

**ORDINANCE NO. O-2018-30**

**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 "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT ON LOT 5 OF NCB 678H, ONE LOT TOTALING APPROXIMATELY 0.22 ACRES OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF MAGNOLIA DRIVE AND LAKE STREET (1001 MAGNOLIA DRIVE); 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 Z18-008**

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

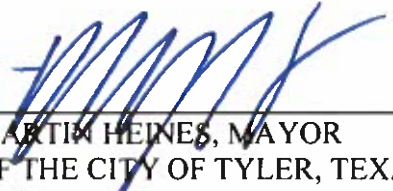
Lot 5 of NCB 678H, one lot totaling approximately 0.22 acres of land located north of the northwest intersection of Magnolia Drive and Lake Street (1001 Magnolia Drive).

**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 Single-Family Medium/Low Density.

**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 March A.D., 2018.

  
\_\_\_\_\_  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

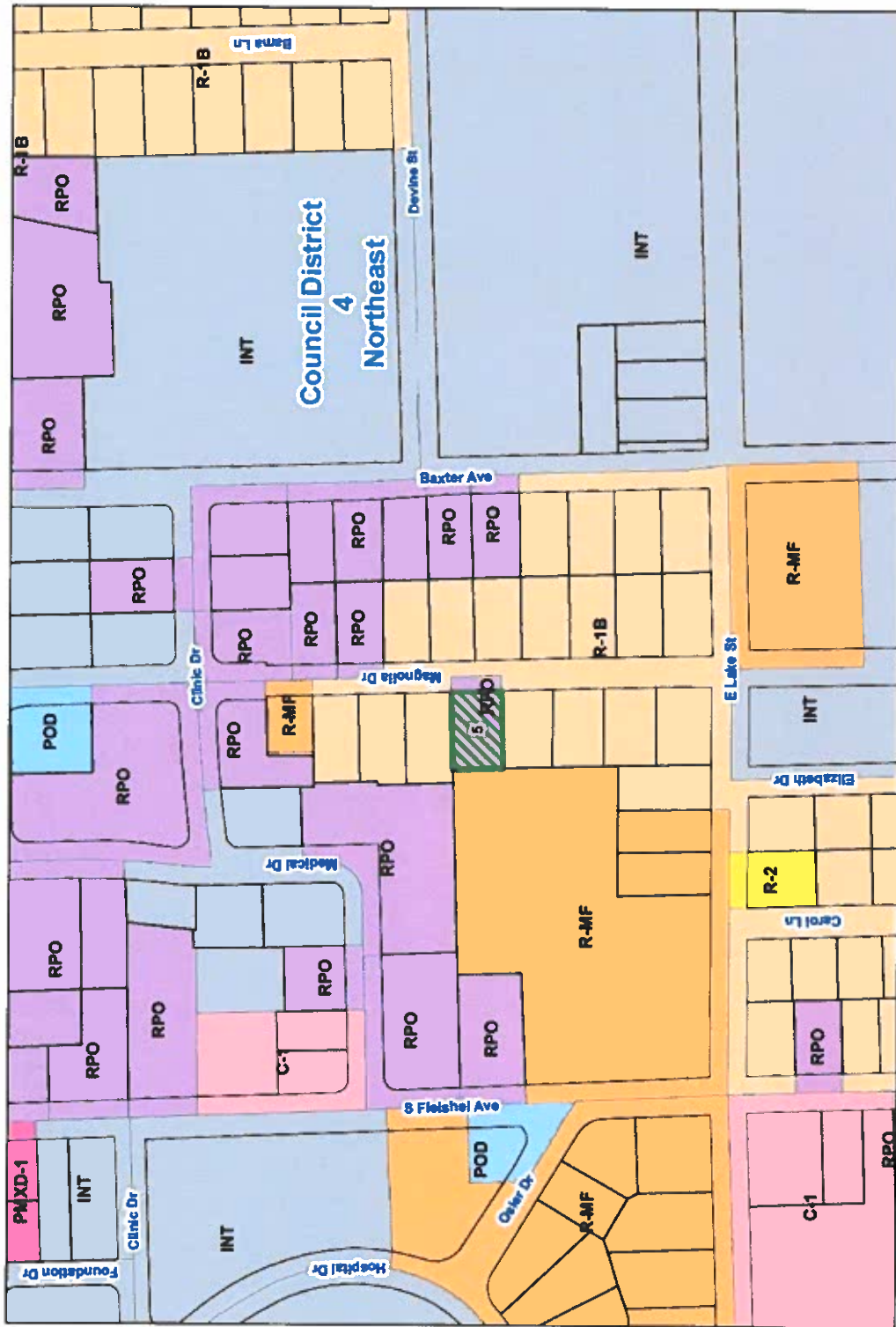
ATTEST:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



