

**ORDINANCE NO. O-2015-47**

**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 "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT AND "M-2", GENERAL INDUSTRIAL DISTRICT TO "AR", ADAPTIVE REUSE DISTRICT ON LOT 18 OF NCB 745, ONE LOT TOTALING APPROXIMATELY 4.80 ACRES OF LAND LOCATED WEST OF THE INTERSECTION HILLCREST AVENUE AND WEST FRONT STREET (3120 WEST FRONT STREET); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT TO THE FUTURE LAND USE GUIDE; 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 Z04-15-049**

That the following described property, which has heretofore been zoned "RPO", Restricted Professional Office District and "M-2", General Industrial District, shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:

Lot 18 of NCB 745, one lot totaling approximately 4.80 acres of land located west of the intersection of Hillcrest Avenue and West Front Street (3120 West Front 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 and that the Future Land Use Guide be revised from General Commercial to reflect Single-Family Medium/Low Density on a portion of the lot.

**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.

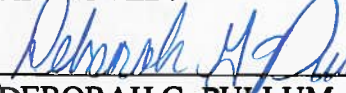
**PASSED AND APPROVED** this the 8<sup>th</sup> day of April, A.D., 2015.

  
MARTIN HEINES MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

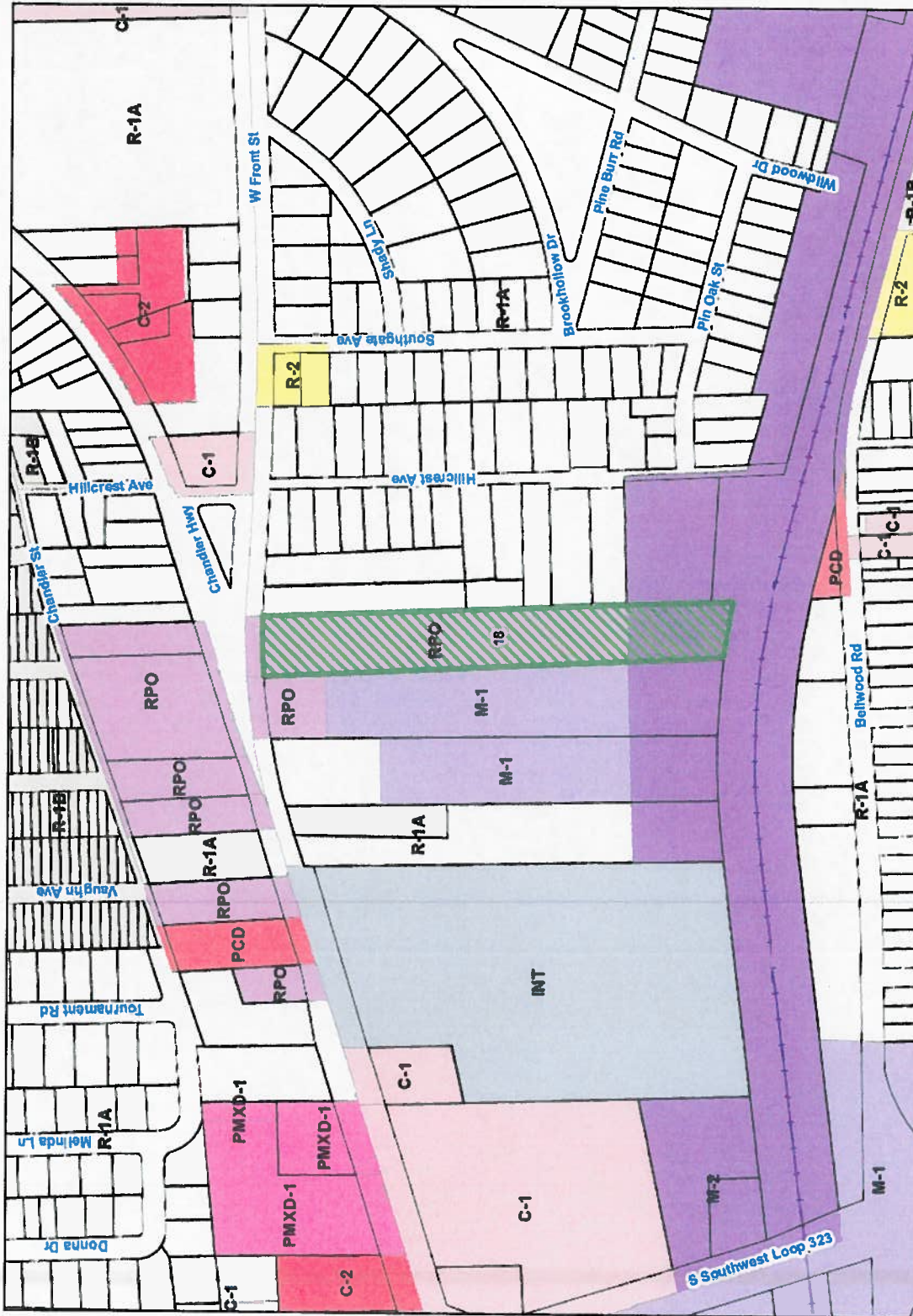
  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2015-47  
EXHIBIT "A"  
LOCATION MAP**



