

**ORDINANCE NO. O-2018-24**

**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 "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT ON LOT 21 OF NCB 0899H, ONE LOT TOTALING APPROXIMATELY 0.22 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF POST OAK ROAD AND OLD JACKSONVILLE HIGHWAY (3330 OLD JACKSONVILLE HIGHWAY); 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 Z18-004**

That the following described property, which has heretofore been zoned "R-1A", Single-Family Residential District, shall hereafter bear the zoning classification of "RPO", Restricted Professional Office District, to wit:

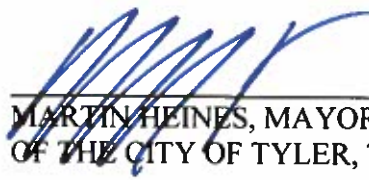
Lot 21 of NCB 0899H, one lot totaling approximately 0.22 acres of land located west of the southwest intersection of Post Oak Road and Old Jacksonville Highway (3330 Old Jacksonville Highway).

**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 to reflect Office.

**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 28<sup>th</sup> day of February A.D., 2018.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

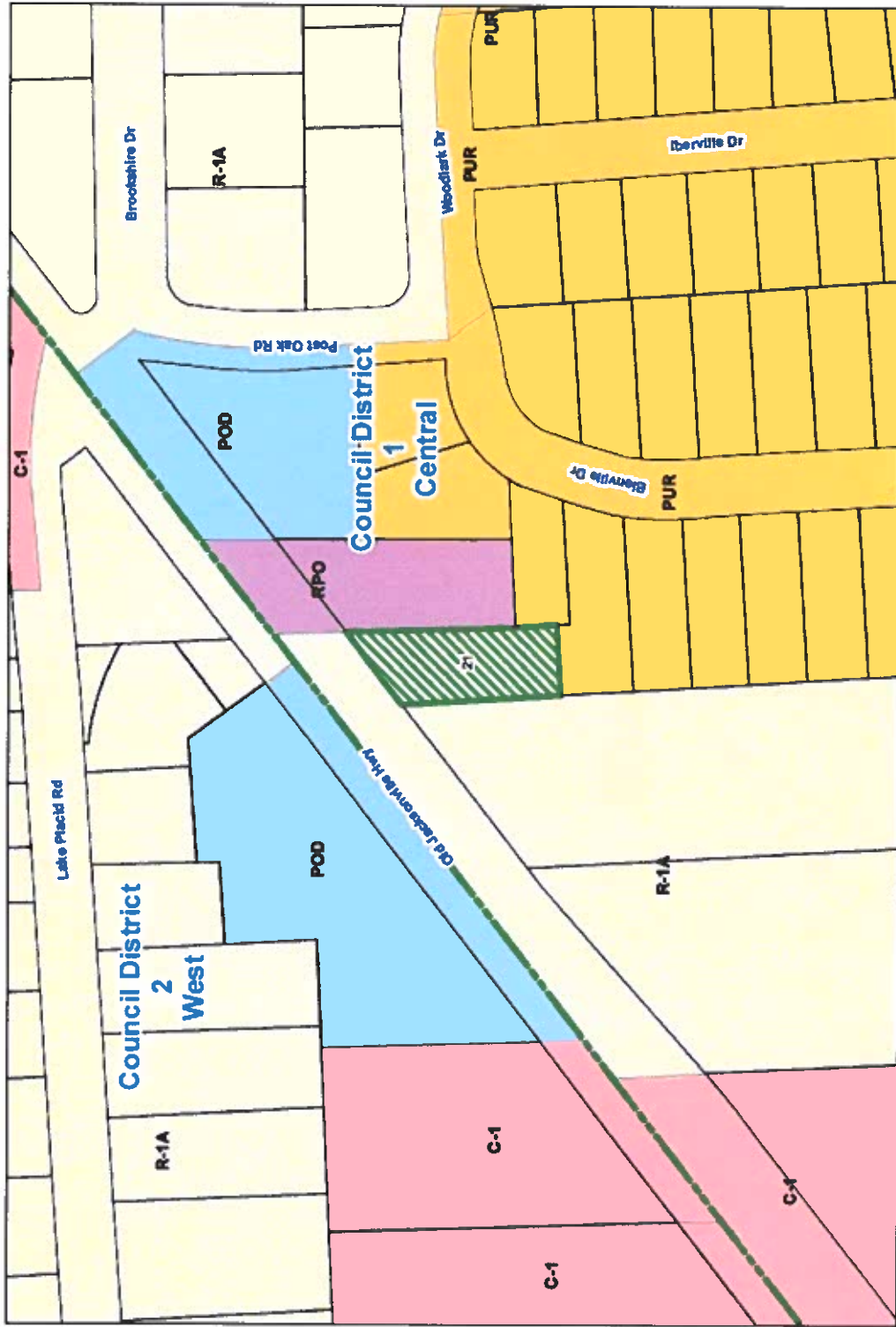
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2018-24  
EXHIBIT "A"  
LOCATION MAP**



**ZONING CASE**  
Zoning Case #: Z-18-004  
Existing Zoning: R-1A Proposed Zoning: RPO  
Applicant: Jose Vargas

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.

