

ORDINANCE NO. O-2017-94

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 1246, ONE LOT TOTALING APPROXIMATELY 63.00 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF VAN HIGHWAY AND NORTH NORTHWEST LOOP 323 (1120 NORTH NORTHWEST LOOP 323); 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 Z17-033

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:

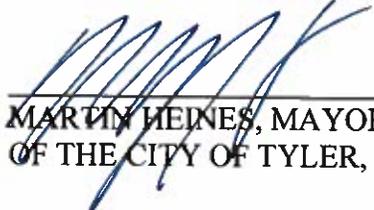
Lot 1 of NCB 1246, one lot totaling approximately 63.00 acres of land located south of the southwest intersection of Van Highway and North Northwest Loop 323 (1120 North Northwest Loop 323).

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 25th day of October A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

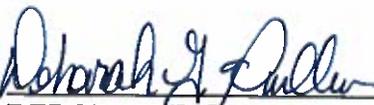
ATTEST:

APPROVED:



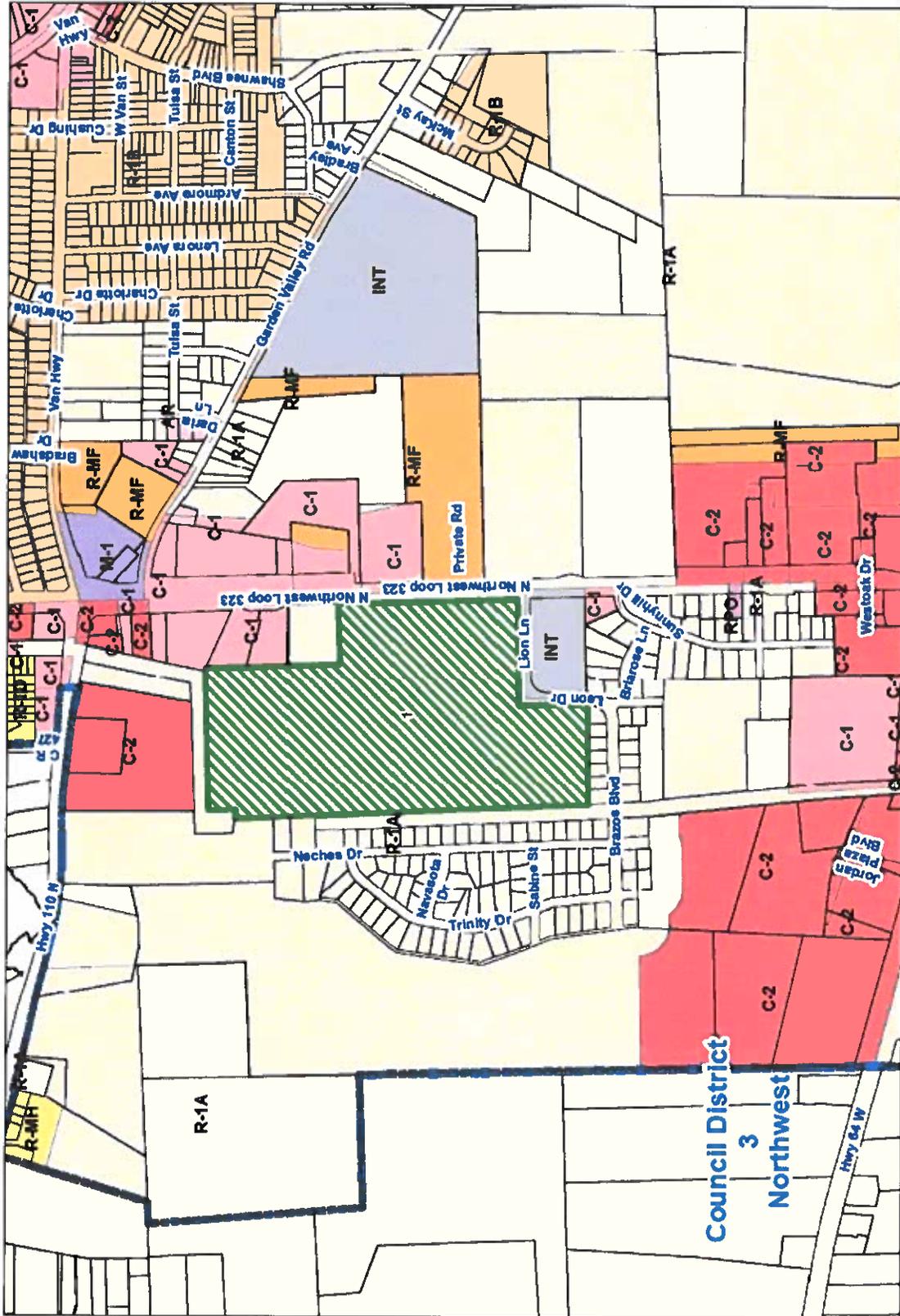
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. FULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-94
EXHIBIT "A"
LOCATION MAP**



