

ORDINANCE NO. O-2016-74

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 "AG", AGRICULTURAL DISTRICT TO "INT" INSTITUTIONAL DISTRICT ON LOT 12 OF NCB 1555F, ONE LOT CONTAINING APPROXIMATELY 21.77 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF SYDNEY ROAD AND EAST GRANDE ROAD (3405 EAST GRANDE BOULEVARD); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z08-16-058

That the following described property, which has heretofore been zoned "AG", Agricultural District shall hereafter bear the zoning classification of "INT", Institutional District to wit:

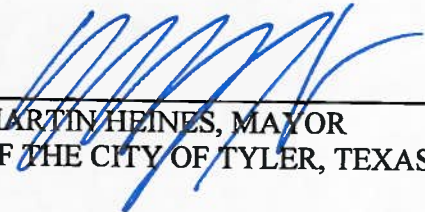
Lot 12 of NCB 1555F, one lot containing approximately 21.77 acres of land located west of the southwest intersection of Sydney Road and East Grande Boulevard (3405 East Grande Boulevard).

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 the Future Land Use Guide.

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 August A.D., 2016.

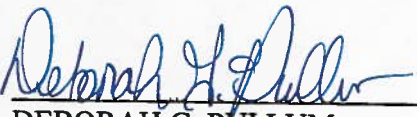

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

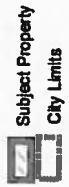
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-74
EXHIBIT "A"
LOCATION MAP**

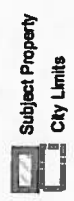
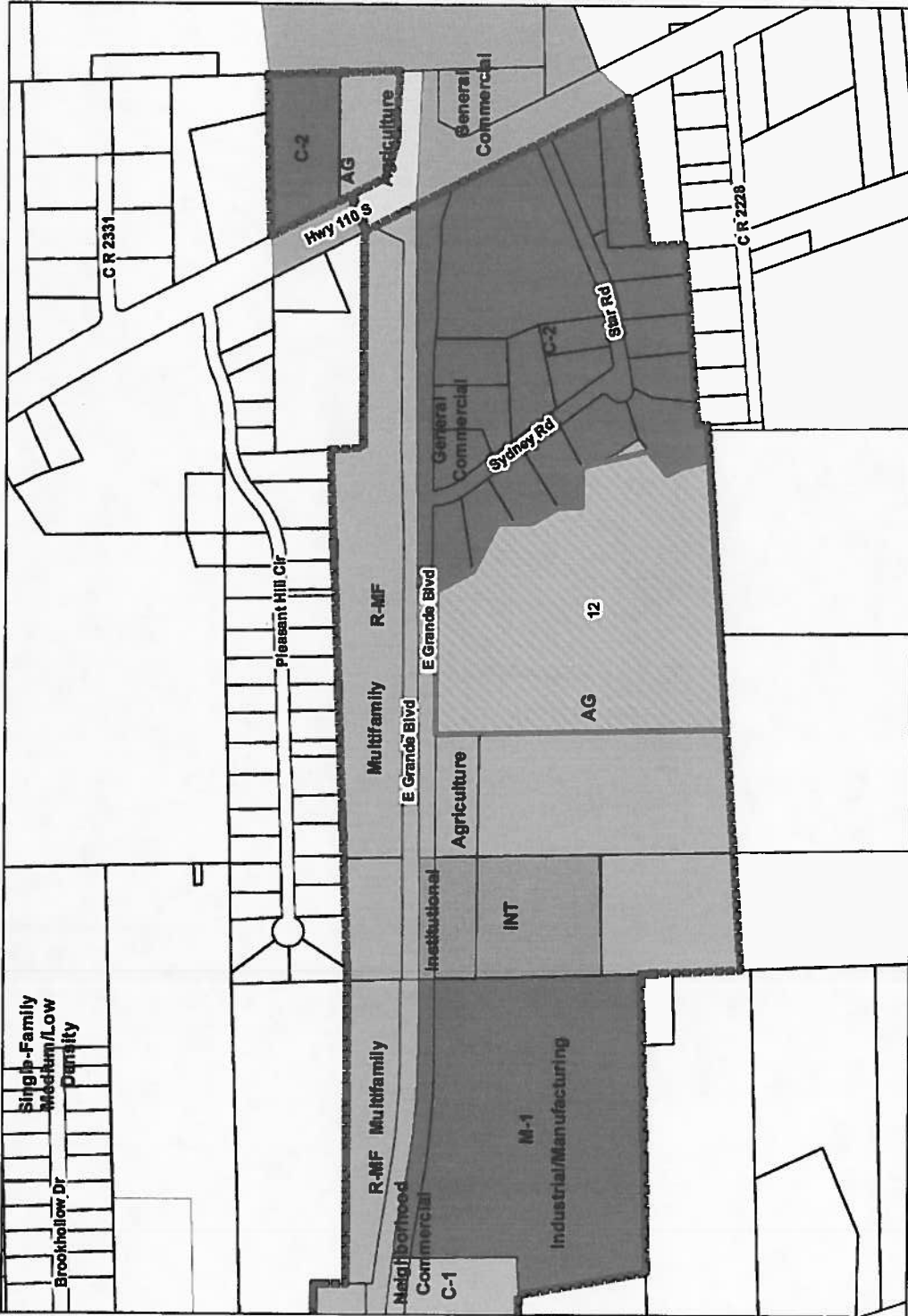


