

ORDINANCE NO. O-2016-56

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 12A OF NCB 1238, ONE LOT CONTAINING APPROXIMATELY 0.38 ACRES OF LAND LOCATED NORTH OF NORTHWEST INTERSECTION OF NORTH NORTHWEST LOOP 323 AND VAN HIGHWAY (1780 NORTH NORTHWEST 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 Z06-16-038

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 12A of NCB 1238, one lot containing approximately 0.38 acres of land located north of the northwest intersection of North Northwest Loop 323 and Van Highway (1780 North Northwest 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 22nd day of June A.D., 2016.



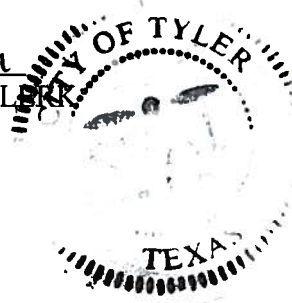
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



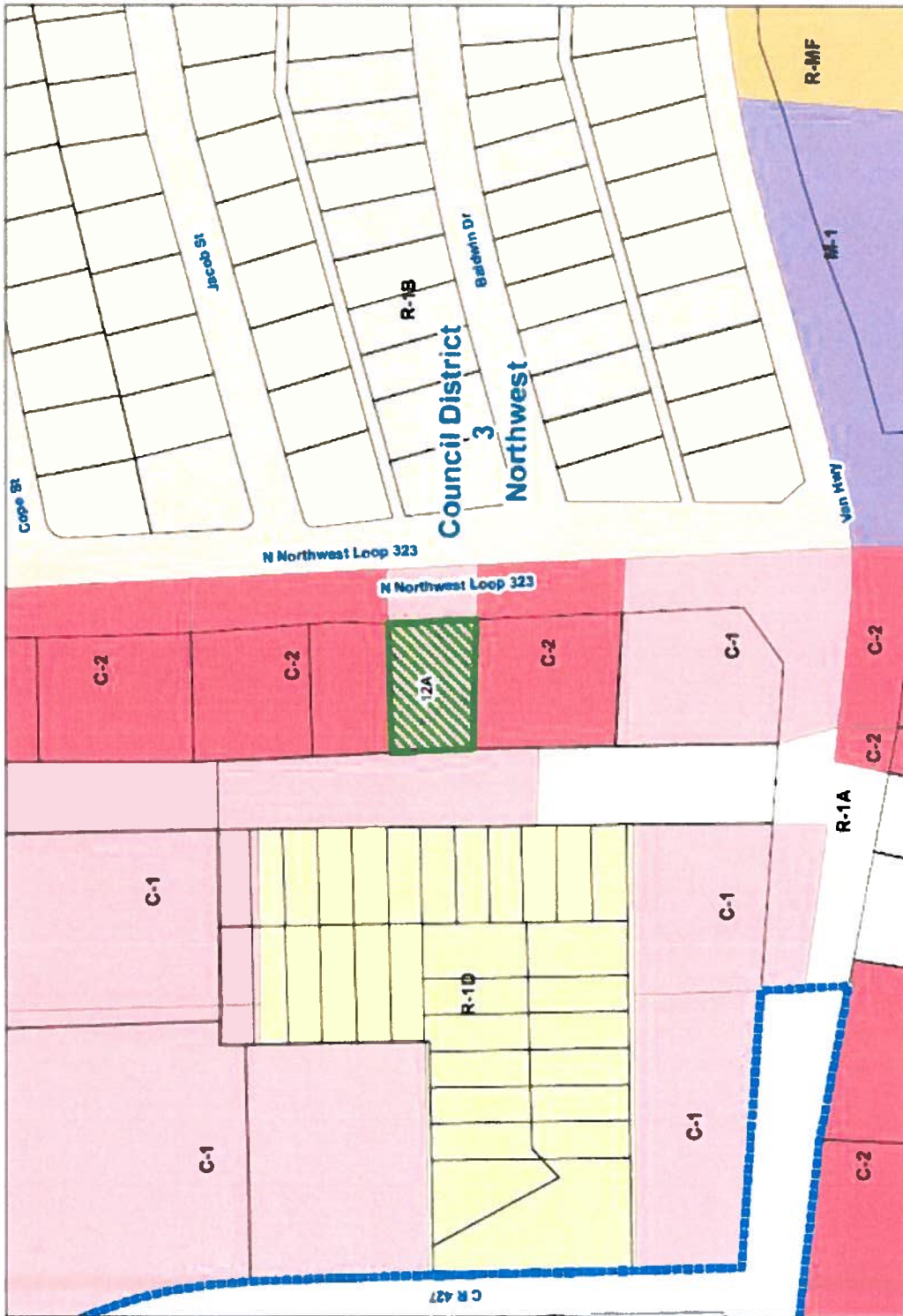
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-56
EXHIBIT "A"
LOCATION MAP**



Zoning Case
Zoning Case # 208-18-038
Existing Zoning C-1 Proposed Zoning C-2
Applicant JCIRA Investments LLC (Jim Clark)

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 should not be used for any other purpose. Only the approximate relative location of property boundaries.