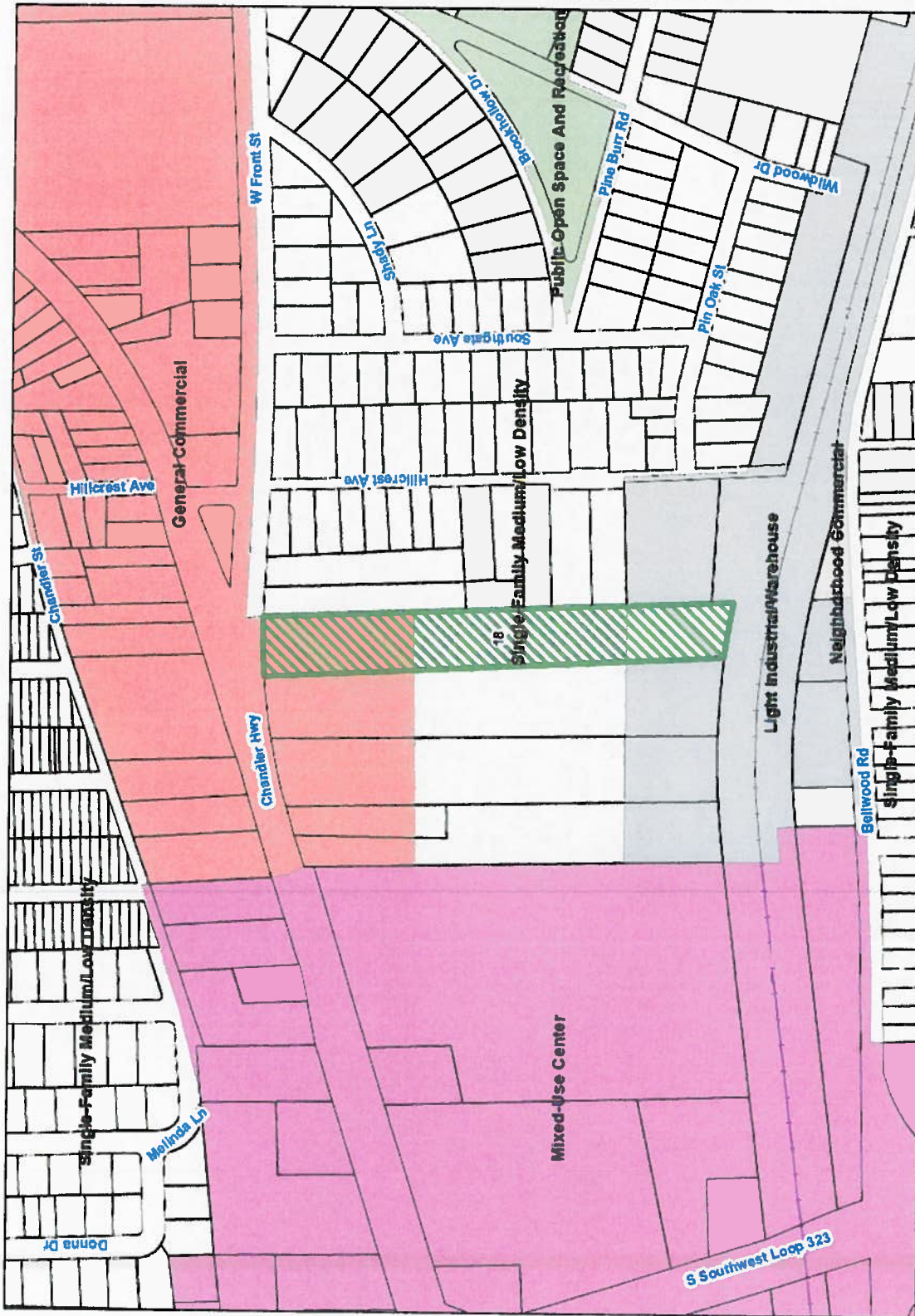
**Zoning Case**  
Zoning Case #: Z04-15-049  
Existing Zoning: RPO and M-2 Proposed Zoning: AR  
Applicant: Glory Real Estate Partners, LP (3120 W. Front)

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-2015-47  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE MAP**

