

ORDINANCE NO. O-2016-108

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 23C OF NCB 168, ONE LOT CONTAINING APPROXIMATELY 0.17 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF SOUTH BROADWAY AVENUE AND EAST HOUSTON STREET (117 EAST HOUSTON STREET); 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 Z16-020

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:

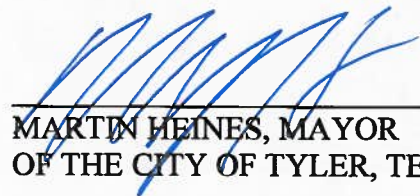
Lot 23C of NCB 168, one lot containing approximately 0.17 acres of land located east of the southeast intersection of South Broadway Avenue and East Houston Street (117 East Houston Street).

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.

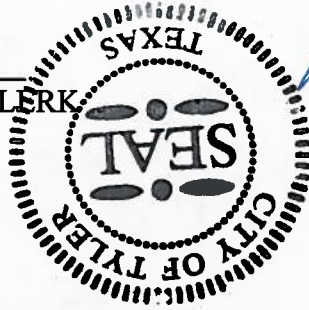
PASSED AND APPROVED this the 14th day of December A.D., 2016.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

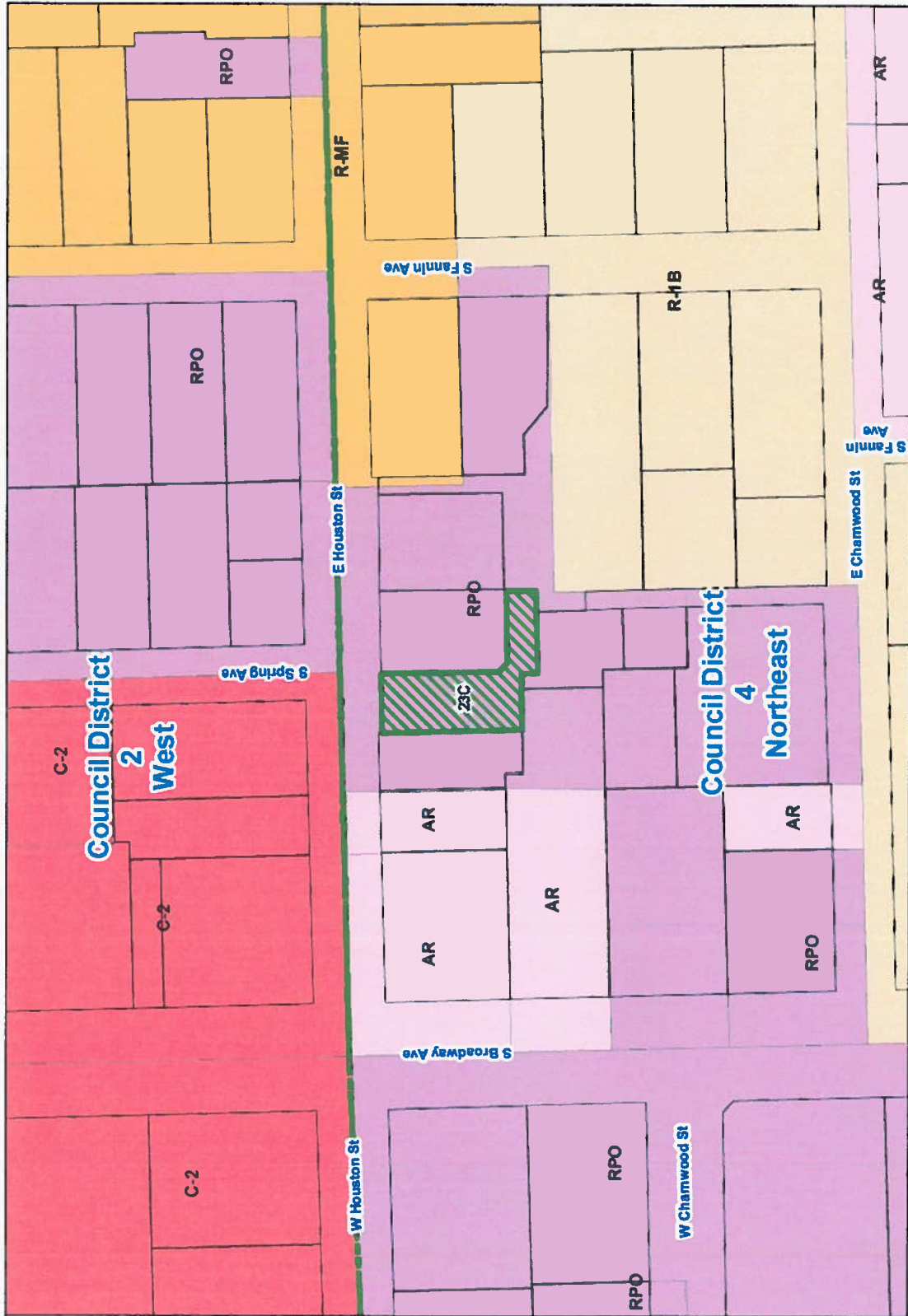
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-108
EXHIBIT "A"
LOCATION MAP**

