

ORDINANCE NO. O-2017-13

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 "M-1", LIGHT INDUSTRIAL DISTRICT TO "M-2", GENERAL INDUSTRIAL DISTRICT ON LOT 25A OF NCB 674, ONE LOT CONTAINING APPROXIMATELY 6.27 ACRES OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF NORTH NORTHEAST LOOP 323 AND EAST COMMERCE STREET (2320 EAST COMMERCE STREET); 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 Z16-029

That the following described property, which has heretofore been zoned "M-1", Light Industrial District, shall hereafter bear the zoning classification of "M-2", General Industrial District, to wit:


Lot 25A of NCB 674, one lot containing approximately 6.27 acres of land located west of the northwest intersection of North Northeast Loop 323 and East Commerce Street (2320 East Commerce Street).

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 25th day of January A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

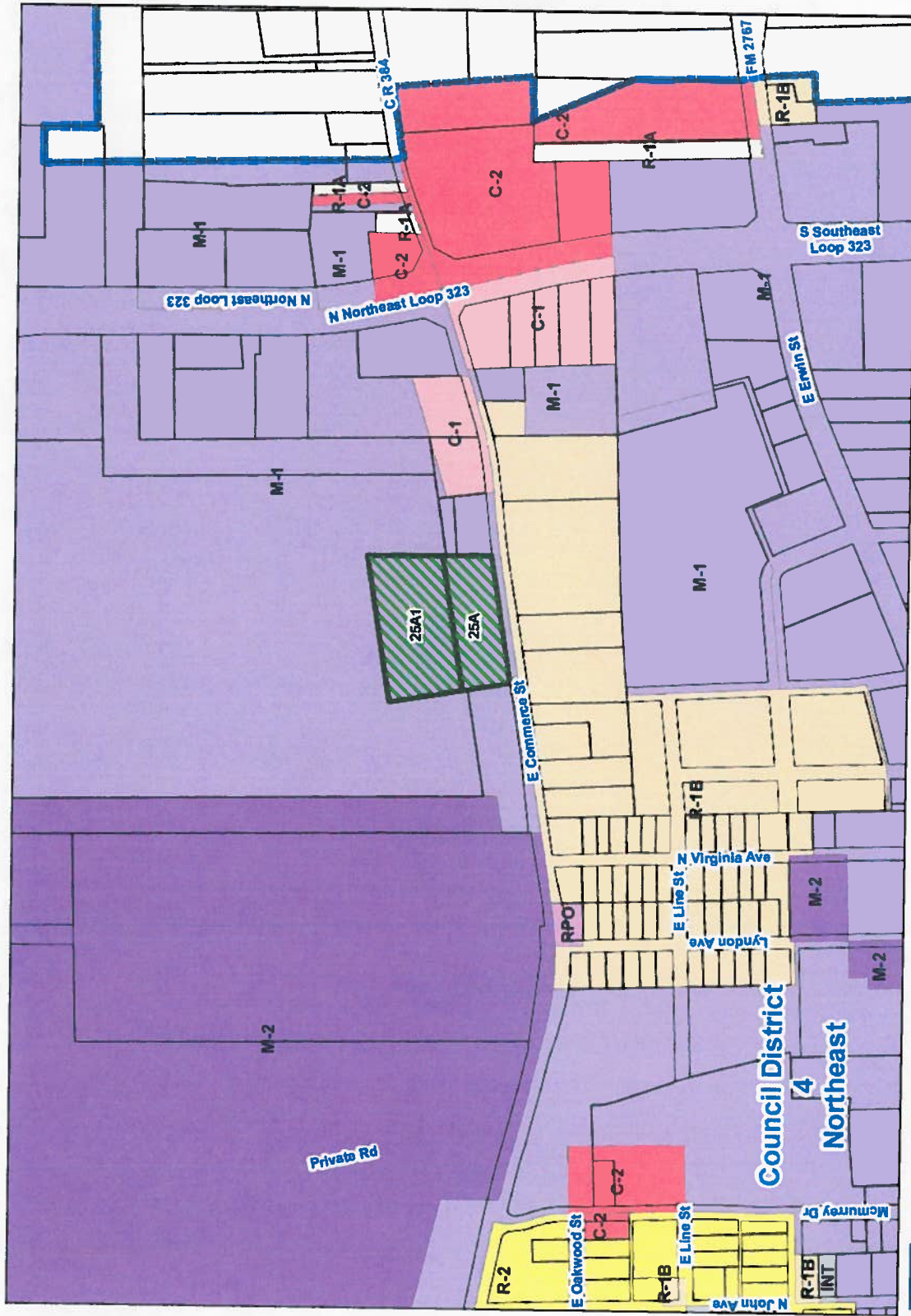
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-13
EXHIBIT "A"
LOCATION MAP**

