

ORDINANCE NO. O-2019-68

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 "AG", AGRICULTURAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON AN APPROXIMATELY TWO ACRE PORTION OF TRACT 8E, ONE LOT TOTALING APPROXIMATELY 4.67 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF PALUXY DRIVE AND EAST GRANDE BOULEVARD (2051 EAST GRANDE BOULEVARD); 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 Z19-021

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

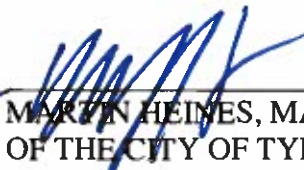
On an approximately two acre portion of Tract 8E, one lot totaling approximately 4.67 acres of land located east of the intersection of Paluxy Drive and East Grande Boulevard (2051 East Grande Boulevard), described in Exhibit 'A' attached hereto and incorporated herein.

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

PASSED AND APPROVED this the 28th day of August A.D., 2019.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

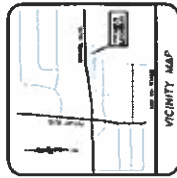
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2019-68
EXHIBIT "A"
PROPOSED PLAT**



Course	Bearing	Distance
1-1	N 81°45'31" E	787.89'
1-2	N 81°20'31" E	76.34'
Curve	Radius	Length
C-1	2836.25'	87.51'
C-2	2836.25'	227.24'
		Delta
		1°42'10"
		8°48'13"

RECORDS ARE DEPOSITED TO THE TEXAS STATE PLANS
COMMISSIONS OFFICE, 2001-2002, 1001

1. C.M. HENNING, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6456, DO HEREBY CERTIFY THAT
THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND DIRECTION.

SUBJECT UNDER MY HAND & SEAL, THIS 17TH DAY OF

PRELIMINARY - NOT TO BE RECORDED FOR ANY REASON

C.M. HENNING, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6456

OWNER: BETA AND STAPLES BOWLING
ADDRESS: 8800 ATTENTION DRIVE, COVINGTON, MISSISSIPPI 39004
PHONE: (719) 397-2004

1. BETA AND STAPLES BOWLING, AS THE GRANTOR OF THE TRACT OF LAND SHOWN HEREON AND DO
ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS AND DO DESIGNATE TO THE
PUBLIC THROUGH THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN.

BETA AND STAPLES BOWLING

ORDERED AND GRANT TO BECOME ME, A JUDICIAL PUBLIC IN AND FOR THE STATE OF

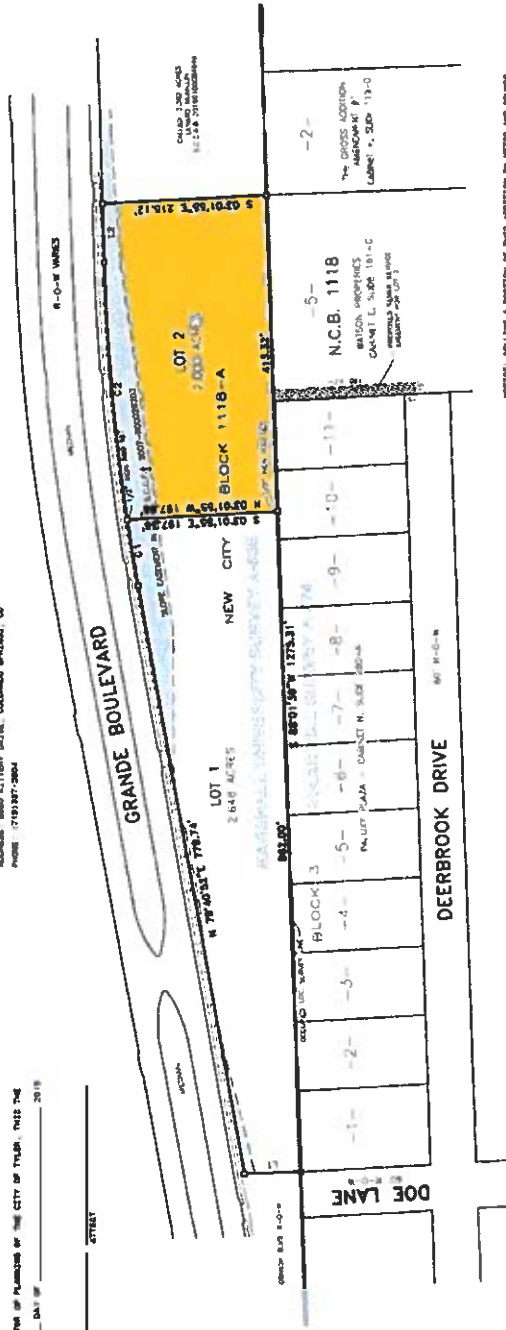
TEXAS BY _____, THIS 17TH DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF TYLER, THIS 17TH DAY OF _____, 2019

