

ORDINANCE NO. O-2018-86

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 6A OF NCB 1715, ONE LOT TOTALING APPROXIMATELY 10.20 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF MARKET SQUARE BOULEVARD AND SOUTH BROADWAY AVENUE (113 MARKET SQUARE BOULEVARD); 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 PD18-026

That the following described property, which has heretofore been zoned "PCD", Planned Commercial Development District, shall hereafter be governed by a final site plan, to wit:

Lot 6A of NCB 1715, one lot totaling approximately 10.20 acres of land located south of the southeast intersection of Market Square Boulevard and South Broadway Avenue (113 Market Square Boulevard) and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" 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 December 14th, 2018.

PASSED AND APPROVED this the 12th day of December A.D., 2018.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



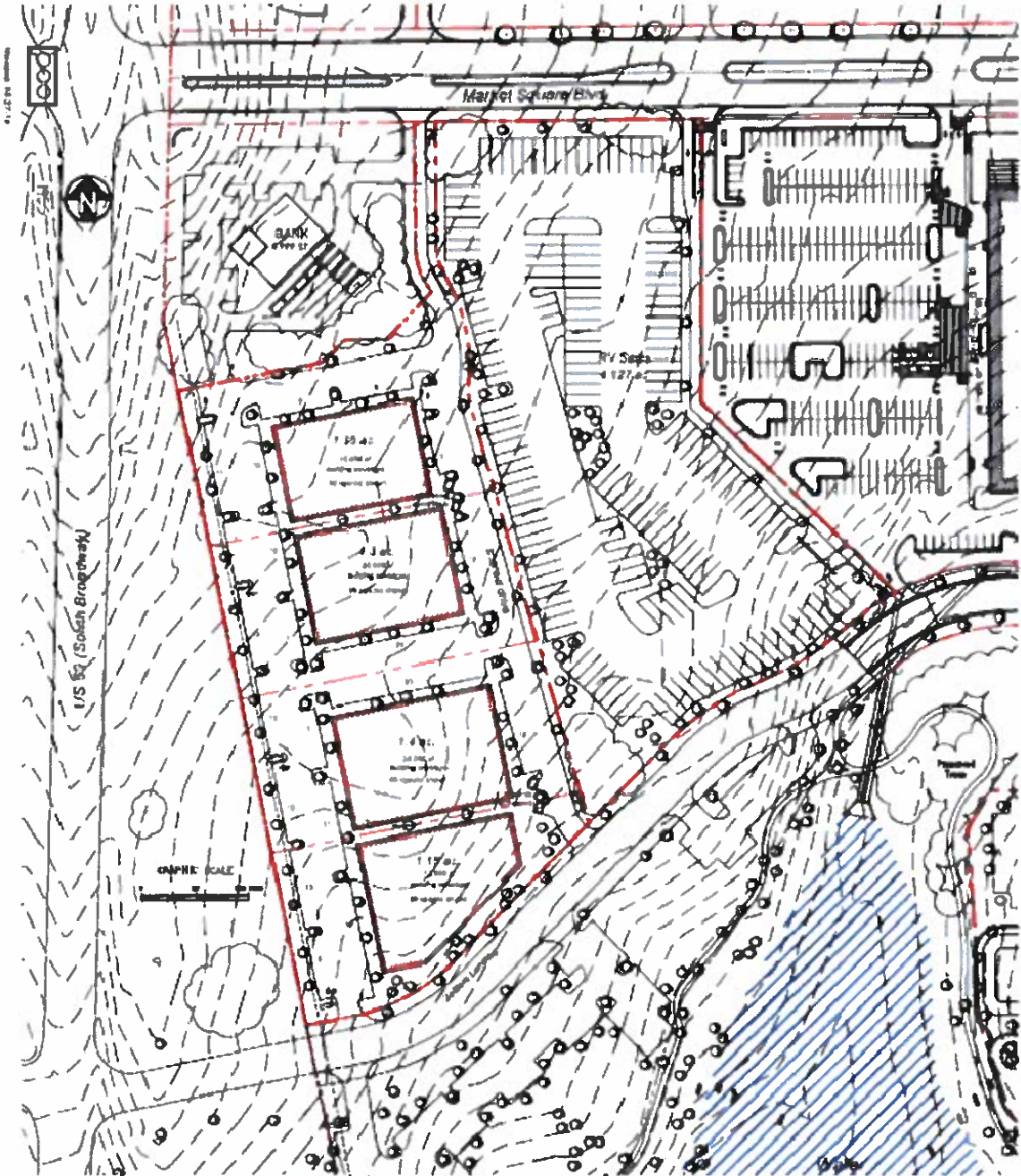
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-86
EXHIBIT "A"
FINAL SITE PLAN**



**Gander / Camping World
Cumberland Park**

Site Information

Owner: JCP Term Rental LLC
417 South College
York, VT 05776
802.870.6177

Project: 2018-2019, Access, Operations and RV stalls, etc.

