

ORDINANCE NO. O-2015-90

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A "PCD", PLANNED COMMERCIAL DEVELOPMENT DISTRICT FINAL SITE PLAN AMENDMENT ON LOT 7F OF NCB 1153, ONE LOT CONTAINING 1.00 ACRE OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF MARKET SQUARE BOULEVARD AND SOUTH BROADWAY AVENUE (8976 SOUTH BROADWAY AVENUE); DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z09-15-075

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit "A" on the following described property zoned "PCD", Planned Commercial Development District to wit:

Lot 7F of NCB 1153, one lot containing 1.00 acre of land located north of the northeast intersection of Market Square Boulevard and South Broadway Avenue (8976 South Broadway Avenue) and in accordance with the site plan attached hereto as Exhibit "A" and which is incorporated herein.

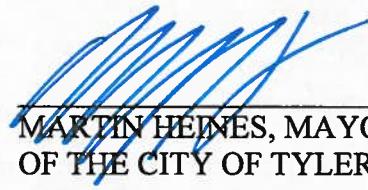
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 September 24, 2015.

PASSED AND APPROVED this the 22nd day of September, A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

A T T E S T:



CASSANDRA BRAGER, CITY CLERK

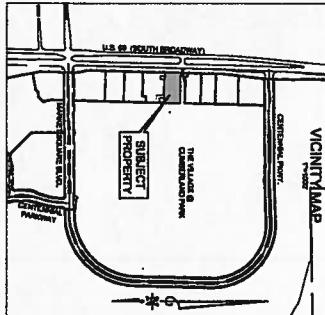
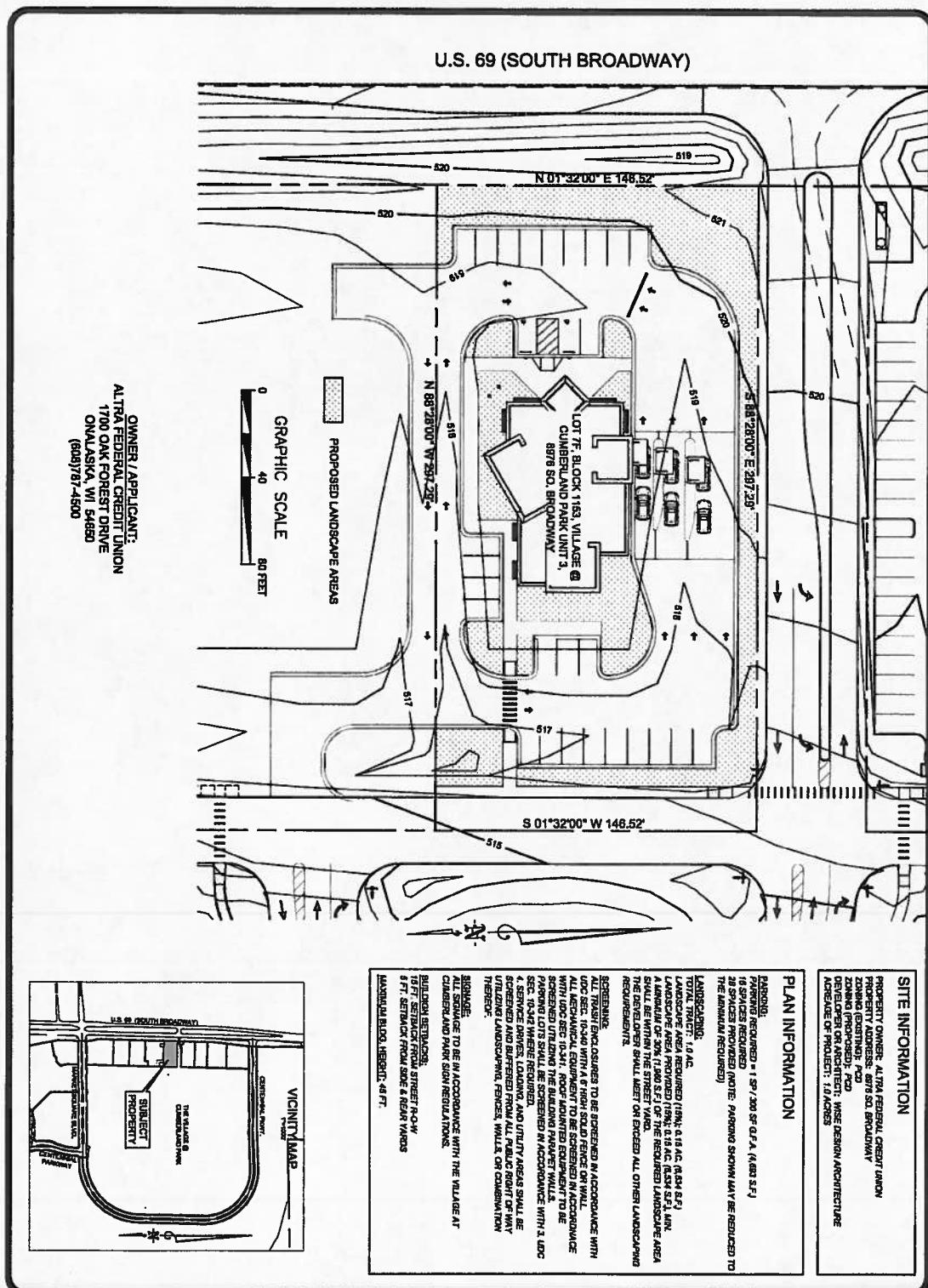


APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2015-90
EXHIBIT "A"
FINAL SITE PLAN**



PCD SITE PLAN

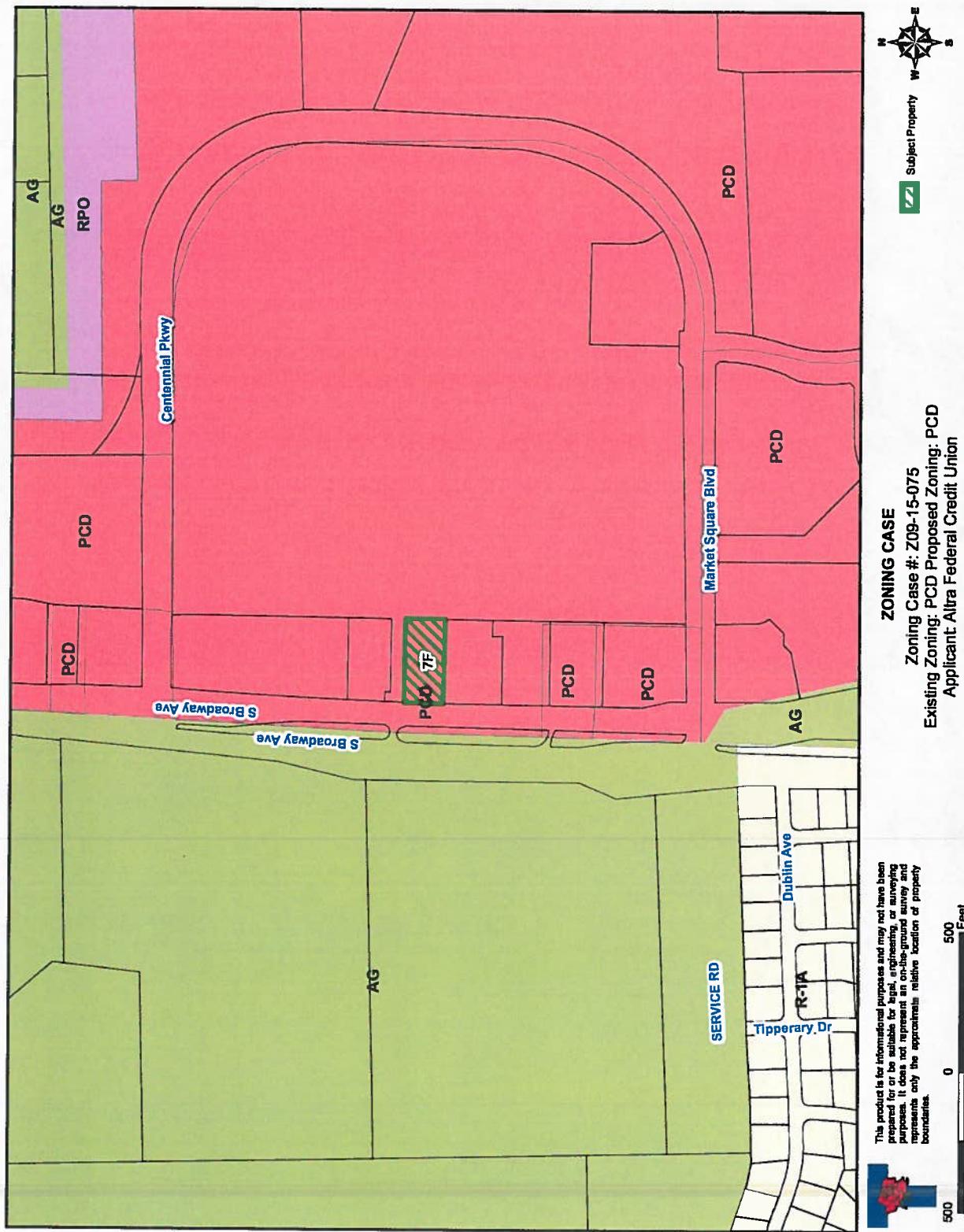
ALTRA FEDERAL CREDIT UNION
LOT 7-F, BLK. 1153
8976 SO. BROADWAY

