

ORDINANCE NO. O-2015-102

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 "AG", AGRICULTURAL DISTRICT TO "C-2", GENERAL COMMERCIAL DISTRICT ON A TAX LOT CONTAINING APPROXIMATELY 20.02 ACRES OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF WEST LAKESHORE DRIVE AND HIGHWAY 31 WEST (13592 HIGHWAY 31 WEST); 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 Z11-15-004

That the following described property, which has heretofore been zoned "AG", Agricultural District shall hereafter bear the zoning classification of "C-2", General Commercial District, to wit:

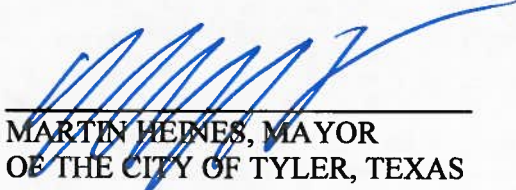
A tax lot containing approximately 20.02 acres of land located west of the northwest intersection of West Lakeshore Drive and Highway 31 West (13592 Highway 31 West).

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 11th day of November A.D., 2015.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

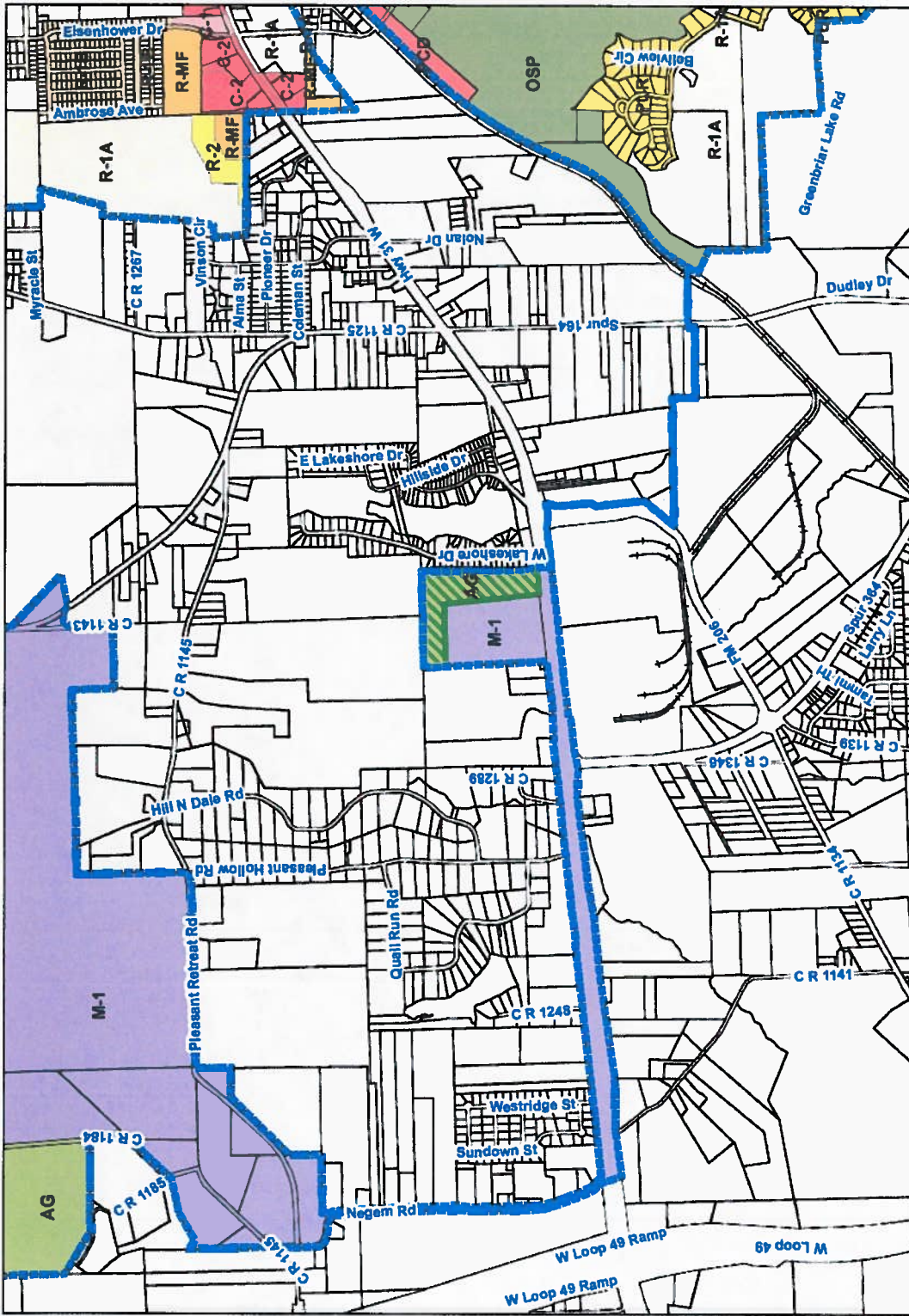
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2015-102
EXHIBIT "A"
LOCATION MAP**

