

ORDINANCE NO. O-2019-32

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A "PCD", PLANNED COMMERCIAL DEVELOPMENT DISTRICT AMENDMENT ON LOT 13G OF NCB 852-T, ONE LOT TOTALING APPROXIMATELY 2.69 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF BENNETT AVENUE AND EARL CAMPBELL PARKWAY (2469 EARL CAMPBELL PARKWAY); 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 Z19-002

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

Lot 13G of NCB 852-T, one lot totaling approximately 2.69 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway (2469 Earl Campbell Parkway) and in accordance with Exhibit "A" which is attached hereto and incorporated herein.

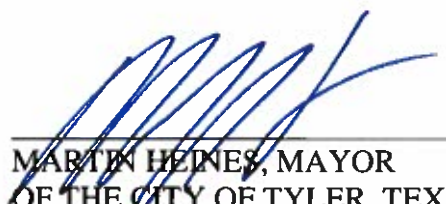
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 April 26th, 2019.

PASSED AND APPROVED this the 24th day of April A.D., 2019.

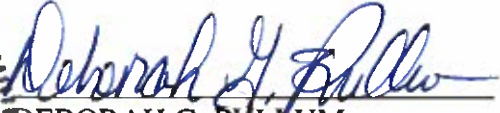

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2019-32
EXHIBIT "A"
WRITTEN NARRATIVE**



P.O. Box 9877 • Tyler, TX 75701
www.nedwol.com

Planned Commercial District Narrative — ZB3, LLC — Earl Campbell Parkway

PCD — 2.291 acres

Uses — All PCD uses allowed except Group Living

Density — Not to exceed 25,000 square feet

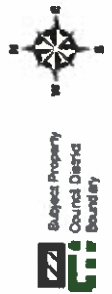
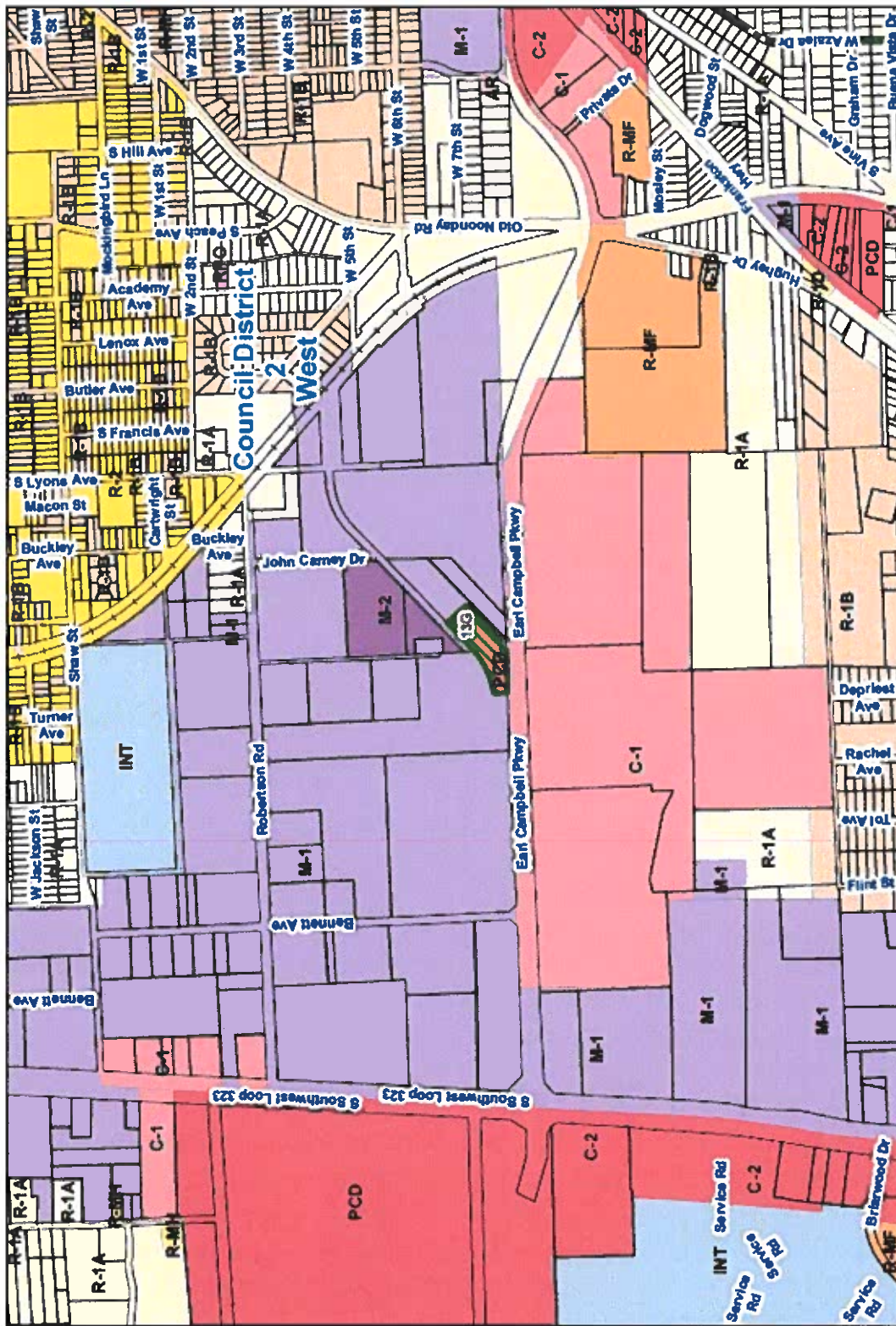
Setbacks — To meet City of Tyler UCD standards and regulations for C-1