HEALTHY RECORD, ALSO

ATTEN

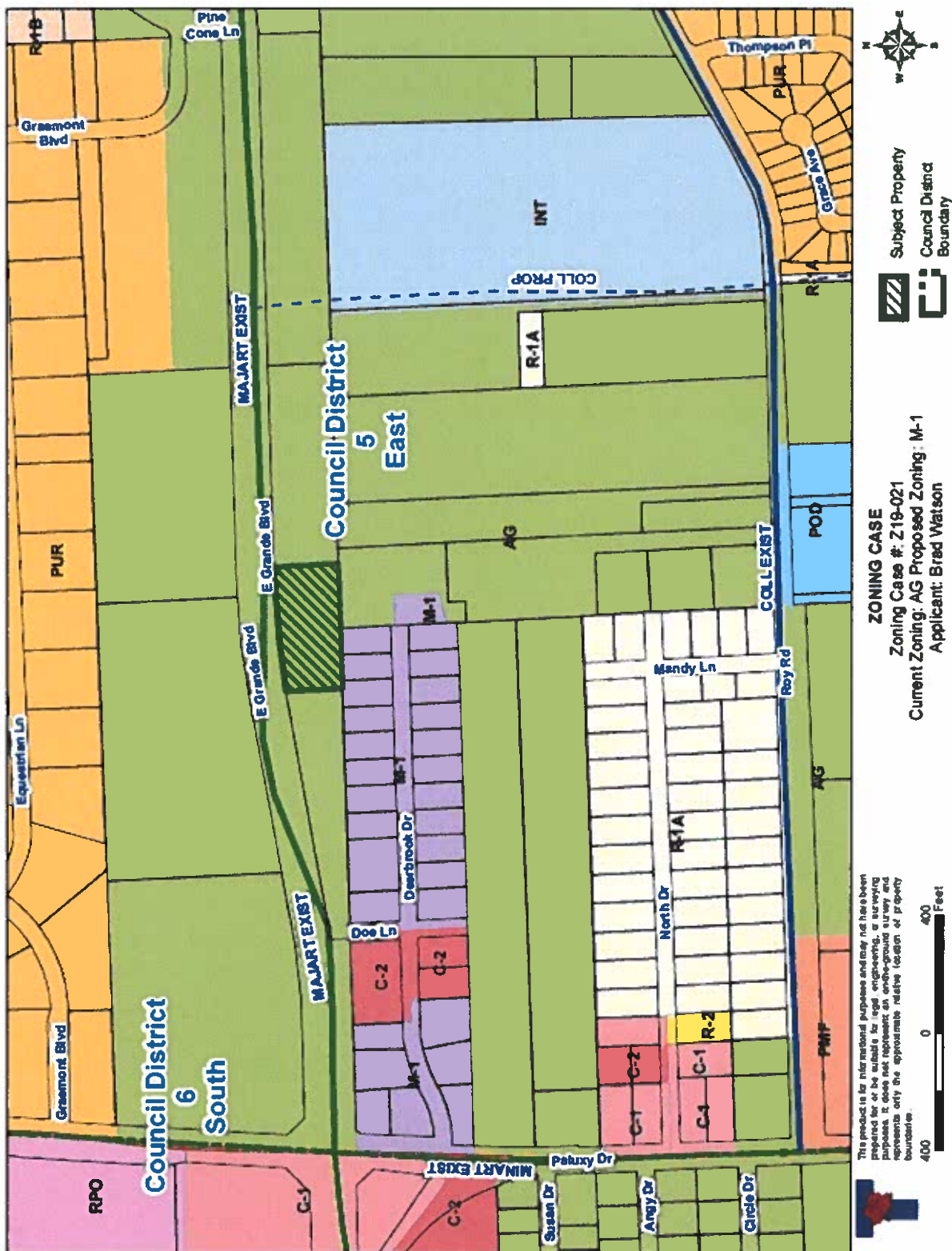


NOTICE: BEHOLDING A PORTION OF THIS ADDITION BY LOT AND BLOCK
AND BEING THE SAME, THE CITY OF TYLER, TEXAS, DOES HEREBY
TO PLOTS AND EASEMENTS OF UTILITIES AND BUILDING PERMITS.

