

**ORDINANCE NO. O-2016-62**

**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 "PMXD-1", PLANNED MIXED USE DISTRICT WITH A WRITTEN SITE NARRATIVE ON LOT 10 OF NCB 1548, ONE LOT CONTAINING APPROXIMATELY 1.89 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF WEST GRANDE BOULEVARD AND OLD JACKSONVILLE HIGHWAY (2230 WEST GRANDE BOULEVARD); 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 Z07-16-048**

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

Lot 10 of NCB 1548, one lot containing approximately 1.89 acres of land located east of the southeast intersection of West Grande Boulevard and Old Jacksonville Highway (2230 West Grande Boulevard), in accordance with the written narrative attached hereto as Exhibit "A", which is incorporated herein.

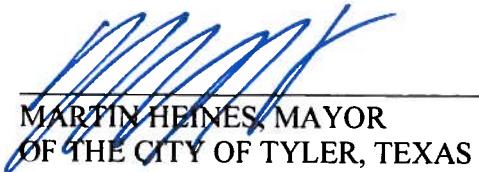
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

**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 July 29<sup>th</sup>, 2016.

**PASSED AND APPROVED** this the 27<sup>th</sup> day of July A.D., 2016.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

A T T E S T:

  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
STEVEN M. KEAN,  
DEPUTY CITY ATTORNEY

**ORDINANCE NO. O-2016-62  
EXHIBIT "A"  
WRITTEN SITE NARRATIVE**

**Allowable Uses**

All uses allowed in "C-1"

Residential (Household Living) uses allowed in "PMXD-1"

