

ORDINANCE NO. O-2015-62

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 TO "AR", ADAPTIVE REUSE DISTRICT ON LOT 1 OF NCB 81, ONE LOT TOTALING APPROXIMATELY 0.28 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF BRYAN STREET AND SOUTH BONNER AVENUE (503 SOUTH BONNER AVENUE). DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z06-15-054

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

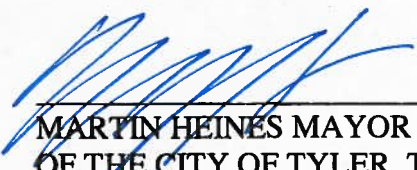
Lot 1 of NCB 81, one lot totaling approximately 0.28 acres of land located southwest of the intersection of Bryan Street and South Bonner Avenue (503 South Bonner Avenue).

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 24th day of June, A.D., 2015.


MARTIN HEINES MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

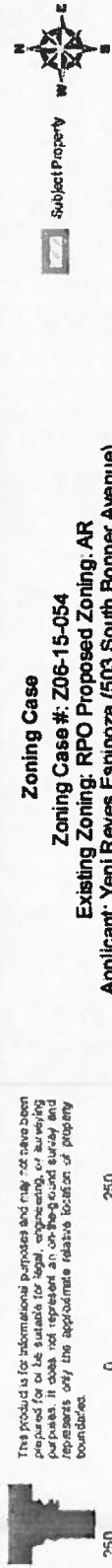
APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

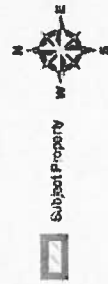
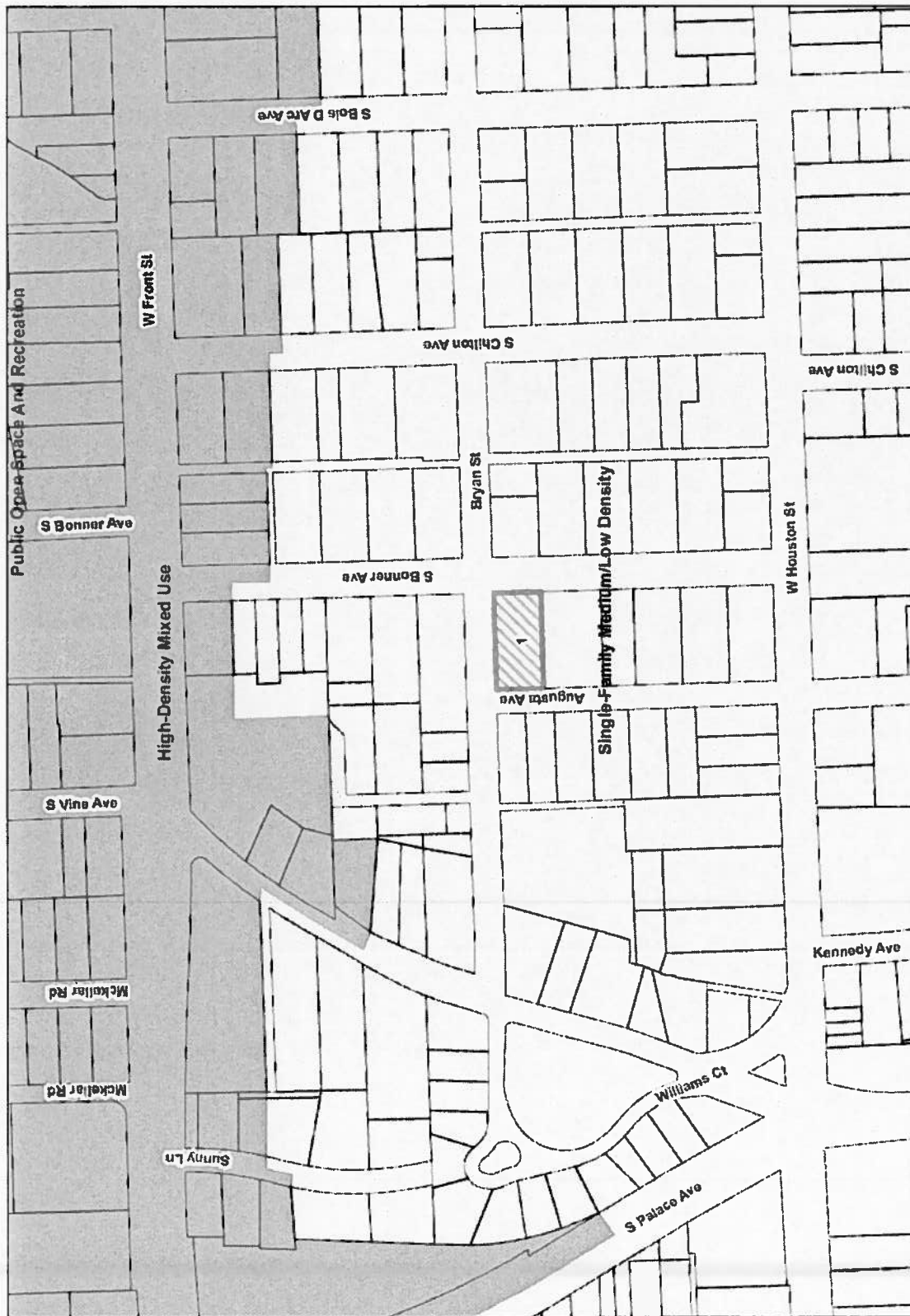


