

**ORDINANCE NO. O-2019-3**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CHANGING THE ZONING FROM "M-1", LIGHT INDUSTRIAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON LOTS 1 AND 2 OF NCB 1438, TWO LOTS CONTAINING APPROXIMATELY 1.02 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF SPUR 124 AND TEAGUE DRIVE (3001 AND 3005 SPUR 124); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; PROVIDING A SEVERABILITY CLAUSE; 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 Z18-041**

That the following described property, which has heretofore been zoned "M-1", Light Industrial District, shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:

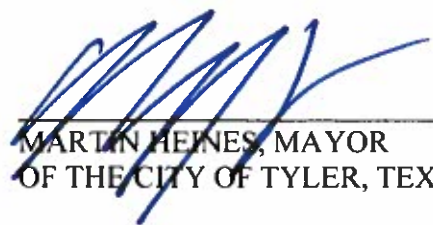
Lots 1 and 2 of NCB 1438, two lots containing approximately 1.02 acres of land located at the southeast intersection of Spur 124 and Teague Drive (3001 and 3005 Spur 124).

**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 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 this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 9<sup>th</sup> day of January A.D., 2019.


  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

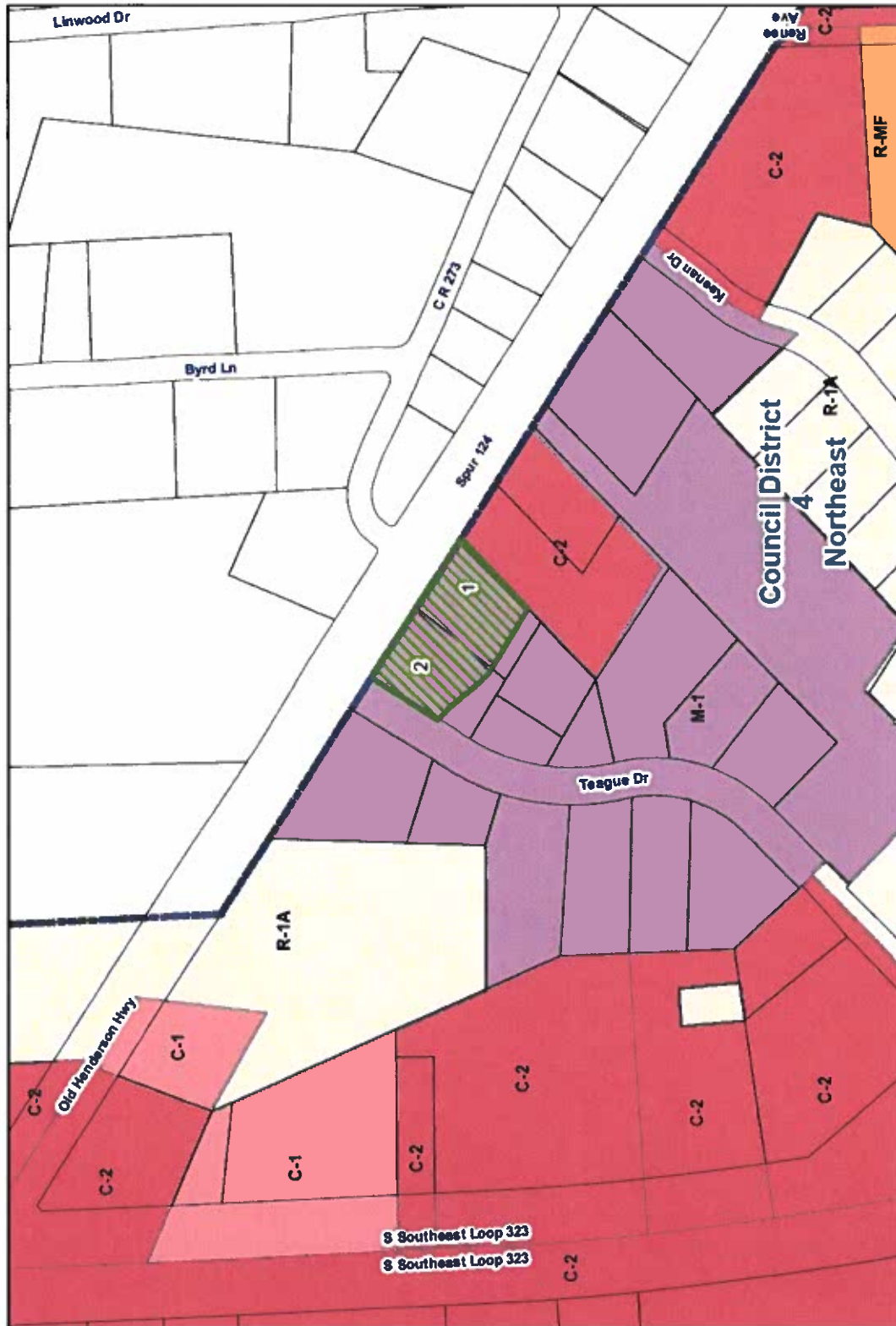
  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2019-3  
EXHIBIT "A"  
LOCATION MAP**



