

**ORDINANCE NO. O-2016-104**

**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-1C", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "AR", ADAPTIVE REUSE DISTRICT ON LOT 7A OF NCB 279, ONE LOT CONTAINING APPROXIMATELY 0.60 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF WEST DOBBS STREET AND SOUTH BROADWAY AVENUE (911 SOUTH BROADWAY 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 Z16-014**

That the following described property, which has heretofore been zoned "R-1C", Single-Family Residential District shall hereafter bear the zoning classification of "AR", Adaptive Reuse District, to wit:

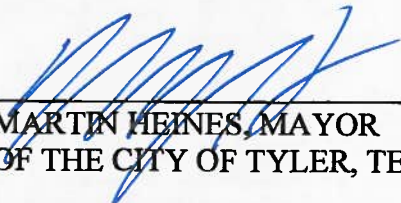
Lot 7A of NCB 279, one lot containing approximately 0.60 acres of land located at the southwest intersection of West Dobbs Street and South Broadway Avenue (911 South Broadway Avenue).

**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 14<sup>th</sup> day of December A.D., 2016.

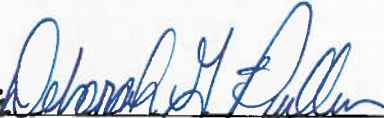
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

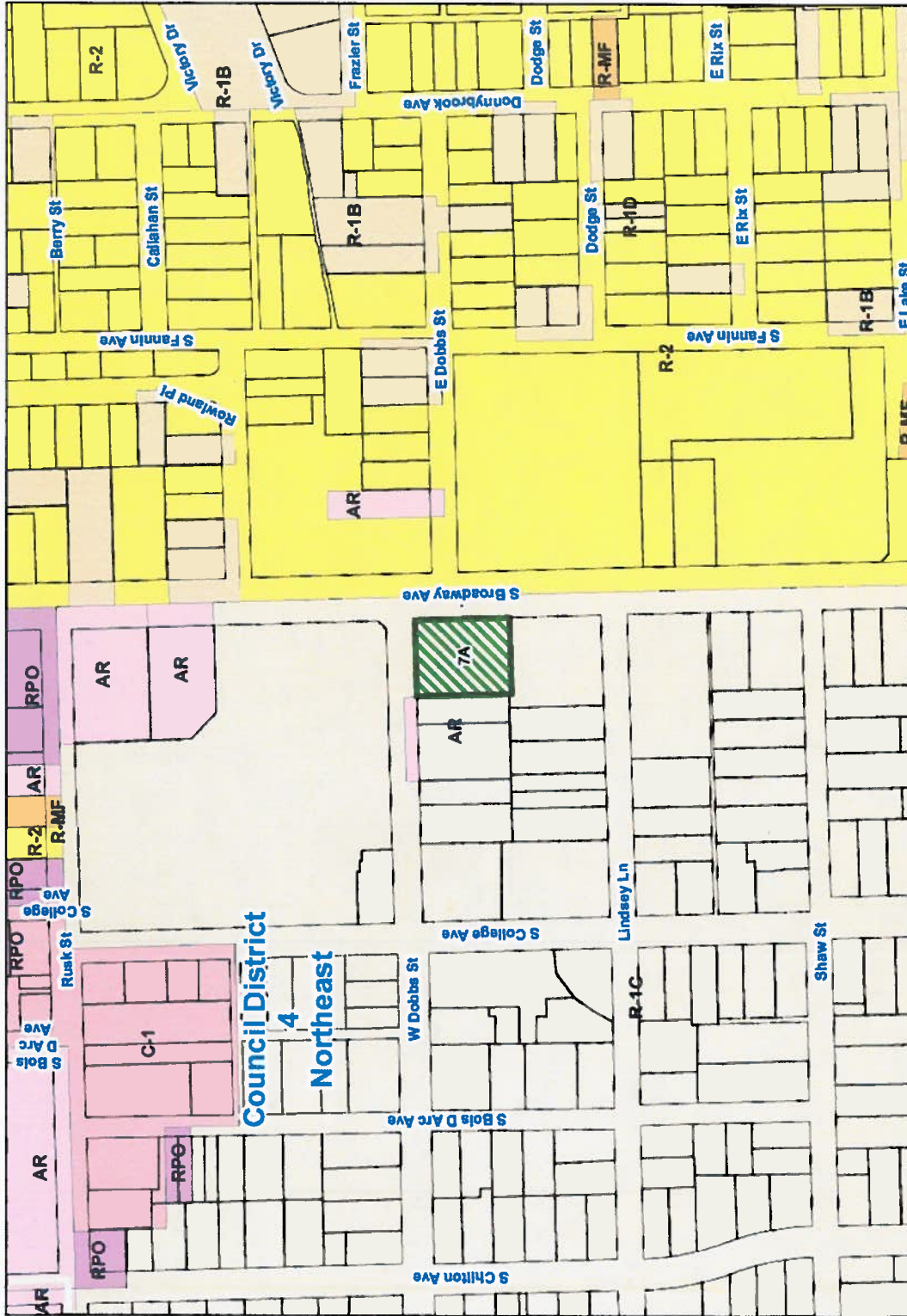
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2016-104  
EXHIBIT "A"  
LOCATION MAP**



