

ORDINANCE NO. O-2020-99

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 AND "C-1", LIGHT COMMERCIAL DISTRICT TO "PCD", PLANNED COMMERCIAL DISTRICT WITH A WRITTEN NARRATIVE ON LOT 25C OF NCB 830, ONE LOT CONTAINING APPROXIMATELY 2.21 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF SOUTH BROADWAY AVENUE AND WILMA STREET (2737 SOUTH BROADWAY AVENUE); 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 PD20-018

That the following described property, which has heretofore been zoned "RPO", Restricted Professional Office District and "C-1", Light Commercial District, shall hereafter bear the zoning classification of "PCD", Planned Commercial District, to wit:

Lot 25C of NCB 830, one lot containing approximately 2.21 acres of land located at the southwest intersection of South Broadway Avenue and Wilma Street (2737 South Broadway Avenue) and in accordance with Exhibit "A" attached hereto and incorporated herein.

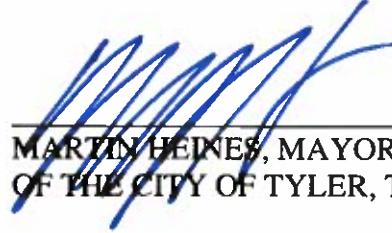
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 October 30th, 2020.

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

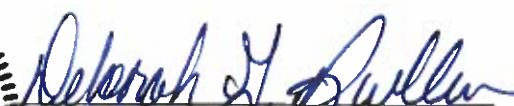

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2020-99
EXHIBIT "A"
WRITTEN NARRATIVE

1. To allow for four or more physician's office
2. All other standards: RPO