Trail Access: 18, 204 Access 200, 1444, 444, 44

General zoning: RCD Regional Commercial District (R1-40-20)

All work, materials and methods required to comply with the Comprehensive Plan, Zoning Ordinance and District Ordinance shall be in accordance with the standards and specifications for the proposed project. The standards and specifications shall be subject to change without notice. The standards and specifications shall be subject to change without notice. The standards and specifications shall be subject to change without notice.

Access: 12' front and rear of site access

Permit: 12' front and rear of site access

Permit: 12' front and rear of site access

Permit: 12' front and rear of site access

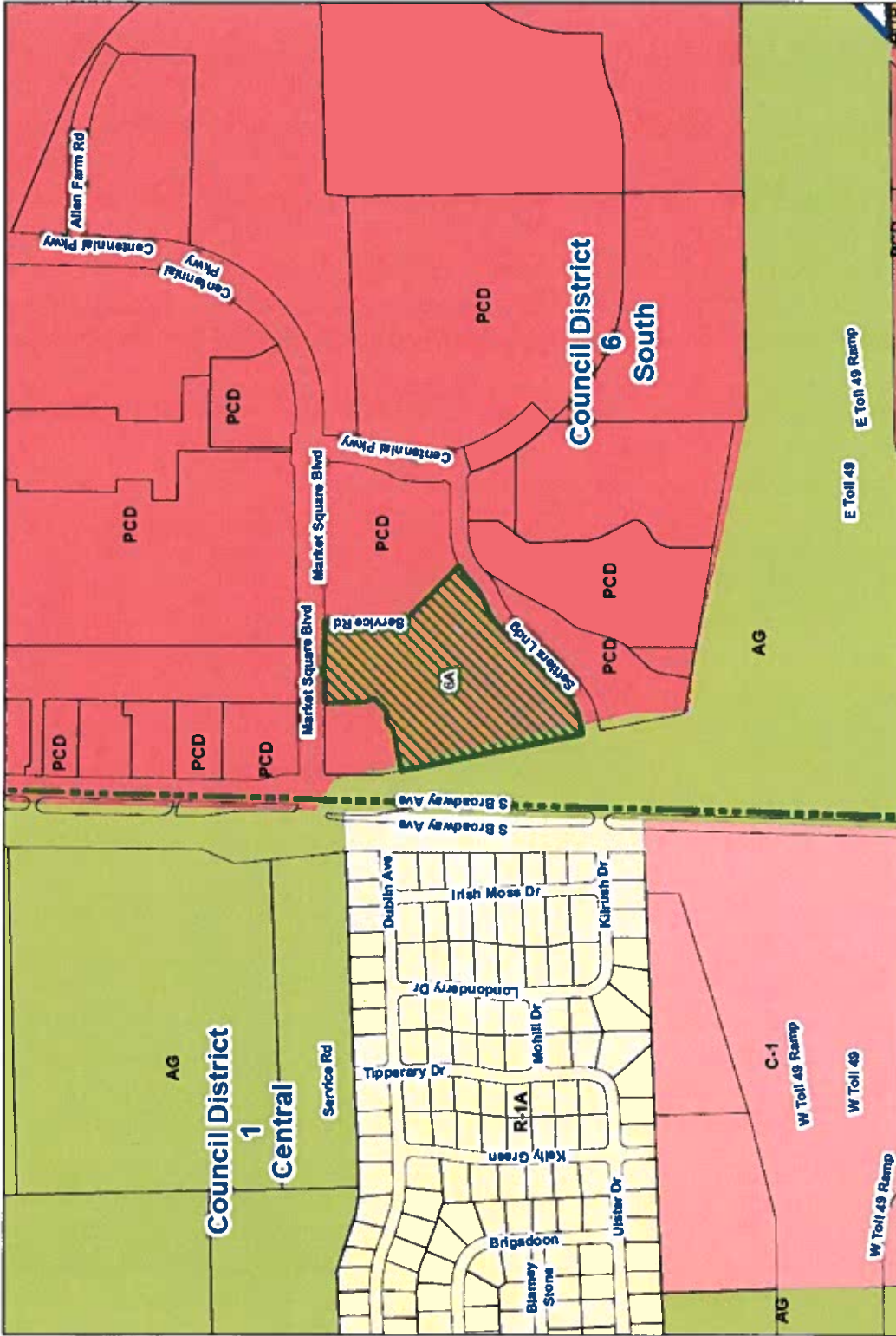
Permit: 12' front and rear of site access