APPROVED:  
  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2018-30  
EXHIBIT "A"  
LOCATION MAP**

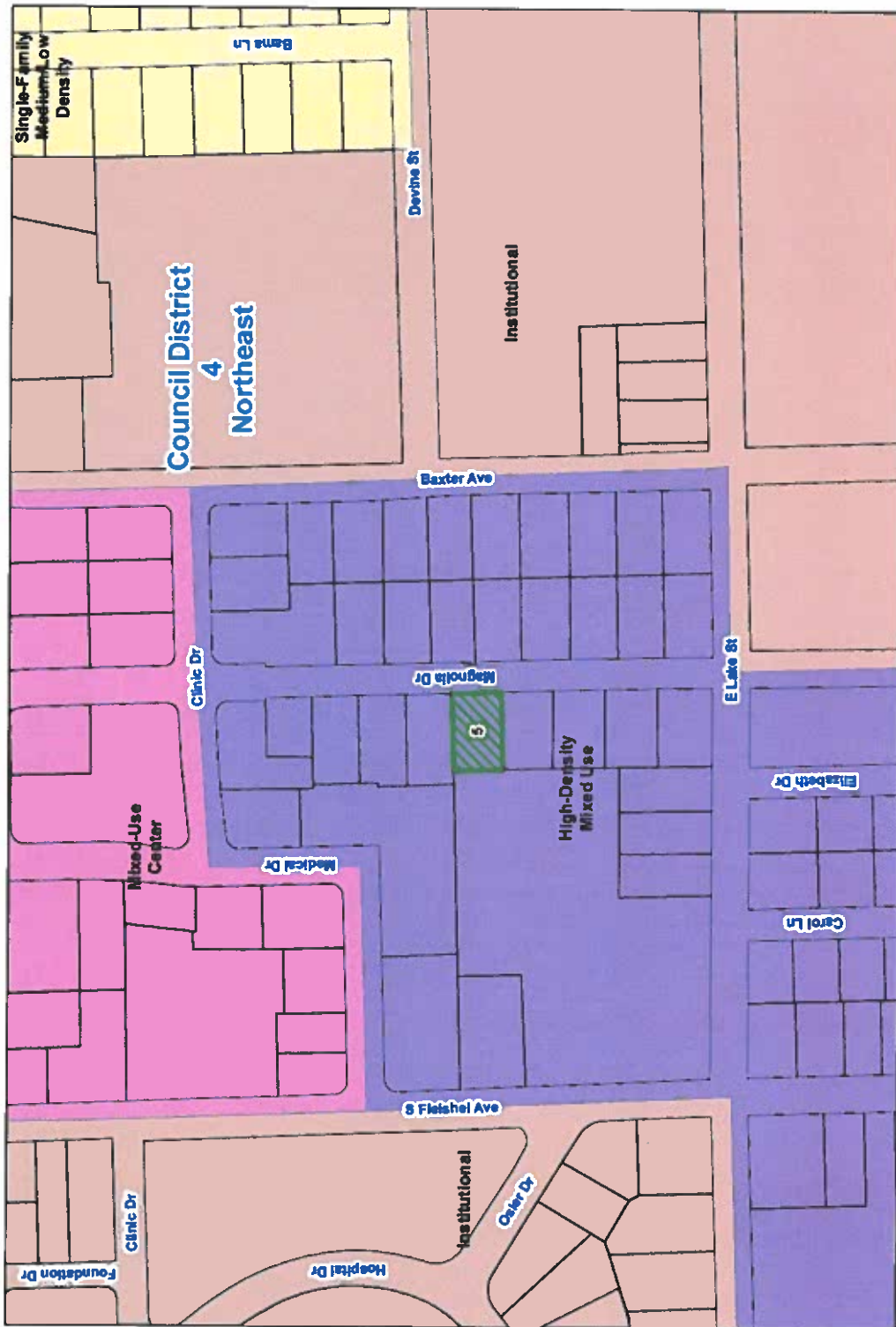


**ZONING CASE**  
Zoning Case # Z18-008  
Existing Zoning: RPO Proposed Zoning: R-1B  
Applicant: Benjamin Duran Jr

The products for information 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.

