

**ORDINANCE NO. O-2016-85**

**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 LOT 7 OF NCB 1292, ONE LOT CONTAINING APPROXIMATELY 0.42 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF HOLIDAY LANE AND OLD BULLARD ROAD (4517 OLD BULLARD ROAD); AMENDING THE FUTURE LAND USE GUIDE TO REFLECT OFFICE; 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 site plan amendment 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 site plan amendment is hereby approved as follows:

**I. APPLICATION PD16-008**

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 "POD", Planned Office District to wit:

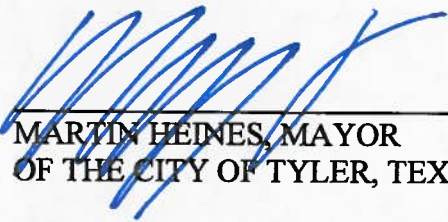
Lot 7 of NCB 1292, one lot containing approximately 0.42 acres of land located at the southwest corner of Holiday Lane and Old Bullard Road (4517 Old Bullard Road).

**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 and amending the Future Land Use Guide to reflect Office.

**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.

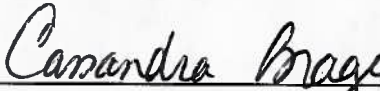
**PART 4:** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to 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:

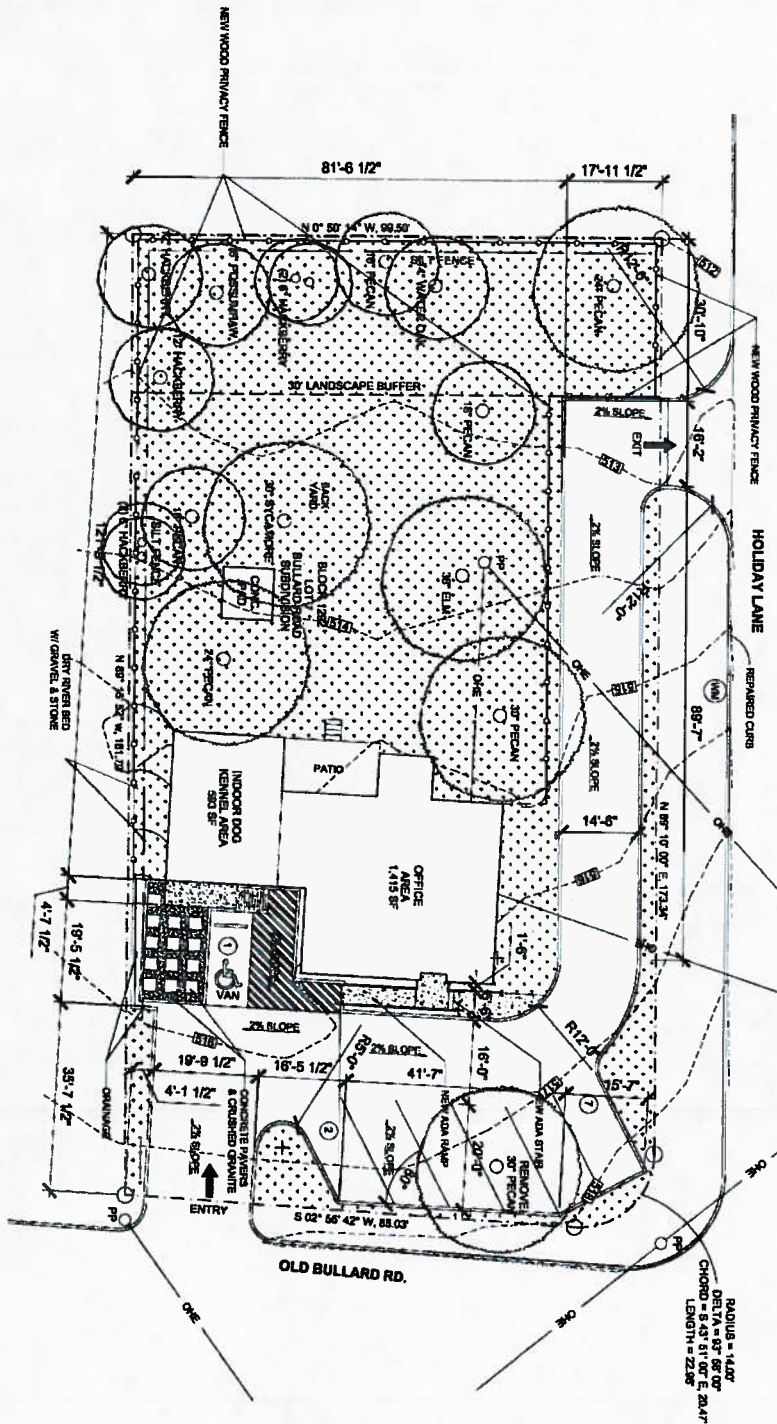
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



The seal is circular with a double-lined border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom, separated by small dots. The inner circle features the word "SEAL" in a large, bold, serif font, with a small star above it and a decorative flourish below it.

