

**ORDINANCE NO. O-2022-36**

**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 “PCD”, PLANNED COMMERCIAL DISTRICT TO “C-2”, GENERAL COMMERCIAL DISTRICT ON A 0.61 ACRE PORTION OF LOT 29J OF NCB 852-W, ONE LOT CONTAINING APPROXIMATELY 1.26 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF FRANKSTON HIGHWAY AND DINGLER ROAD (4171 FRANKSTON HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z22-018**

That the following described property, which has heretofore been zoned “PCD”, Planned Commercial District, shall hereafter bear the zoning classification of “C-2”, General Commercial District, to wit:

On a 0.61 acre portion of Lot 29J of NCB 852-W, one lot containing approximately 1.26 acres of land located at the northwest intersection of Frankston Highway and Dingler Road (4171 Frankston Highway) and in accordance with the 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 this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 27<sup>th</sup> day of April A.D., 2022.



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

ATTEST:

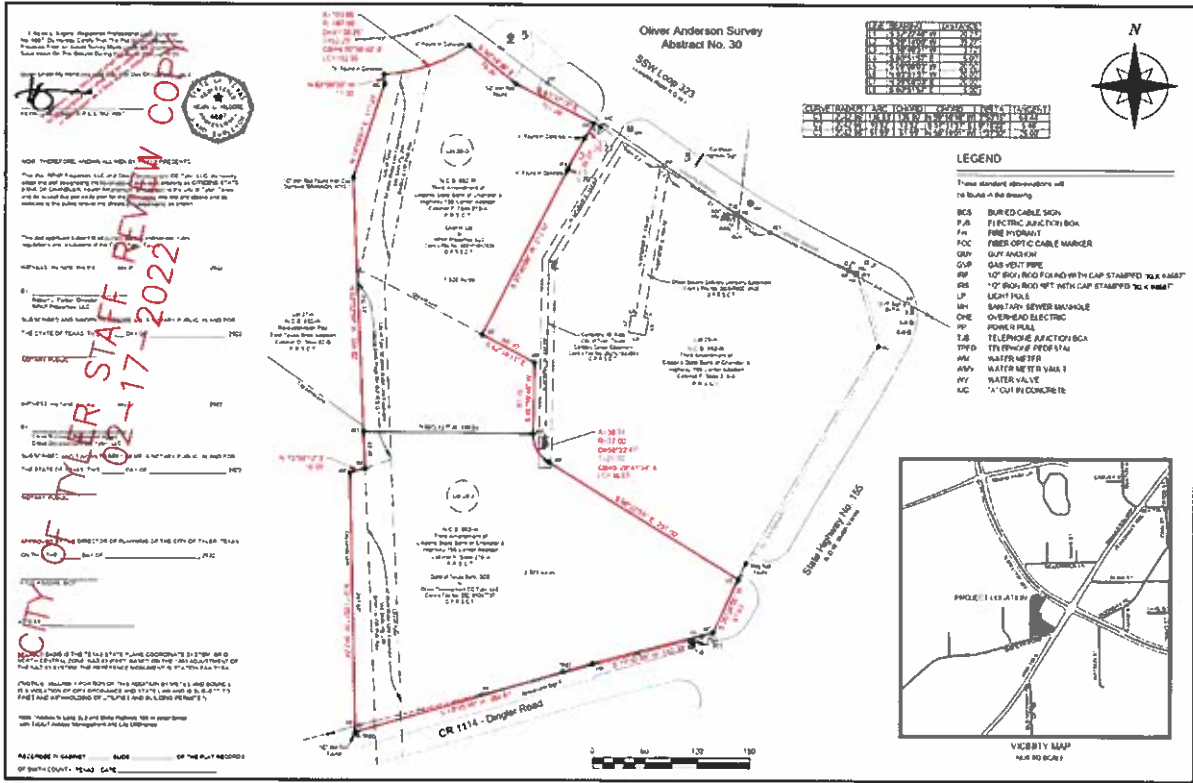
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

# ORDINANCE NO. O-2022-36 EXHIBIT "A" SURVEY



LINE	DATE	BY	REVISION

**Amending Final Plat  
Fourth Amendment  
Citizens State Bank of Chandler  
2 Lots - 4.25 Acres  
Tyler, Smith County, Texas**

**KLK Rigore & Company, Inc.**  
www.klkrigore.com

6715 Palms Drive  
Tyler, Texas 75703  
936-291-7000  
Fax 936-291-8796

• SURVEYING  
• PLANNING  
• MAPPING

**KLK**

DESIGNED BY: RLS  
CHECKED BY: K.L.K.  
DATE: Feb. 17, 2022  
SCALE: 1" = 60'