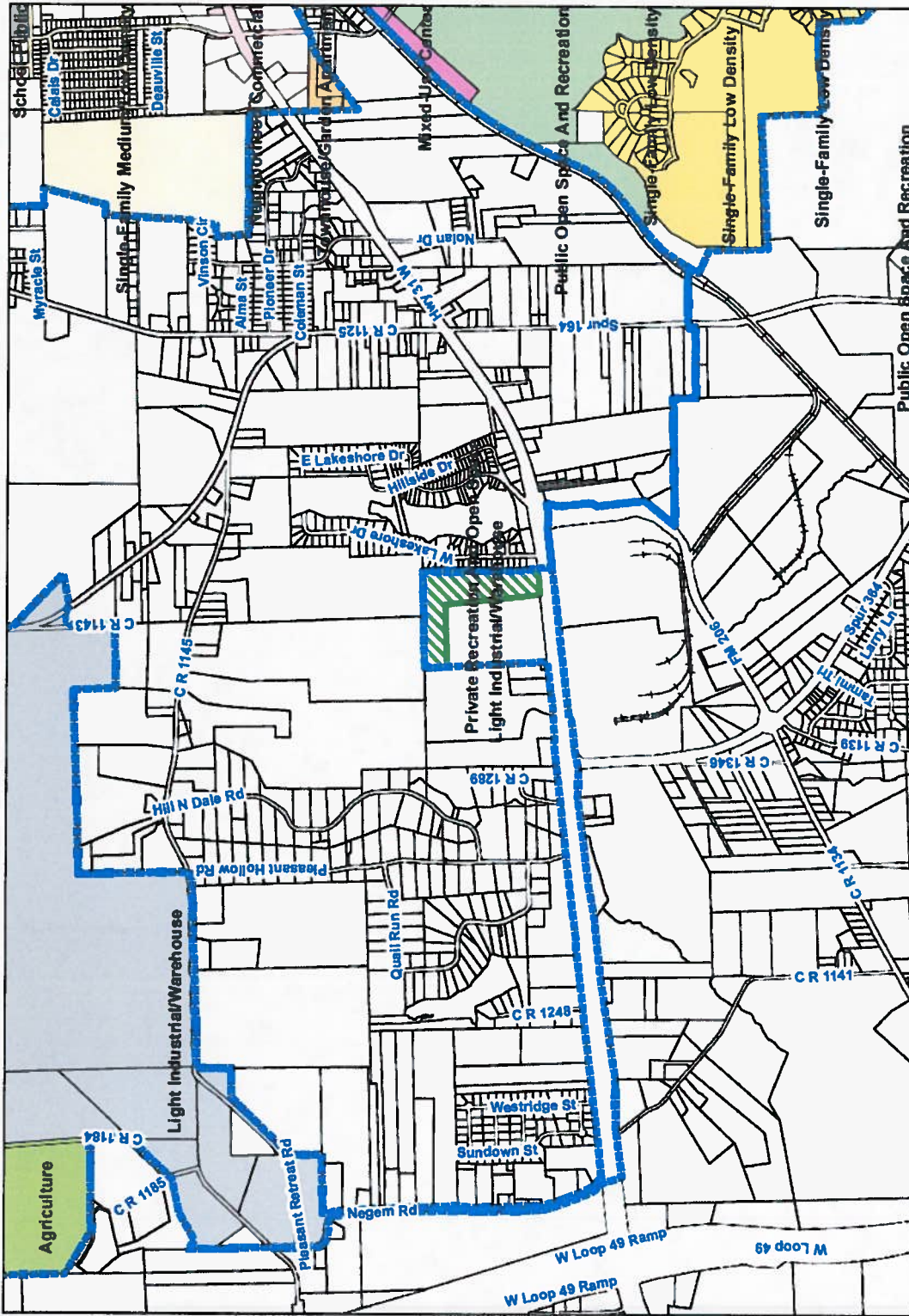


ZONING CASE
Zoning Case # Z11-15-004
Existing Zoning: AG Proposed Zoning M-1
Applicant: East Texas Oaks LP

The product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. It does not constitute a warranty or representation only the approximate relative location of property boundaries.