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**SITE PLAN**  
Scale: 1" = 10'-0"  
NOTE: TREE LOCATIONS ARE APPROXIMATE

PERMITS:	RECORDING - 5 SERVICES RECORDING - 7 SERVICES (FEE: \$2000 + 0.000000)	
LANDSCAPING:	TOTAL SQUARE FOOTAGE OF LOT: 15,800 SQ. FT. TOTAL SQUARE FOOTAGE OF LOT: 15,800 SQ. FT. TOTAL LANDSCAPING FOOTAGE: 15,800 SQ. FT.	
ZONING:	SOUTH COUNTY AGRICULTURAL USE II (SUA2)	
	CITY OF YAVAPAI WAVER IS GRANTED PRO	
BATTER ZONE:	BATTER WARD OFFICER: X	

**Sheet Title**  
**SITE**  
**PLAN**

**SITE PLAN**  
**SPCA OF SMITH COUNTY**  
**NEW PARKING CONFIGURATION**  
4517 OLD BULLARD RD.  
TYLER, TX

REVISIONS	
DATE	REMARKS
SEP 17/18	SETT PLAN
OCT 07/18	SETT PLAN FOR P&Z

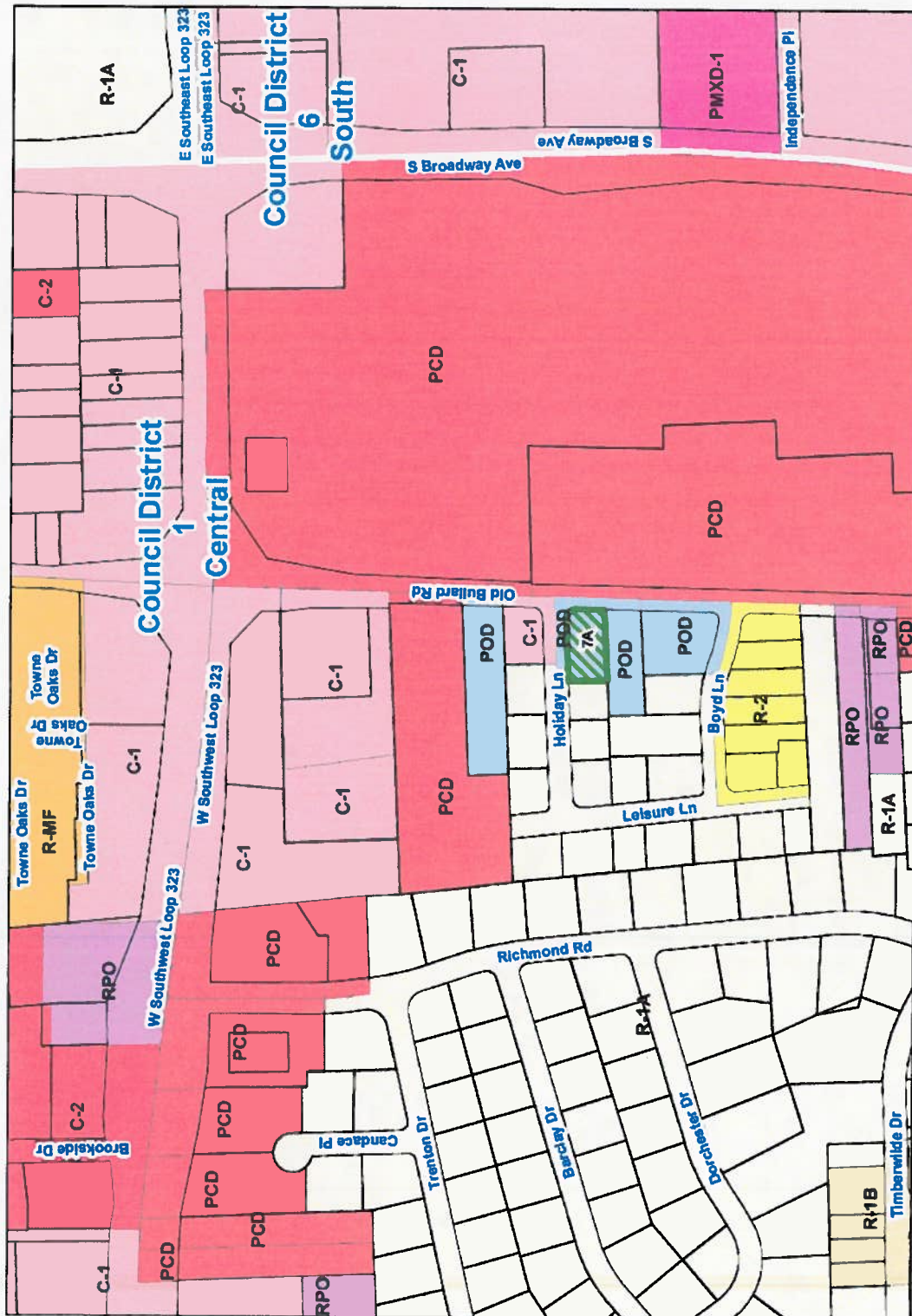
**NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION**