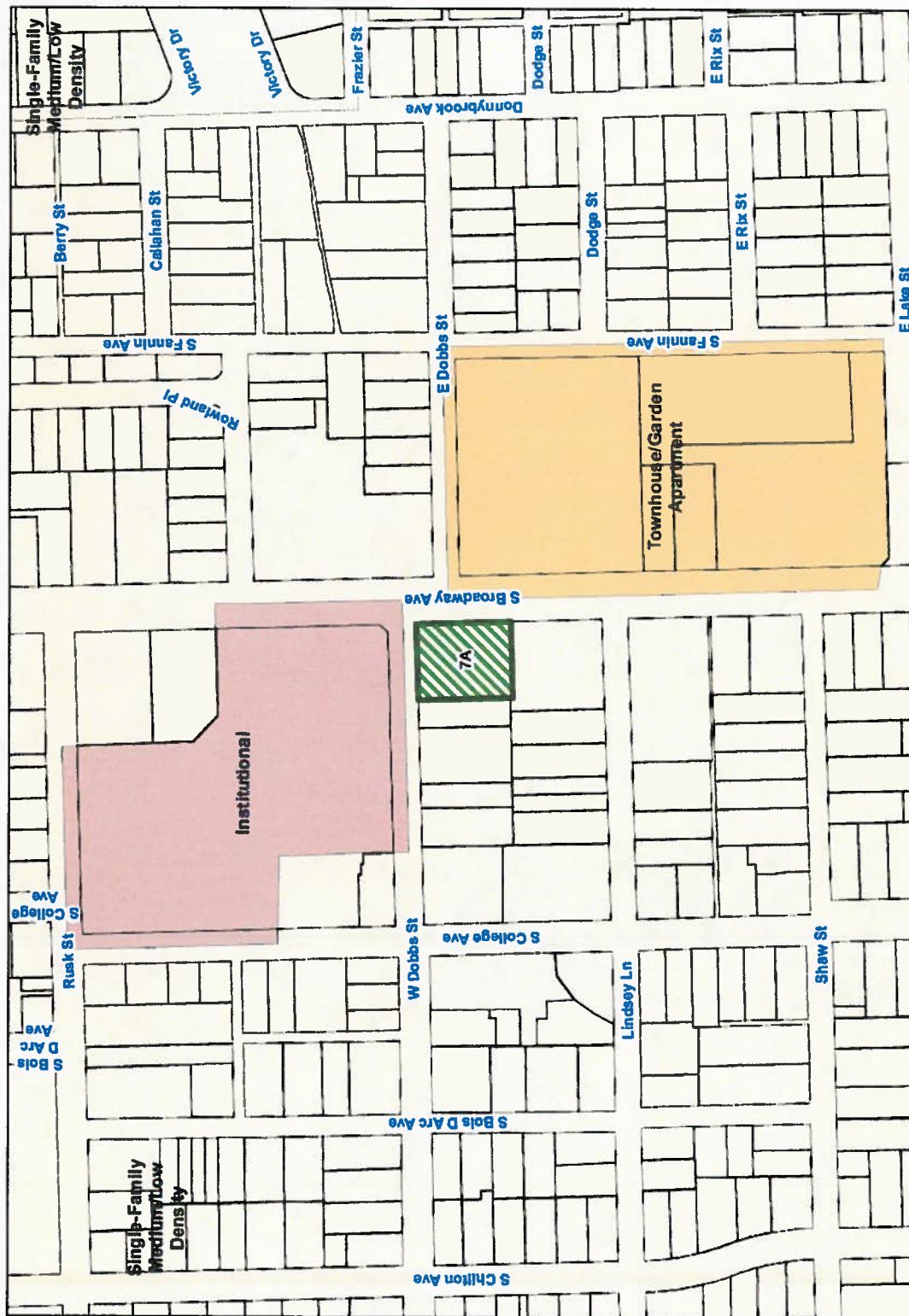
 Subject Property

**Zoning Case**  
Zoning Case #: Z16-014  
Existing Zoning: R-1C Proposed Zoning: AR  
Applicant: Womens Building

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-2016-104  
EXHIBIT "B"  
TYLER 1<sup>st</sup> FUTURE LAND USE MAP**



