

ORDINANCE NO. O-2017-26

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A "PCD", PLANNED COMMERCIAL DEVELOPMENT DISTRICT FINAL SITE PLAN AMENDMENT ON APPROXIMATELY 7.84 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF CROSSLAKE BOULEVARD AND OLD JACKSONVILLE HIGHWAY (7513 OLD JACKSONVILLE HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 zone change is hereby approved as follows:

I. APPLICATION PD17-003

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit "A" and incorporated herein, on the following described property zoned "PCD", Planned Commercial Development District, to wit:

Approximately 7.84 acres of land located at the southwest intersection of Crosslake Boulevard and Old Jacksonville Highway (7513 Old Jacksonville Highway) and in accordance with Exhibits "A" and "B" which are 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 and the Future Land Use Guide to reflect Mixed-Use Center.

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 March 24th, 2017.

PASSED AND APPROVED this the 22nd day of March A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

Cassandra Brager

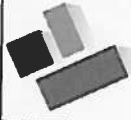
CASSANDRA BRAGER, CITY CLERK



Deborah G. Pullum

DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-26
EXHIBIT "A"
FINAL SITE PLAN**



**FITZPATRICK
ARCHITECTS**
5401 WESTWAY AVE
TYLER, TEXAS 75703
972.281.1100
www.fitzpatrickarchitects.com

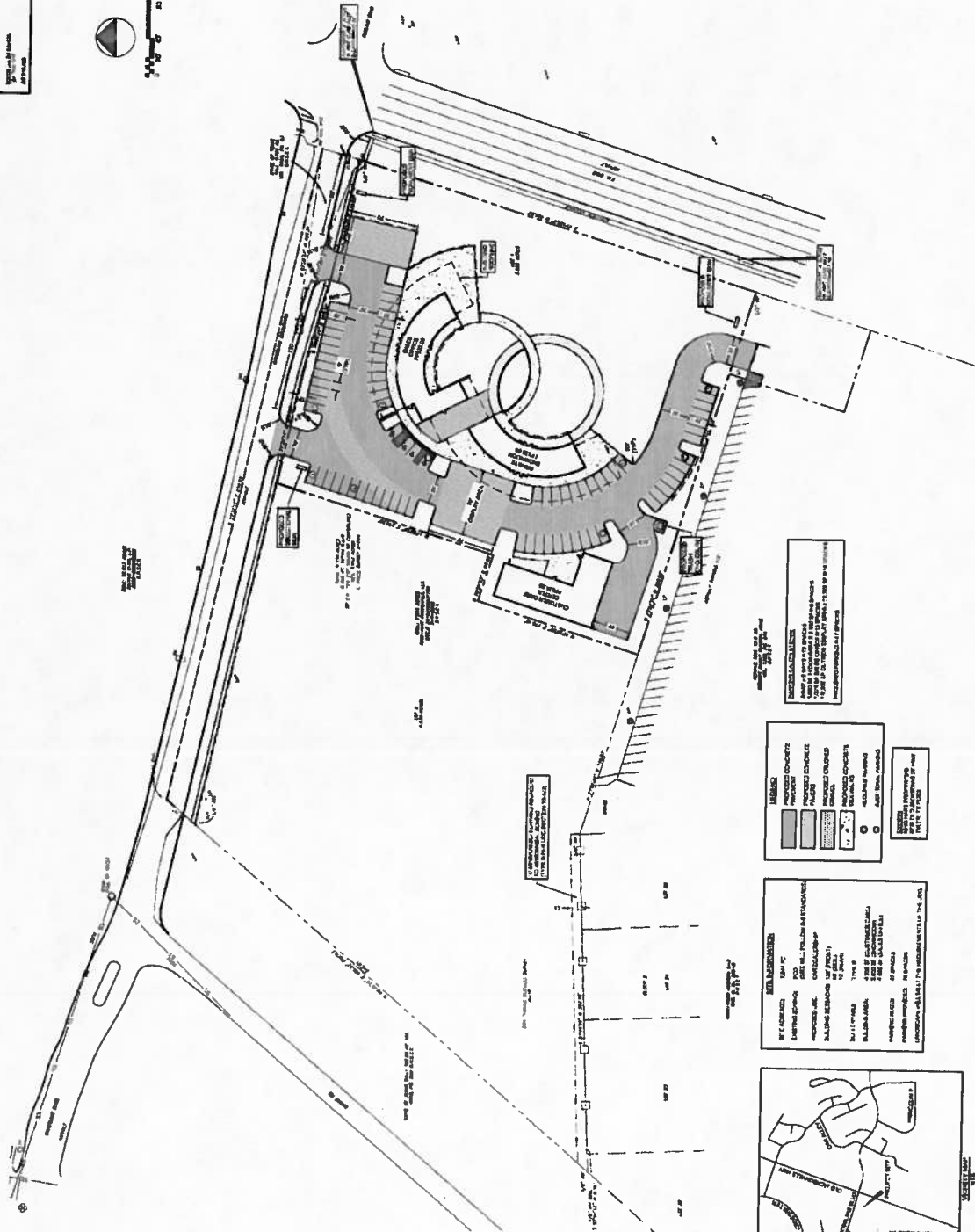
**NEW DEALERSHIP
CROWN MOTOR COMPANY
TYLER, TX**

BY ORDER OF ARCHITECT:
DATE: 02/27/17
SCALE: AS SHOWN
PROJECT: NEW DEALERSHIP
CROWN MOTOR COMPANY
TYLER, TX

PROJECT MANUAL
ISSUE: 02/27/17
SHEET: 18.043

DATE: 02/27/17
SHEET NUMBER: 18.043
C1.0
SITE PLAN AMENDMENT

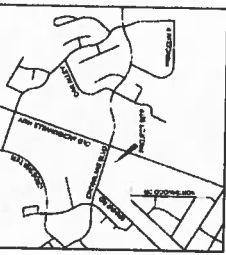
AQUEOUS
ENGINEERING
ARCHITECTURAL AND CIVIL DESIGN
1000 WESTWAY AVE
TYLER, TEXAS 75703
972.281.1100
www.aqueous-engineering.com



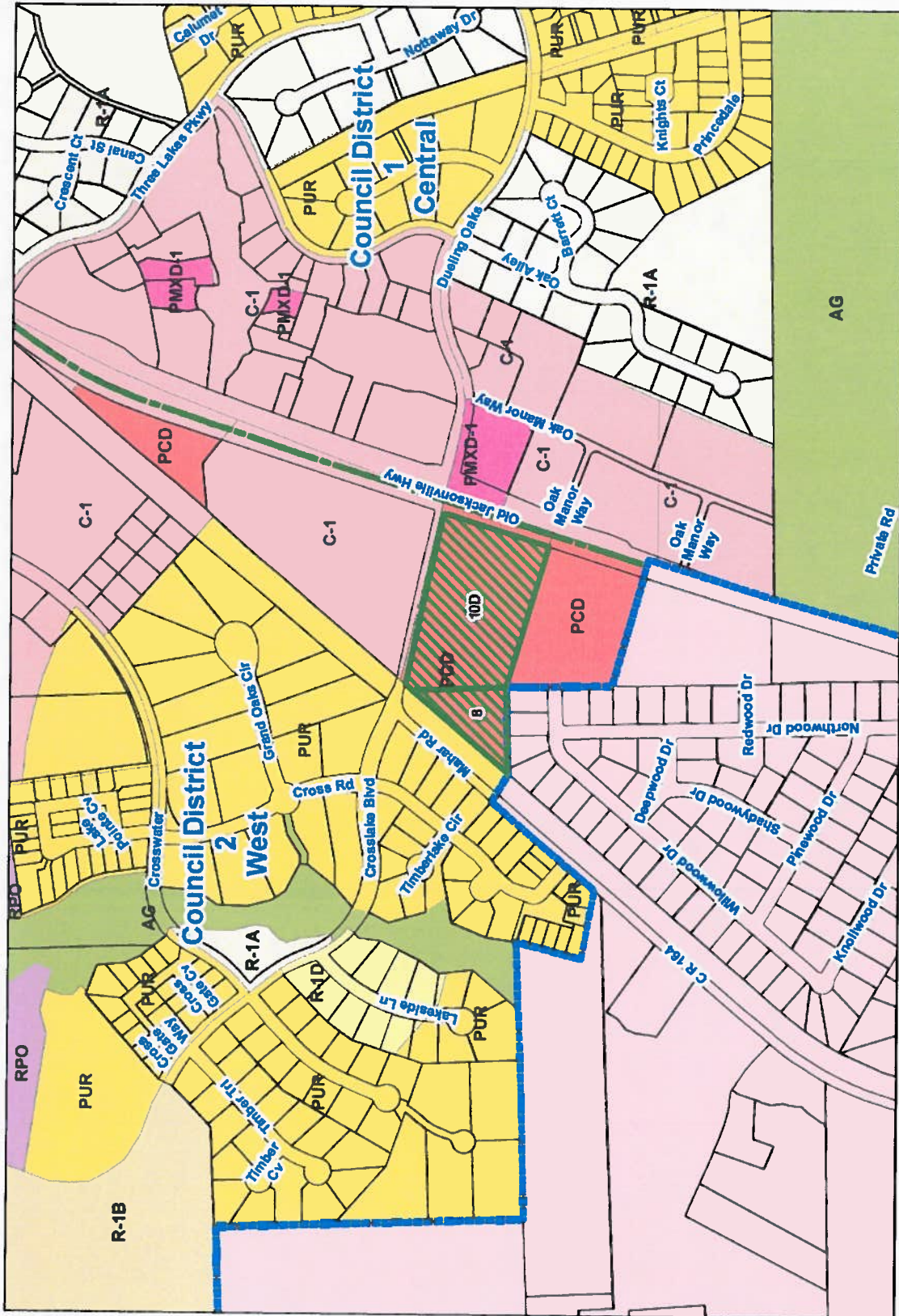
GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

LEGEND:
 ■ PROPOSED CONCRETE
 ■ EXISTING CONCRETE
 ■ EXISTING ASPHALT
 ■ EXISTING GRAVEL
 ■ EXISTING GRASS
 ■ EXISTING PAVEMENT
 ■ EXISTING DRIVEWAY
 ■ EXISTING SIDEWALK
 ■ EXISTING UTILITY
 ■ EXISTING TREE
 ■ EXISTING FENCE
 ■ EXISTING WALL
 ■ EXISTING SIGN
 ■ EXISTING LIGHT FIXTURE
 ■ EXISTING LANDSCAPE
 ■ EXISTING BIOMECHANICAL SYSTEM

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



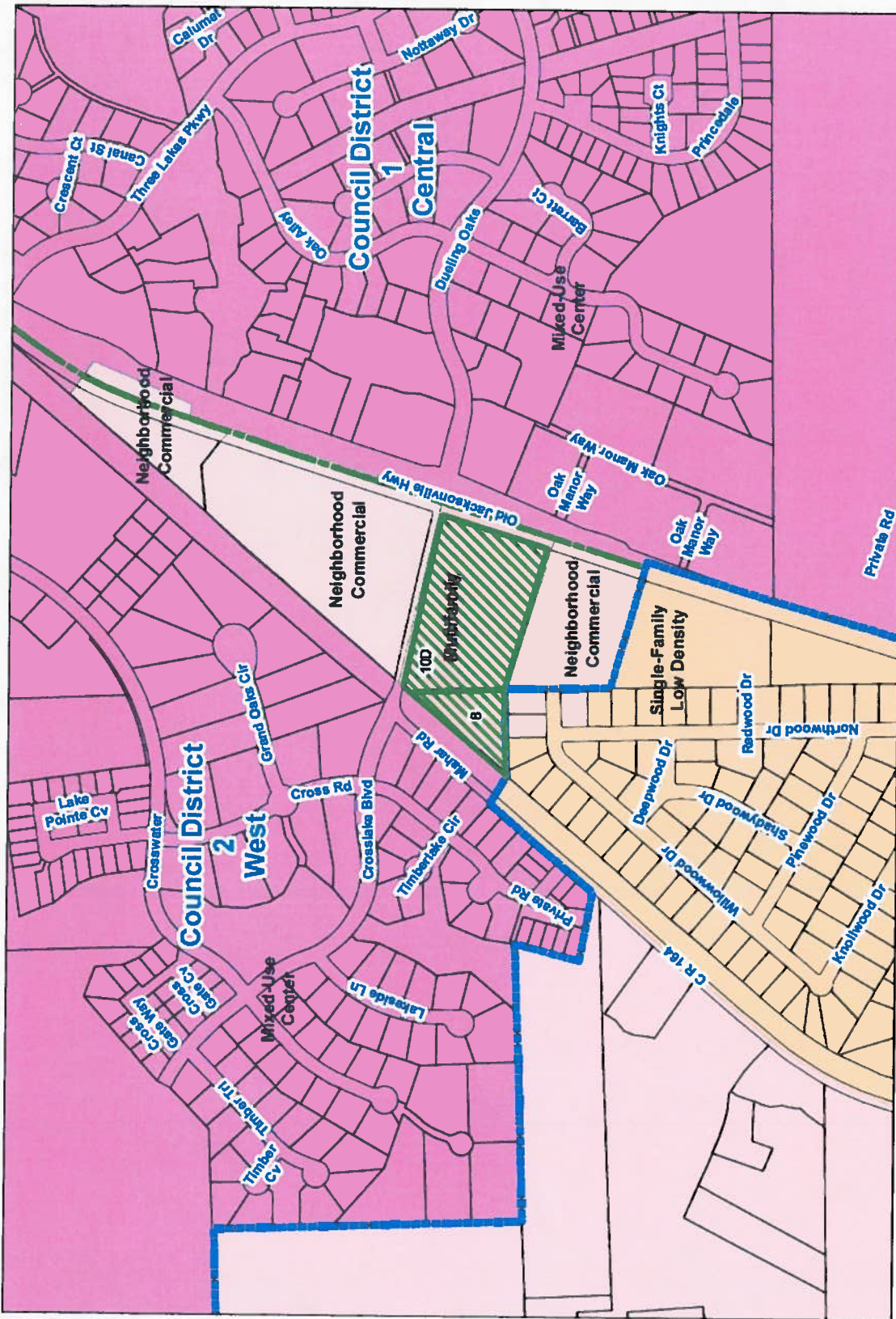
ORDINANCE NO. O-2017-26
EXHIBIT "B"
LOCATION MAP



ZONING CASE
 Zoning Case #: PD17-003
 Existing Zoning: PCD Proposed Zoning: PCD
 Applicant: KING-HART 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.

