIAN CHURCH OF TYLER
1036	11D	MAHFOOD PROPERTIES LLC
1036	12B	MURPHY LARRY W
1036	6D	CLARK COLLEN A
1036	7B	CASTLLOO JAMES KIM
1036	7C	CASTLLOO JAMES KIM
1036	8A	HIMES STEVE & GENA
1036	9	HIMES STEVE & GENA
976	35	REHABILITATION HOSPITAL
976	37A	PULL SIGHT LLC

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125 0 125 Feet



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