

ORDINANCE NO. O-2019-7

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 "PCD", PLANNED COMMERCIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 14, 15, 31, 26 AND 38 OF NCB 153, FIVE LOTS CONTAINING APPROXIMATELY 0.95 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF SALEH DRIVE AND EAST ERWIN STREET (1201 EAST ERWIN 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 PD18-034

That the following described property, which has heretofore been zoned "M-1", Light Industrial District shall hereafter bear the zoning classification of "PCD", Planned Commercial District with final site plan, to wit:

Lots 14, 15, 31, 26 and 38 of NCB 153, five lots containing approximately 0.95 acres of land located at the southeast intersection of Saleh Drive and East Erwin Street (1201 East Erwin Street) and in accordance with Exhibit "A" attached hereto and 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 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 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 January 25, 2019.

PASSED AND APPROVED this the 23rd day of January A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



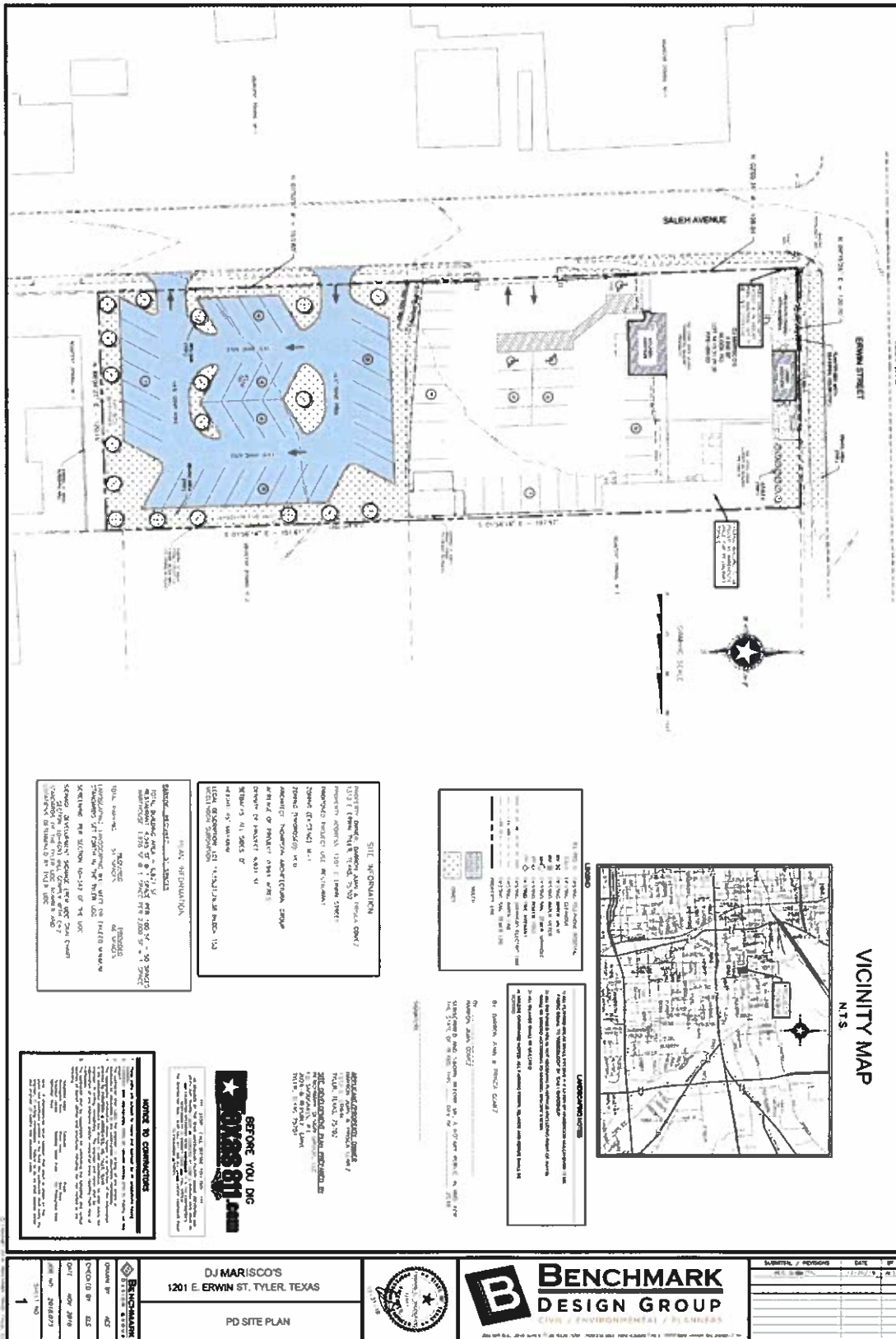


DEBORAH G. PULLUM,
CITY ATTORNEY

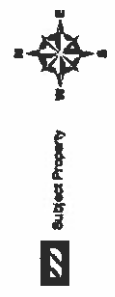
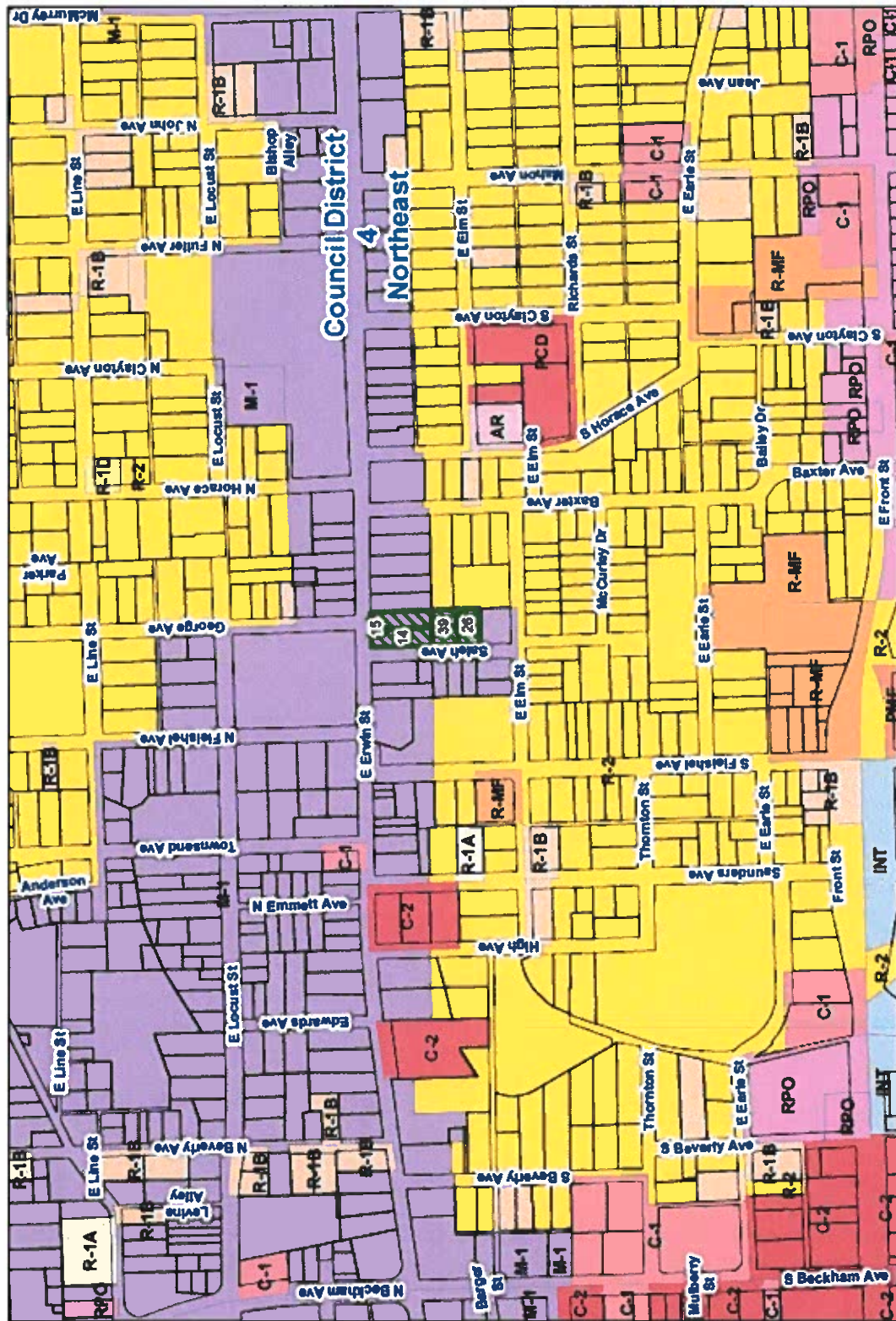
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EXHIBIT "A"

FINAL SITE PLAN



ORDINANCE NO. O-2019-7
EXHIBIT "B"
LOCATION MAP



ZONING CASE
 Zoning Case #: PD18-034
 Existing Zoning: M-1 Proposed Zoning: PC-D
 Applicant: Barron Juan and Prisca Gomez

This product is for informational purposes and may not have been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an engineering, surveying, or architectural drawing. It is not to be used for any other purpose. It represents only the approximate relative location of property boundaries.