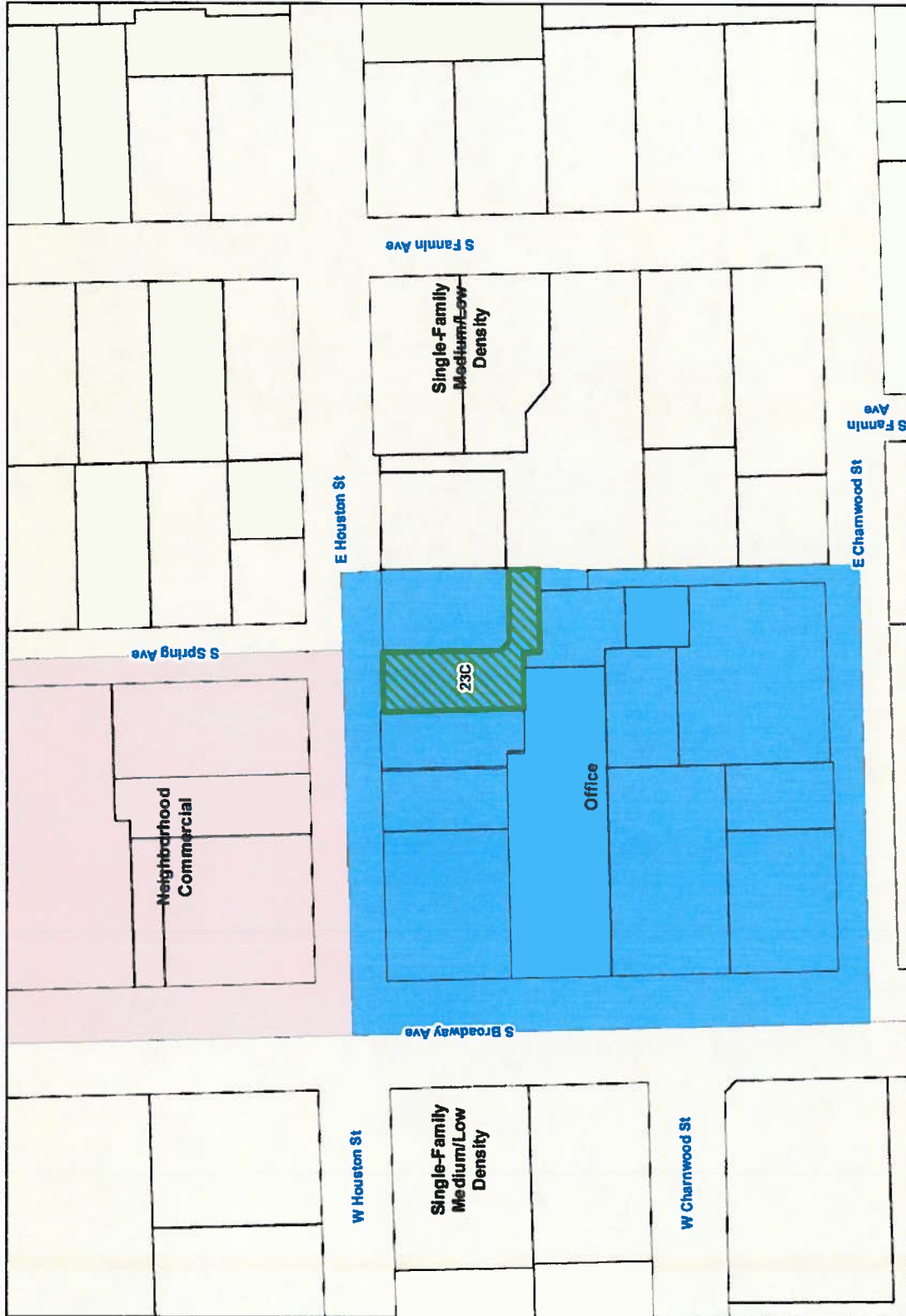


ZONING CASE
Zoning Case #: Z16-020
Existing Zoning: RPO Proposed Zoning: AR
Applicant: Bryan Forman

This product is for informational purposes and may not have been prepared for or be suitable for legal or engineering purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**ORDINANCE NO. O-2016-108
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP**