(Revised 8/10/15)

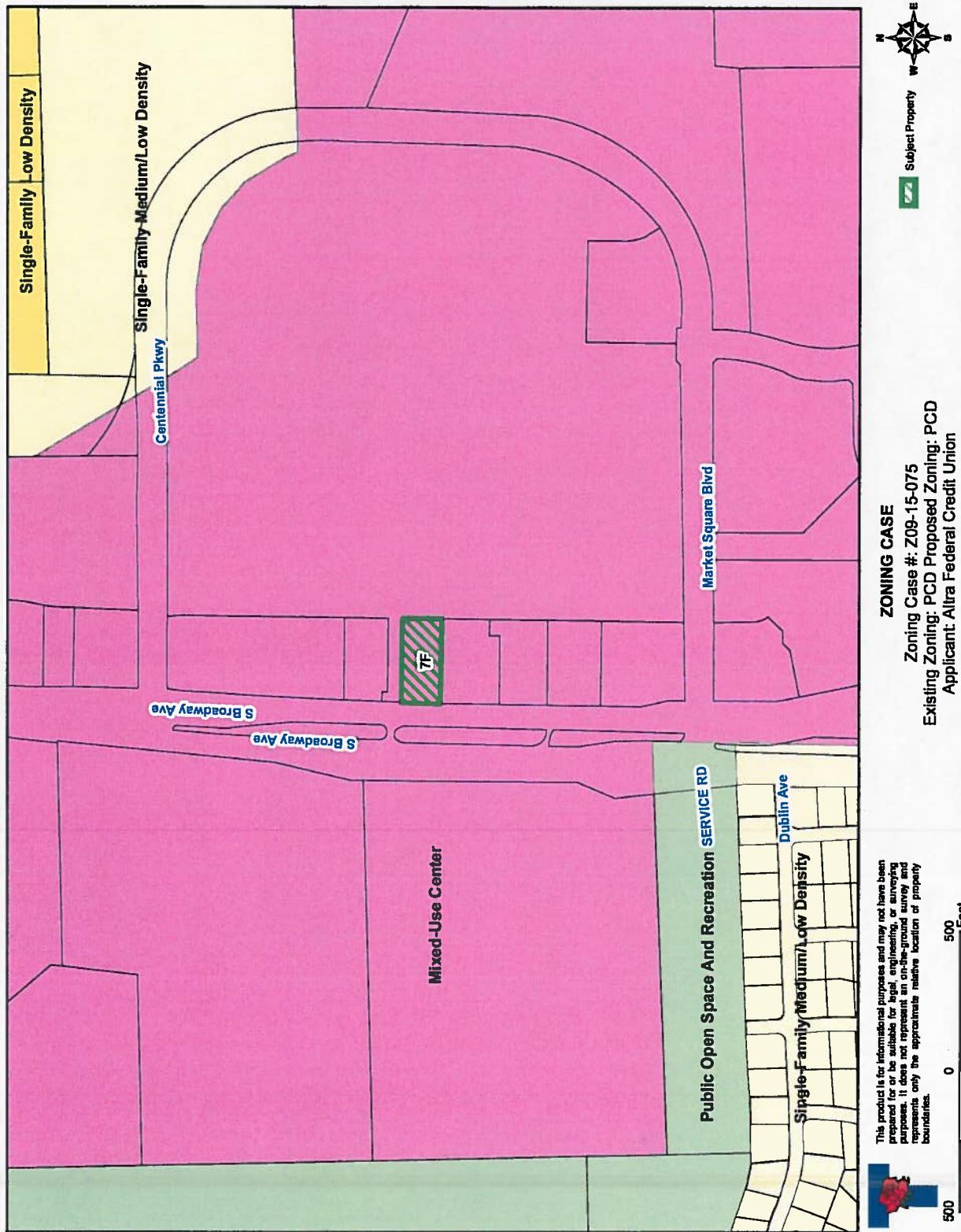


1101 ESE Loop 323 Suite 101 ■ Tyler, Texas 75701 ■ (903) 324-8400

ORDINANCE NO. O-2015-90
EXHIBIT "B"
LOCATION MAP



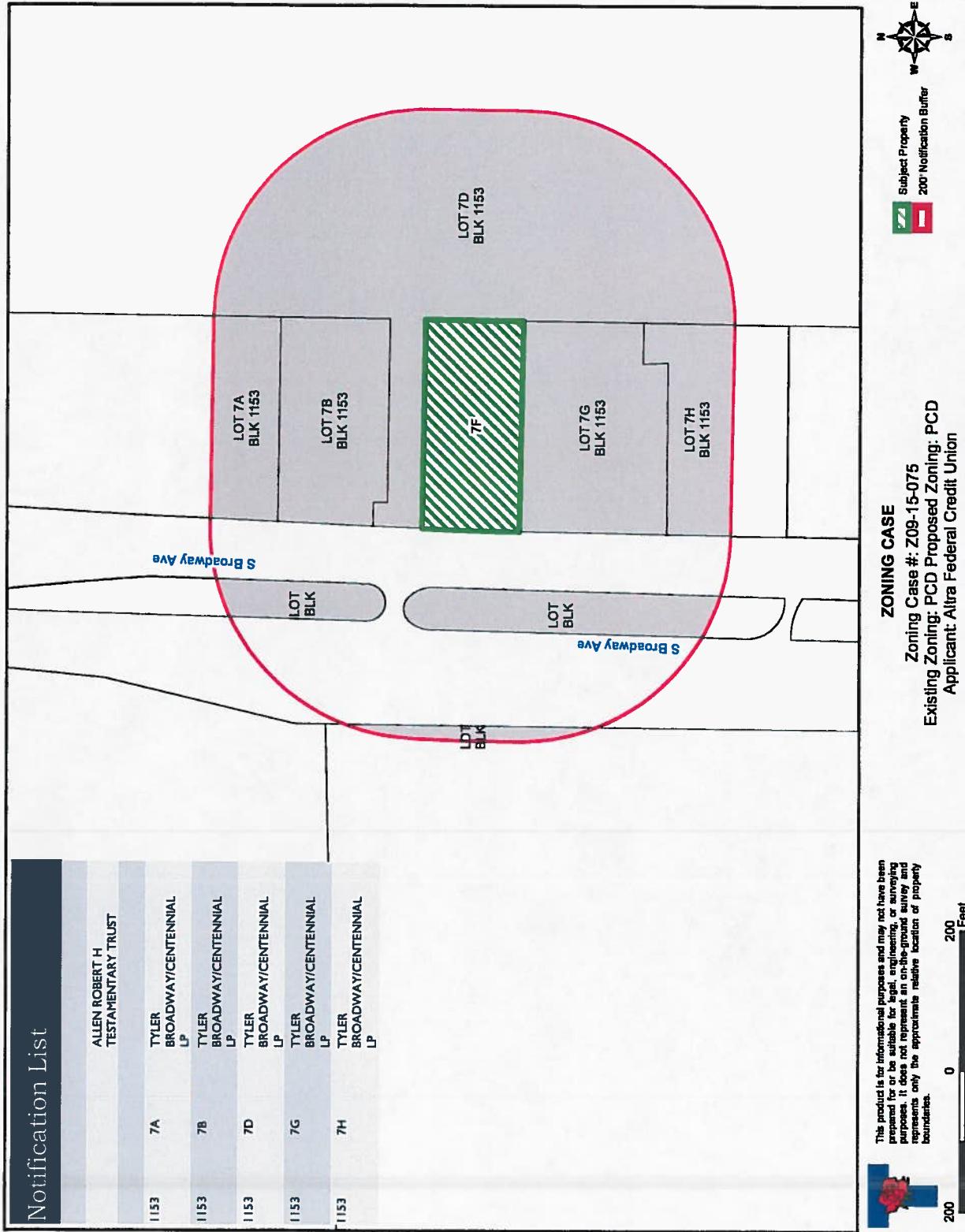
ORDINANCE NO. O-2015-90
 EXHIBIT "C"
 TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2015-90
EXHIBIT "D"
NOTIFICATION MAP**

Notification List

ALLEN ROBERT H TESTAMENTARY TRUST		1153	7A	TYLER BROADWAY/CENTENNIAL LP
		1153	7B	TYLER BROADWAY/CENTENNIAL LP
		1153	7D	TYLER BROADWAY/CENTENNIAL LP
		1153	7G	TYLER BROADWAY/CENTENNIAL LP
		1153	7H	TYLER BROADWAY/CENTENNIAL LP



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.

ZONING CASE
Zoning Case #: Z09-15
Existing Zoning: PCD Proposed
Applicant: Altra Federal Cre

200 FEET