0 420 Feet

[illegible]

420 East

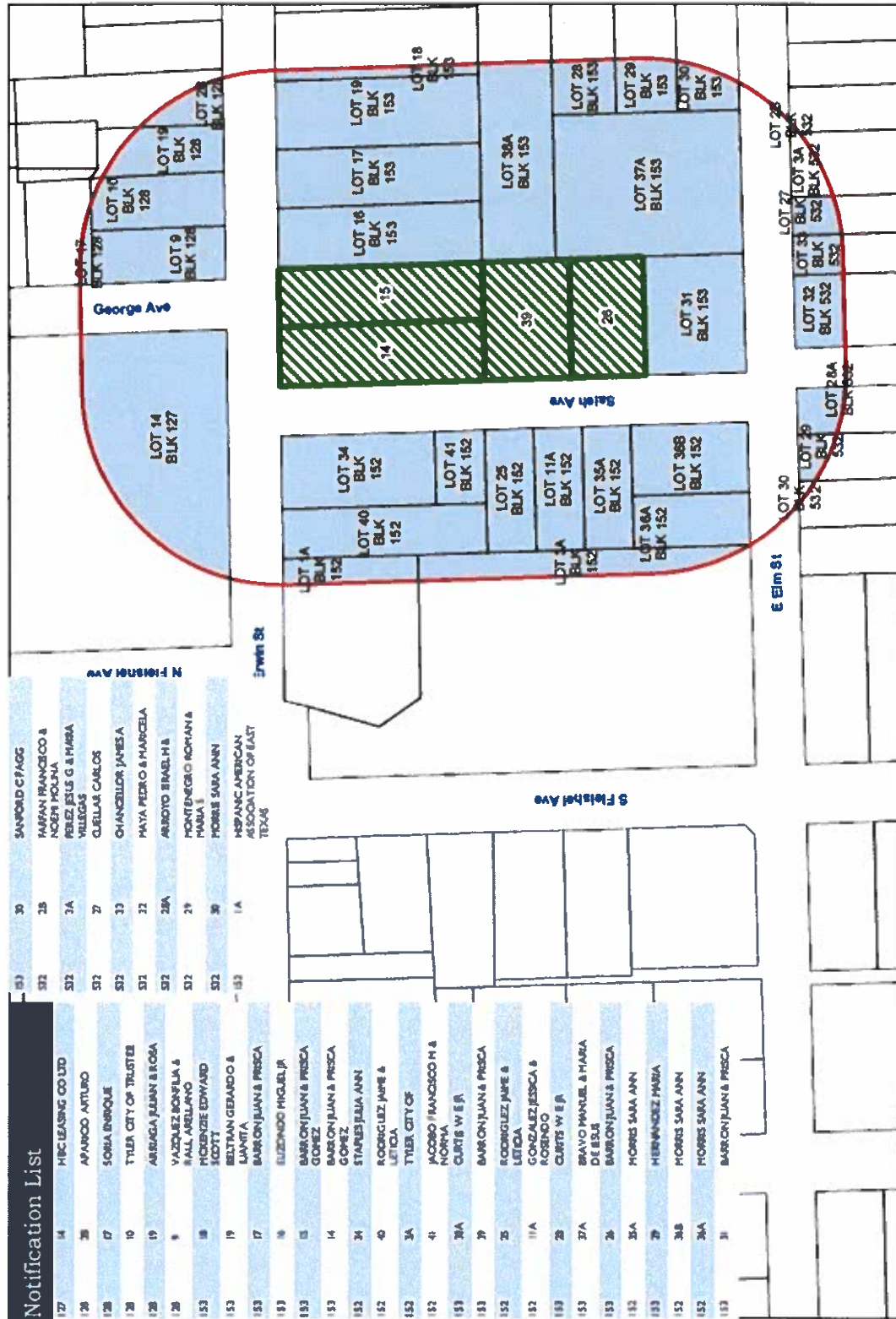
Zoning Case #: PD18-034

Existing Zoning: M-1 Proposed Zoning: PCD
Applicant: Barron Juan and Prisca Gomez



Subject Property

**ORDINANCE NO. O-2019-7
EXHIBIT "D"
NOTIFICATION MAP**



Notification List

17	14	MHC LEASING CO LTD
18	26	AFANCO ANTURO
19	17	SOMA BURQUE
20	10	TULSA CITY OF TRUSTEE
21	19	ARABICA JUAN & ROSA
22	9	VAZQUEZ BONILLA & PALL ARELLANO
23	18	ROSENZ EDWARD SCOTT
24	19	BELTRAN GERARDO & LAMITA
25	17	BARRON JUAN & PRISCA
26	16	ELEONORO MIGUEL JR
27	15	BARRON JUAN & PRISCA GOMEZ
28	14	BARRON JUAN & PRISCA GOMEZ
29	34	STANLEY JUAN ANI
30	40	RODRIGUEZ JANE & LETICIA
31	3A	TULSA CITY OF
32	41	JACOB FRANCISCO H & NORMA
33	38A	CURTIS W E R
34	37	BARRON JUAN & PRISCA
35	25	RODRIGUEZ JANE & LETICIA
36	11A	GONZALEZ JESSICA & ROSENDO
37	28	CURTIS W E R
38	37A	BRAYO MANUEL & MARIA DE ESUE
39	26	BARRON JUAN & PRISCA
40	35A	POBRES SARA ANN
41	27	HERNANDEZ MARIA
42	34B	POBRES SARA ANN
43	34A	POBRES SARA ANN
44	31	BARRON JUAN & PRISCA

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125 0 125 Feet