

ORDINANCE NO. O-2015-46

**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 "INT",
INSTITUTIONAL DISTRICT ON LOT 1 OF NCB 853B, ONE LOT
CONTAINING APPROXIMATELY 24 ACRES OF LAND LOCATED
EAST OF THE INTERSECTION OF SOUTH SOUTHWEST LOOP 323
AND SHAW STREET (2800 SHAW STREET); 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 Z04-15-047

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

Lot 1 of NCB 853B, one lot containing approximately 24 acres of land located east of the intersection of South Southwest Loop 323 and Shaw Street (2800 Shaw Street).

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 8th day of April, A.D., 2015.

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

ATTEST:

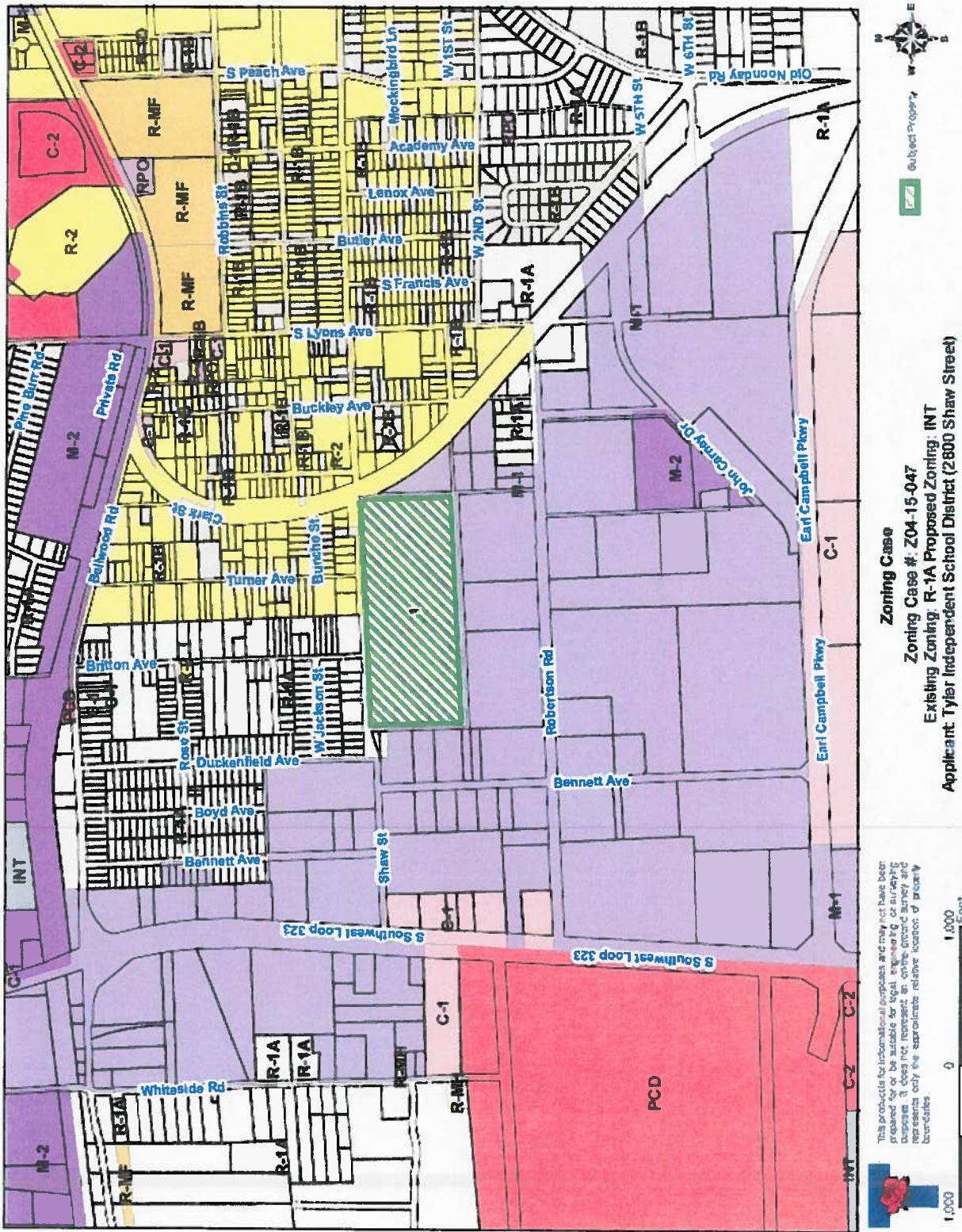
Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

