

ORDINANCE NO. O-2016-52

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A SITE PLAN AMENDMENT FOR THE ADDITION OF A BUILDING ON LOT 4A OF NCB 999, ONE LOT CONTAINING APPROXIMATELY 3.14 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF NEW COPELAND ROAD AND WATERFORD COURT (5330 NEW COPELAND ROAD); 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 special use 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 special use is hereby approved as follows:

I. APPLICATION Z06-16-037

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 "PMF", Planned Multi-Family Residential District to wit:

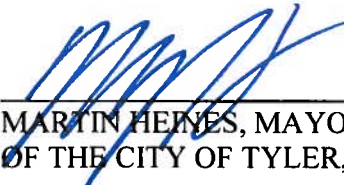
Lot 4A of NCB 999, one lot containing approximately 3.14 acres of land located south of the southeast intersection of New Copeland Road and Waterford Court (5330 New Copeland Road).

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 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 June 27, 2016.

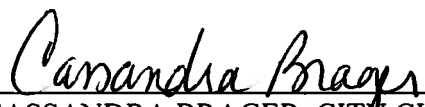
PASSED AND APPROVED this the 22nd day of June, A.D., 2016.



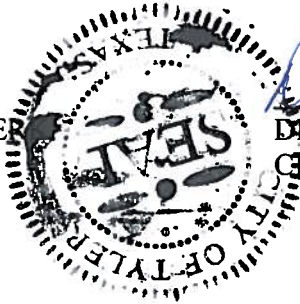
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





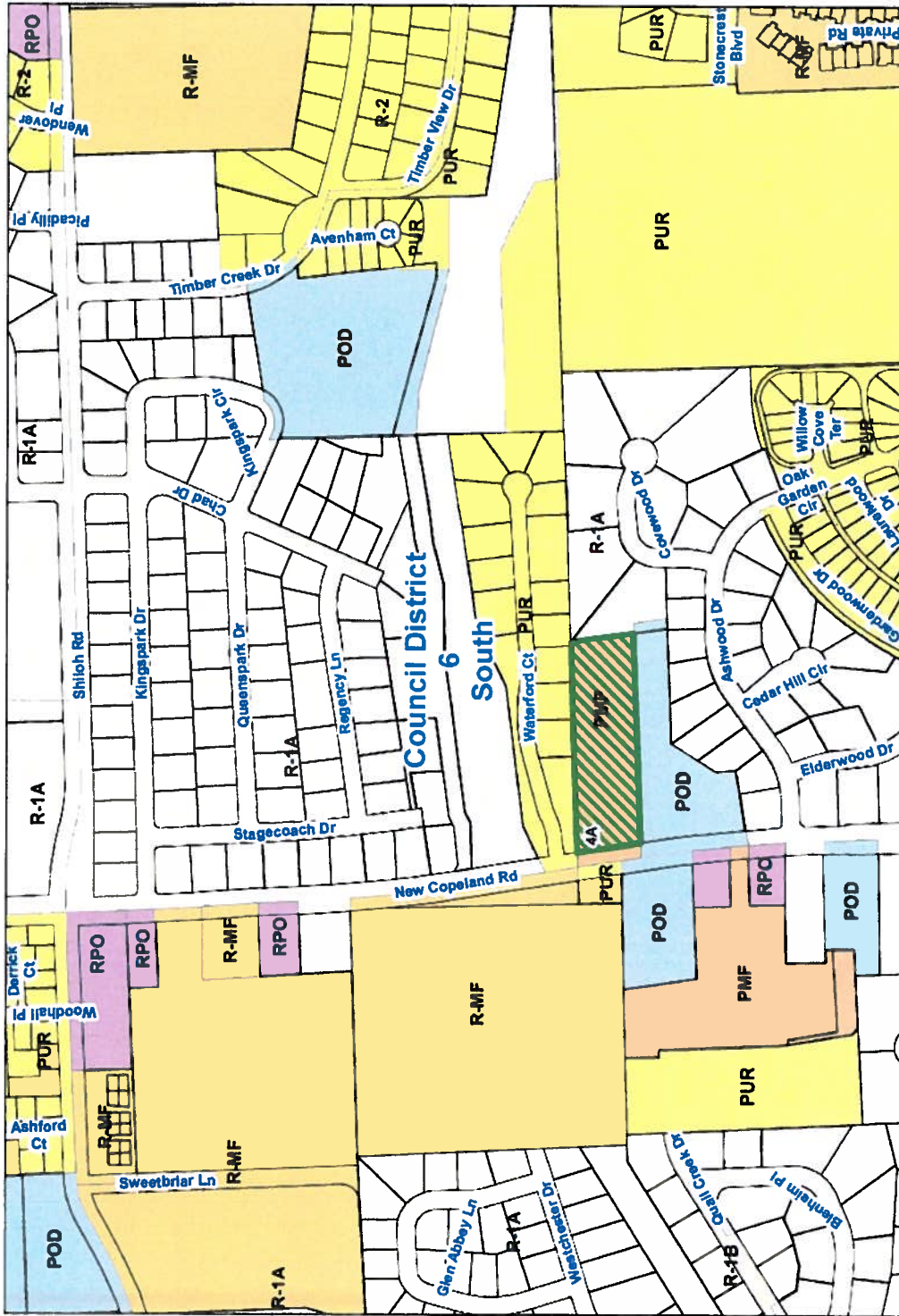
DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

