

**ORDINANCE NO. O-2017-105**

**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 "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT ON LOT 16 OF NCB 88, ONE LOT TOTALING APPROXIMATELY 0.52 ACRE OF LAND LOCATED EAST OF THE INTERSECTION OF SOUTH VINE AVENUE AND POTTER PLACE (310 SOUTH VINE 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 Z17-038**

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

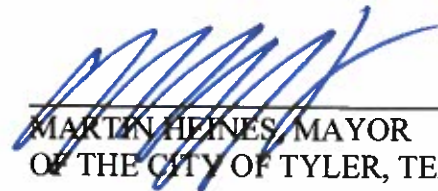
Lot 16 of NCB 88, one lot containing approximately 0.52 acre of land located east of the intersection of South Vine Avenue and Potter Place (310 South Vine Avenue).

**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 8<sup>th</sup> day of November A.D., 2017.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

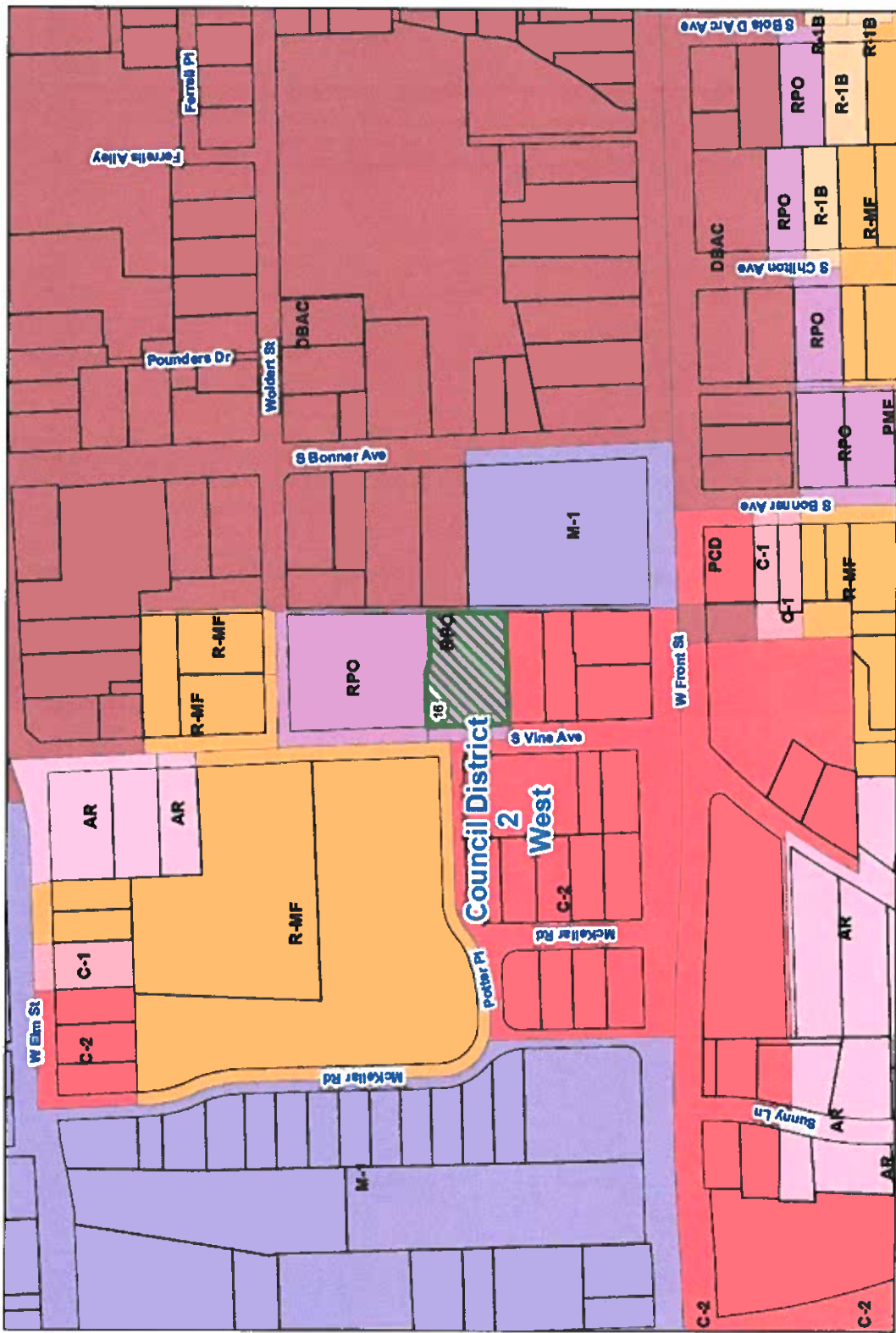
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-105  
EXHIBIT "A"  
LOCATION MAP**