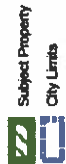
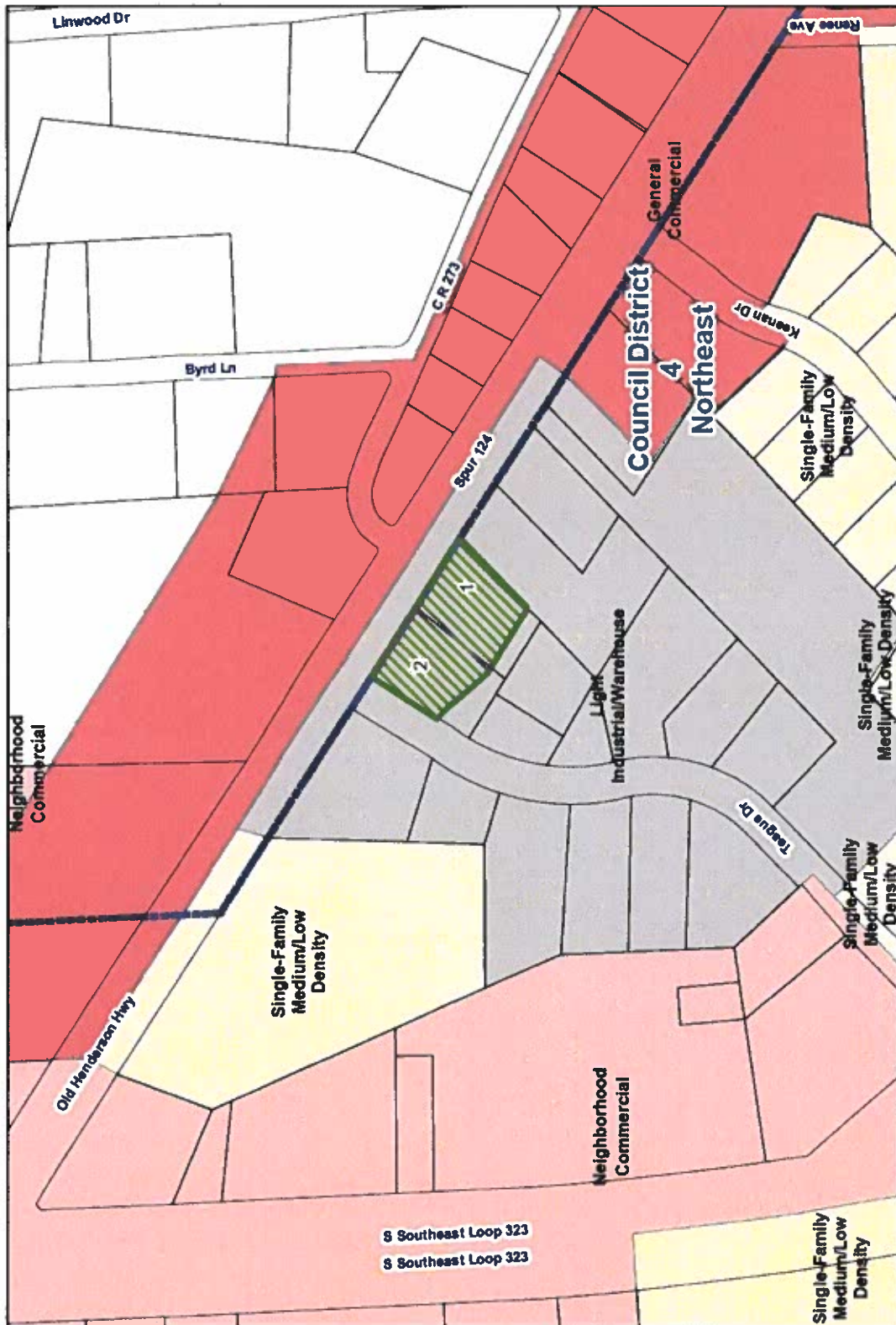
**ZONING CASE**  
Zoning Case # Z18-041  
Existing Zoning: M-1 Proposed Zoning: C-2  
Applicant: Kinsey Holdings, LTD

This product is for informational purposes and may not have been prepared by a licensed professional. It does not constitute a survey or represent the approximate relative location of property boundaries.

200 0 200 Feet



**ORDINANCE NO. O-2019-3**  
**EXHIBIT "B"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



**ZONING CASE**  
 Zoning Case #: Z18-041  
 Existing Zoning: M-1 Proposed Zoning: C-2  
 Applicant: Kinsey Holdings, LTD

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200 0 200 Feet



**ORDINANCE NO. O-2019-3  
EXHIBIT "C"  
NOTIFICATION MAP**

