

**ORDINANCE NO. O-2017-56**

**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 "C-1", LIGHT COMMERCIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT ON LOT 2B of NCB 968, ONE LOT CONTAINING APPROXIMATELY 0.31 ACRE OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF MCDONALD ROAD AND SOUTH SOUTHEAST LOOP 323; DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z17-014**

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

Lot 2B of NCB 968, one lot containing approximately 0.31 acre of land located north of the northwest intersection of McDonald Road and South Southeast Loop 323.

**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 to reflect General Commercial.

**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 26<sup>th</sup> day of July A.D., 2017.

*MH*  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

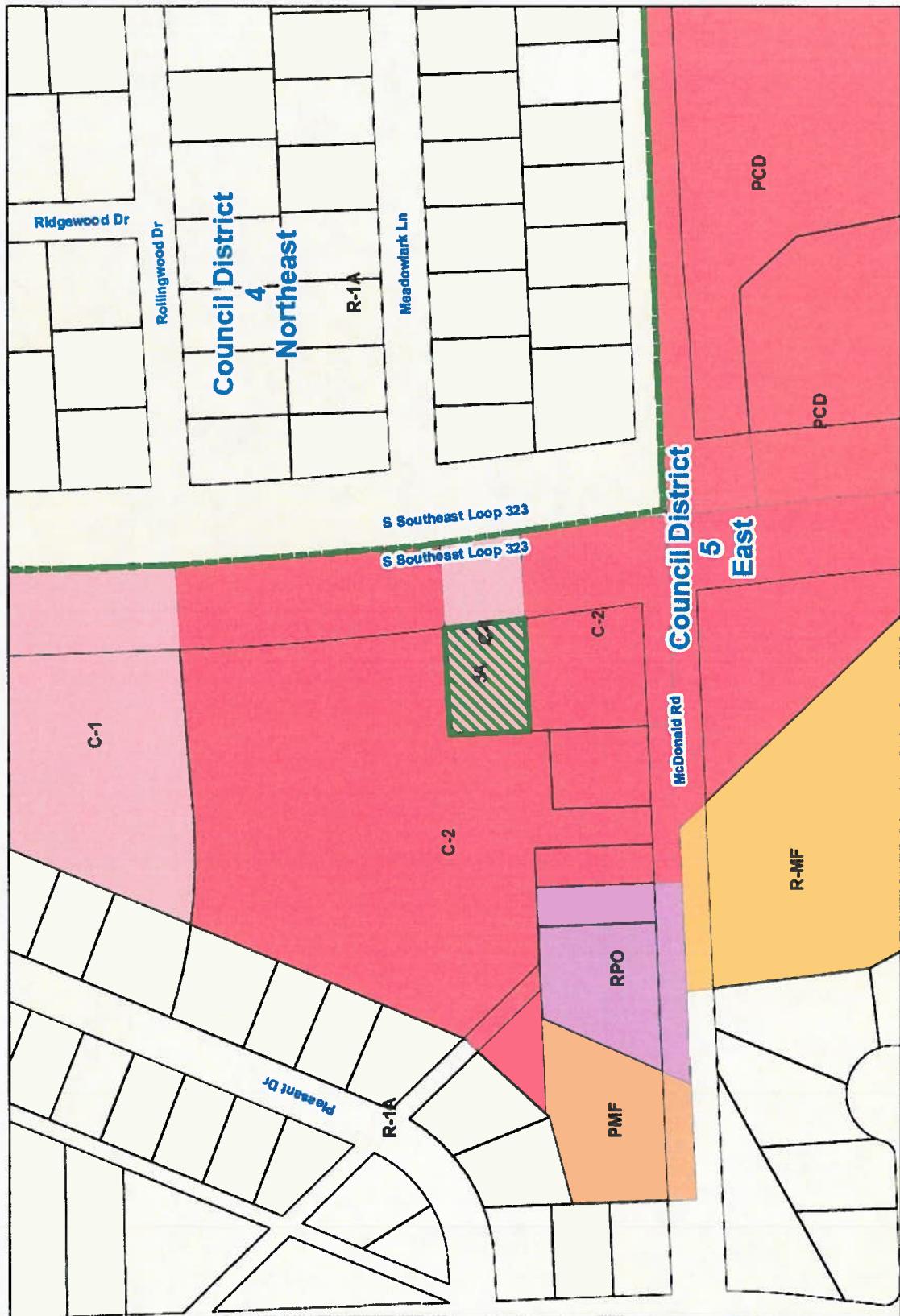
*Cassandra Brager*  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