Permit: 12' front and rear of site access

Permit: 12' front and rear of site access



**ORDINANCE NO. O-2018-86
EXHIBIT "B"
LOCATION MAP**



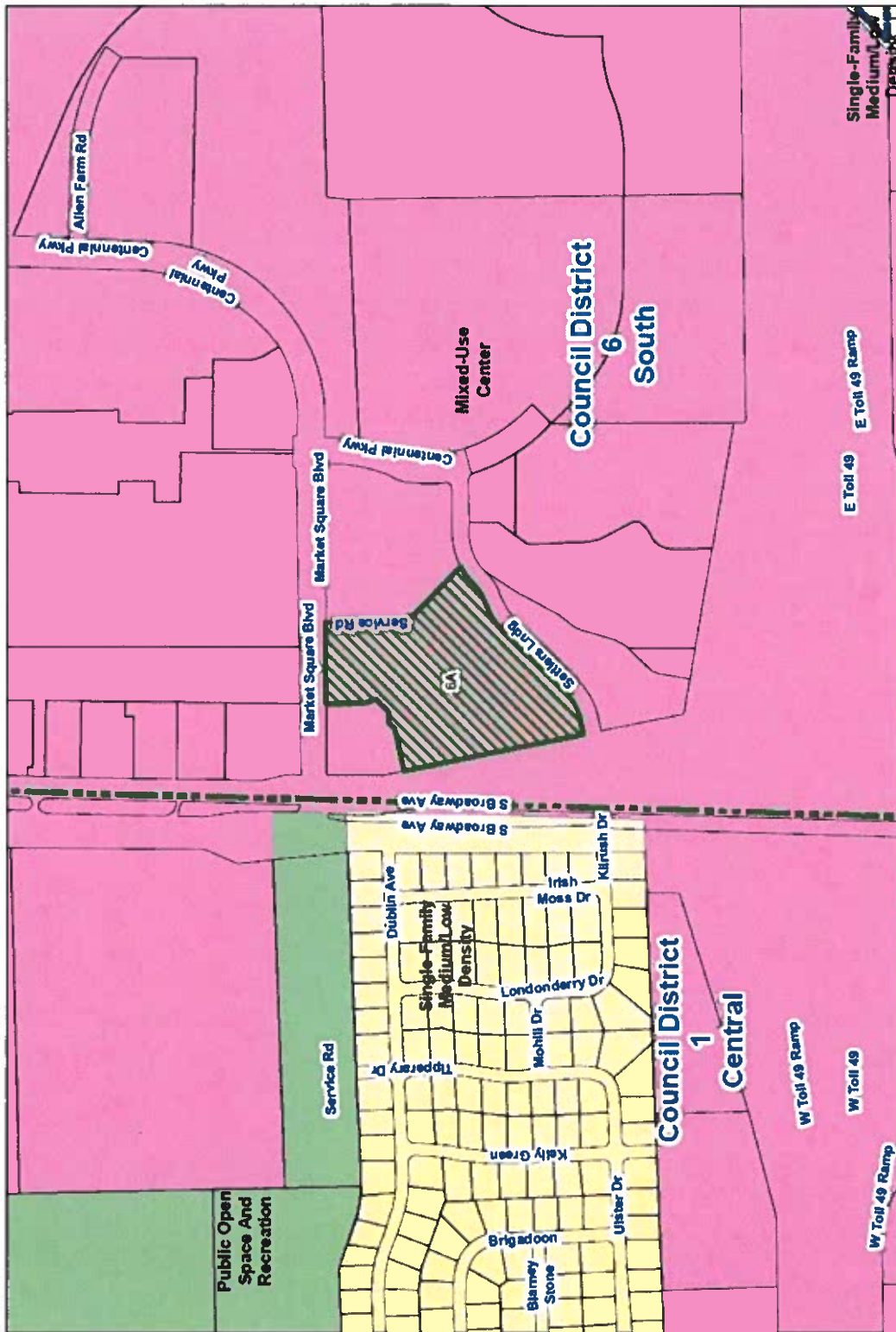
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and boundaries only the approximate relative location of property boundaries.