APPROVED:

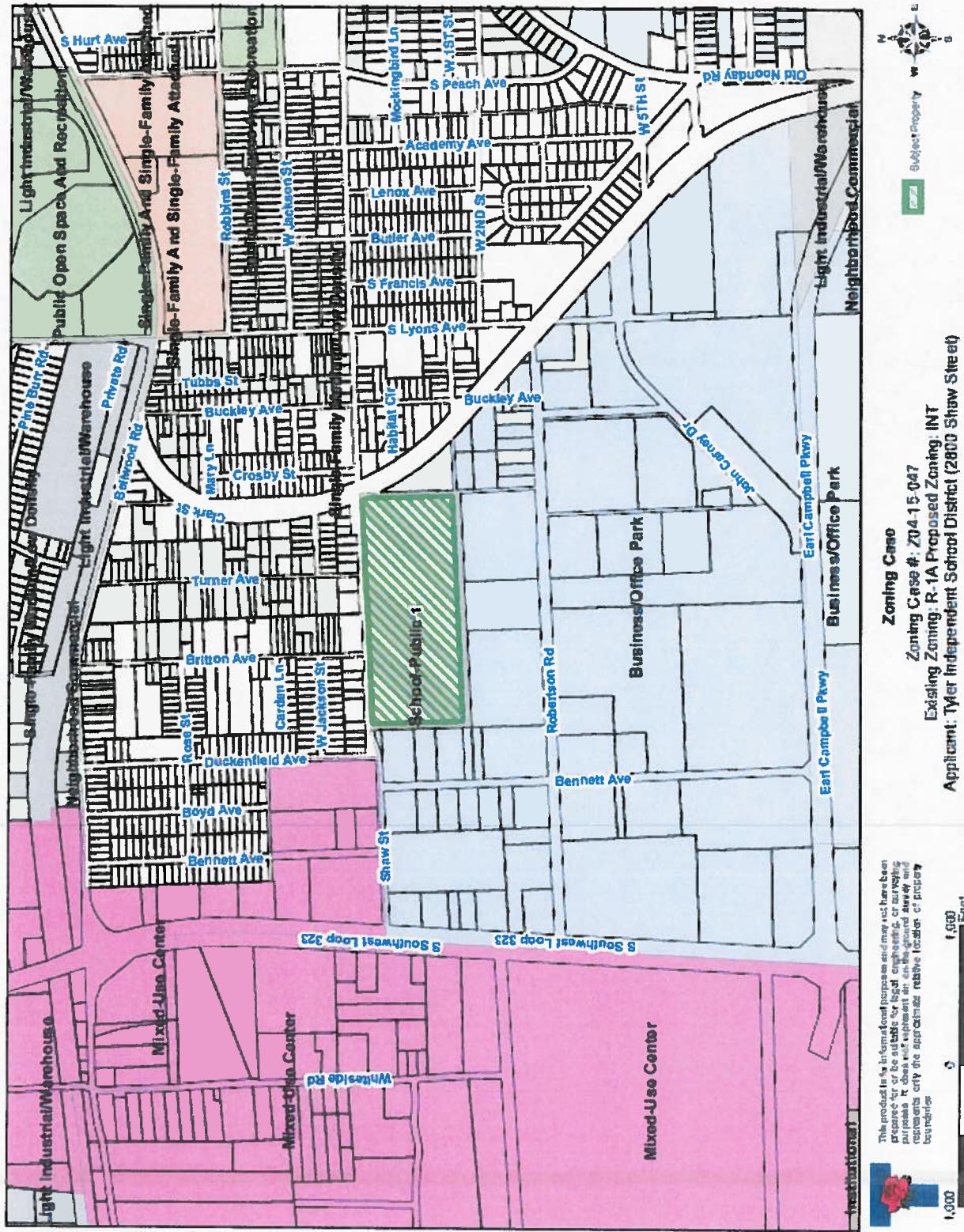
Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY



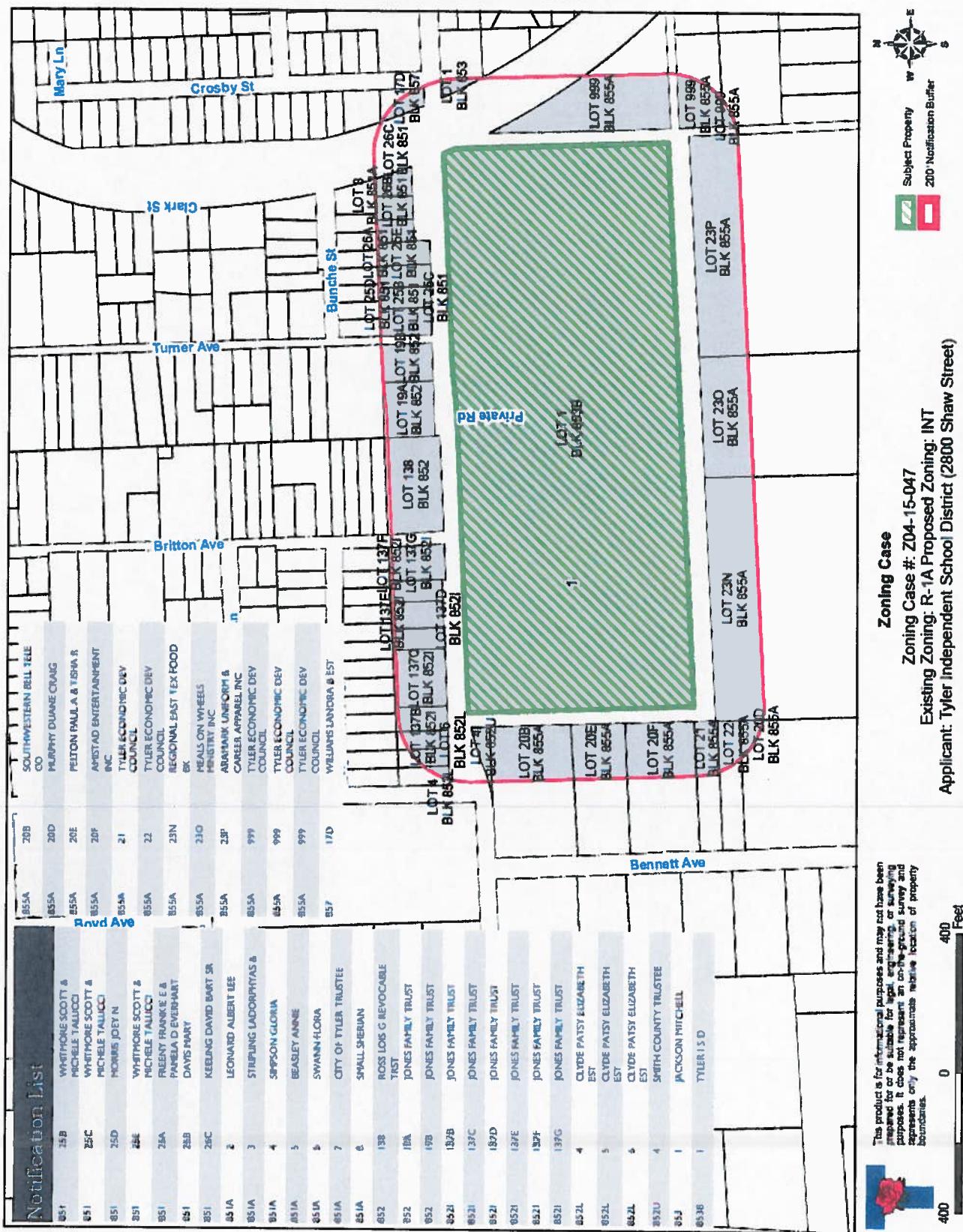
ORDINANCE NO. O-2015-46
EXHIBIT "A"
LOCATION MAP



ORDINANCE NO. O-2015-46
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP



**ORDINANCE NO. O-2015-46
EXHIBIT "C"
NOTIFICATION MAP**



This product is for **photogrammetric** 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 **visible** location of property boundaries.

**This product is for informational purposes and may not have been
patented 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.**

Zoning Case

Zoning Case #: Z04-15-047
Zoning: R-1A Proposed Zoning

Existing Zoning: R-1A Proposed Zoning: INT
Applicant: Tyler Independent School District (2800 Shaw Street)