ORDINANCE NO. O-2016-56
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP



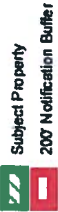
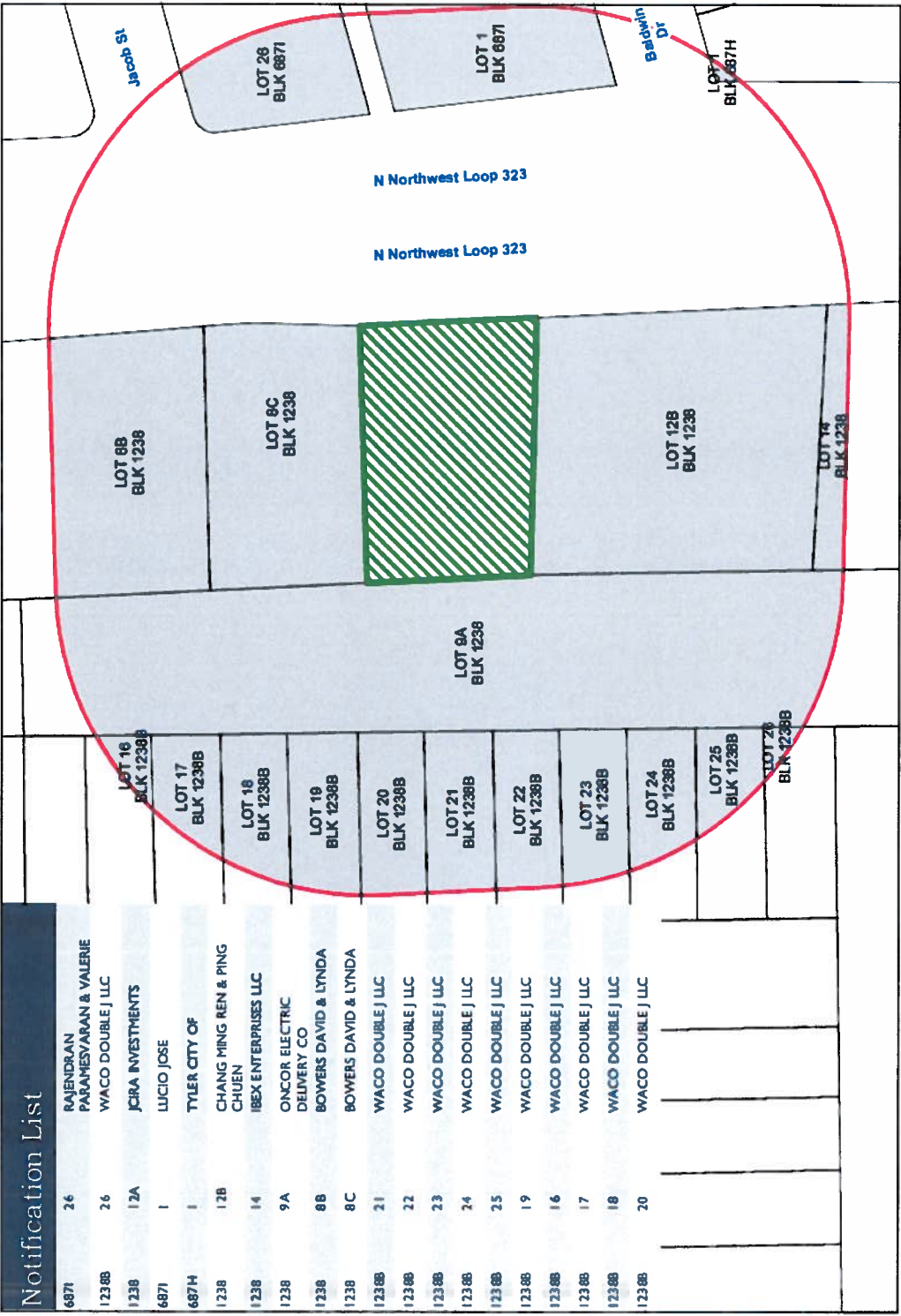
 Subd Property

Zoning Case
 Zoning Caset # Z06-16-038
 Existing Zoning C-1 Proposed Zoning C-2
 Applicant: JCIRA Investments, LLC (Jim Clark)

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**ORDINANCE NO. O-2016-56
EXHIBIT "C"
NOTIFICATION MAP**



Zoning Case
Zoning Caset #: Z06-16-038
Existing Zoning: C-1 Proposed Zoning: C-2
Applicant: JCIRA Investments, LLC (Jim Clark)

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