Contractor - Clinton Neely
Neely Construction & Renovations, LLC
1637 VZ CR 4823, Chandler Tx 75758

**New Metal Building
Classroom/Lunch Room**

ORDINANCE NO. O-2016-52
EXHIBIT "B"
LOCATION MAP

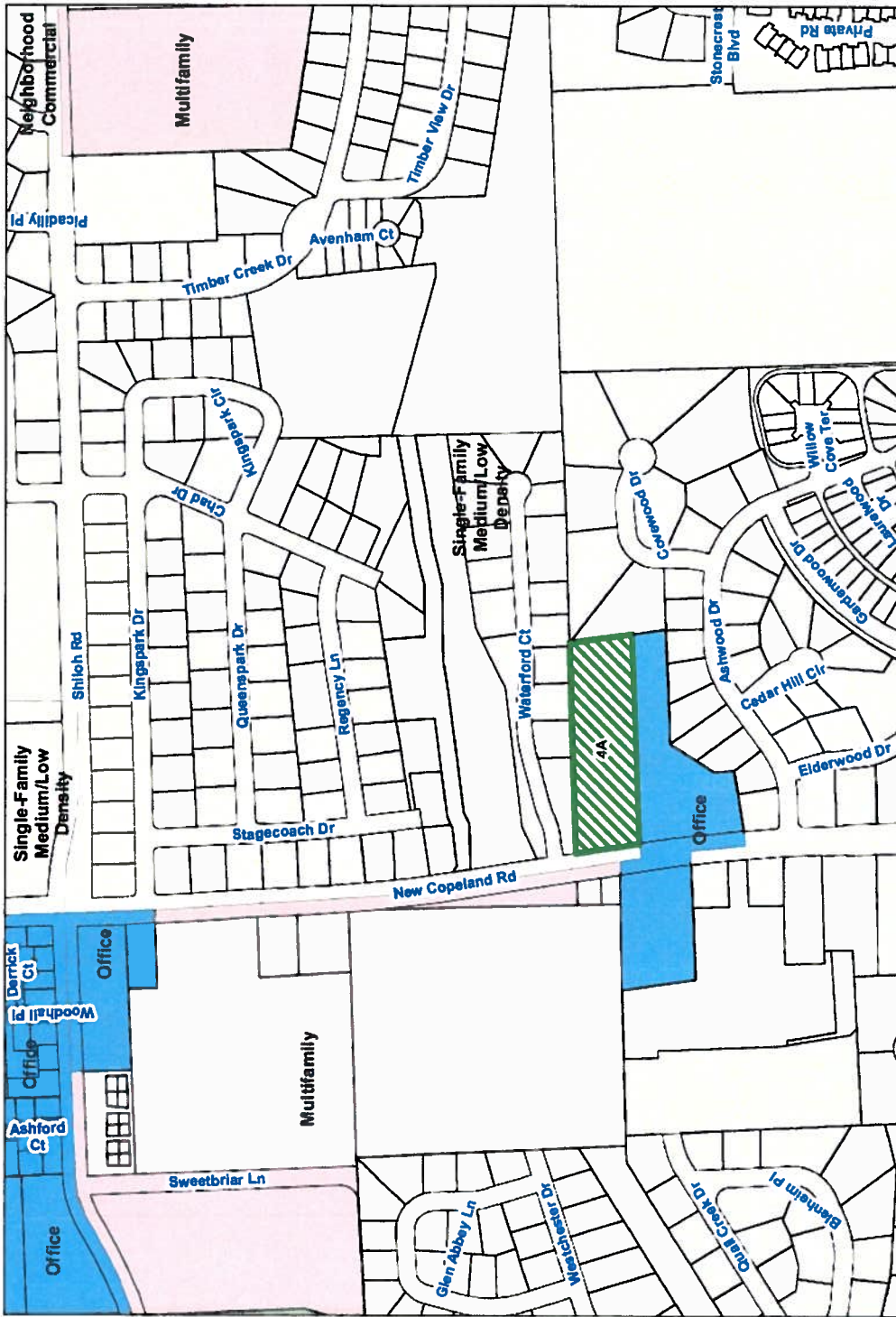


Zoning Case
Zoning Case #: Z06-16-037
Site Plane Amendment
Applicant: Belinda Benson

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.