200 0 200 Feet

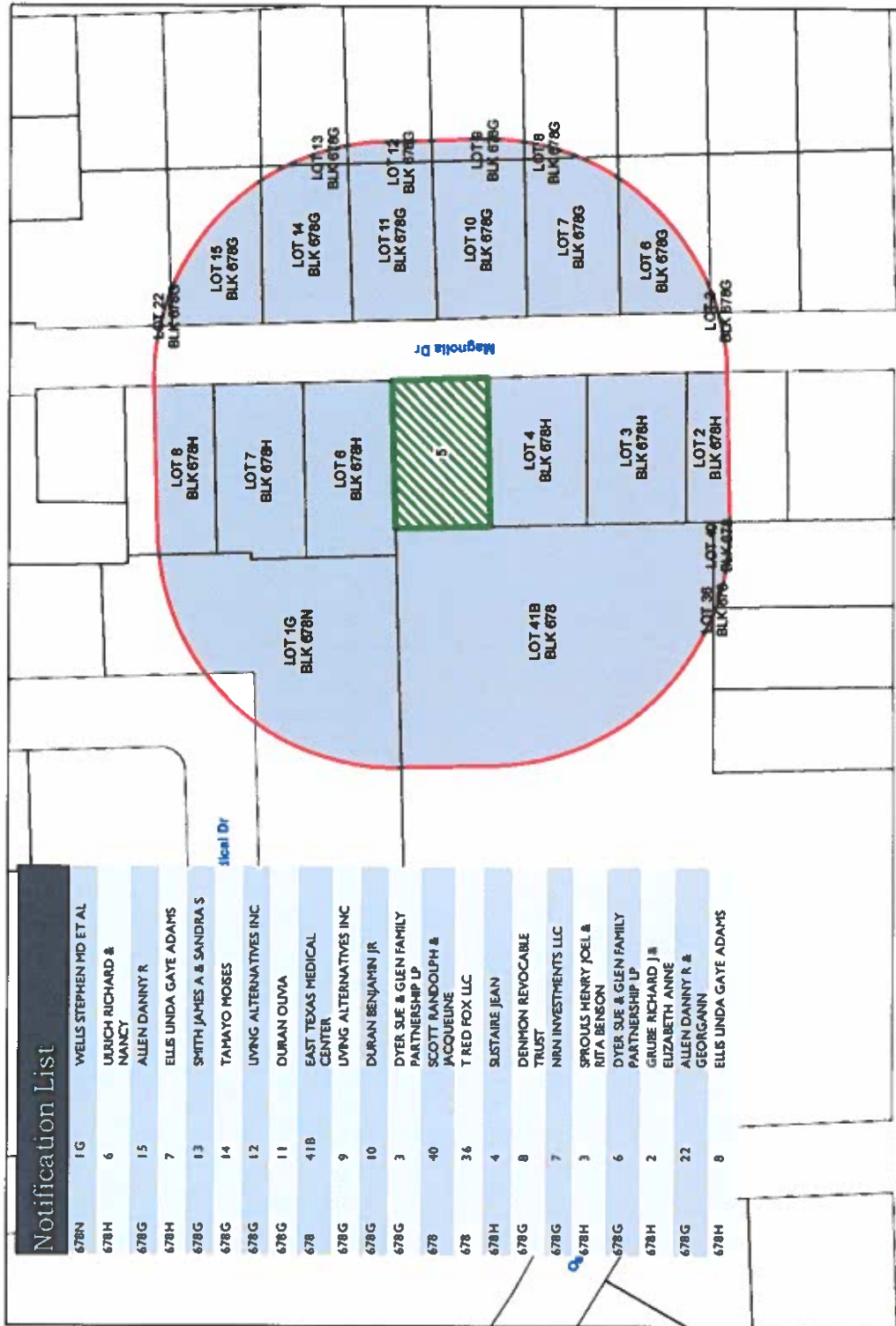
**ORDINANCE NO. O-2018-30  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



**ZONING CASE**  
Zoning Case # Z18-008  
Existing Zoning: RPO Proposed Zoning: R-1B  
Applicant: Benjamin Duren Jr

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200 0 200 Feet

**ORDINANCE NO. O-2018-30  
EXHIBIT "C"  
NOTIFICATION MAP**



Notification List	
678N	1G WELLS STEPHEN MD ET AL
678H	6 ULRICH RICHARD & NANCY
678G	15 ALLEN DANNY R
678H	7 ELLS LINDA GAYE ADAMS
678G	13 SMITH JAMES A & SANDRA S
678G	14 TAMAYO MOSES
678G	12 LIVING ALTERNATIVES INC
678G	11 DURAN OLIVIA
678	41B EAST TEXAS MEDICAL CENTER
678G	9 LIVING ALTERNATIVES INC
678G	10 DURAN BENJAMIN JR
678G	3 DYER SUE & GLEN FAMILY PARTNERSHIP LP
678	40 SCOTT RANDOLPH & JACQUELINE
678	36 T NED FOX LLC
678H	4 SUSTAIRE JEAN
678G	8 DENMON REVOCABLE TRUST
678G	7 NRN INVESTMENTS LLC
678H	3 SPROULS HENRY JOEL & RITA BENSON
678G	6 DYER SUE & GLEN FAMILY PARTNERSHIP LP
678H	2 GRUBE RICHARD J III
678G	22 ELIZABETH ANNE ALLEN DANNY R & GEORGANN
678H	8 ELLS LINDA GAYE ADAMS



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100 0 100 Feet