

**ORDINANCE NO. O-2014-106**

**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 ON LOT 5 OF NCB 1153  
AND A 7.18 ACRE TRACT OF LAND, ALL TOTALING  
APPROXIMATELY 8.53 ACRES OF LAND LOCATED NORTH OF THE  
NORTHEAST INTERSECTION OF CENTENNIAL PARKWAY AND  
SOUTH BROADWAY AVENUE (8720 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 site plan amendment is hereby approved as follows:

**I. APPLICATION Z11-14-005**

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 5 of NCB 1153 and a 7.18 acre tract of land, all totaling approximately 8.53 acres of land located north of the northeast intersection of Centennial Parkway and South Broadway Avenue (8720 South Broadway Avenue), and in accordance with the site plan attached hereto as Exhibit "A".

**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 December 12, 2014.

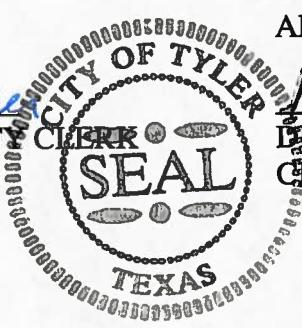
**PASSED AND APPROVED** this the 10<sup>th</sup> day of December, A.D., 2014.



MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

A T T E S T:

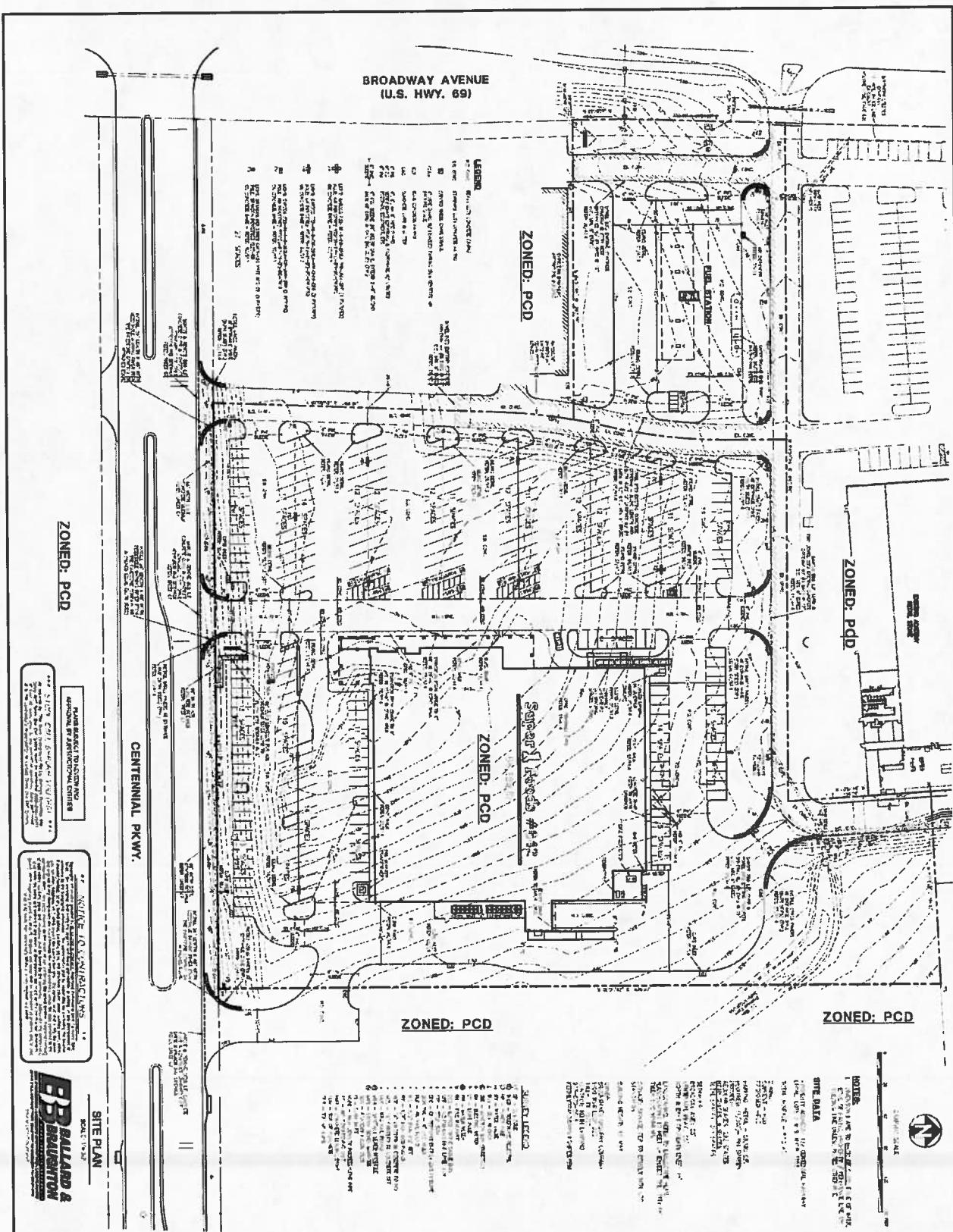
Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2014-106**  
**Exhibit "A"**



AS OF: 10/15/14

## **BITE PLAN**

A1	642	4064200-0	10/14	ISSUED FOR: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVIEW <input type="checkbox"/> PERMIT <input type="checkbox"/> DRILLS <input type="checkbox"/> CONSTRUCTION
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NO.	DATE	REVISION DESCRIPTION

**NEW**  
**Super 1 Foods**  
172 CENTENNIAL PARKWAY

**#642**  
TYLER, TEXAS 75701

430 E. Front St.  
Tyler, TX 75702  
903-579-0500

**BGC**  
ROOKSHIRE  
*facility services*