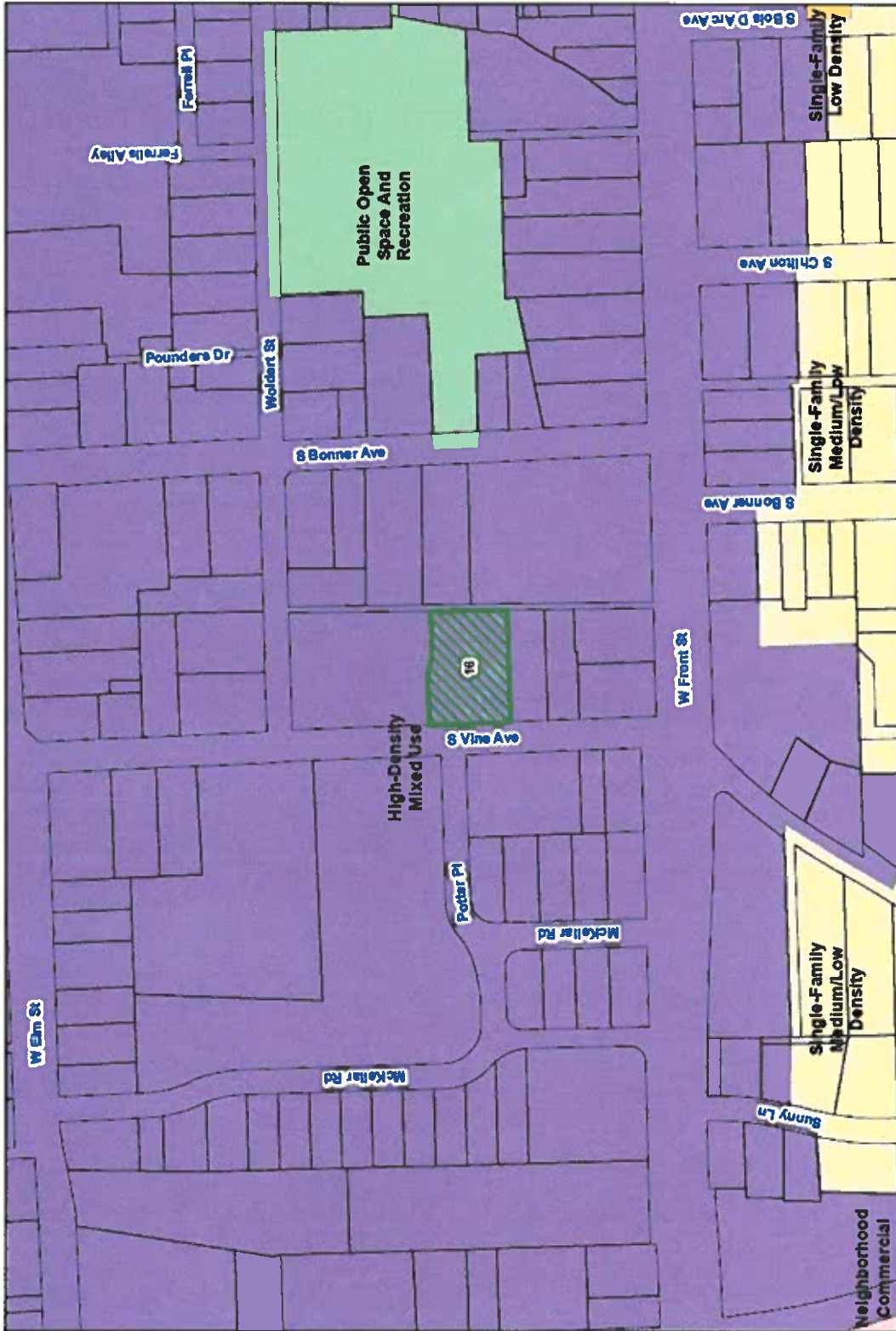


**ZONING CASE**  
Zoning Case #: Z17-038  
Existing Zoning: RPO Proposed Zoning: R-MF  
Applicant: Keylan Investment LP

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.