ORDINANCE NO. O-2017-26
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE

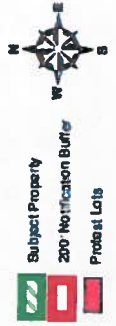
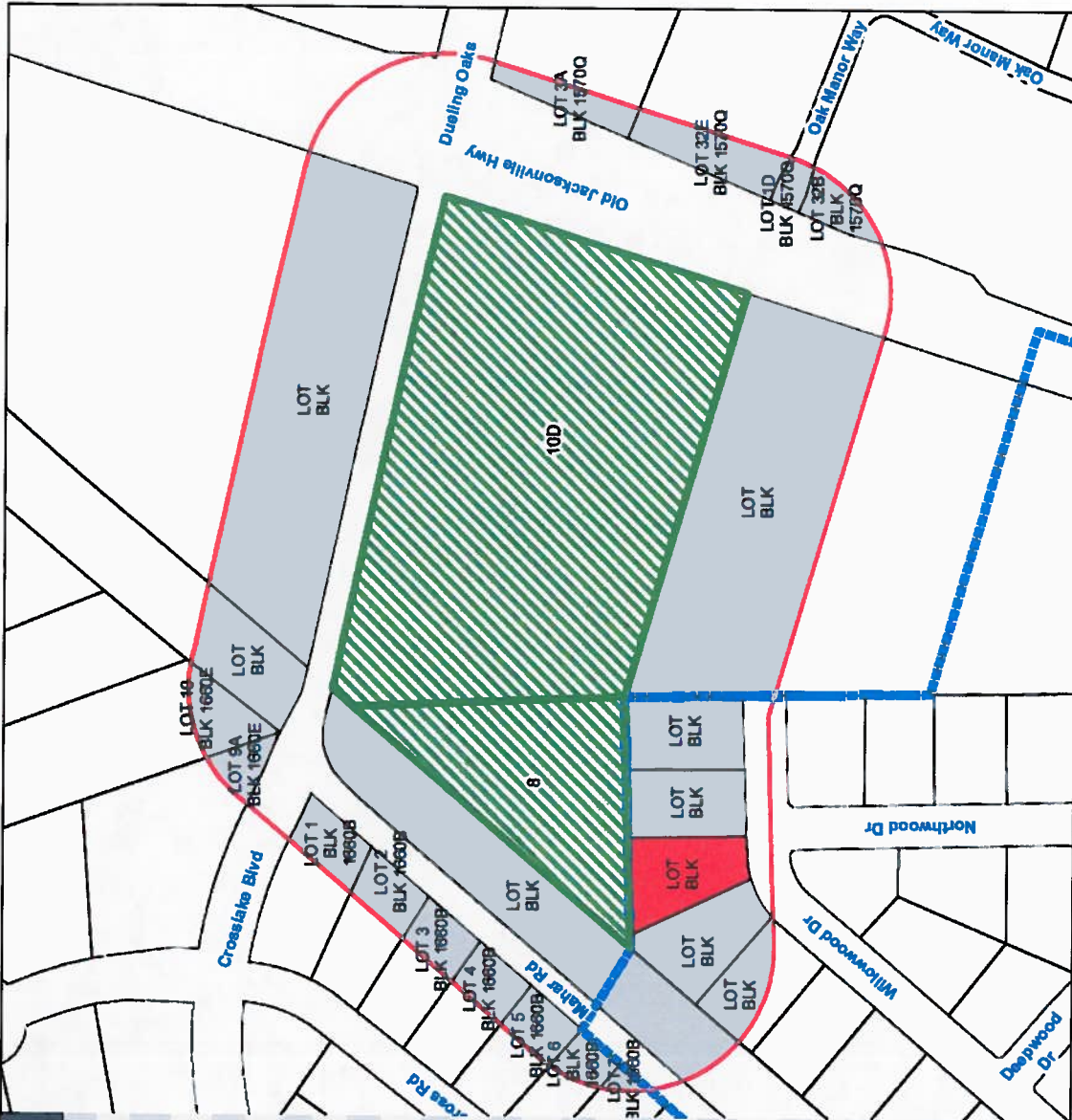


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**ORDINANCE NO. O-2017-26
EXHIBIT "D"
NOTIFICATION MAP**



ZONING CASE
Zoning Case #: PD17-003
Existing Zoning: PCD Proposed Zoning: PCD
Applicant: KING-HART PROPERTIES, LLC

Notification List	
HAWKINS SANS	
MORANDA CATHERINE E	
KING-HART PROPERTIES LLC	8
CORTINAS NICHOLAS & HEDWIG	
TEXAS STATE OF	
MILES KATHY RUTH	
SEBENIUST JACQUELINE E	
ALAUDDIN KASHIF & SADIA	2
KHAN HEDAYAT U & SAIMIA	6
ANDERSON ANDREW G & NANETTE L	1
HENSLEY MELYNDA D	3
BURNS BRAD T	4
BURNS BRAD THOMAS	5
SUBRAMANIA RAJESH P & LEELA RADHAMONY	7
AHMED NABEEL & SABEEN	10
SADDLE CLUB L P	
OKBA ENTERPRISE LLC	11A
TEXAS STATE OF	
KING-HART PROPERTIES LLC	10D
BASILE MYRTHA E & MAX SCOTT	9A
2376 DUELING OAKS INC	3A
S & T DEVELOPMENT LTD	32B
STEWART FAMILY FUNERAL HOME LTD	
S & T DEVELOPMENT LTD	32E
S & T DEVELOPMENT LTD	1D

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