

ORDINANCE NO. O-2016-98

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A SITE PLAN FOR THE ADDITION OF A BUILDING ON TAX LOT 3 OF NCB 1402, ONE LOT CONTAINING APPROXIMATELY 4.02 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF EAST FRONT STREET AND SOUTH SOUTHEAST LOOP 323 (2902 EAST FRONT STREET); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 PD16-014

That the following described property, which has 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:

Tax Lot 3 of NCB 1402, one lot containing approximately 4.02 acres of land located east of the northeast corner of East Front Street and South Southeast Loop 323 (2902 East Front Street).


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 the Future Land Use Guide be amended to reflect General Commercial.

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 October 28, 2016.

PASSED AND APPROVED this the 26th day of October A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY



WOLFE TO EPOCH CAN FILM

[illegible]

Only 22 percent of respondents

14. *See* *Shelton*.

**ZONGZI REFORM: ON
EATING, NOT COMMERCIAL
PROPOSED USE: BOY'S HOME?**

RETBALGUS - FRONT 29 FEET 25 SIDELY
HEIGHT: 2 1/2 STORES OR 45 FEET
PARKING: 32 SPACES WITH 2 HANDICAPPED SPACES

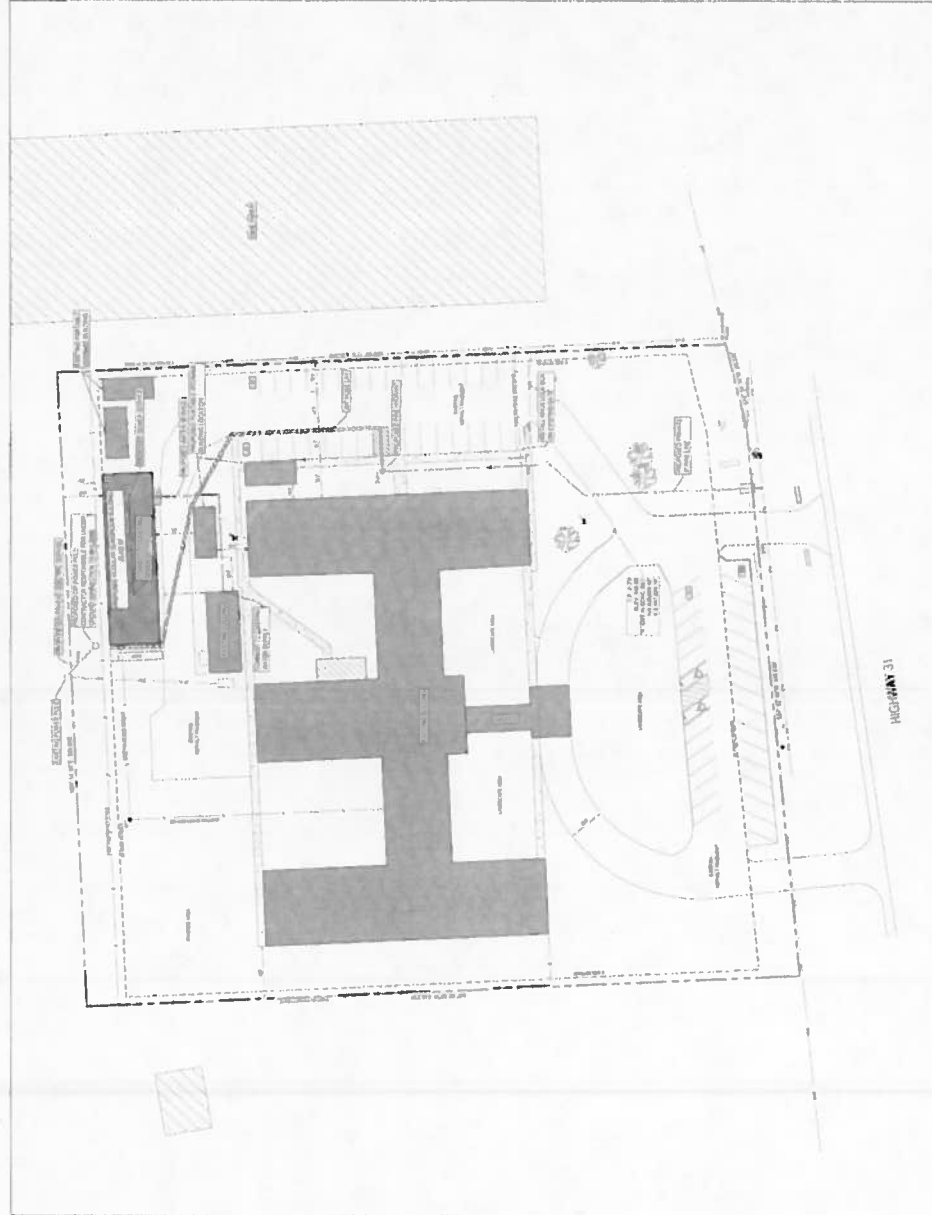
PROPERTY OWNER, 802 INDEPENDENTS
PROPERTY ADDRESS, 7902 EAST HIGHWAY 34
ZONING (EXISTING) PCD COMMERCIAL
ZONING (PROPOSED) PCD COMMERCIAL
OWNER: JAMESON & PAIZ INCORPORATED