**Dimensional Standards**

"C-1" standards

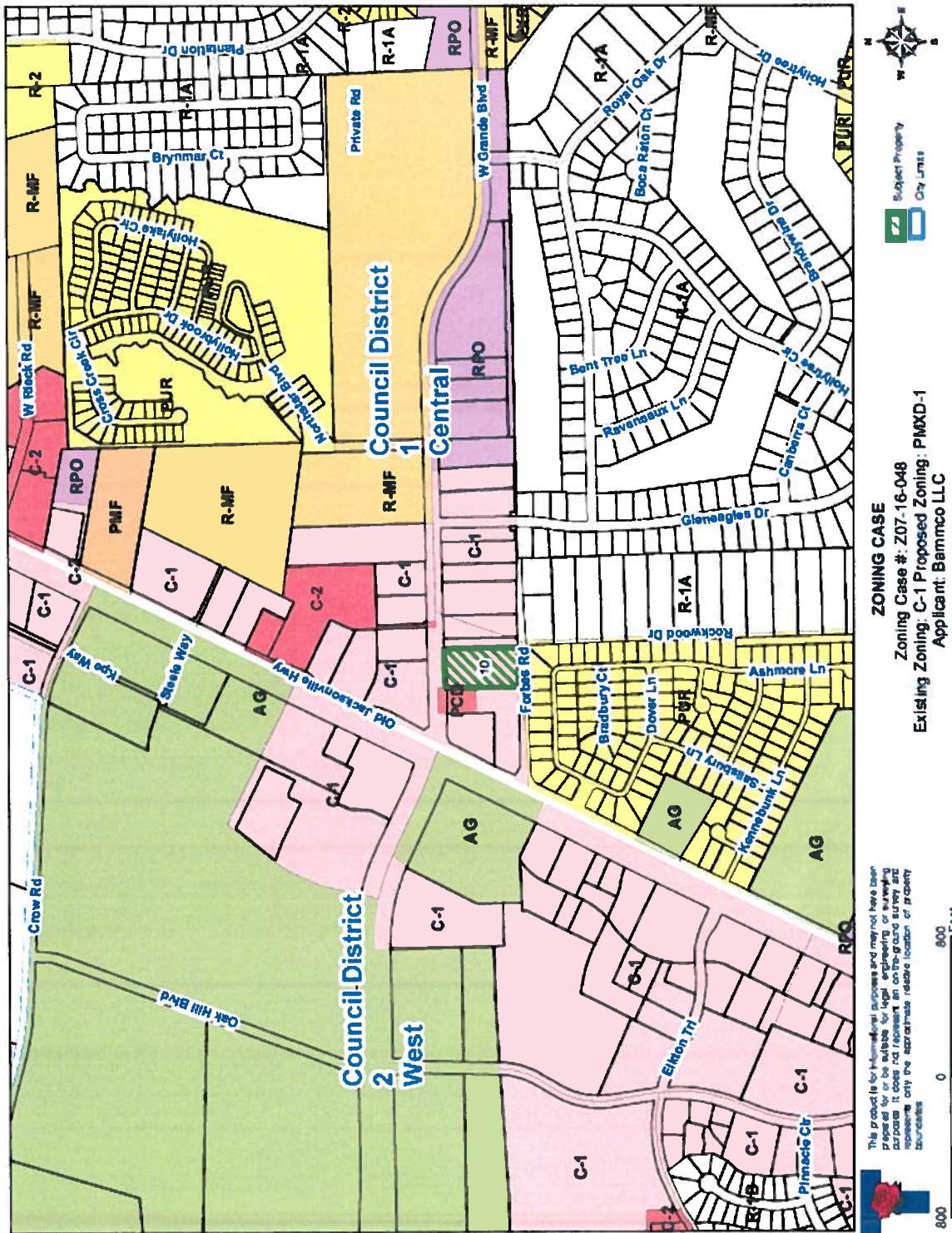
**Signage**

"C-1" standards

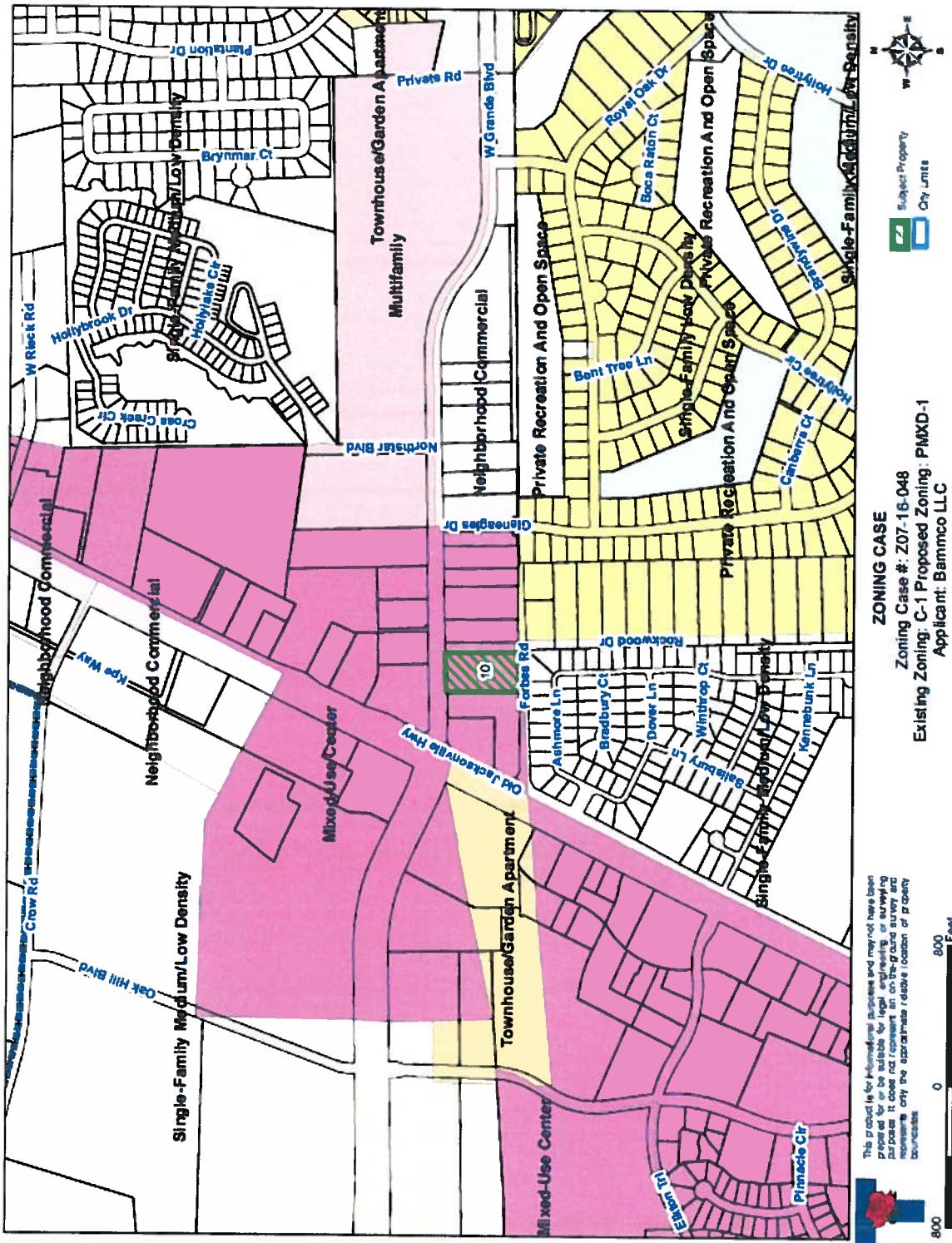
**Parking**

Consistent with UDC Section 10-360 for all uses.

ORDINANCE NO. O-2016-62  
EXHIBIT "B"  
LOCATION MAP



ORDINANCE NO. O-2016-62  
 EXHIBIT "C"  
 TYLER 1<sup>st</sup> FUTURE LAND USE MAP



**ORDINANCE NO. O-2016-62**  
**EXHIBIT "D"**  
**NOTIFICATION MAP**