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EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE

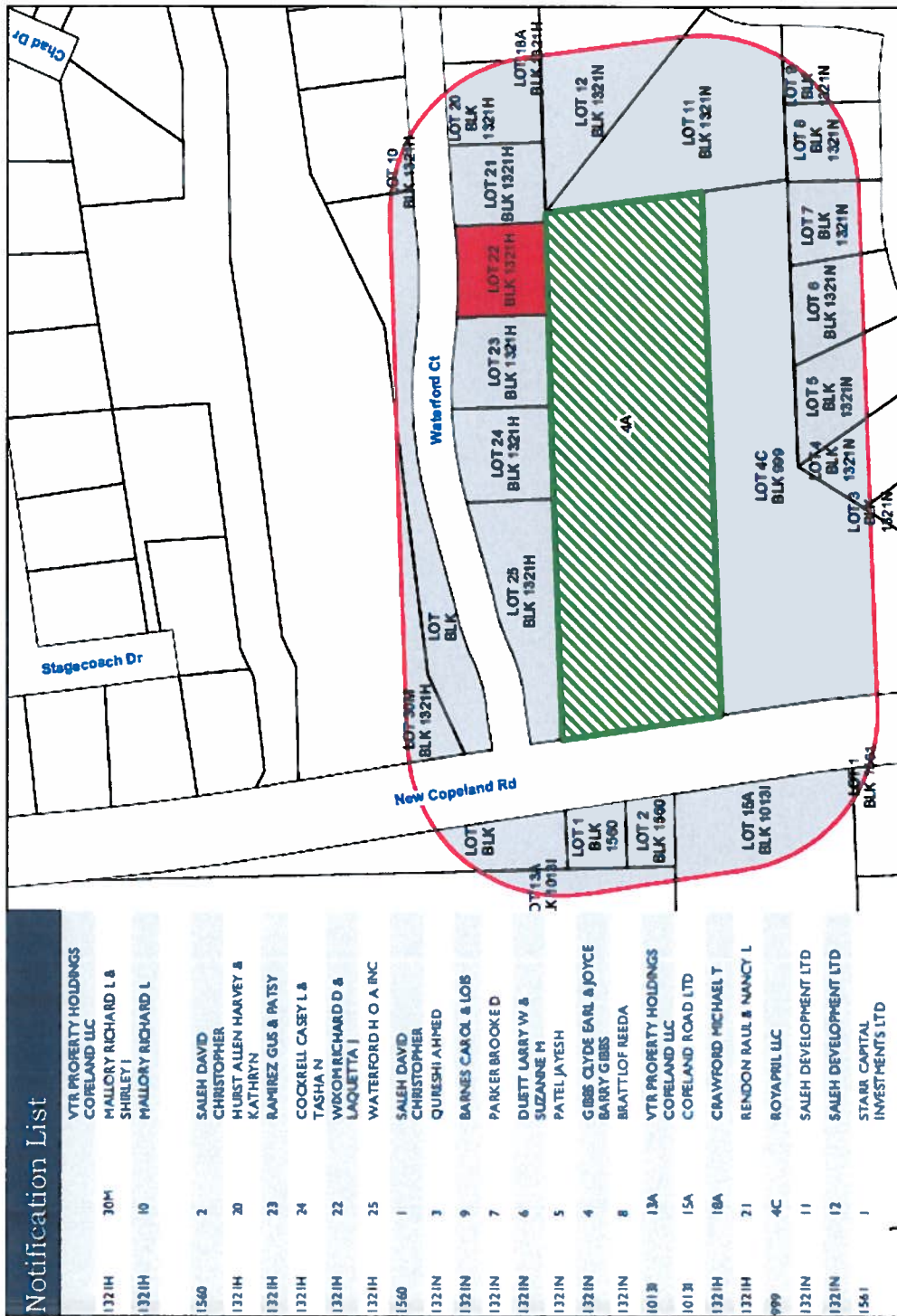


Zoning Case
Zoning Case # Z06-18-037
Site Plan Amendment
Applicant: Belinda Benson

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-2016-52
EXHIBIT "D"
NOTIFICATION MAP**



Zoning Case
Zoning Case #: Z08-16-037
Site Plans Amendment
Applicant: Belinda Benson