0 1,000 2,000 Feet

ORDINANCE NO. O-2015-102
EXHIBIT "B"
TYLER 1st FUTURE LAND USE MAP

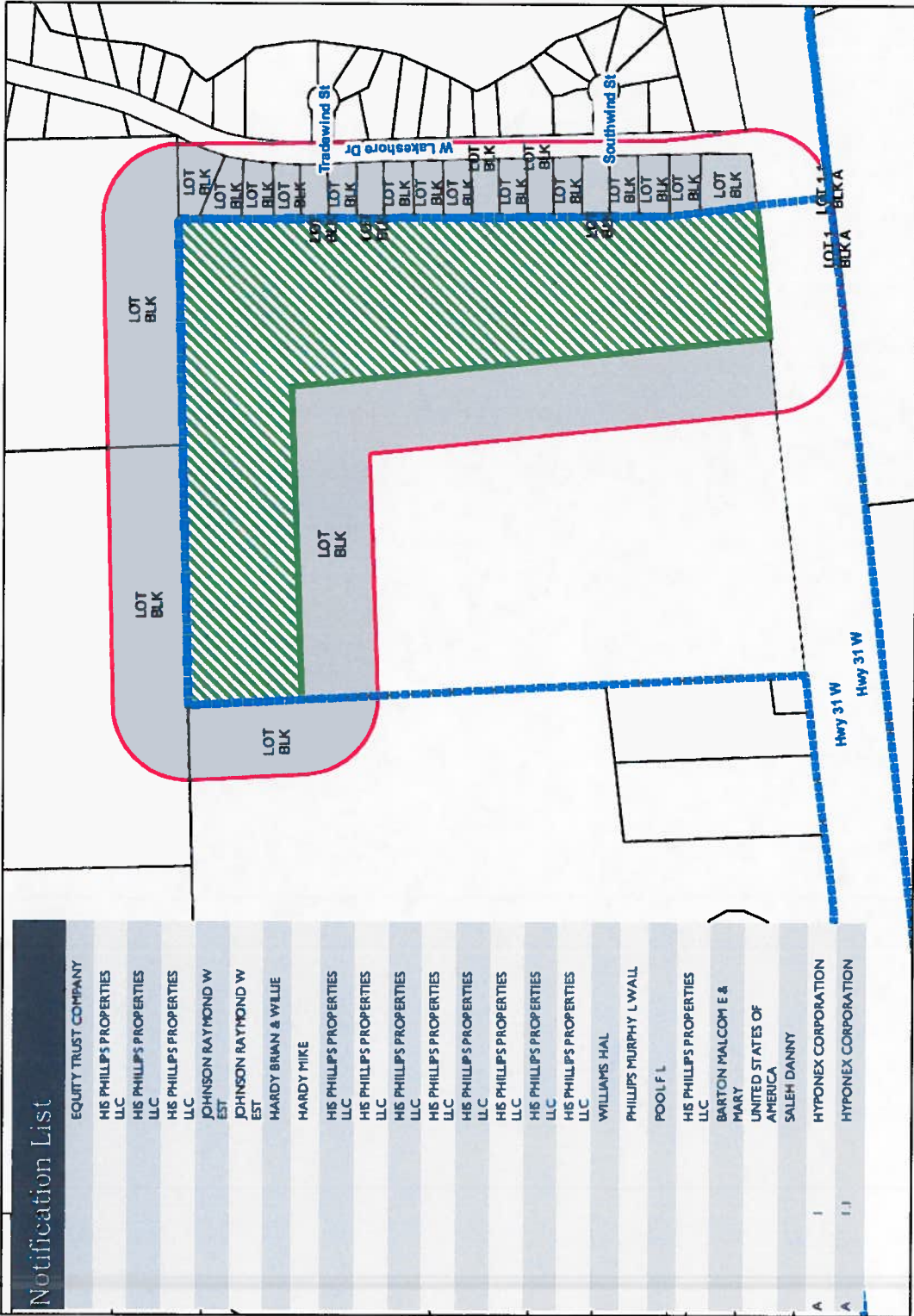


ZONING CASE
 Zoning Case #: Z11-15-004
 Existing Zoning: AG Proposed Zoning M-1
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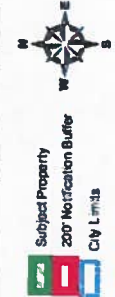
0 2,000 Feet

**ORDINANCE NO. O-2015-102
EXHIBIT "C"
NOTIFICATION MAP**



Notification List

EQUITY TRUST COMPANY
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
JOHNSON RAYMOND W EST
JOHNSON RAYMOND W EST
HARDY BRIAN & WILIE
HARDY MIKE
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
HIS PHILLIP'S PROPERTIES LLC
WILLIAMS HAL
PHILLIPS MURPHY L WALL
POOL F L
HIS PHILLIP'S PROPERTIES LLC
BARTON MALCOM E & MARY
UNITED STATES OF AMERICA
SALEH DANNY
HYPONEX CORPORATION
HYPONEX CORPORATION



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