EXHIBIT "A"

LOCATION MAP



ORDINANCE NO. O-2015-62
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP

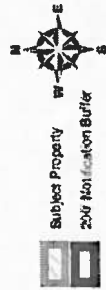
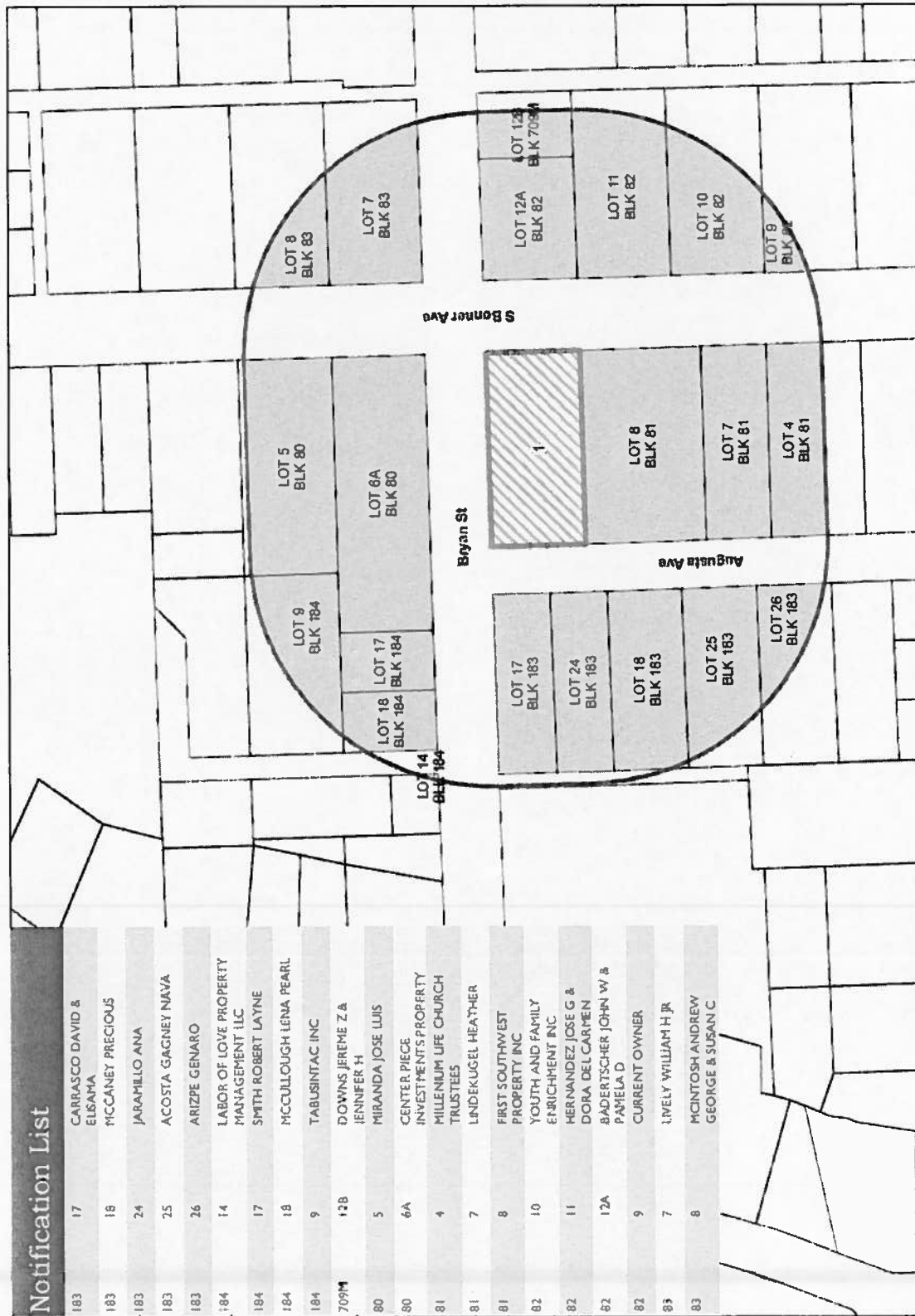


Zoning Case
Zoning Case #: Z08-15-054
Existing Zoning: RPO Proposed Zoning: AR
Applicant: Yeni Reyes Espinoza (503 South Bonner Avenue)

This product is for informational purposes and may not have been
 drawn for or by a public body or agency. It does not represent an official survey and
 represents only the approximate relative location of property
 boundaries.



**ORDINANCE NO. O-2015-62
EXHIBIT "C"
NOTIFICATION MAP**



Zoning Case
Zoning Case #: Z08-15-054
Existing Zoning: RPO Proposed Zoning: AR
Applicant: Yeni Reyes Espinoza (503 South Bonner Avenue)

This product is for informational purposes and may not have been prepared for use outside the legal, engineering or surveying jurisdiction of the preparer. It is not to be used for any other purpose and represents only the approximate relative location of property boundaries.

125 0 125 Feet