Subject Property
Coursed District
Boundary



ZONING CASE

Zoning Case #: Z18-020

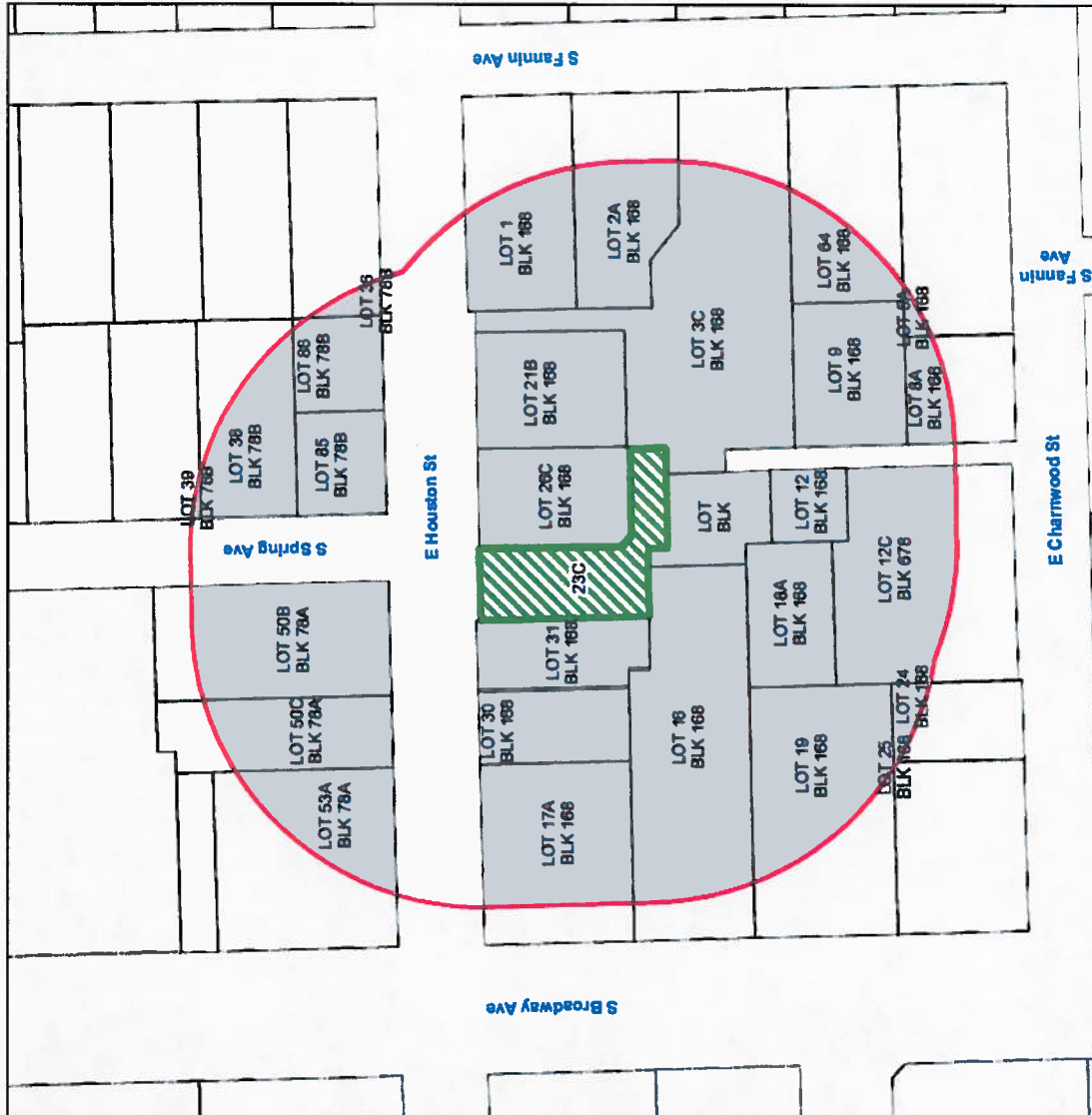
Existing Zoning: RPO Proposed Zoning: AR

Applicant: Bryan Forman

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ORDINANCE NO. O-2016-108
EXHIBIT "C"
NOTIFICATION MAP



Notification List	
78B	39 WRIGHT ELIZABETH A
78A	50B WINDSOR INTERESTS LTD
78A	50C WINDSOR INTERESTS LTD
78B	36 MOTHER FRANCES HOSPITAL
78B	86 HUFTONIAN E L
78B	85 HUFTONIAN E L
78B	38 LUGO JUAN
78A	53A QURESHI AZHAT
168	30 TROUTMEN ANN
168	17A CARVER RANDALL & CYNTHIA
168	16 OKE BRICK MANOR LLC
168	18A MOTHER FRANCES HOSPITAL
168	19 BILL DUGGAN PROPERTIES LLC
168	12 MOTHER FRANCES HOSPITAL
168	64 SIMPSON FRANCES BRYANT
168	9 SIMPSON FRANCES BRYANT
168	25 JONES JACK RE. LTD.
168	5A KESLER DAVID & ALVA
168	8A OLIVER CHARLES E & MARY
168	2A ARMSTRONG STEPHEN KIRK &
168	1 ARMSTRONG STEPHEN KIRK &
168	31 MUMTAZ SANOBER H
168	3C BUNT BENJAMIN EDWARD & LESLIE ELISE
168	26C TYLER MKH LTD
168	21B LBLK PROPERTIES LLC
168	24 MUSSELMAN JOHN A & ELLEN M
678	12C MOTHER FRANCES HOSPITAL



ZONING CASE
 Zoning Case #: Z16-020
 Existing Zoning: RPO Proposed Zoning: AR
 Applicant: Bryen Forman

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