*Deborah G. Pullum*  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2017-56**  
**EXHIBIT "A"**  
**LOCATION MAP**



Subject Property  
 Council District Boundary

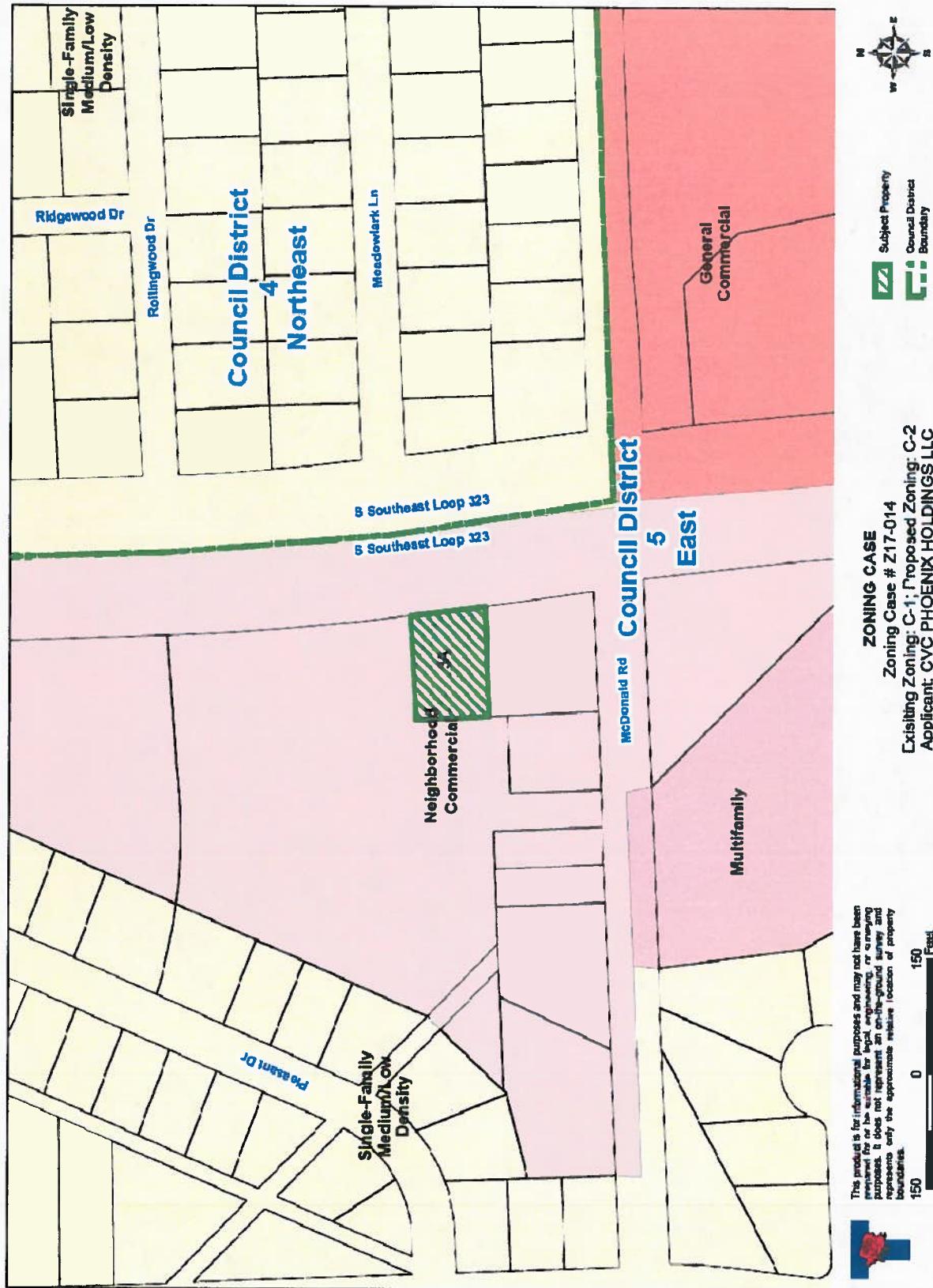
**ZONING CASE**  
**Zoning Case # Z17-014**  
**Existing Zoning: C-1, Proposed Zoning: C-2**  
**Applicant: CVC PHOENIX HOLDINGS LLC**

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.



0 150 Feet

**ORDINANCE NO. O-2017-56**  
**EXHIBIT "B"**  
**TYLER 1<sup>st</sup> FUTURE LAND USE MAP**



**ORDINANCE NO. O-2017-56**  
**EXHIBIT "C"**  
**NOTIFICATION MAP**

