

ORDINANCE NO. O-2022-96

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING THE “PCD”, PLANNED COMMERCIAL DISTRICT FINAL SITE PLAN AMENDMENT ON TRACTS 47, 47.1 S05, 47A S05, 7A, 7A.1 S05, 7A.2 S05, AND LOTS 1 AND 1.2 OF NCB 1545, LOT 1 OF NCB 1545-A, AND LOTS 3, 4, 5, 6, AND 7 OF NCB 1545-B, THREE TRACTS AND EIGHT LOTS CONTAINING APPROXIMATELY 538.40 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF SOUTH SOUTHWEST LOOP 323 AND EARL CAMPBELL PARKWAY (800 BELLWOOD GOLF CLUB ROAD, 4698, 4799, AND 5202 BELLWOOD ROAD, 1471, 1531, 1699, 1757, 1801, 1847, AND 1873 SOUTH SOUTHWEST LOOP 323, AND 3752 AND 3753 EARL CAMPBELL PARKWAY); 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 PD22-020

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit “A” on the following described property zoned “PCD”, Planned Commercial District, to wit:

On Tracts 47, 47.1 S05, 47A S05, 7A, 7A.1 S05, 7A.2 S05, and Lots 1 and 1.2 of NCB 1545, Lot 1 of NCB 1545-A, and Lots 3, 4, 5, 6, and 7 of NCB 1545-B, three Tracts and eight Lots containing approximately 538.40 acres of land located west of the intersection of South Southwest Loop 323 and Earl Campbell Parkway (800 Bellwood Golf Club Road, 4698, 4799, and 5202 Bellwood Road, 1471, 1531, 1699, 1757, 1801, 1847, and 1873 South Southwest Loop 323, and 3752 and 3753 Earl Campbell Parkway).

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 26th day of October A.D., 2022.




DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY