

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 28th, 2020.

PASSED AND APPROVED this the 28th day of October A.D., 2020.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

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

SITE INFORMATION:

DEVELOPER:

Seth Shirey
148 County Road 3521
Bullard TX 75757
903-403-3505

Vet Clinic
tyler, texas

USE: A, MCB, TMB

ACREAGE: 1.6662 ACRES
CURRENT ZONING: PCO

PROPOSED ZONING: PCO (Uses to be
consistent with City of Tyler UDC "PCO"
Permitted Uses.)

SETBACKS: Street Setbacks (N and E) - 25'
Frontal setbacks (S and W) - 5'

HEIGHT: Single Story / 35' Maximum

PARKING: Total Required - 67

Building (20,302 sq ft) @ 1:1,500 sq ft - 67.7

Total provided - 75

SIGNAGE: per UDC Sign Chart Section
10-409) All signs to all comply with Tyler
UDC. Free standing signs not to exceed 100
sq ft in area (per sign faces) 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:

9-25-2020



GRAPHIC SCALE

