

ORDINANCE NO. O-2016-25

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A ZONE CHANGE FROM "PCD", PLANNED COMMERCIAL DEVELOPMENT DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOT 13B OF NCB 1092, ONE LOT CONTAINING APPROXIMATELY 0.69 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF EAST SOUTHEAST LOOP 323 AND PALUXY DRIVE (1821 EAST SOUTHEAST LOOP 323); 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 Z03-16-020

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

Lot 13B of NCB 1092, one lot containing approximately 0.69 acres of land located east of the southeast intersection of East Southeast Loop 323 and Paluxy Drive (1821 East 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.

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 23rd day of March, A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-25
EXHIBIT "A"
LOCATION MAP**

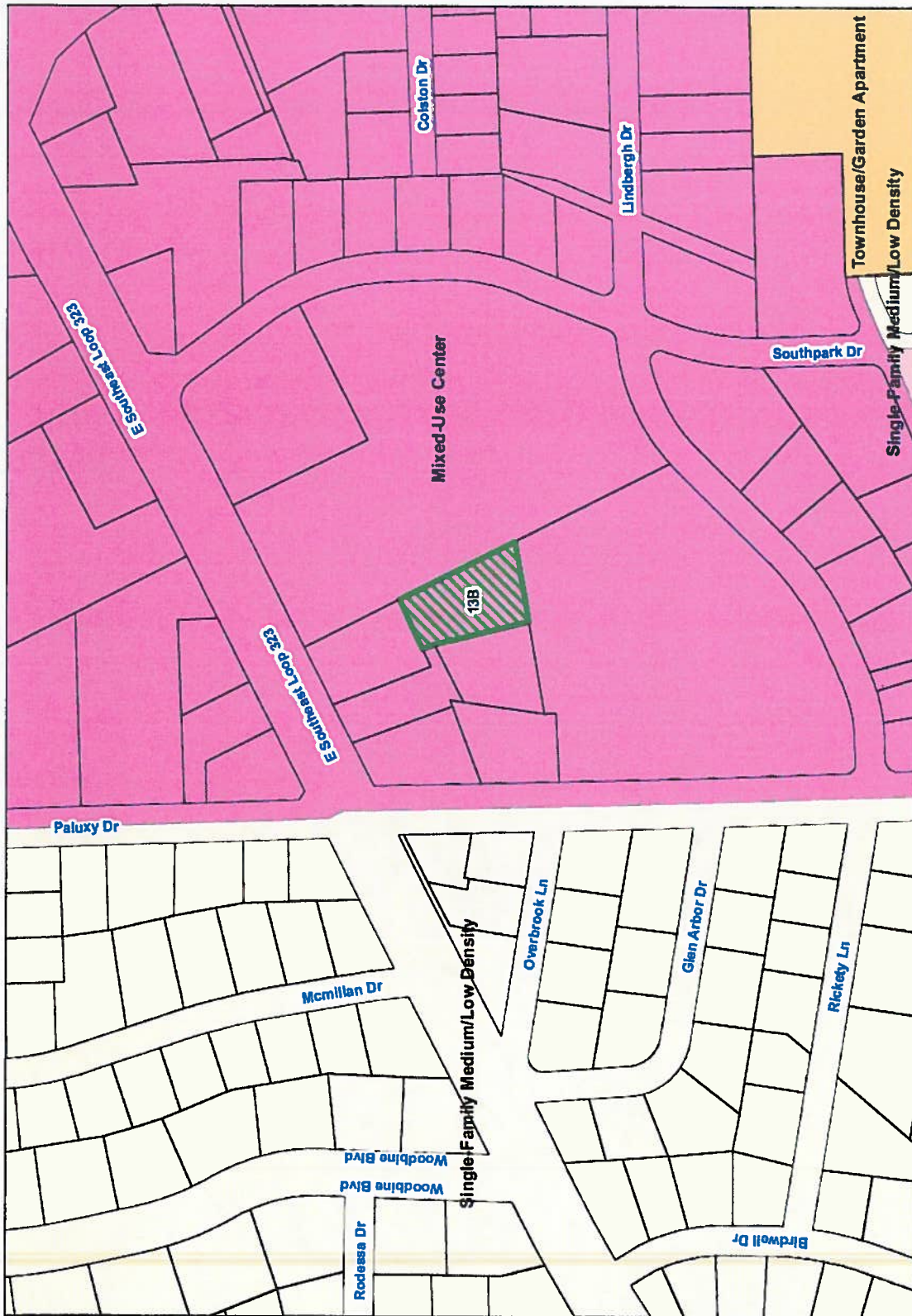


ZONING CASE
Zoning Case #: Z03-18-020
Existing Zoning: PCD Site Plan Amendment
Applicant: FAB & INA, LLC (1821 ESE Loop 323)