100 0 100 Feet

**ORDINANCE NO. O-2018-24  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**

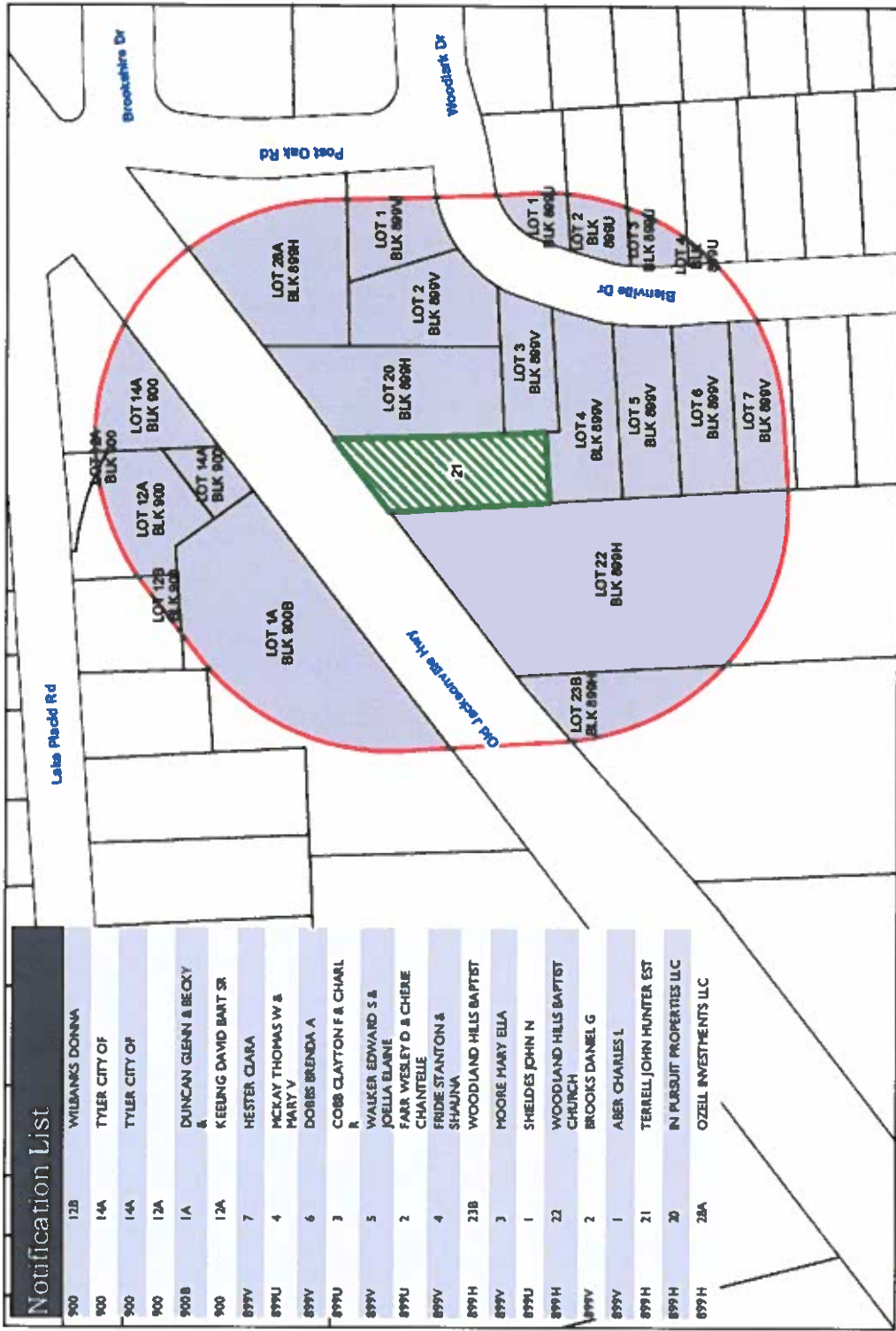


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**ORDINANCE NO. O-2018-24  
EXHIBIT "C"  
NOTIFICATION MAP**



**Notification List**

900	12B	WILBANKS DONNA
900	14A	TYLER CITY OF
900	14A	TYLER CITY OF
900	12A	
900B	1A	DUNCAN GLENN & BECKY
900	12A	KEELING DAVID BART SR
899V	7	HESTER CLARA
899U	4	MCKAY THOMAS W & MARY V
899V	6	DOBBS BRENDA A
899U	3	COBB CLAYTON F & CHARL R
899V	5	WALKER EDWARD S & JOELLA ELAINE
899U	2	FARR WESLEY D & CHERIE CHANTELE
899V	4	FRIDIE STANTON & SHAUNA
899H	23B	WOODLAND HILLS BAPTIST
899V	3	MOORE MARY ELLA
899U	1	SHELDES JOHN N
899H	22	WOODLAND HILLS BAPTIST CHURCH
899V	2	BROOKS DANIEL G
899V	1	ABER CHARLES L
899H	21	TERRELL JOHN HUNTER EST
899H	20	IN PURSUIT PROPERTIES LLC
899H	28A	OZELL INVESTMENTS LLC

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100 0 100 Feet

Subject Property  
200' Notification Buffer  
Census District  
Boundary

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