

ORDINANCE NO. O-2017-3

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 "C-2", GENERAL COMMERCIAL DISTRICT ON LOTS 2B AND 2B-1 OF NCB 929, TWO LOTS CONTAINING APPROXIMATELY 3.51 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF EAST FRONT STREET AND SOUTH SOUTHEAST LOOP 323 (2660 EAST FRONT 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 Z16-021

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

Lots 2B and 2B-1 of NCB 929, two lots containing approximately 3.51 acres of land located at the northwest intersection of East Front Street and South Southeast Loop 323 (2660 East Front 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 11th day of January A.D., 2017.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

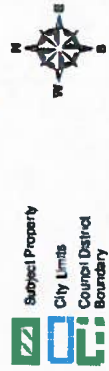
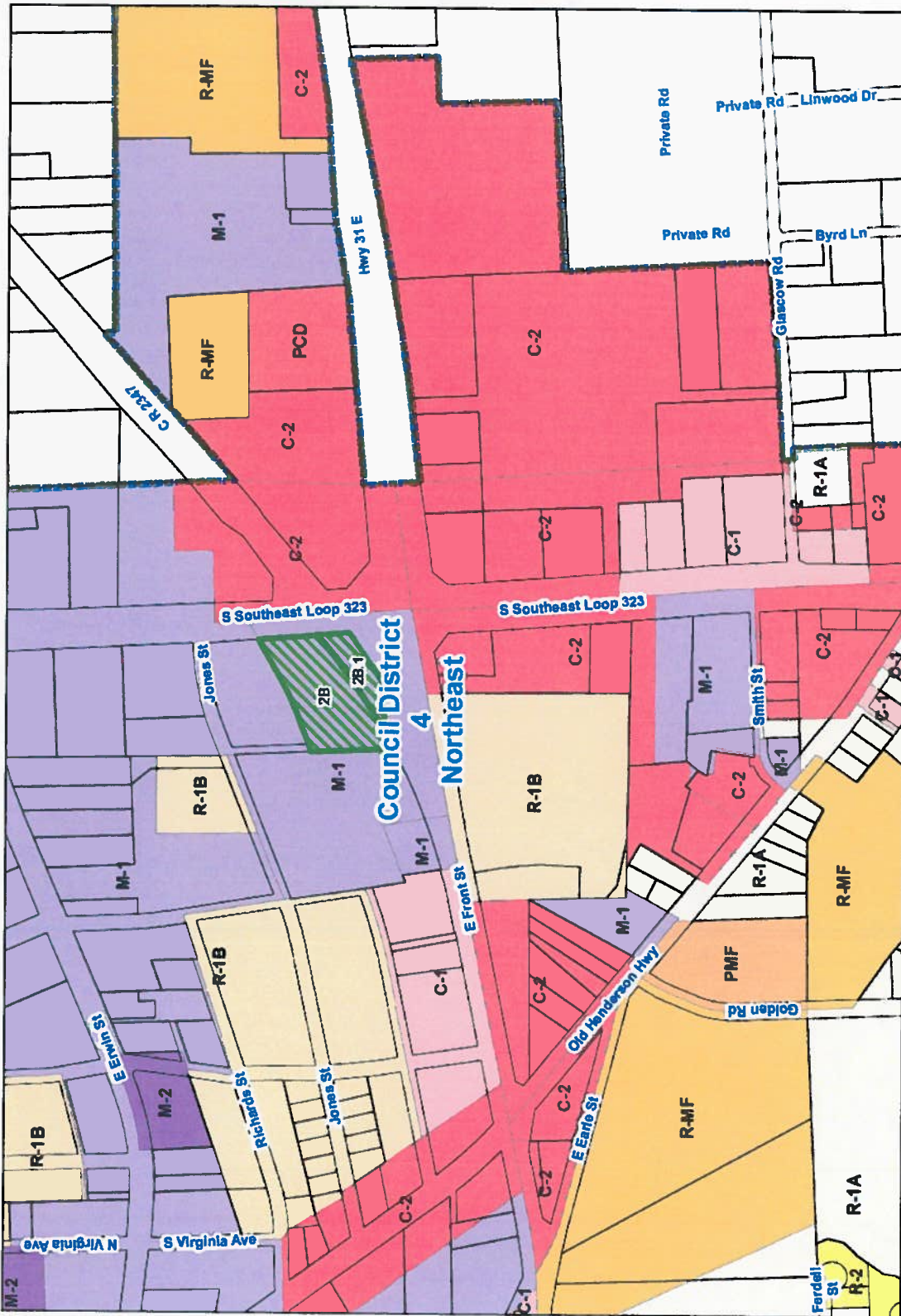
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-3
EXHIBIT "A"
LOCATION MAP**



ZONING CASE
 Zoning Case #: Z16-021
 Existing Zoning: M-1 Proposed Zoning: C-2
 Applicant: Texaplex Properties, LLC

This product is for informational purposes and may not have been prepared for or be suitable 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.



