

**ORDINANCE NO. O-2020-94**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; “PCD”, PLANNED COMMERCIAL DISTRICT SITE PLAN AMENDMENT ON LOT 1A OF NCB 1664, ONE LOT CONTAINING APPROXIMATELY 2.00 ACRES OF LAND LOCATED AT THE SOUTHWESTERN INTERSECTION OF OLD JACKSONVILLE HIGHWAY AND DUELING OAKS (7513 OLD JACKSONVILLE HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 site plan is hereby approved as follows:

**I. APPLICATION PD20-017**

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:

Lot 1A of NCB 1664, one lot containing approximately 2.00 acres of land located at the southwestern intersection of Old Jacksonville Highway and Dueling Oaks and in accordance with Exhibit “A” attached hereto and incorporated herein.

**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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Since this ordinance has a penalty for violation, it shall not become effective until after its publication in the newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be August 28<sup>th</sup>, 2020.

PASSED AND APPROVED this the 28<sup>th</sup> day of October A.D., 2020.

*MH*  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

*Cassandra Brager*  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

*Deborah G. Pullum*  
DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE NO. O-2020-94  
EXHIBIT "A"  
SITE PLAN

Vet Clinic

tyler, texas

SITE INFORMATION:

DEVELOPER:  
Sein Shirley  
148 County Road 3521  
Bullard TX 75757  
903-423-3606

LOT 1-A, SEC B 1664  
ACREAGE: 1.664 ACRES  
CURRENT ZONING: PCD

PROPOSED ZONING: PCD (Uses to be  
conditioned with City of Tyler UDC - PCD  
Permitted Uses:)

SETBACKS: Street Setbacks (N and E) - 25'  
Frontier Setbacks (S and W) - 15'

HEIGHT: Single Story - 35' Maximum

PARKING: Total Required - 62  
Existing (10,302 SF) @ 1:300 = 67.7  
Total provided - 75

STORAGE: Open UDC Sign Chart Section  
(40SF) All signs to be comply with Tyler  
UDC. Feet standing signs not to exceed 100  
SF in area (per sign face) and 15' in height.  
Number and locations determined by Tyler  
UDC.

LANDSCAPING: Landscaping to meet or  
exceed minimum requirements per Tyler  
UDC.

Site Plan/Prepared by:

PLANNING  
CONCEPTS  
Urban Planning, Design & Land Use Solutions  
Public and Private Sector Planning  
and Zoning Services Inc., Tyler, Texas 75704  
800-822-4400

04-29-20-20

GRAPHIC SCALE  
1" = 100'

