

ORDINANCE NO. O-2015-64

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 "PMXD-1", PLANNED MIXED USE DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON LOTS 4C AND 5A OF NCB 1150, TWO LOTS CONTAINING APPROXIMATELY 1.40 ACRES OF LAND LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF CAMBRIDGE ROAD AND SOUTH BROADWAY ROAD (7918 AND 7920 SOUTH BROADWAY AVENUE); 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 Z06-15-056

That the following described property, which has heretofore been zoned "PMXD-1", Planned Mixed Use District shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:

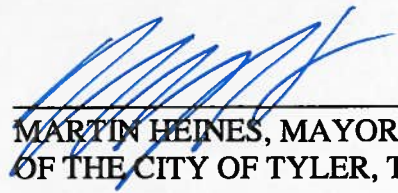
Lots 4C and 5A of NCB 1150, two lots containing approximately 1.40 acres of land located south of the southwest intersection of Cambridge Road and South Broadway Avenue (7918 and 7920 South Broadway Avenue).

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.

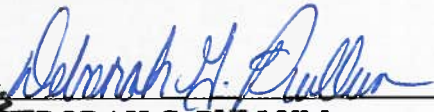
PASSED AND APPROVED this the 24th day of June A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

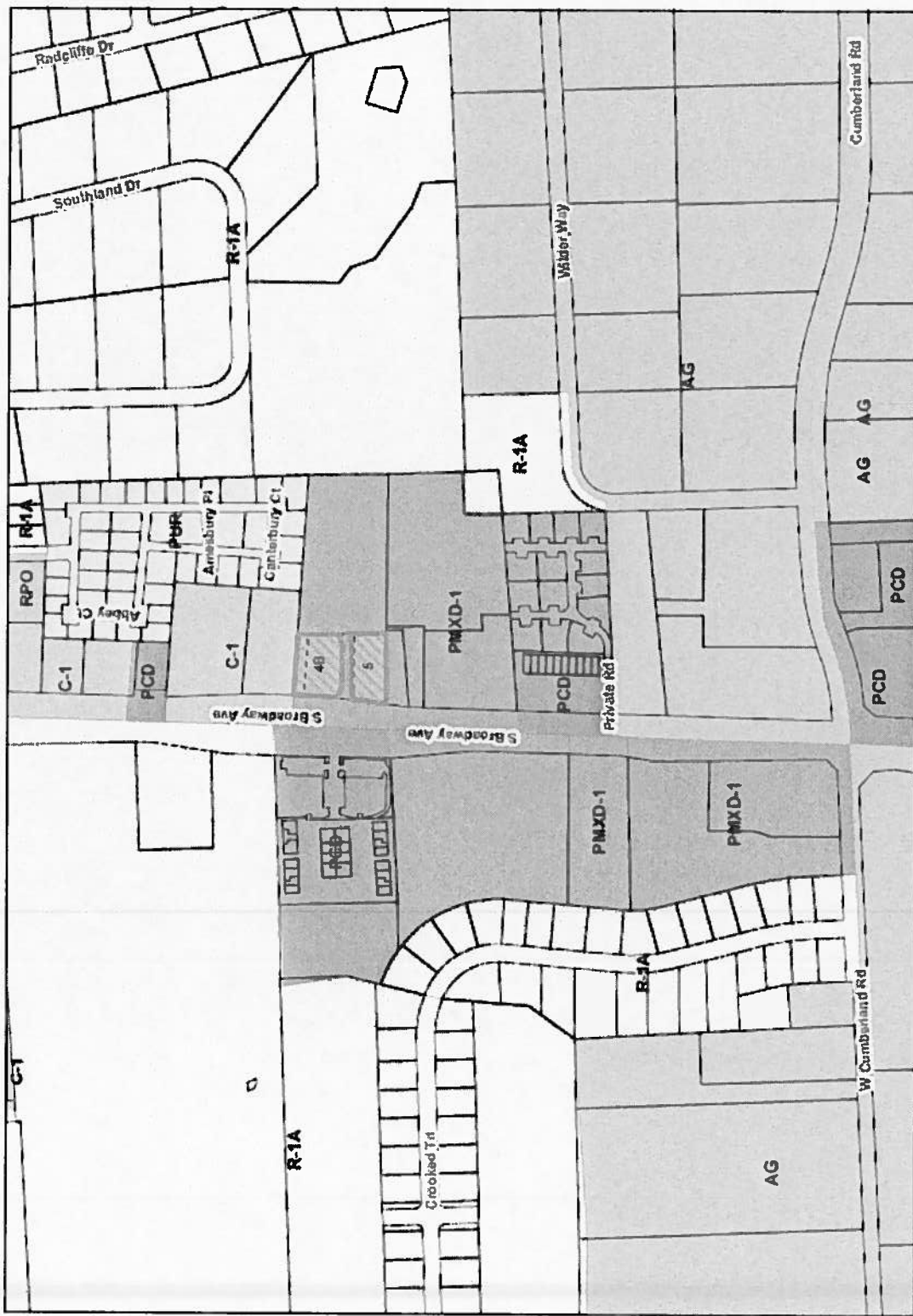
APPROVED:


CASSANDRA BRAGER, CITY CLERK


DEBORAH G. PULLUM,
CITY ATTORNEY




ORDINANCE NO. O-2015-64
EXHIBIT "A"
LOCATION MAP



Zoning Case
Zoning Case #: Z06-15-058
Existing Zoning: PMXD-1 Proposed Zoning: C-1
Applicant: SAIS International (7918 and 7920 S Broadway Avenue)

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



**ORDINANCE NO. O-2015-64
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE**

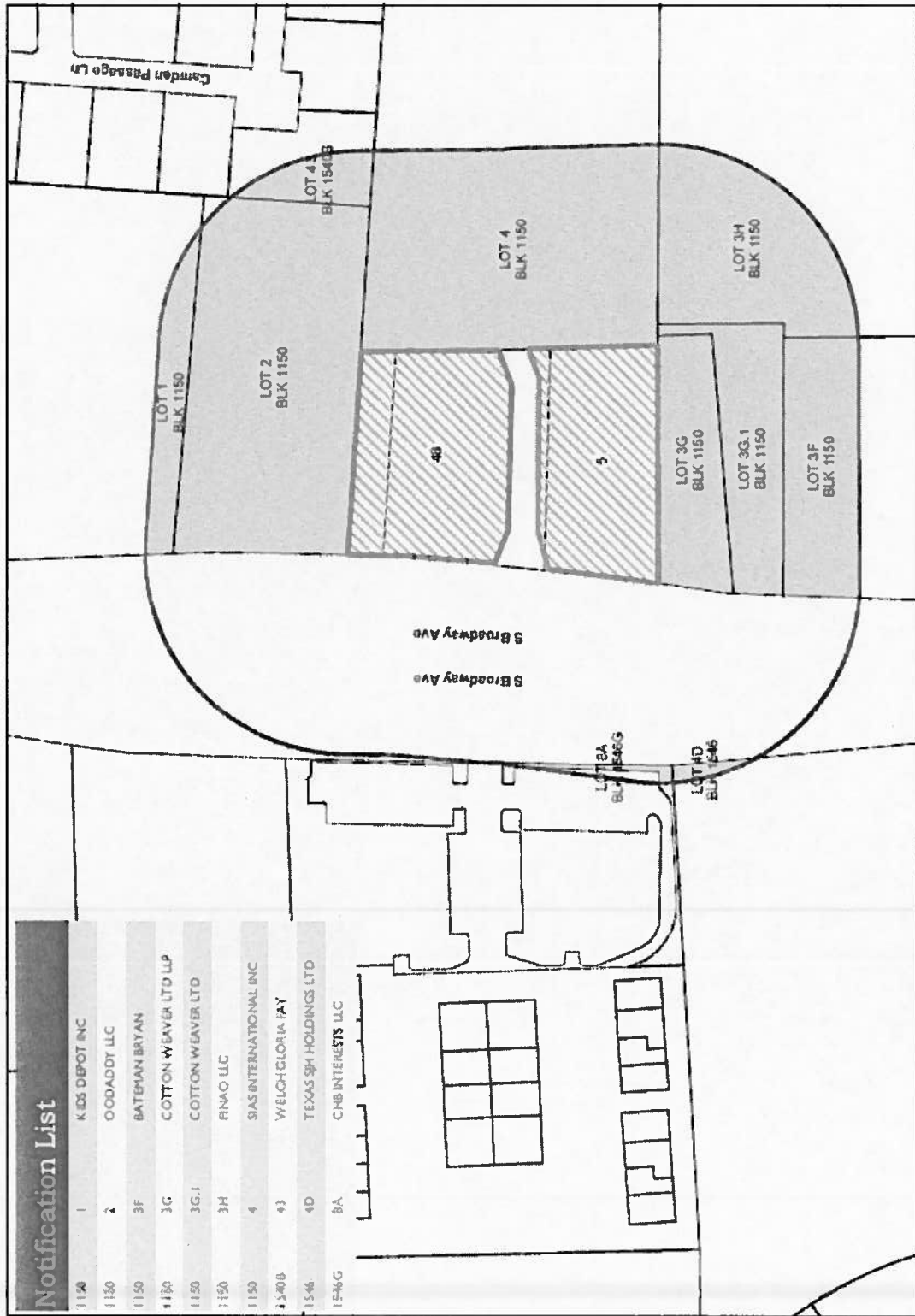


Zoning Case
 Zoning Case #: Z08-15-056
 Existing Zoning: PMXD-1 Proposed Zoning: C-1
 Applicant: SAIS International (7918 and 7920 S Broadway Avenue)

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0 500 1000 Feet

**ORDINANCE NO. O-2015-64
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

1150	1	KIDS DEPOT INC
1150	2	OODADDY LLC
1150	3F	BATEMAN BRYAN
1150	3G	COTTON WEAVER LTD LLP
1150	3G.1	COTTON WEAVER LTD
1150	3H	RINAO LLC
1150	4	SIAS INTERNATIONAL INC
1546	4A	WELCH-CLORIA-FAY
1546	4D	TEXAS SM HOLDINGS LTD
1546G	8A	CMB INTERESTS LLC



Zoning Case
Zoning Case # Z06-15-056
Existing Zoning: PMXD-1 Proposed Zoning: C-1
Applicant: SAIS International (7918 and 7920 S Broadway Avenue)

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150 Feet