Maximum height — 45'

Parking and landscaping to meet City of Tyler UCD standards

Signage to be consistent with Tyler regulations for C-2

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EXHIBIT "B"
LOCATION MAP

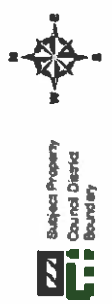
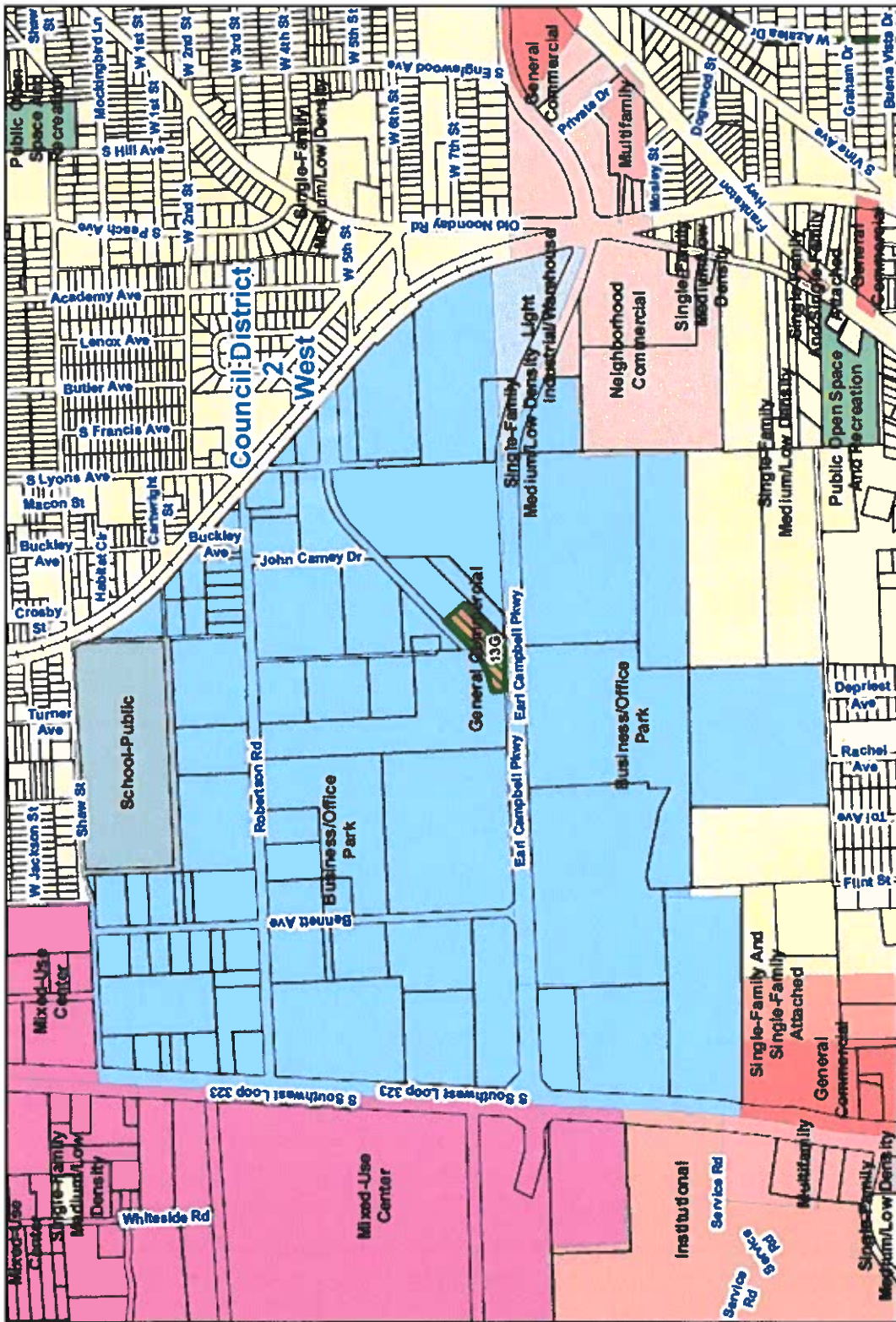


ZONING CASE
 Zoning Case #: Z19-002
 Current Zoning: PCD Proposed Zoning: C-2
 Applicant: ZB3 Properties LLC

This product is for informational purposes and may not have been prepared for or is suitable for real estate or surveying purposes. It does not represent an engineering survey and represents only the approximate relative location of property boundaries.

910 0 910 Feet

ORDINANCE NO. O-2019-32
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE
 Zoning Case #: Z19-002
 Current Zoning: PCD Proposed Zoning: C-2
 Applicant: ZB3 Properties LLC

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910 0 910 Feet

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EXHIBIT "D"
NOTIFICATION MAP

