

ORDINANCE NO. O-2014-32

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 "C-2", GENERAL COMMERCIAL DISTRICT AND "M-1", LIGHT INDUSTRIAL DISTRICT TO "C-1", LIGHT COMMERCIAL DISTRICT ON THREE TRACTS OF LAND TOTALING APPROXIMATELY 6.68 ACRES LOCATED AT THE NORTHWEST INTERSECTION OF OLD JACKSONVILLE HIGHWAY AND CROW ROAD (5555 OLD JACKSONVILLE HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT TO THE FUTURE LAND USE GUIDE; 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 Z04-14-031

That the following described property, which has heretofore been zoned "C-2", General Commercial District and "M-1", Light Industrial District, shall hereafter bear the zoning classification of "C-1", Light Commercial District, to wit:


Three tracts of land totaling approximately 6.68 acres located at the northwest intersection of Old Jacksonville Highway and Crow Road (5555 Old Jacksonville Highway), as shown in the drawing attached hereto as Exhibit "A".

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 that the Future Land Use Guide be revised to reflect Neighborhood 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.

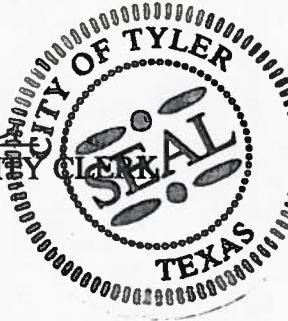
PART 4: That this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 23rd day of April, A.D., 2014.

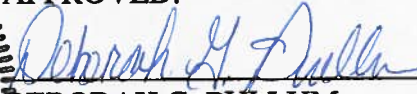

BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

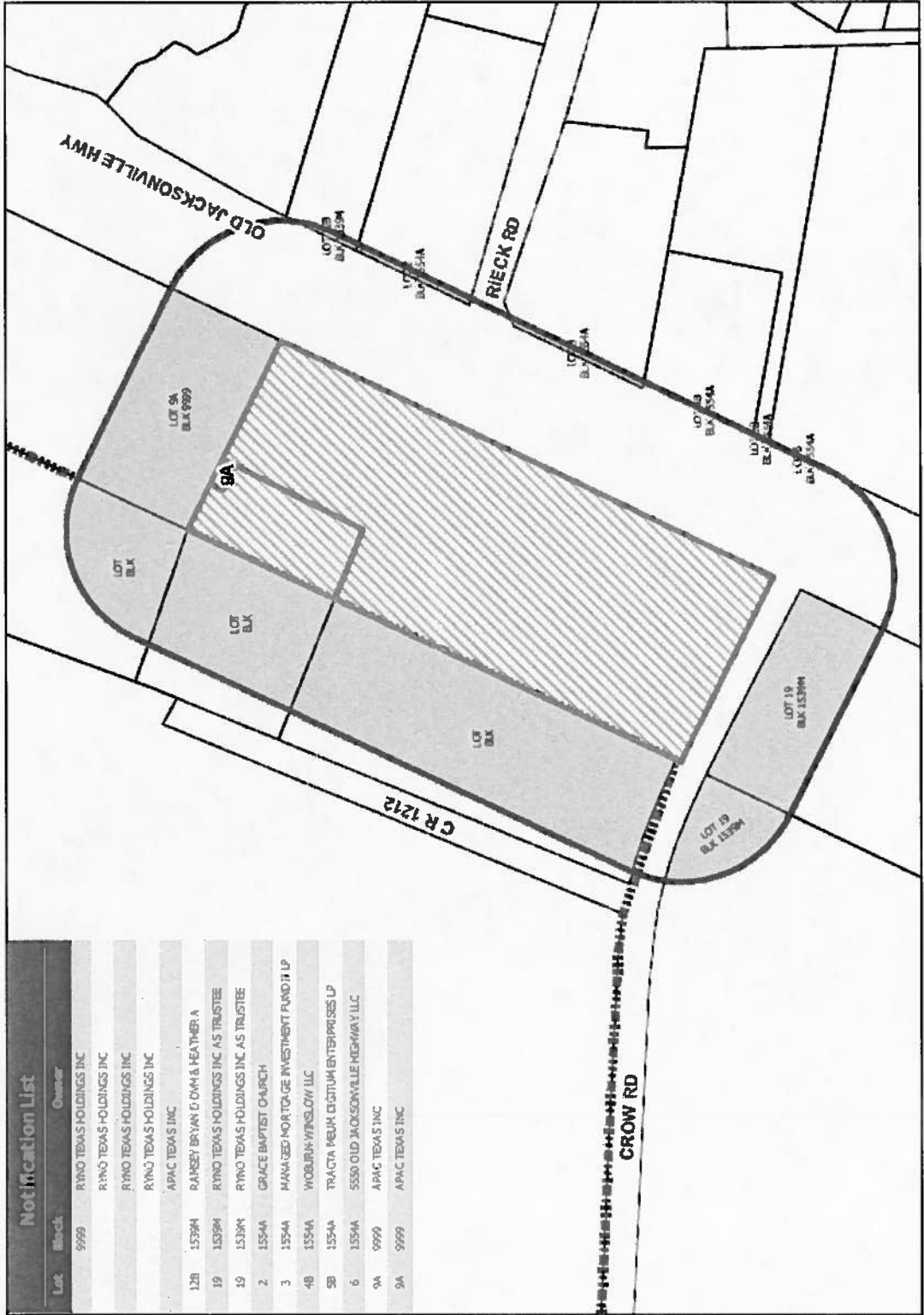

CASSANDRA BRAGER, CITY CLERK



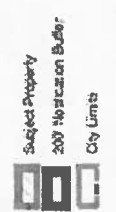
APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2014-32
Exhibit A



Notification List	
Lot	Owner
9999	RYNO TEXAS HOLDINGS INC
	RYNO TEXAS HOLDINGS INC
	RYNO TEXAS HOLDINGS INC
	RYNO TEXAS HOLDINGS INC
	APAC TEXAS INC
128	RAMSEY BRYAN D'OM & HEATHER A
19	RYNO TEXAS HOLDINGS INC AS TRUSTEE
19	RYNO TEXAS HOLDINGS INC AS TRUSTEE
2	GRACE BAPTIST CHURCH
3	MANAGED MORTGAGE INVESTMENT FUND II LP
48	WOBURN WINSLOW LLC
58	TRACTA VEHU CREDITUM ENTERPRISES LP
6	5550 OLD JACKSONVILLE HIGHWAY LLC
9A	APAC TEXAS INC
9A	APAC TEXAS INC



ZONING CASE
Zoning Case # Z04 14-031
Existing Zoning: C-2, M-1 Proposed Zoning: C-1
Applicant: RYNO TEXAS HOLDINGS