Subject Property



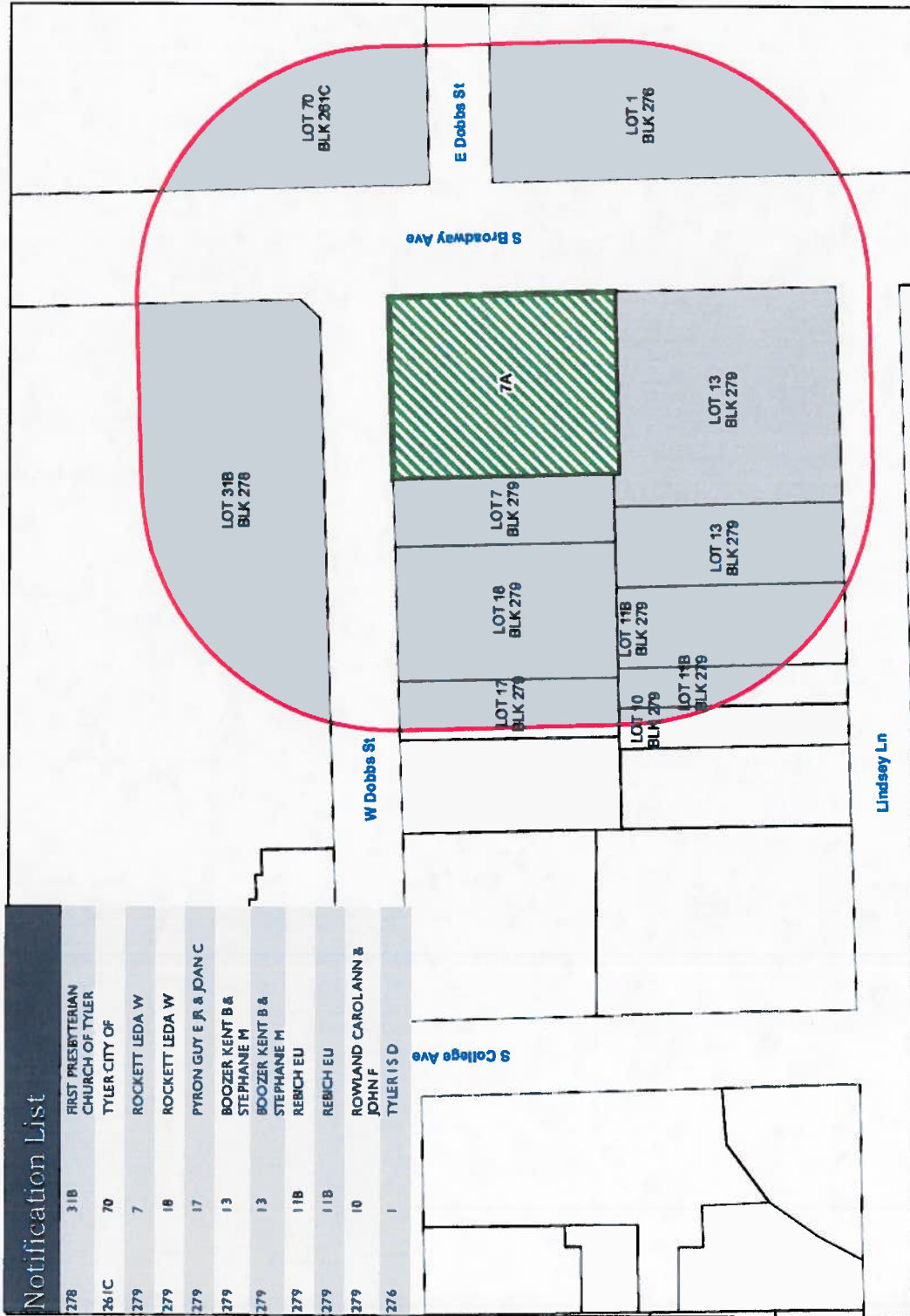
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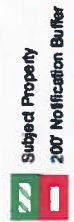


**ORDINANCE NO. O-2016-104  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

278	318	FIRST PRESBITERIAN CHURCH OF TYLER
261C	70	TYLER CITY OF
279	7	ROCKETT LEDA W
279	18	ROCKETT LEDA W
279	17	PYRON GUY E JR & J DANC
279	13	BOOZER KENT B & STEPHANE M
279	13	BOOZER KENT B & STEPHANE M
279	11B	REBICH EU
279	11B	REBICH EU
279	10	ROWLAND CAROLANN & JOHN F
276	1	TYLER IS D



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