VICINITY MAP

NOTES

de la 20^a a la 24^a edición: "Sociología"
 Editorial y distribución:
 "Nuestro tiempo, los 40 grandes de cada disciplina, las ideas y
 la cultura humana", por
 la casa editorial "Los 40 grandes de cada disciplina" en los 40 años de la
 20^a edición.

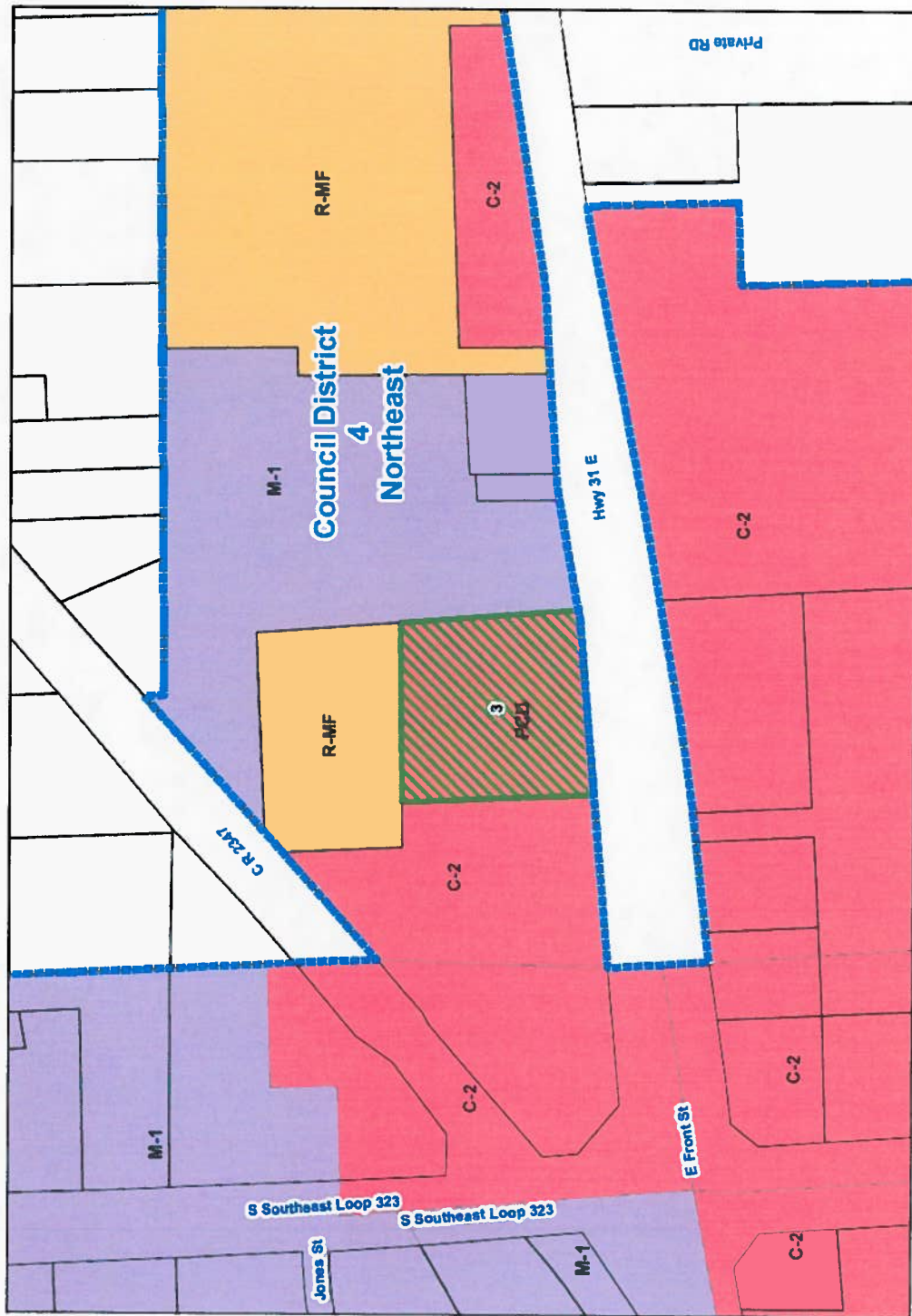
NOTE
THE PURPOSE OF THIS PLAN IS TO AWARD THE EXISTING
ZONING DESIGNATION Z08-48-0000 BY ADDING CLASS
SPACE INDICATED ON T-03 PLAN.