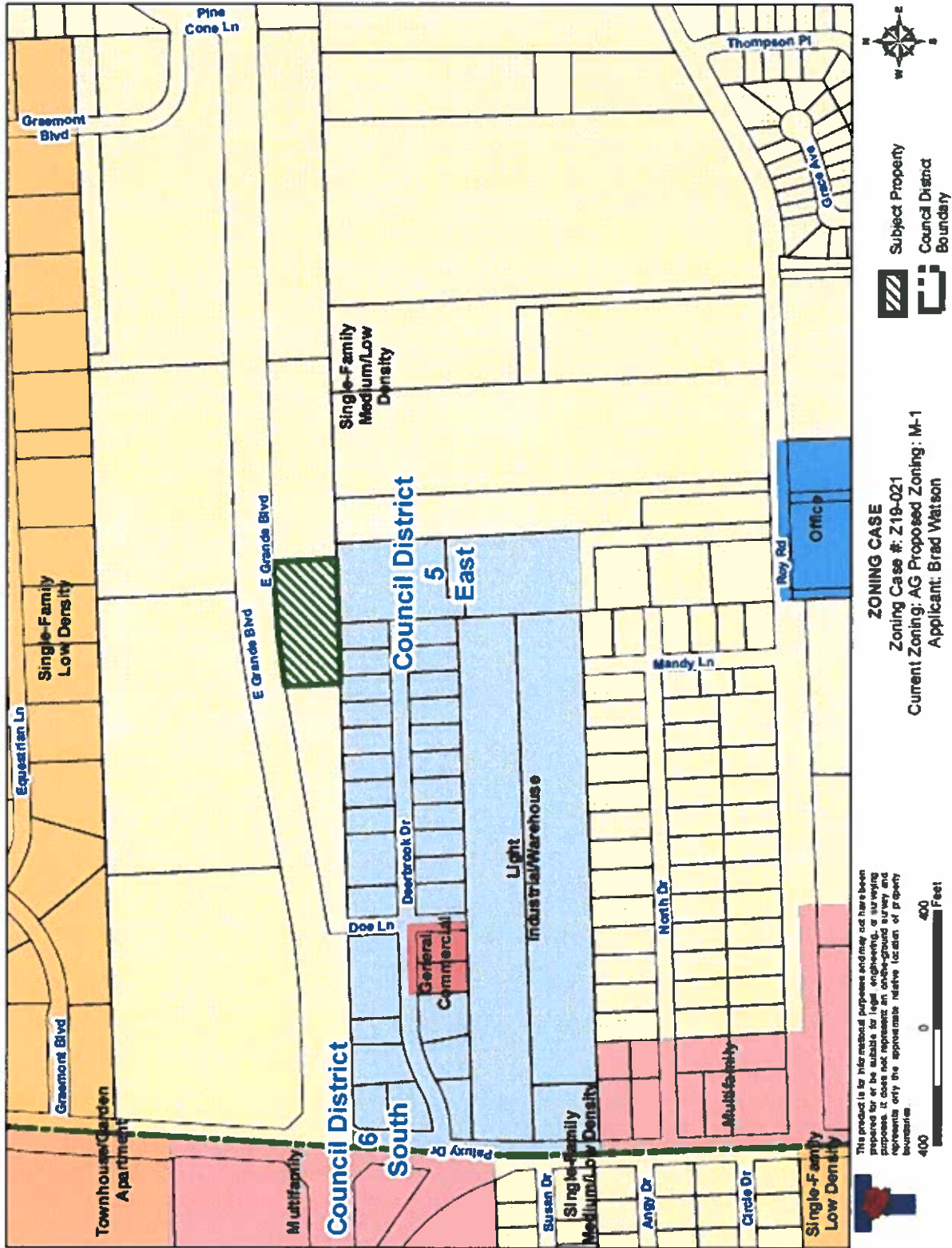
RECORDS DEPOSITED TO THE CITY OF TYLER
COMMISSIONS OFFICE, 2001-2002, 1001

RECORDED IN COUNTY _____, SLIDE _____, OF THE PLAT RECORDS OF
COUNTY, TEXAS, THIS 17TH DAY OF _____, 2019

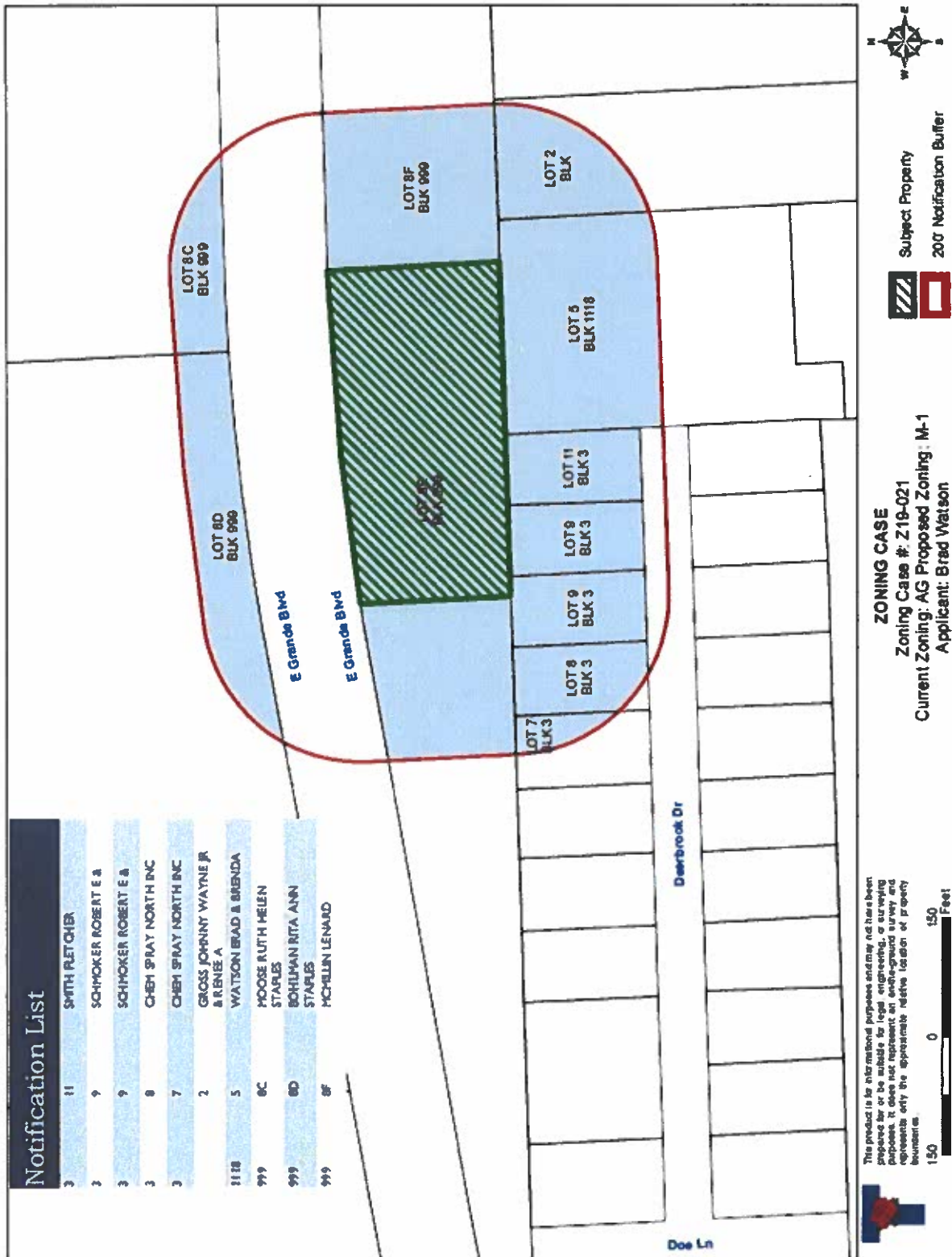
**ORDINANCE NO. O-2019-68
EXHIBIT "B"
LOCATION MAP**



ORDINANCE NO. O-2019-68
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE MAP



ORDINANCE NO. O-2019-68
EXHIBIT "D"
NOTIFICATION MAP



This product is for informational purposes and may not have been prepared by or for a licensed engineer, architect, or surveyor. It is not intended to be used for any legal or financial purposes. It represents only the approximate relative location of property boundaries.



ZONING CASE

Zoning Case #: Z19-021
 Current Zoning: AG Proposed Zoning: M-1
 Applicant: Brad Watson



Subject Property
 20' Notification Buffer