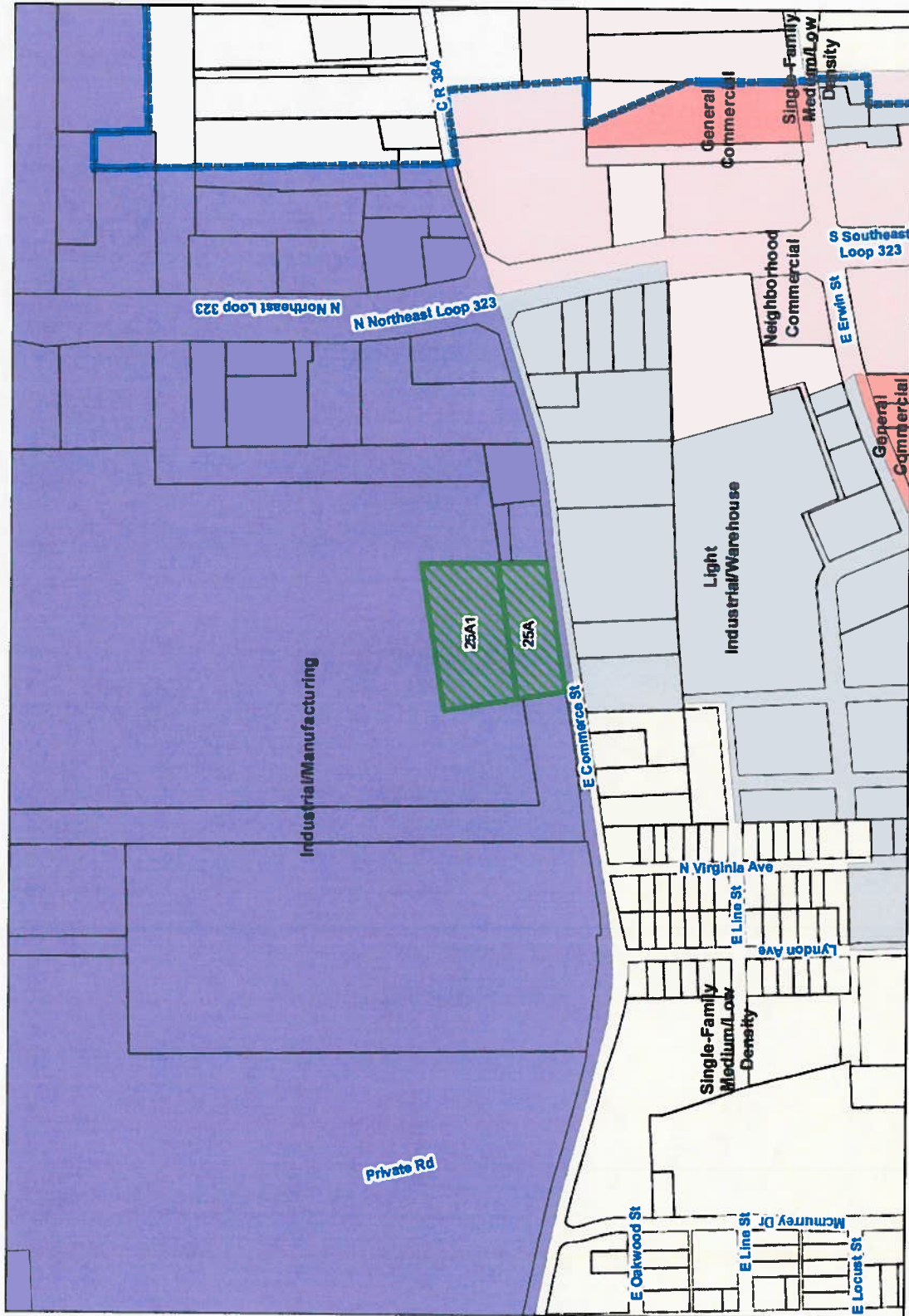


ZONING CASE
Zoning Case #: Z16-029
Existing Zoning: M-1 Proposed Zoning: M-2
Applicant: Hegris JA Partnership #2 LP

This product is for informational purposes and may not have been prepared for use 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.