4525 OLD BULLARD RD  
TULSA, OK 74101  
903-625-6134

**A1.00**

**ORDINANCE NO. O-2016-85  
EXHIBIT "B"  
LOCATION MAP**



Subject Property

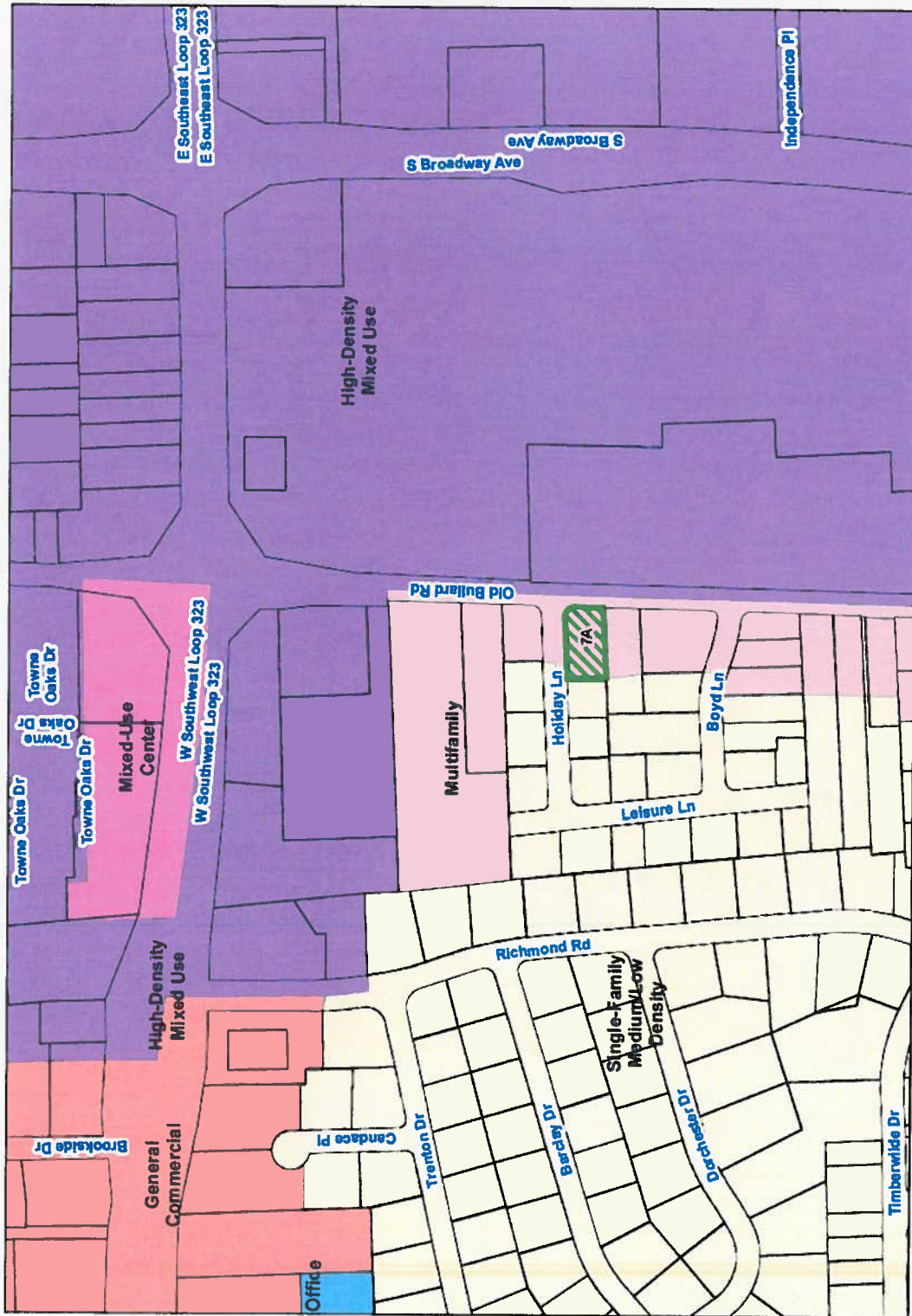
**Zoning Case**  
Zoning Case #: PD16-008  
POD Site Plan Amendment  
Applicant: SPCA of East Texas

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 boundaries only the approximate relative location of property boundaries.





**ORDINANCE NO. O-2016-85  
EXHIBIT "C"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



Subject Property



**Zoning Case**  
Zoning Case #: PD 16-008  
POD Site Plan Amendment  
Applicant: SPCA of East Texas

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