

**ORDINANCE NO. O-2017-92**

**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 LOT 1C OF NCB 501UA, ONE LOT TOTALING APPROXIMATELY 4.72 ACRES LOCATED AT THE SOUTHWEST INTERSECTION OF WEST 32ND STREET AND BORDER AVENUE (3000 BORDER AVENUE); 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 PD17-029**

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:

Lot 1C of NCB 501UA, one lot totaling approximately 4.72 acres located at the southwest intersection of West 32nd Street and Border Avenue (3000 Border Avenue) and in accordance with Exhibit "A" which is incorporated herein.

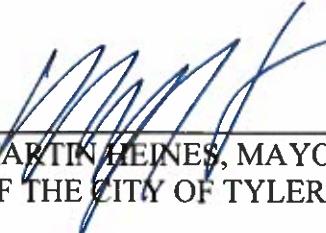
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Mixed-Use Center.

**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 October 27<sup>th</sup>, 2017.

**PASSED AND APPROVED** this the 25<sup>th</sup> day of October A.D., 2017.



---

MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

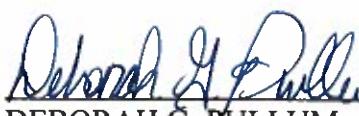
A T T E S T:



Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK



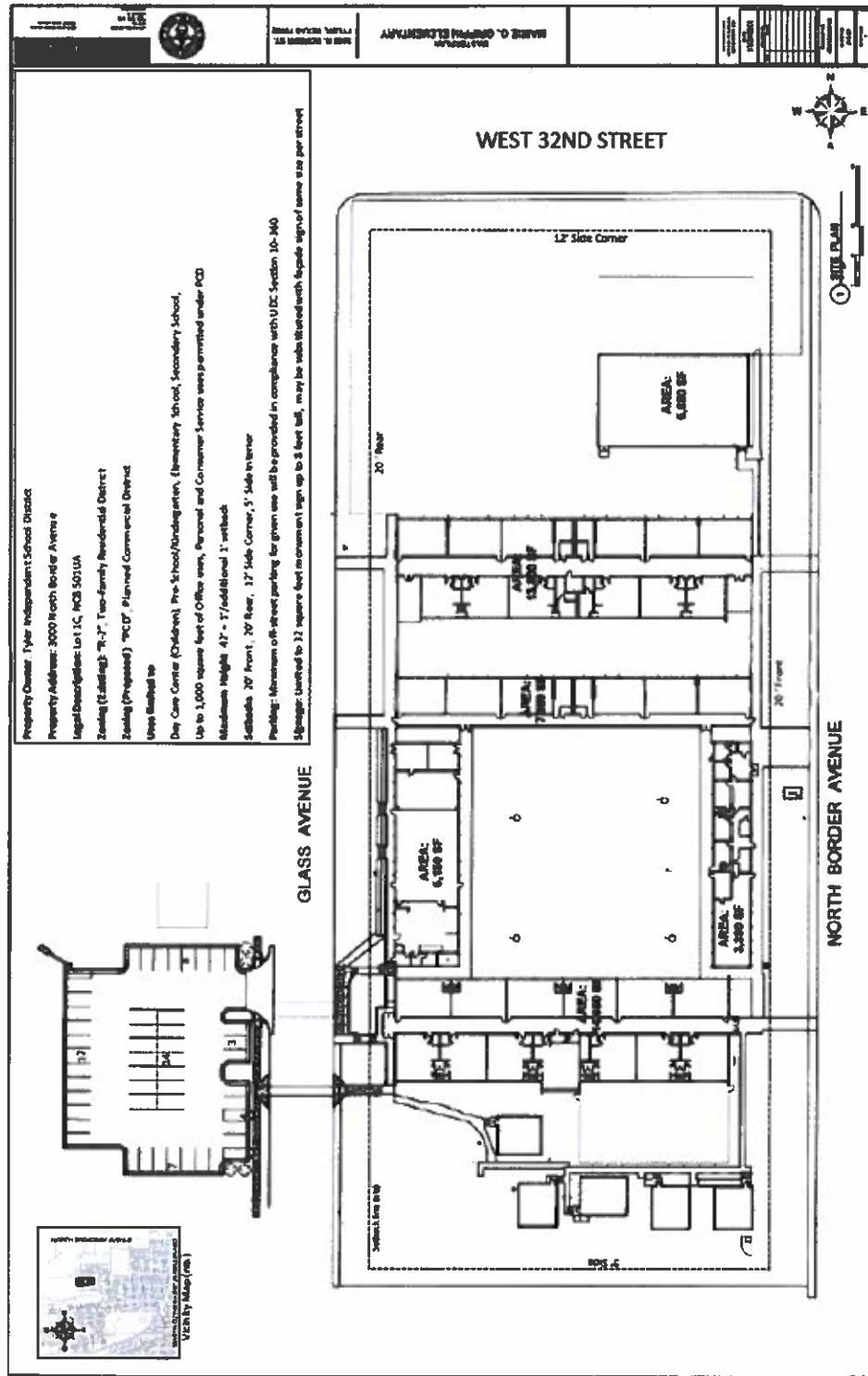
APPROVED:



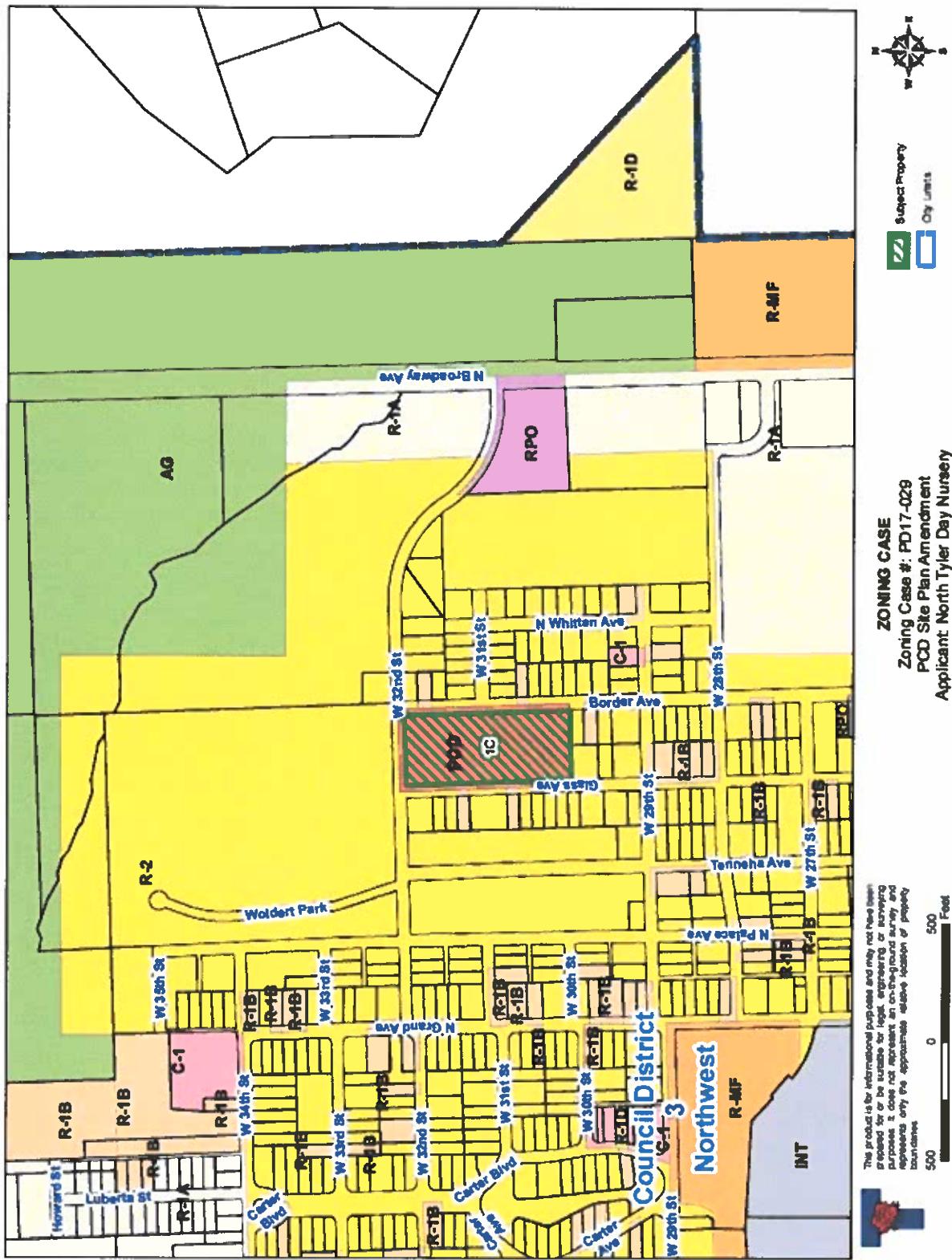
---

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

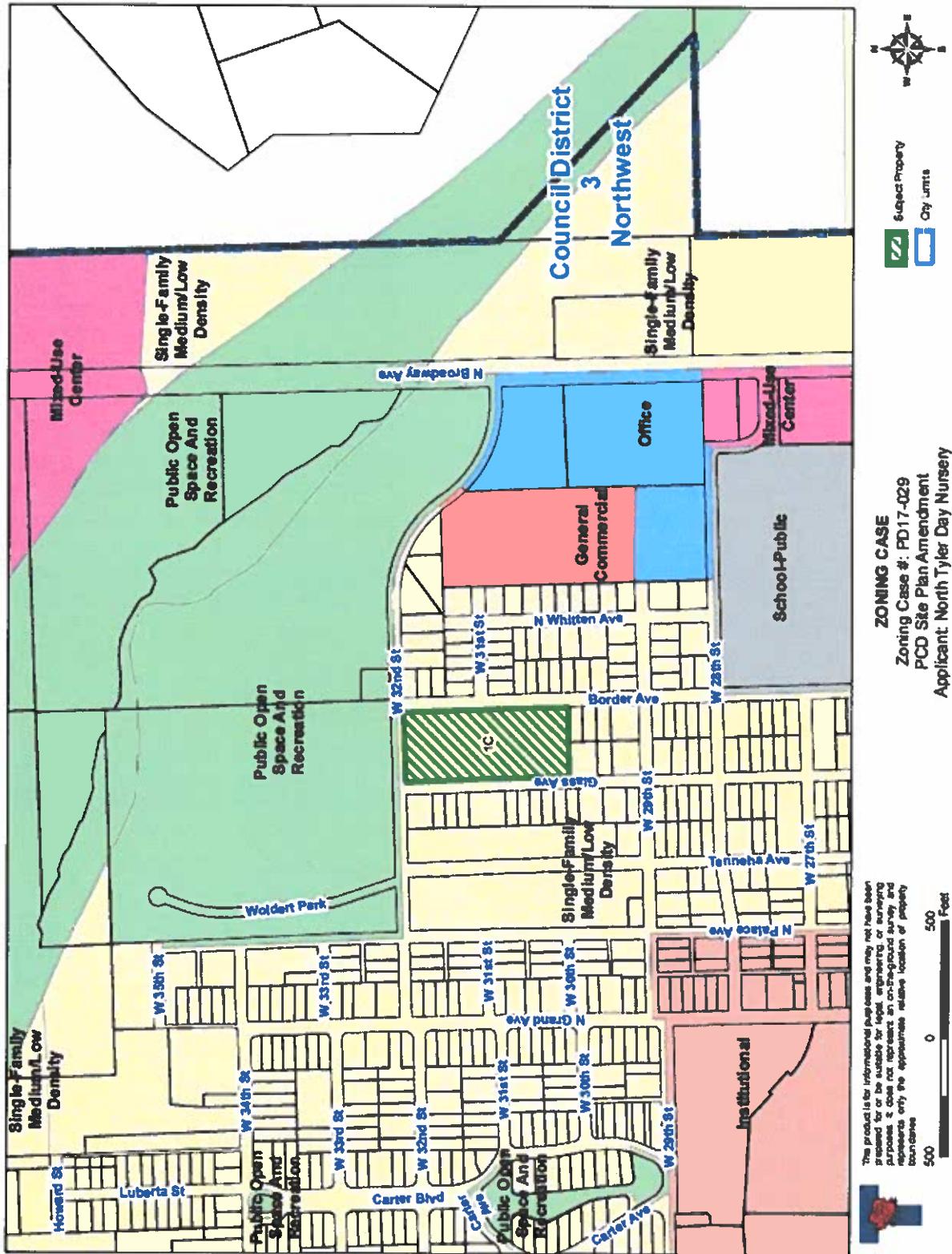
**ORDINANCE NO. O-2017-92**  
**EXHIBIT "A"**  
**FINAL SITE PLAN**



**ORDINANCE NO. O-2017-92  
EXHIBIT "B"  
LOCATION MAP**



**ORDINANCE NO. O-2017-92**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



**ORDINANCE NO. O-2017-92**  
**EXHIBIT "D"**  
**NOTIFICATION MAP**