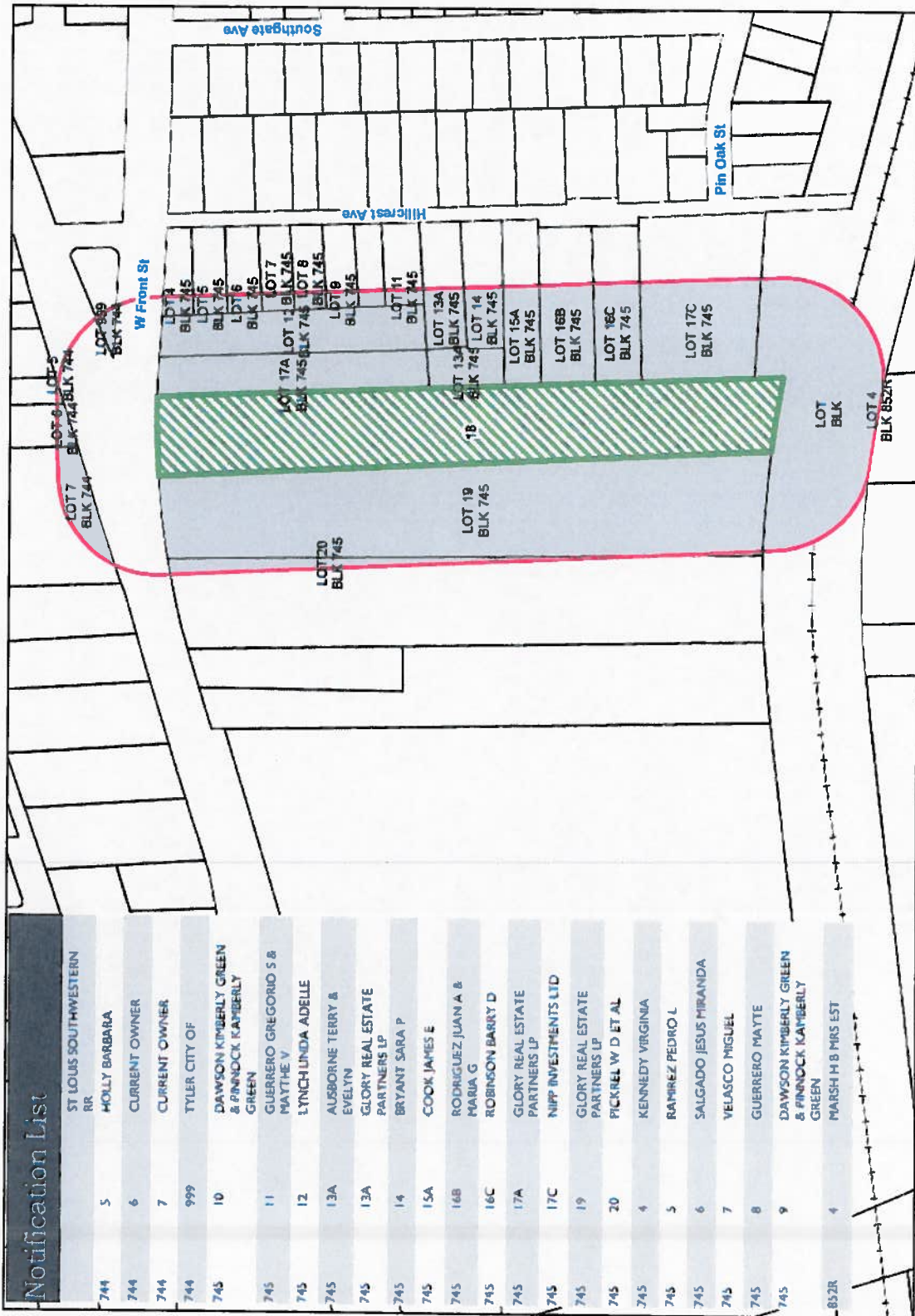


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EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

744	5	ST LOUIS SOUTHWESTERN RR
744	6	HOLLY BARBARA
744	7	CURRENT OWNER
744	999	CURRENT OWNER
744	999	TYLER CITY OF
745	10	DAWSON KIMBERLY GREEN & PINNOCK KAMBERLY GREEN
745	11	GUERRERO GREGORIO S & MAYTHE V
745	12	LYNCH LINDA ADELLE
745	13A	AUSBORNE TERRY & EVELYN
745	13A	GLORY REAL ESTATE PARTNERS LP
745	14	BRYANT SARA P
745	15A	COOK JAMES E
745	16B	RODRIGUEZ JUAN A & MARIA G
745	16C	ROBINSON BARRY D
745	17A	GLORY REAL ESTATE PARTNERS LP
745	17C	NIPP INVESTMENTS LTD
745	19	GLORY REAL ESTATE PARTNERS LP
745	20	PICKREL W D ET AL
745	4	KENNEDY VIRGINIA
745	5	RAMIREZ PEDRO L
745	6	SALGADO JESUS MIRANDA
745	7	VELASCO MIGUEL
745	8	GUERRERO MAYTE
745	9	DAWSON KIMBERLY GREEN & PINNOCK KAMBERLY GREEN
852R	4	MARSH H B MRS EST

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