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-2016-25
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE

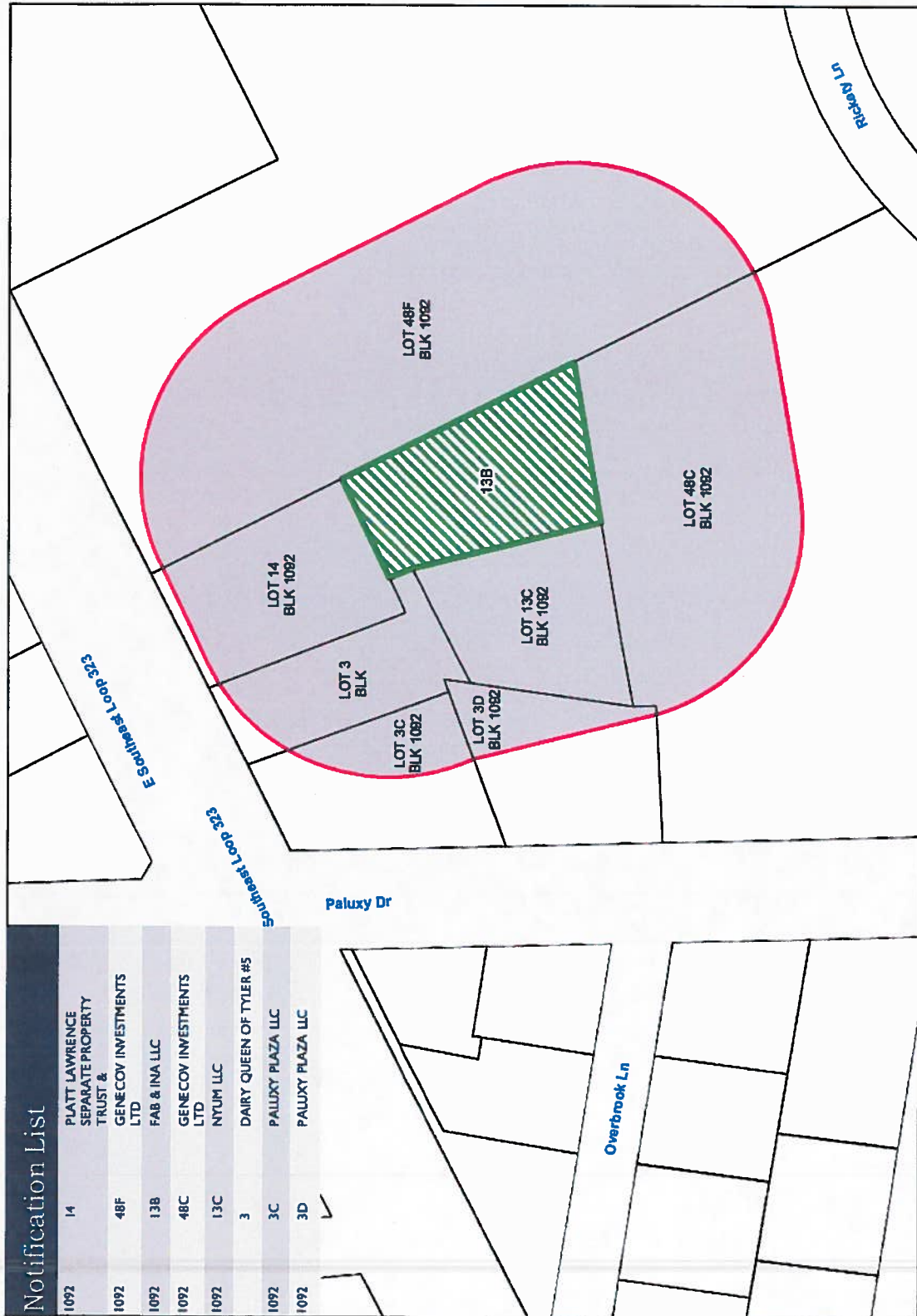


ZONING CASE
 Zoning Case #: Z03-16-020
 Existing Zoning: PCD Site Plan Amendment
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**ORDINANCE NO. O-2016-25
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

I092	14	PLATT LAWRENCE SEPARATE PROPERTY TRUST & GENECOV INVESTMENTS LTD
I092	48F	GENECOV INVESTMENTS LTD
I092	13B	FAB & INA LLC
I092	48C	GENECOV INVESTMENTS LTD
I092	13C	NYUM LLC
I092	3	DAIRY QUEEN OF TYLER #5
I092	3C	PAUXY PLAZA LLC
I092	3D	PAUXY PLAZA LLC



ZONING CASE
Zoning Case #: Z03-16-020
Existing Zoning: "PCD" Proposed Zoning: "C-1"
Applicant: FAB & INA, LLC (1821 ESE Loop 323)

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