

ORDINANCE NO. O-2009-80

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 "R-1A", SINGLE FAMILY RESIDENTIAL DISTRICT TO "PCD", PLANNED COMMERCIAL DISTRICT WITH FINAL SITE PLAN APPROVAL ON LOT 36 OF NCB 1092, ONE LOT TOTALING APPROXIMATELY 8.096 ACRES LOCATED ONE LOT EAST OF THE NORTHEAST INTERSECTION OF SHILOH ROAD AND HIGHECH DRIVE (2040 SHILOH ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP AND FUTURE LAND USE GUIDE; 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 zone change is hereby approved as follows:

I. APPLICATION Z06-09-037

That the following described property, which has heretofore been zoned "R-1A", Single Family Residential District, shall hereafter bear the zoning classification of "PCD", Planned Commercial District, to-wit:

Lot 36 of NCB 1092, one lot totaling approximately 8.096 acres located one lot east of the northeast intersection of Shiloh Road and Hightech Drive (2040 Shiloh Road).

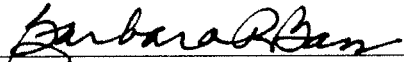
and in accordance with the site development plan attached hereto as Exhibit "A".

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 change and that the Future Land Use Guide be revised to reflect Office.

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 July 24, 2009.

PASSED AND APPROVED this the 22nd day of July, A.D., 2009.

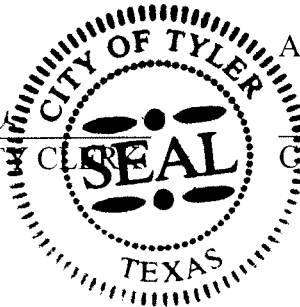


BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK



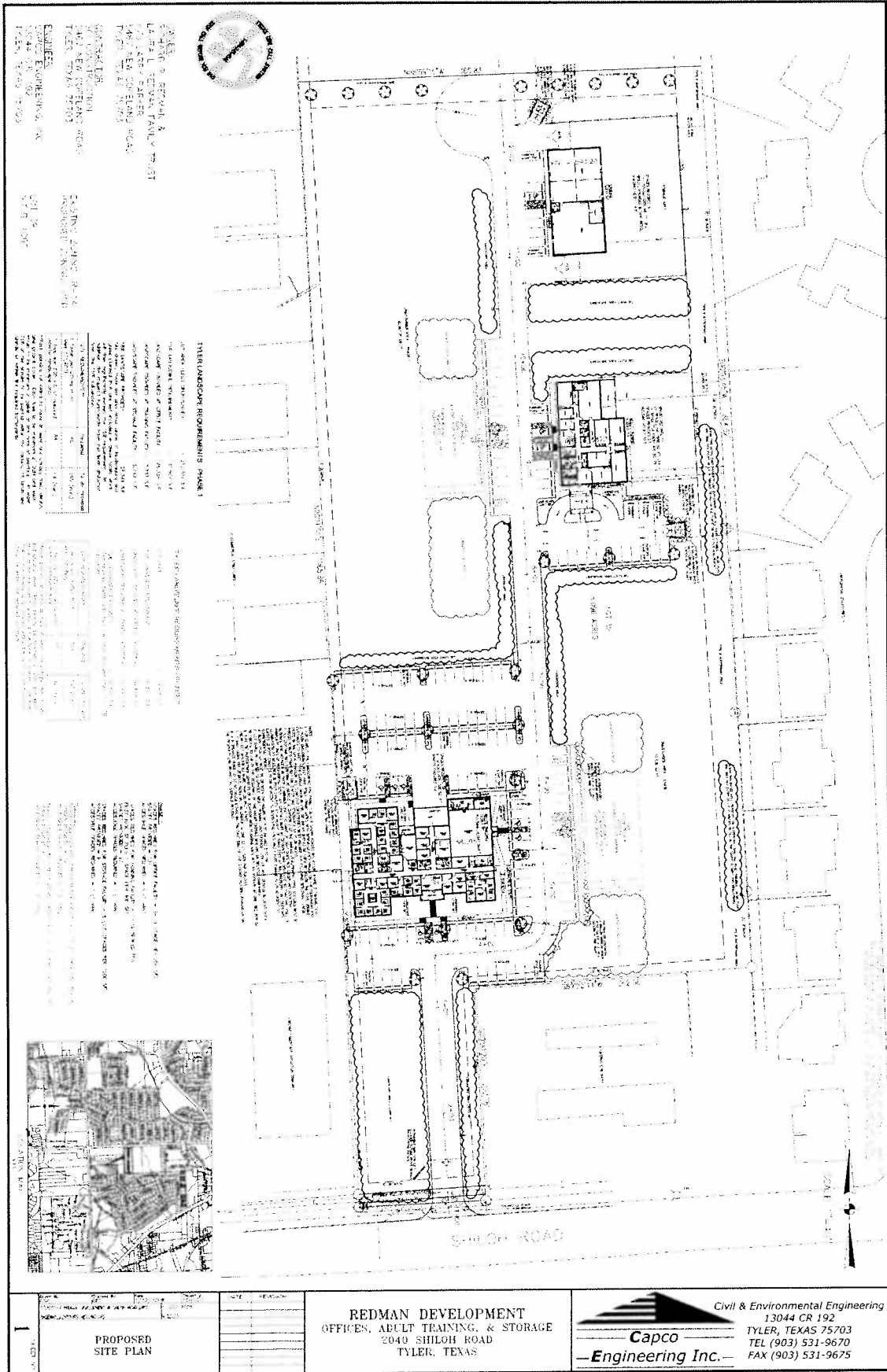
APPROVED:



MARY C LANDERS
CITY ATTORNEY

ORDINANCE NO. O-2009-80

EXHIBIT "A"



OWNER: REDMAN DEVELOPMENT, L.P.
 2040 SHILOH ROAD
 TYLER, TEXAS 75703
 PREPARED BY: CAPCO ENGINEERING, INC.
 13044 CR 192
 TYLER, TEXAS 75703

DATE: 08/11/09
 SHEET NO. 1 OF 1

INTERLATION REQUIREMENTS TABLE

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR SUBMITTAL	08/11/09	J. B. BOST
2	REVISED PER COMMENTS	08/11/09	J. B. BOST

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PROPOSED SITE PLAN

REDMAN DEVELOPMENT
 OFFICES, ADULT TRAINING, & STORAGE
 2040 SHILOH ROAD
 TYLER, TEXAS

Capco
 Engineering Inc.
 Civil & Environmental Engineering
 13044 CR 192
 TYLER, TEXAS 75703
 TEL (903) 531-9670
 FAX (903) 531-9675