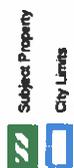
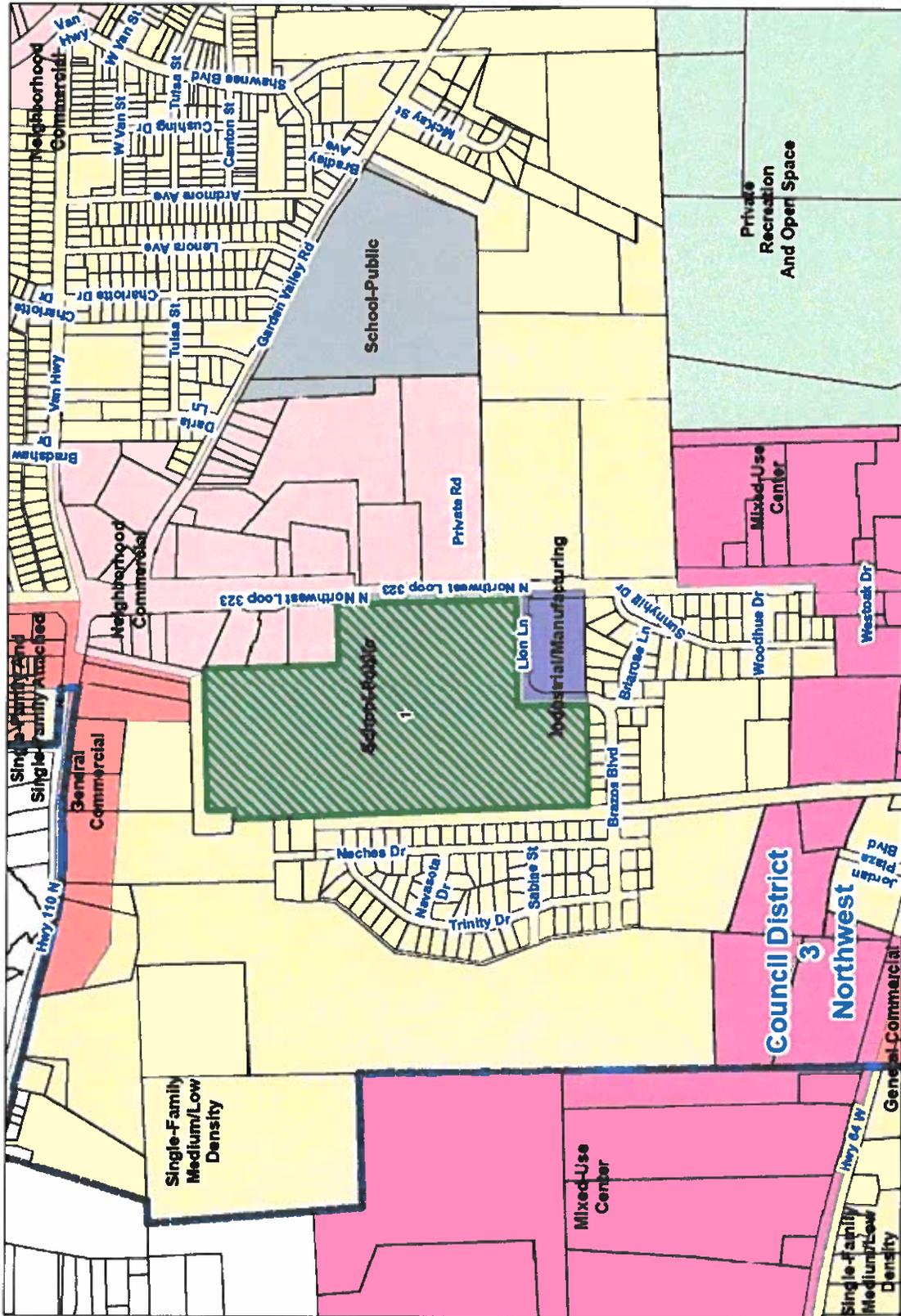
ZONING CASE
Zoning Case #: Z17-033
Current Zoning: R-1A Proposed Zoning: INT
Applicant: Tyler Independent School District

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.

