

**ORDINANCE NO. O-2016-40**

**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-2", GENERAL COMMERCIAL DISTRICT AND "M-1", LIGHT INDUSTRIAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON LOTS 110, 110B, 40, AND 40B, FOUR LOTS CONTAINING APPROXIMATELY 8.16 ACRES LOCATED EAST OF THE INTERSECTION OF HIGHWAY 155 AND COUNTY ROAD 192; 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 Z04-16-029**

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

Lots 110, 110B, 40, and 40B of NCB 709M, four lots containing approximately 8.16 acres located east of the intersection of Highway 155 and County Road 192.

**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 27<sup>th</sup> day of April A.D., 2016.

ATTEST:

Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK

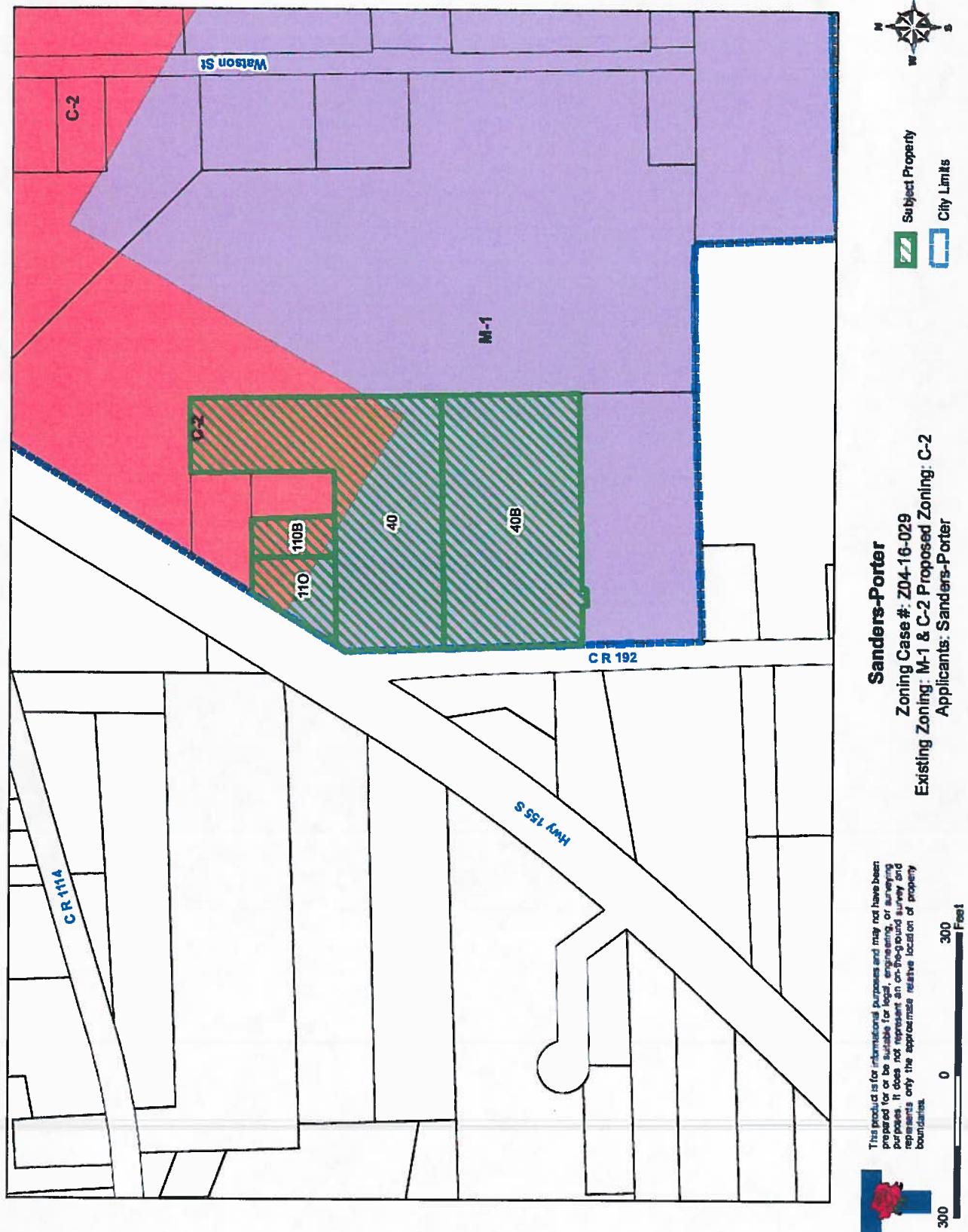


MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

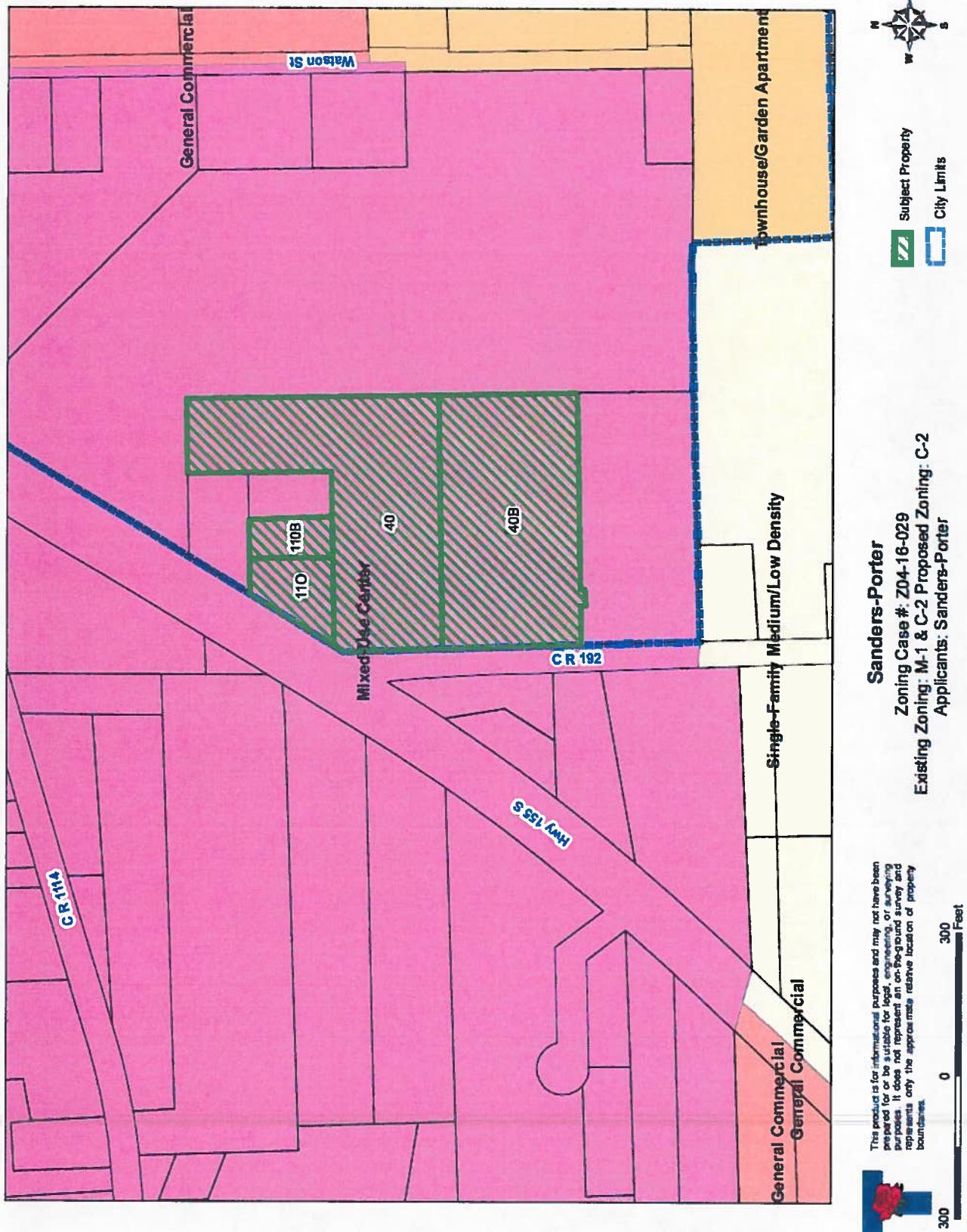
APPROVED:

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE NO. O-2016-40  
EXHIBIT "A"  
LOCATION MAP



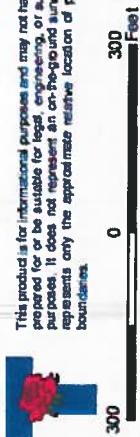
ORDINANCE NO. O-2016-40  
 EXHIBIT "B"  
 TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2016-40**  
**EXHIBIT "C"**  
**NOTIFICATION MAP**



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 the official record and survey and applicants assume the approximate nature and location of property boundaries.



**Sanders-Porter**  
**Zoning Case #: Z04-16-029**  
**Existing Zoning: M-1 & C-2 Proposed Zoning: C-2**  
**Applicants: Sanders-Porter**

