

ORDINANCE NO. O-2024-52

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY AMENDING THE “PCD”, PLANNED COMMERCIAL DISTRICT FINAL SITE PLAN ON LOT 7M OF NCB 1153, ONE LOT CONTAINING APPROXIMATELY 0.82 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF SOUTH BROADWAY AVENUE AND CENTENNIAL PARKWAY (8910 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 PD24-007

That the existing site development plan is hereby amended by approving the final site plan attached hereto as Exhibit “A” on the following described property zoned “PCD”, Planned Commercial District, to wit:

On Lot 7M of NCB 1153, one lot containing approximately 0.82 acres of land located south of the southeast intersection of South Broadway Avenue and Centennial Parkway (8910 South Broadway Avenue) 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.

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 any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Since this ordinance has a penalty

for violation, it shall not become effective until after its publication in the newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be May 24th, 2024.

PASSED AND APPROVED this the 22nd day of May A.D., 2024.



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

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

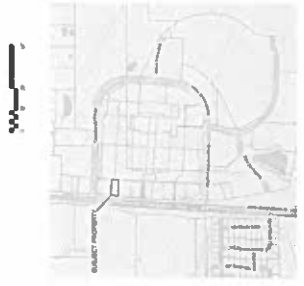
ORDINANCE NO. O-2024-52 EXHIBIT "A" FINAL SITE PLAN

CITY OF TYLER LANDSCAPE CALCULATIONS

REQUIREMENT	REQUIRED	PROVIDED
1.000.000.000.000	131.11 sq ft	131.11 sq ft
1.000.000.000.001	131.11 sq ft	131.11 sq ft
1.000.000.000.002	131.11 sq ft	131.11 sq ft
1.000.000.000.003	131.11 sq ft	131.11 sq ft
1.000.000.000.004	131.11 sq ft	131.11 sq ft
1.000.000.000.005	131.11 sq ft	131.11 sq ft
1.000.000.000.006	131.11 sq ft	131.11 sq ft
1.000.000.000.007	131.11 sq ft	131.11 sq ft
1.000.000.000.008	131.11 sq ft	131.11 sq ft
1.000.000.000.009	131.11 sq ft	131.11 sq ft
1.000.000.000.010	131.11 sq ft	131.11 sq ft
1.000.000.000.011	131.11 sq ft	131.11 sq ft
1.000.000.000.012	131.11 sq ft	131.11 sq ft
1.000.000.000.013	131.11 sq ft	131.11 sq ft
1.000.000.000.014	131.11 sq ft	131.11 sq ft
1.000.000.000.015	131.11 sq ft	131.11 sq ft
1.000.000.000.016	131.11 sq ft	131.11 sq ft
1.000.000.000.017	131.11 sq ft	131.11 sq ft
1.000.000.000.018	131.11 sq ft	131.11 sq ft
1.000.000.000.019	131.11 sq ft	131.11 sq ft
1.000.000.000.020	131.11 sq ft	131.11 sq ft
1.000.000.000.021	131.11 sq ft	131.11 sq ft
1.000.000.000.022	131.11 sq ft	131.11 sq ft
1.000.000.000.023	131.11 sq ft	131.11 sq ft
1.000.000.000.024	131.11 sq ft	131.11 sq ft
1.000.000.000.025	131.11 sq ft	131.11 sq ft
1.000.000.000.026	131.11 sq ft	131.11 sq ft
1.000.000.000.027	131.11 sq ft	131.11 sq ft
1.000.000.000.028	131.11 sq ft	131.11 sq ft
1.000.000.000.029	131.11 sq ft	131.11 sq ft
1.000.000.000.030	131.11 sq ft	131.11 sq ft

LEGEND
 Hatched pattern: PERMITTED IMPOSED PAVING
 Solid grey: PERMITTED IMPOSED PAVING
 Dotted pattern: PERMITTED IMPOSED PAVING
 White: PERMITTED IMPOSED PAVING
 Yellow: PERMITTED IMPOSED PAVING
 Blue: PERMITTED IMPOSED PAVING

CITY OF TYLER
 8910 S BROADWAY AVE
 TYLER, TX 75701
 TEL: 936.283.1111
 WWW.CITYOFTYLER.TX



- All landscape area shall be established in accordance with the City of Tyler Ordinance No. O-2024-52.
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/21/24
2	ISSUED FOR PERMIT	08/21/24
3	ISSUED FOR PERMIT	08/21/24
4	ISSUED FOR PERMIT	08/21/24
5	ISSUED FOR PERMIT	08/21/24
6	ISSUED FOR PERMIT	08/21/24
7	ISSUED FOR PERMIT	08/21/24
8	ISSUED FOR PERMIT	08/21/24
9	ISSUED FOR PERMIT	08/21/24
10	ISSUED FOR PERMIT	08/21/24

NO.	DESCRIPTION	DATE
11	ISSUED FOR PERMIT	08/21/24
12	ISSUED FOR PERMIT	08/21/24
13	ISSUED FOR PERMIT	08/21/24
14	ISSUED FOR PERMIT	08/21/24
15	ISSUED FOR PERMIT	08/21/24
16	ISSUED FOR PERMIT	08/21/24
17	ISSUED FOR PERMIT	08/21/24
18	ISSUED FOR PERMIT	08/21/24
19	ISSUED FOR PERMIT	08/21/24
20	ISSUED FOR PERMIT	08/21/24

NO.	DESCRIPTION	DATE
21	ISSUED FOR PERMIT	08/21/24
22	ISSUED FOR PERMIT	08/21/24
23	ISSUED FOR PERMIT	08/21/24
24	ISSUED FOR PERMIT	08/21/24
25	ISSUED FOR PERMIT	08/21/24
26	ISSUED FOR PERMIT	08/21/24
27	ISSUED FOR PERMIT	08/21/24
28	ISSUED FOR PERMIT	08/21/24
29	ISSUED FOR PERMIT	08/21/24
30	ISSUED FOR PERMIT	08/21/24

NO.	DESCRIPTION	DATE
31	ISSUED FOR PERMIT	08/21/24
32	ISSUED FOR PERMIT	08/21/24
33	ISSUED FOR PERMIT	08/21/24
34	ISSUED FOR PERMIT	08/21/24
35	ISSUED FOR PERMIT	08/21/24
36	ISSUED FOR PERMIT	08/21/24
37	ISSUED FOR PERMIT	08/21/24
38	ISSUED FOR PERMIT	08/21/24
39	ISSUED FOR PERMIT	08/21/24
40	ISSUED FOR PERMIT	08/21/24