Zoning Case
 Zoning Case #: Z08-16-05
 Existing Zoning: AG Proposed Zoning: INT
 Applicant: Responsive Education Solutions

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-2016-74
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE MAP**

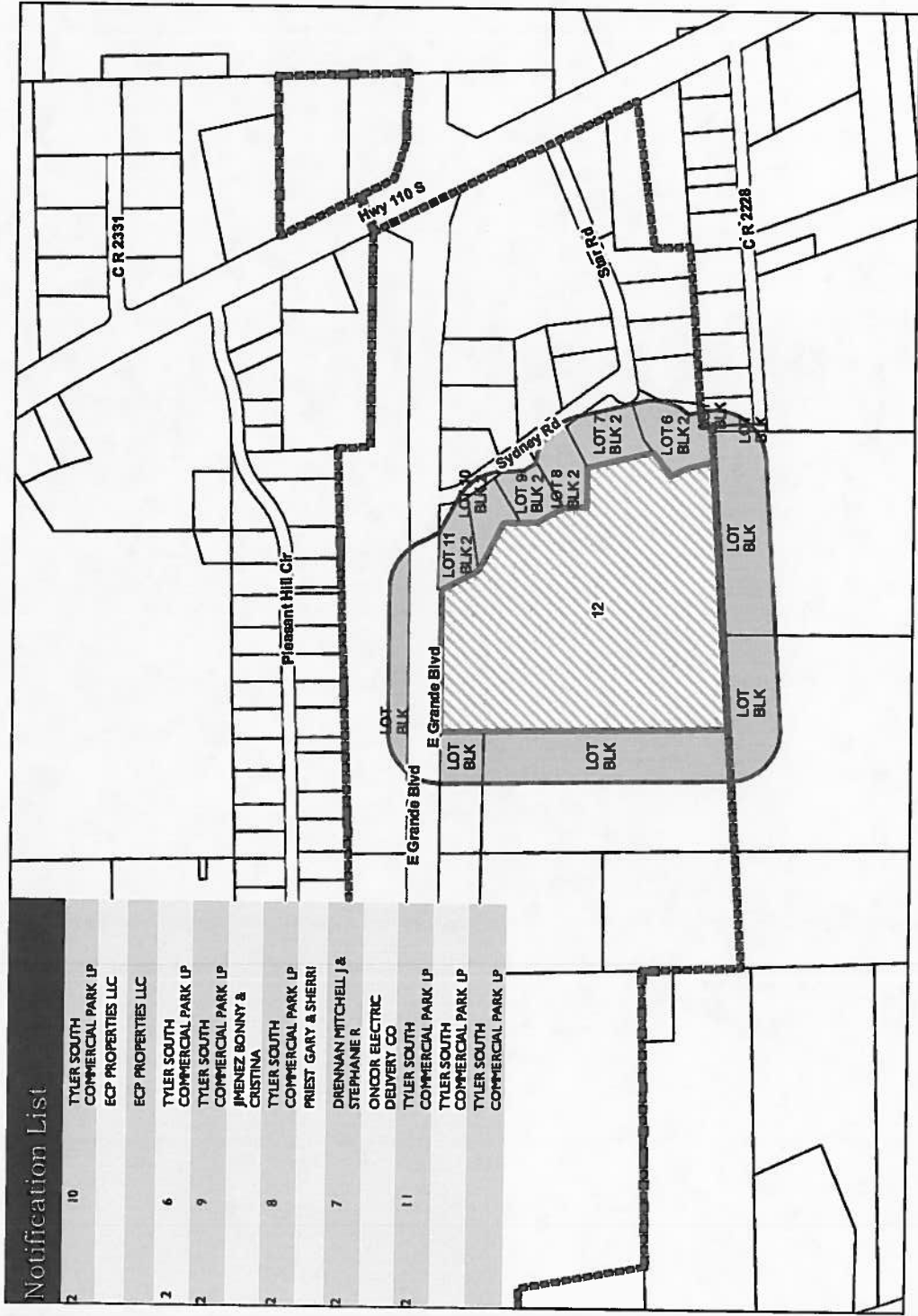


Zoning Case
 Zoning Case #: Z08-16-05
 Existing Zoning: AG Proposed Zoning: INT
 Applicant: Responsive Education Solutions

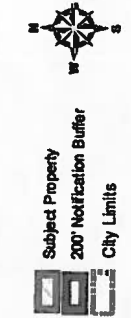
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**ORDINANCE NO. O-2016-74
EXHIBIT "C"
NOTIFICATION MAP**



Notification List		
2	10	TYLER SOUTH COMMERCIAL PARK LP ECP PROPERTIES LLC ECP PROPERTIES LLC
2	6	TYLER SOUTH COMMERCIAL PARK LP TYLER SOUTH COMMERCIAL PARK LP JHENEZ BONNY & CRISTINA
2	8	TYLER SOUTH COMMERCIAL PARK LP PRIEST GARY & SHERRI
2	7	DRENNAN MITCHELL J & STEPHANIE R ONCOR ELECTRIC DELIVERY CO
2	11	TYLER SOUTH COMMERCIAL PARK LP TYLER SOUTH COMMERCIAL PARK LP TYLER SOUTH COMMERCIAL PARK LP



Zoning Case
Zoning Case #: Z08-16-05
Existing Zoning: AG Proposed Zoning: INT
Applicant: Responsive Education Solutions

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800 0 600 Feet