0 100 200 Feet

**ORDINANCE NO. O-2017-105  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



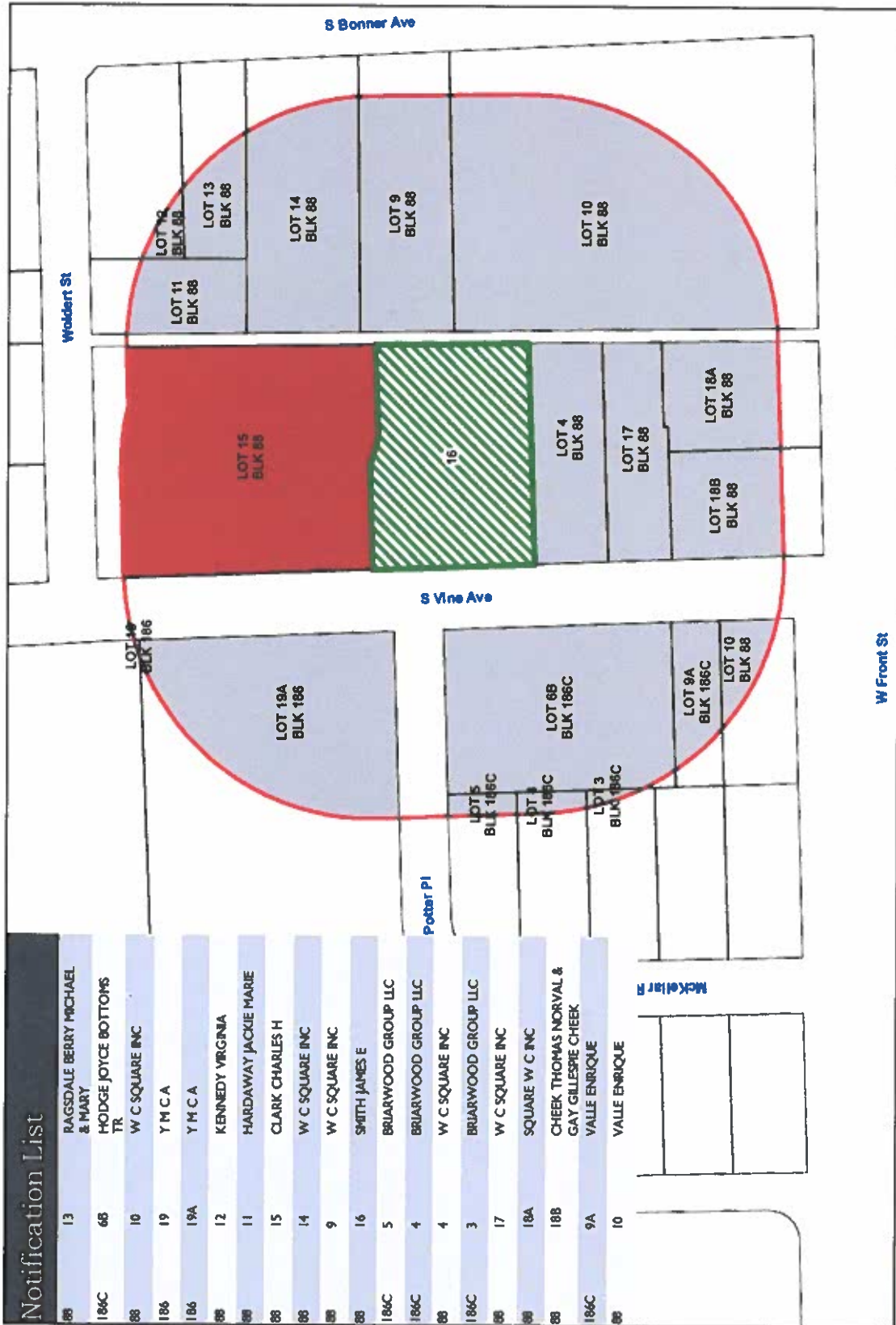
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**ZONING CASE**  
Zoning Case #: Z17-038  
Existing Zoning: RPO Proposed Zoning: R-MF  
Applicant: Keylan Investment LP

Subject Property

200 0 200 Feet

**ORDINANCE NO. O-2017-105  
EXHIBIT "C"  
NOTIFICATION MAP**






**Notification List**

88	13	RAGSDALE BERRY MICHAEL & MARY
186C	68	HODGE JOYCE BOTTOMS TR
88	10	W C SQUARE INC
186	19	Y M C A
186	19A	Y M C A
88	12	KENNEDY VIRGINIA
88	11	HARDAWAY JACKIE MARIE
88	15	CLARK CHARLES H
88	14	W C SQUARE INC
88	9	W C SQUARE INC
88	16	SMITH JAMES E
186C	5	BRIARWOOD GROUP LLC
186C	4	BRIARWOOD GROUP LLC
88	4	W C SQUARE INC
186C	3	BRIARWOOD GROUP LLC
88	17	W C SQUARE INC
88	18A	SQUARE W C INC
88	18B	CHEEK THOMAS NORVAL & GAY GILLESPE CHEEK
186C	9A	VALLE ENRIQUE
88	10	VALLE ENRIQUE

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 Subject Property  
 200' Notification Buffer  
 Protest Lots

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 Zoning Case #: Z17-038  
 Existing Zoning: RPO Proposed Zoning: R-MF  
 Applicant: Keytan Investment LP