HIGHWAY 31

NOTE
THE PURPOSE OF THIS PLAN IS TO MEET THE EXISTING
ZONING DESIGNATION ZON-4B-6000 BY ADDING CLASSROOM
SPACE LOCATED ON THE PLAN.

**ORDINANCE NO. O-2016-98
EXHIBIT "B"
LOCATION MAP**



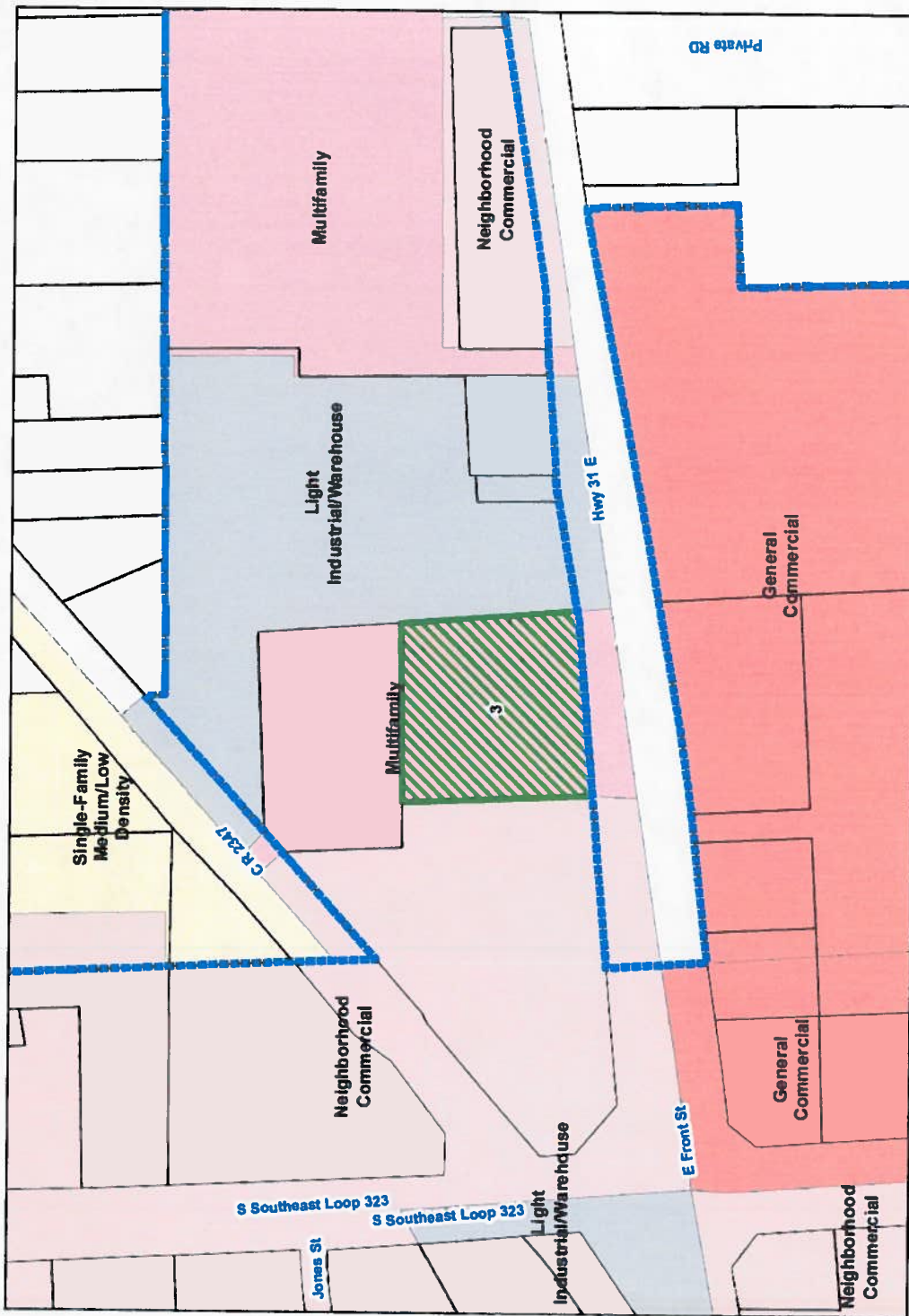
Zoning Case
Zoning Case #: PD16-014
Site Plan Amendment
Applicant: BD2 Investments

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.



