

ORDINANCE NO. O-2022-04

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING THE “PCD”, PLANNED COMMERCIAL DEVELOPMENT DISTRICT FINAL SITE PLAN ON LOT 7N OF NCB 1153, ONE LOT CONTAINING APPROXIMATELY 1.62 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF CENTENNIAL PARKWAY AND SOUTH BROADWAY AVENUE (8916 SOUTH BROADWAY AVENUE); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 site plan is hereby approved as follows:

I. APPLICATION PD21-025

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 Development District, to wit:

On Lot 7N of NCB 1153, one lot containing approximately 1.62 acres of land located south of the southeast intersection of Centennial Parkway and South Broadway Avenue (8916 South Broadway Avenue) and in accordance with 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 January 27th, 2022.

PASSED AND APPROVED this the 12th day of January A.D., 2022.



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

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

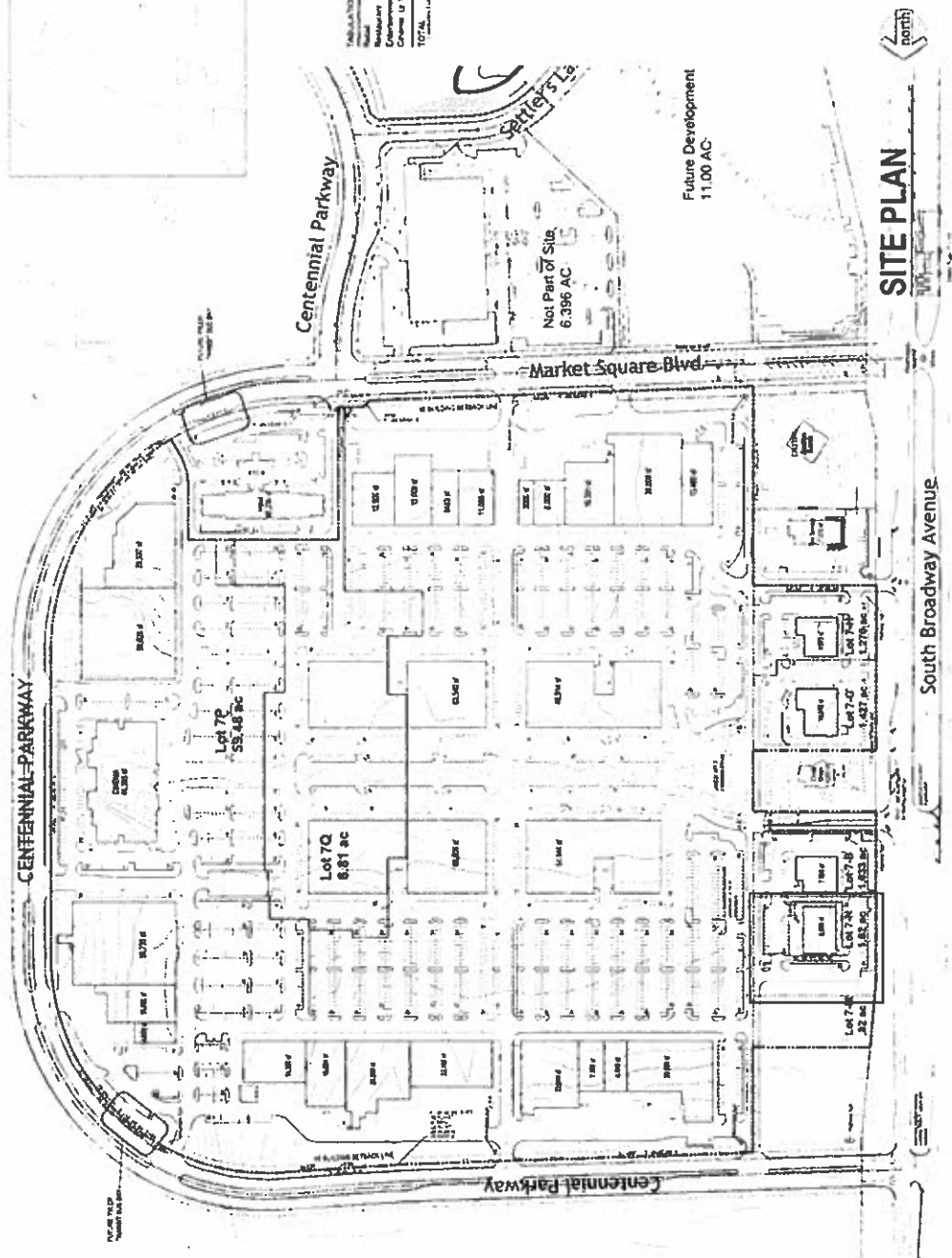
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EXHIBIT "A"
FINAL SITE PLAN



Location Map

TABLE NUMBER	BLDG AREA	AVOID BLDG
1	1542 736	1784 1443
2	213 537	1794 1119
3	44,339	11,100 408
TOTAL	171,612	3218

SITE DEVELOPMENT PLAN	
1	1542 736
2	213 537
3	44,339
TOTAL	171,612



SITE PLAN