800 0 800 Feet

**Council District
3
Northwest**

**ORDINANCE NO. O-2017-94
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**



ZONING CASE
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800 0 800 Feet

**ORDINANCE NO. O-2017-94
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

| | | | | | |
|-------|-----|-------------------------------|-------|-----|---|
| 1245 | 08 | FAZE BROOK BAPTIST CHURCH | 1247A | 12 | SMS DETRICH H |
| 1245 | 18 | ONCOR ELECTRIC DELIVERY CO | 1247A | 11 | GEE CLIFTON D |
| 1245 | 11C | WOODRING GARY H | 1247A | 9 | STATEN DELANA D |
| 1245 | 17C | THOMPSON PERRY JR | 1247A | 8 | NEUTEN NGAN T B |
| 1247A | 26 | ALLEN ROBERT EARL ESTATE & | 1247 | 9 | CHRISTOPHER L |
| 1245 | 7 | COLLINS MICHAEL LYNN | 1247A | 9 | FERRY BERNICE ESTATE & FRED |
| 1245 | 11E | HUBBARD STEPHEN L & DOROTHY H | 1247A | 1 | BROWN DONZELL |
| 1247A | 27A | ALLEN SANDRA JEAN | 1247A | 8A | KAY COLE HOLDINGS LLC |
| 1247A | 25 | REYTERIA RANFERRI D | 1247A | 1 | COLLINS RICKY |
| 1247A | 24 | COOK MELVIN C JR | 1247A | 2 | ROSS JEAN |
| 1247A | 22 | WARREN ANTHONY W & JANE E | 1247A | 3 | CHRISTIAN FLEW K & |
| 1247A | 13 | BLACK HELEN L | 1247A | 4 | BYRD BELINDA M |
| 1247A | 10 | GORDON FRANCISCO F | 1247A | 5 | THORNTON BOBBE JD |
| 1247A | 23 | HOUSTON CHARLES E | 1247A | 6 | MCHELLAN HARBELYN K |
| 1247A | 21 | FIELDS GWENDOLYN Y ESTATE | 1247A | 7 | BROOKINS RICKY & BEVERLY |
| 1247A | 20 | HOLMAN JDE E | 1247A | 7 | EVANS SHEILA MRS |
| 1247A | 19 | EVERHART PENCY ETAL | 1247A | 31D | NEW LIFE COMMUNITY MESSYANAY BAPT CH |
| 1247A | 18 | THOMPSON ANNE R & LAMAR DAN | 1247A | 31B | NEW LIFE COMMUNITY MESSYANAY BAPT CH |
| 1247A | 17 | BOWIE LAYCHESTER | 1247A | 31C | NEW LIFE COMMUNITY MESSYANAY BAPTIST CHURCH INC |
| 1247A | 16 | HOWARD CASSANDRA A | 1245 | 108 | DAJUS DEION |
| 1247 | 9 | REESE JAYTON & TIFFANY | 1245 | 32 | NNW LOOP 313 U |
| 1247 | 7 | MCCALISTER WILLE & FLORA I | 1245 | 10 | MRC GLOBAL US INC |
| 1247 | 6 | WARD RAYMOND C | 1245 | 8D | GARRETT HAROLD A |
| 1247 | 5A | VRAMONTES ANTONIO & CRISTINA | 1245 | 4 | MAO SAVANN |
| 1247 | 3A | HARPER LARRY W & MARVALENE P | 1245 | 3 | MAO SAVANN |
| 1247A | 15 | HUBBARD MICHAEL G | | | |
| 1247A | 14 | PRICE JAMES E & RUBY N | | | |
| 1244 | 18 | WESTWOOD BAPTIST CHURCH | | | |

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