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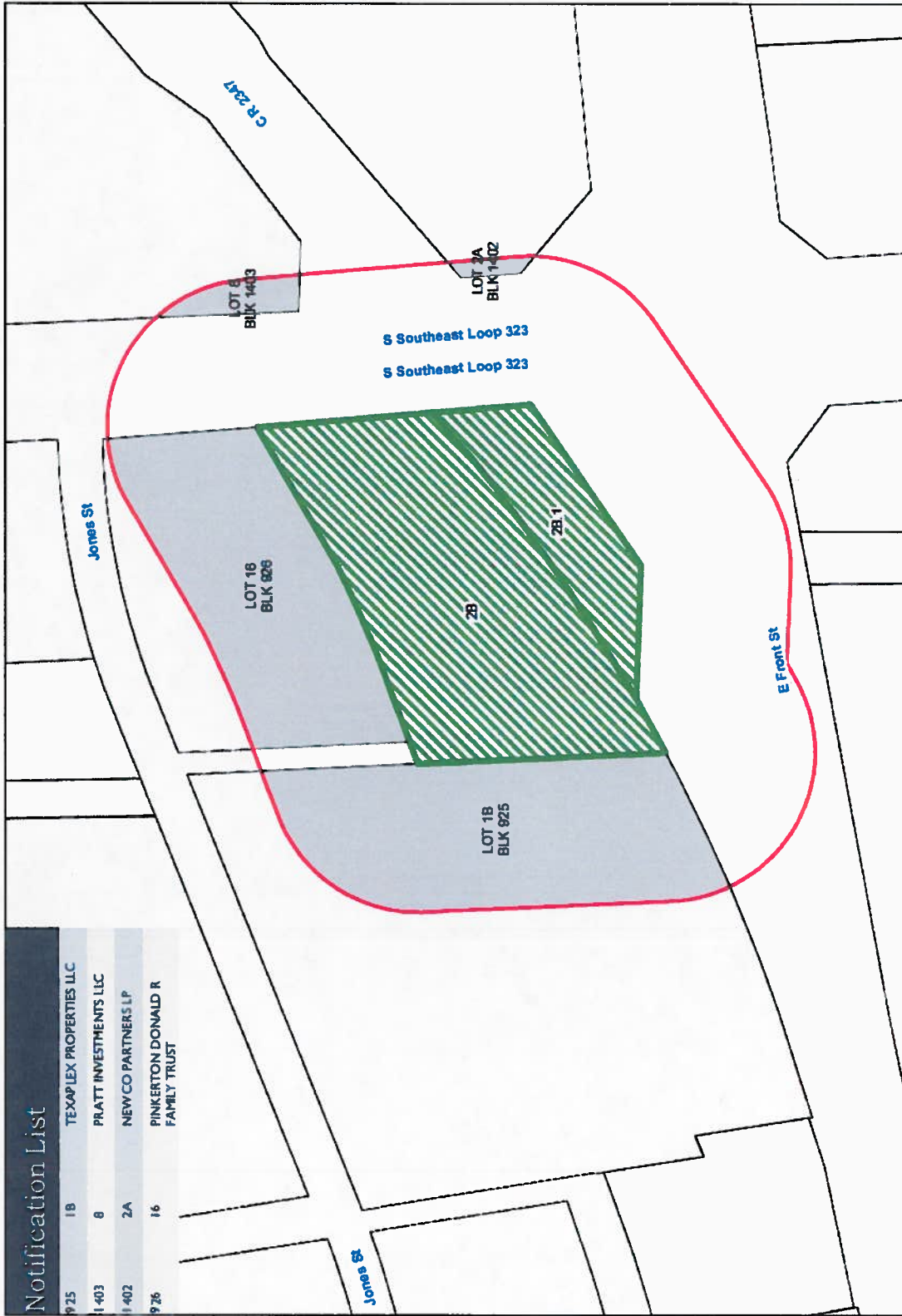


ZONING CASE
Zoning Case #: Z16-021
Existing Zoning: M-1 Proposed Zoning: C-2
Applicant: Texaplex Properties, LLC

City Limits
Subject Property

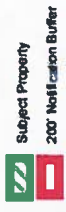


**ORDINANCE NO. O-2017-3
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

925	1B	TEXAPLEX PROPERTIES LLC
1403	8	PRATT INVESTMENTS LLC
1402	2A	NEW CO PARTNERS LP
926	16	PINKERTON DONALD R FAMILY TRUST



ZONING CASE
Zoning Case #: Z18-021
Existing Zoning: M-1 Proposed Zoning: C-2
Applicant: Texaplex Properties, LLC

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