

ORDINANCE NO. O-2021-98

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING
ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF
TYLER, TEXAS; BY APPROVING THE “PCD”, PLANNED
COMMERCIAL DEVELOPMENT DISTRICT FINAL SITE PLAN ON
TRACTS 2C AND 3 OF ABST A0355 B FRY AND TRACT 2A OF ABST
A0112 T BLACKWELL, THREE TRACTS CONTAINING
APPROXIMATELY 50.00 ACRES OF LAND LOCATED EAST OF THE
INTERSECTION OF SETTLERS LANDING AND CENTENNIAL
PARKWAY (562 CENTENNIAL 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 site plan is hereby approved as follows:

I. APPLICATION PD21-018

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

Tracts 2C and 3 of ABST A0355 B FRY and Tract 2A of ABST A0112 T BLACKWELL, three tracts containing approximately 50.00 acres of land located east of the intersection of Settlers Landing and Centennial Parkway (562 Centennial Parkway) 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.

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 November 12th, 2021.

PASSED AND APPROVED this the 10th day of November A.D., 2021.



DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2021-98
EXHIBIT "A"
FINAL SITE PLAN**

