

ORDINANCE NO. O-2022-99

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 “RPO”, RESTRICTED PROFESSIONAL OFFICE DISTRICT AND “C-1”, LIGHT COMMERCIAL DISTRICT TO “PCD”, PLANNED COMMERCIAL DISTRICT WITH FINAL SITE PLAN ON LOT 20J OF NCB 1296, ONE LOT CONTAINING APPROXIMATELY 1.73 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF BROOKSIDE DRIVE AND SHELLEY DRIVE (714 SHELLEY DRIVE); 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 PD22-018

That the following described property, which has heretofore been zoned “RPO”, Restricted Professional Office District and “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “PCD”, Planned Commercial District with Final Site Plan, to wit:

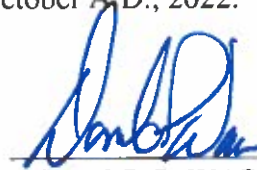
On Lot 20J of NCB 1296, one lot containing approximately 1.73 acres of land located west of the southwest intersection of Brookside Drive and Shelley Drive (714 Shelley Drive) and in accordance with the Final Site Plan in Exhibit “A” attached hereto and incorporated herein..

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.


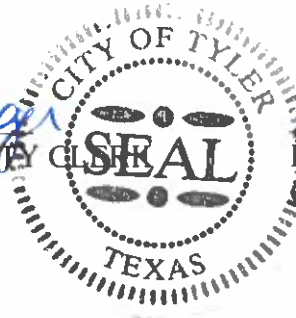
PASSED AND APPROVED this the 26th day of October A. D., 2022.



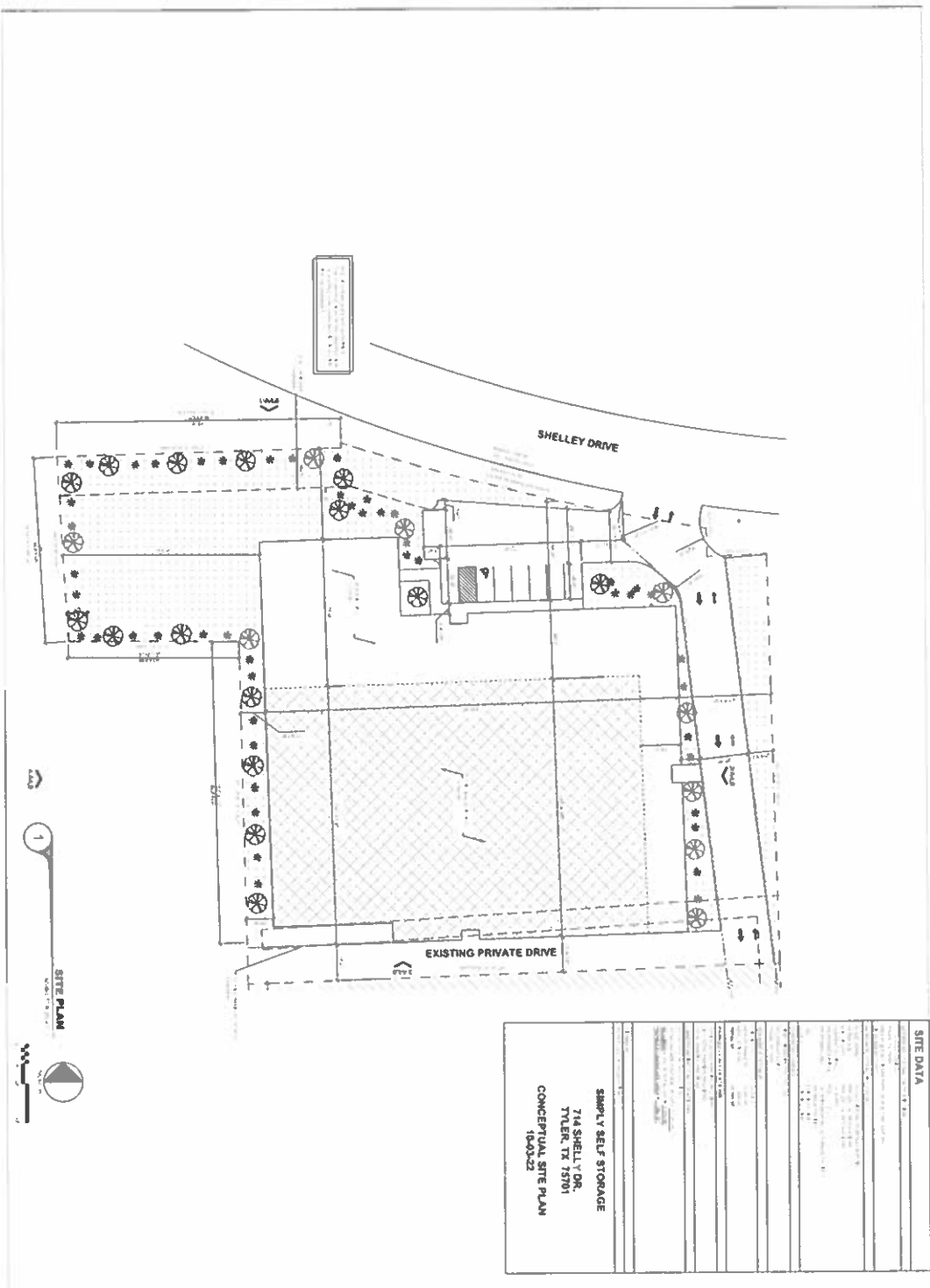
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK
DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2022-99
EXHIBIT "A"
FINAL SITE PLAN**



SITE DATA	
Project Name	Simply Self Storage
Address	714 Shelley Dr., Tyler, TX 75701
Project Type	Conceptual Site Plan
Order No.	180322
Client	
Design Team	
Scale	
Date	
Author	
Checker	
Approver	
Notes	

<p>SCALE</p> <p>A1.0</p>	<p>SITE PLAN</p>	<p>1803/2022</p>	<p>SIMPLY SELF STORAGE</p> <p>714 SHELLEY DRIVE TYLER, TX 75701</p>		<p>PO BOX 5300 TYLER TX 75712</p>
					<p>1803/2022-01/28</p> <p>1803/2022-02/01</p>