

**ORDINANCE NO. O-2016-84**

**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 ON LOTS 7-B, 7-G, 7-H, 7-J AND 7-K OF NCB 1153, FIVE LOTS CONTAINING APPROXIMATELY 69.19 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF SOUTH BROADWAY AVENUE AND CENTENNIAL PARKWAY (8922, 8982, 8988, 8942, AND 8930 SOUTH BROADWAY AVENUE); 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 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 Z08-16-056**

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 "PCD", Planned Commercial Development District, to wit:

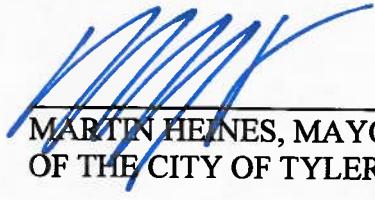
Lots 7-B, 7-G, 7-H, 7-J and 7-K of NCB 1153, five lots containing approximately 69.19 acres of land located east of the southeast intersection of South Broadway Avenue and Centennial Parkway (8922, 8982, 8988, 8942, and 8930 South Broadway Avenue).

**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.

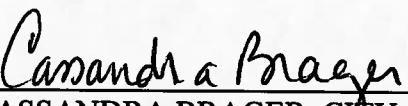
**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**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 September 30, 2016.

PASSED AND APPROVED this the 28<sup>th</sup> day of September, A.D., 2016.

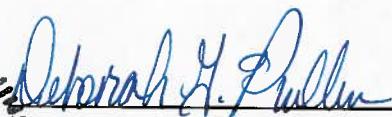
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

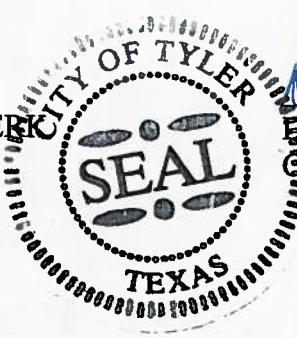
ATTEST:

  
Cassandra Brager

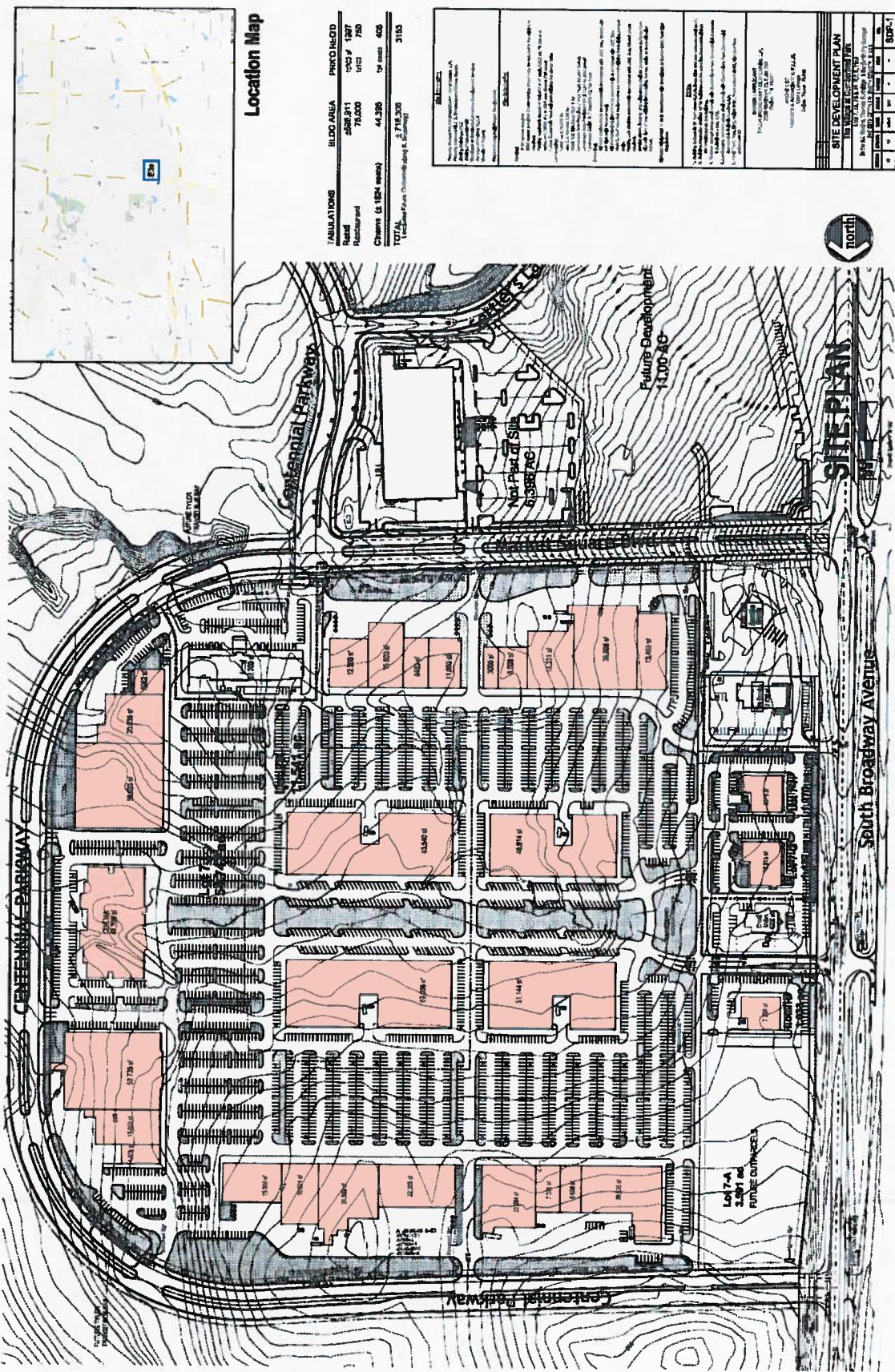
CASSANDRA BRAGER, CITY CLERK

APPROVED:

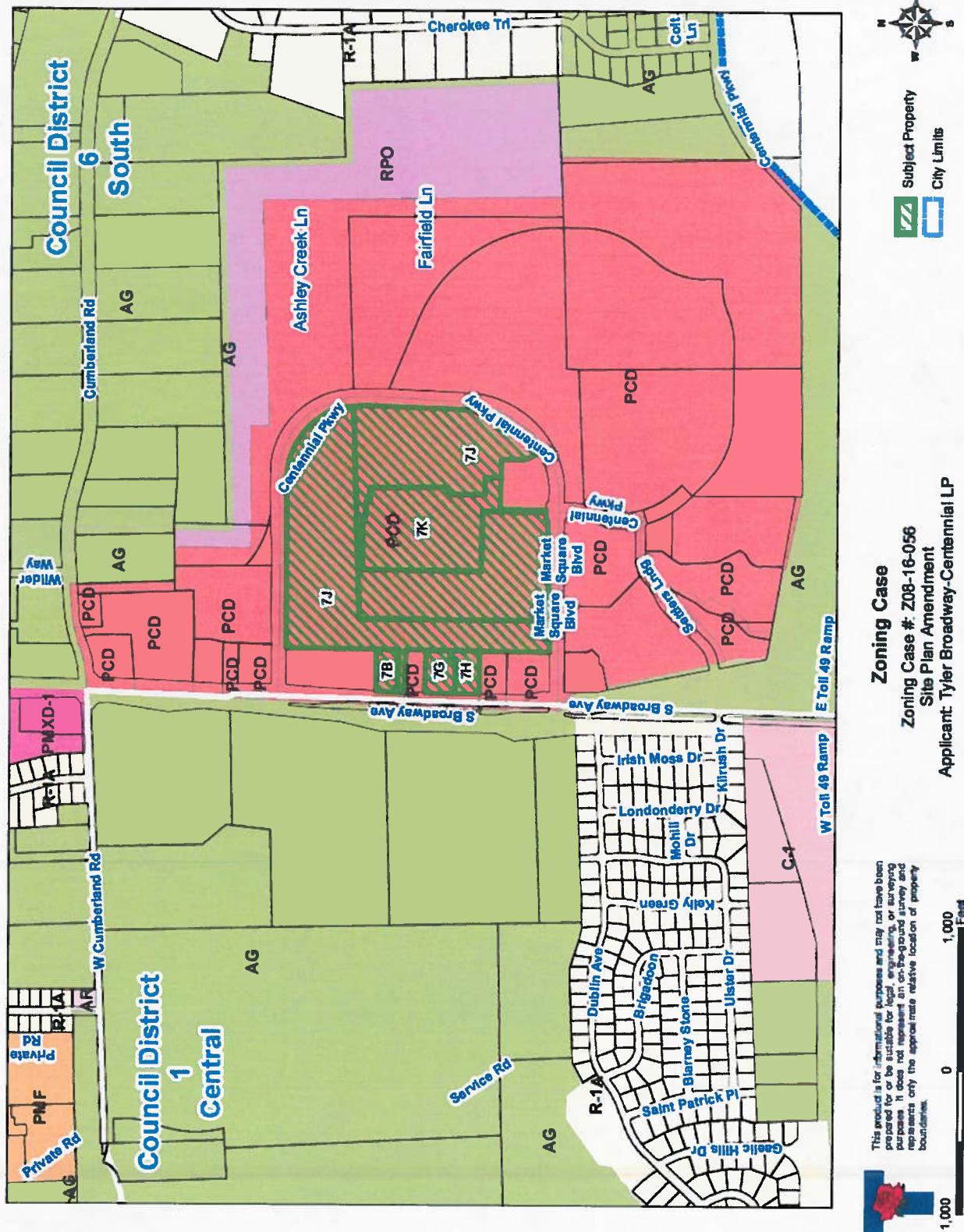
  
DEBORAH G. PULLUM,  
CITY ATTORNEY



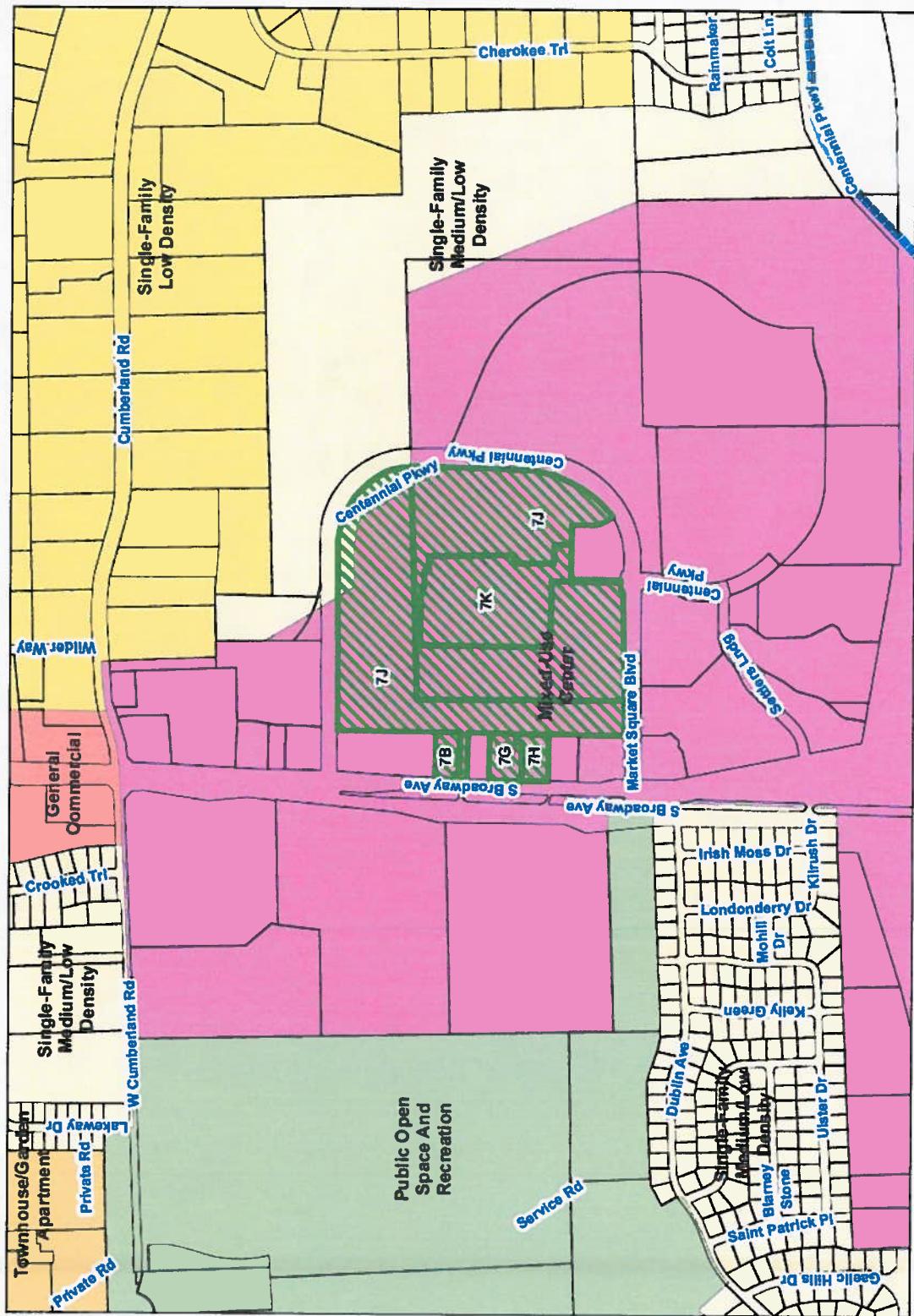
**ORDINANCE NO. O-2016-84  
EXHIBIT "A"  
FINAL SITE PLAN**



**ORDINANCE NO. O-2016-84  
EXHIBIT "B"  
LOCATION MAP**



ORDINANCE NO. O-2016-84  
EXHIBIT "C"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



Zoning Case  
Zoning Case #: Z08-16-056  
Site Plan Amendment  
Applicant: Tyler Broadway-Centennial LP

This map 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-2016-84  
EXHIBIT "D"  
NOTIFICATION MAP