350 0 350 Feet

**ORDINANCE NO. O-2016-98
EXHIBIT "C"
TYLER 1st FUTURE LAND USE MAP**



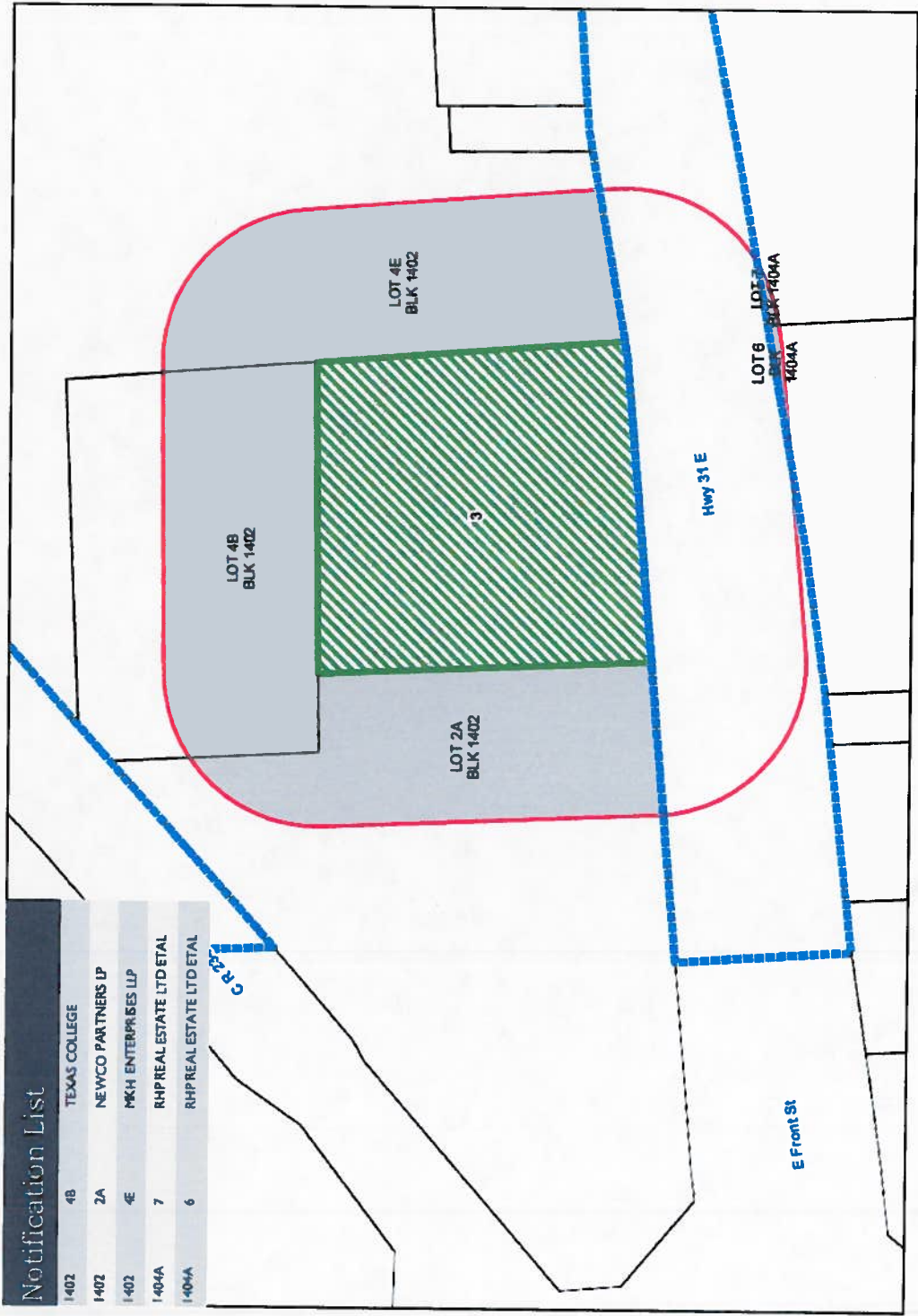
Zoning Case
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Site Plan Amendment
Applicant: BD2 Investments

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0 350 Feet

**ORDINANCE NO. O-2016-98
EXHIBIT "D"
NOTIFICATION MAP**



Notification List

1402	4B	TEXAS COLLEGE
1402	2A	NEWCO PARTNERS LP
1402	4E	MKH ENTERPRISES LP
1404A	7	RHP REAL ESTATE LTD ET AL
1404A	6	RHP REAL ESTATE LTD ET AL

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Zoning Case
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