**ORDINANCE NO. O-2017-13
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

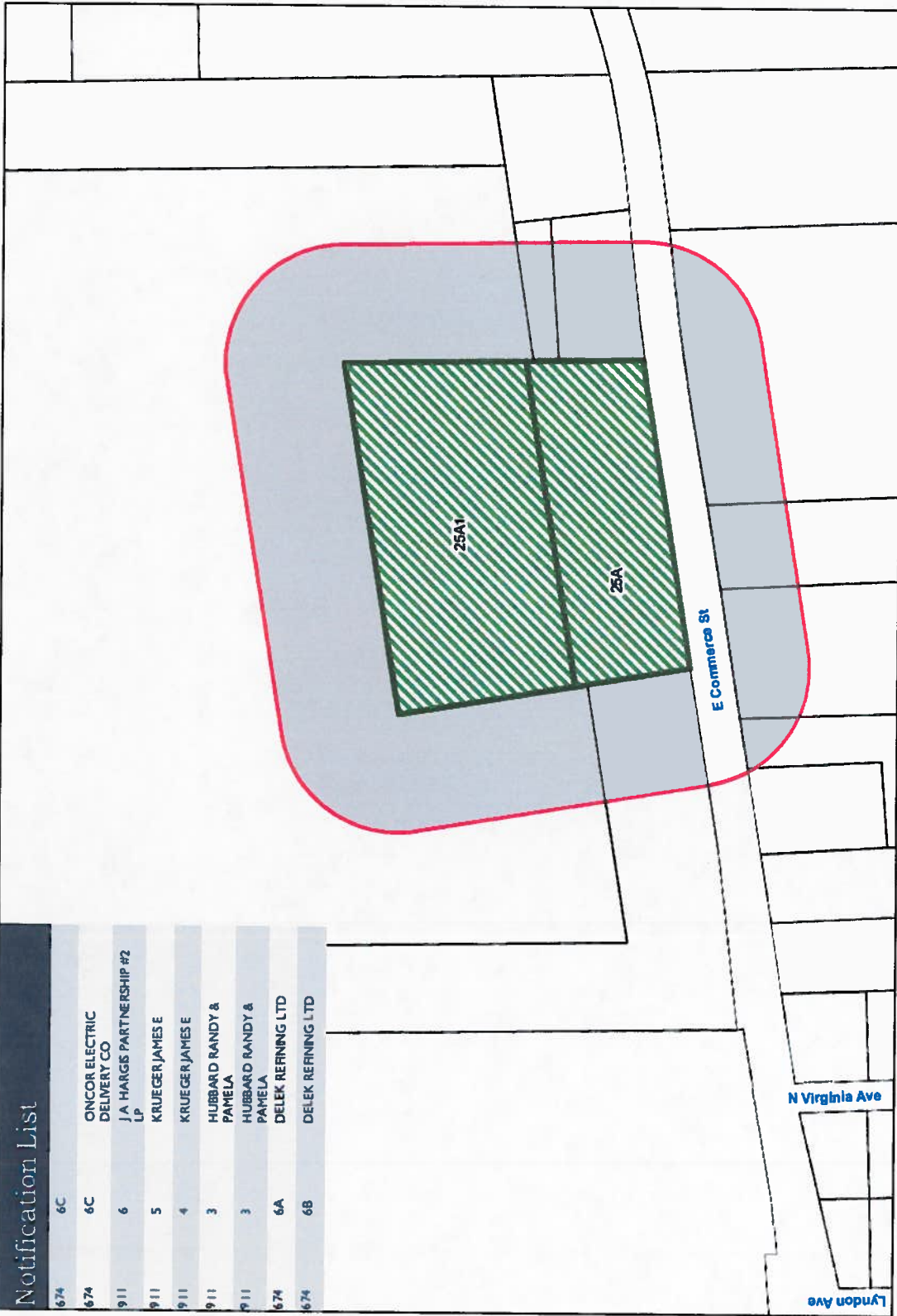


ZONING CASE
Zoning Case #: Z16-029
Existing Zoning: M-1 Proposed Zoning: M-2
Applicant: Hagris JA Partnership #2 LP

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**ORDINANCE NO. O-2017-13
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
674	6C
674	6C
911	6
911	5
911	4
911	3
911	3
674	6A
674	6B
ONCOR ELECTRIC DELIVERY CO J/A HARGIS PARTNERSHIP #2 LP KRUEGER, JAMES E KRUEGER, JAMES E HUBBARD RANDY & PAMELA HUBBARD RANDY & PAMELA DELEK RERNING LTD DELEK RERNING LTD	

ZONING CASE
 Zoning Case #: Z18-029
 Existing Zoning: M-1 Proposed Zoning: M-2
 Applicant: Hargis JA Partnership #2 LP

Subject Property
 200' Notification Buffer

Legend
 Subject Property
 200' Notification Buffer

Scale
 0 100 200 Feet

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