500 0 500 Feet

ZONING CASE
Zoning Case #: PD18-026
Existing Zoning: PCD Proposed Zoning: PCD
Applicant: TYLER BROADWAY SETTLERS LP



**ORDINANCE NO. O-2018-86
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**

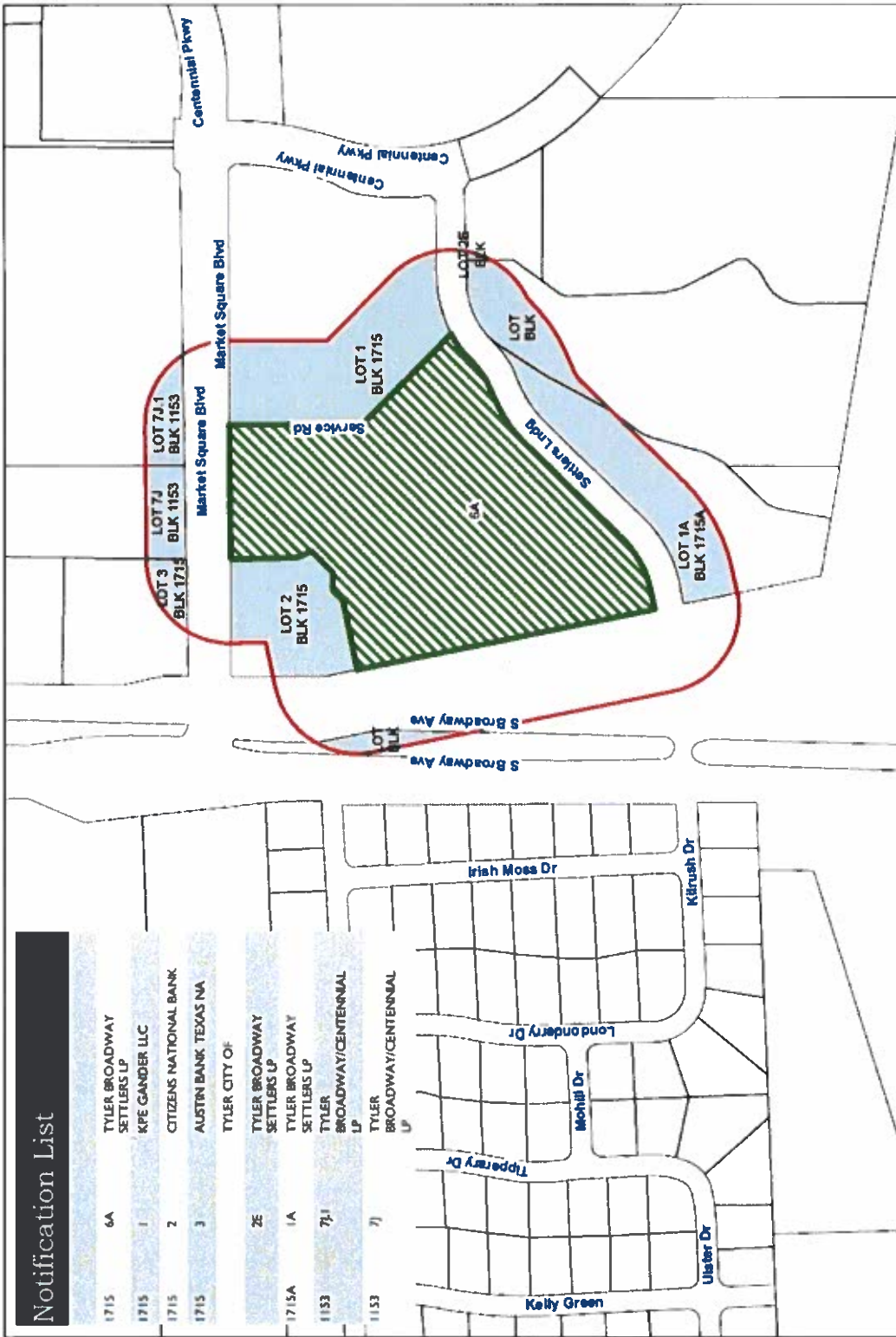


ZONING CASE
Zoning Case #: PD18-026
Existing Zoning: PCD Proposed Zoning: PCD
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500 0 500 Feet

**ORDINANCE NO. O-2018-86
EXHIBIT "D"
NOTIFICATION MAP**



Notification List

1715	6A	TYLER BROADWAY SETTLERS LP
1715	1	KPE GANDER LLC
1715	2	CITIZENS NATIONAL BANK
1715	3	AUSTIN BANK TEXAS NA
TYLER CITY OF		
1715A	2E	TYLER BROADWAY SETTLERS LP
1715A	1A	TYLER BROADWAY SETTLERS LP
1153	7J.1	TYLER BROADWAY/CENTENNIAL LP
1153	7J	TYLER BROADWAY/CENTENNIAL LP

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300 0 300 Feet



ZONING CASE
Zoning Case # PD18-026
Existing Zoning: PCD Proposed Zoning: PCD
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