

ORDINANCE NO. O-2010-104

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-1”, LIGHT COMMERCIAL DISTRICT TO “PCD”, PLANNED COMMERCIAL DISTRICT AND ADOPTING A FINAL SITE PLAN ON PROPERTY, ON ONE LOT TOTALING APPROXIMATELY 2.08 ACRES LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF THREE LAKES PARKWAY AND OLD JACKSONVILLE HIGHWAY (7487 OLD JACKSONVILLE HIGHWAY); 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 Zoning Ordinance of the City of Tyler, Texas, is hereby amended by adopting the revised site plan attached hereto as follows:

I. APPLICATION Z07-10-047

That the following described property, which has heretofore been zoned “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “PCD”, Planned Commercial Development with the site development plan attached hereto as Exhibit “A” and landscape plan attached hereto as Exhibit “B”, to-wit:

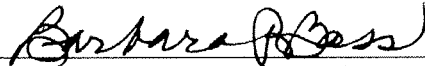
One Lot totaling approximately 2.08 acres, located south of the southwest intersection of Three Lakes Parkway and Old Jacksonville Highway (7487 Old Jacksonville Highway) in accordance with the site development plan attached hereto as Exhibit “A” and landscape plan attached hereto as Exhibit “B”.

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.

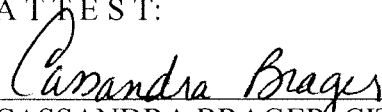
PART 4: That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, 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 October 29, 2010.

PASSED AND APPROVED this the 27th day of October, A.D., 2010.



BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK

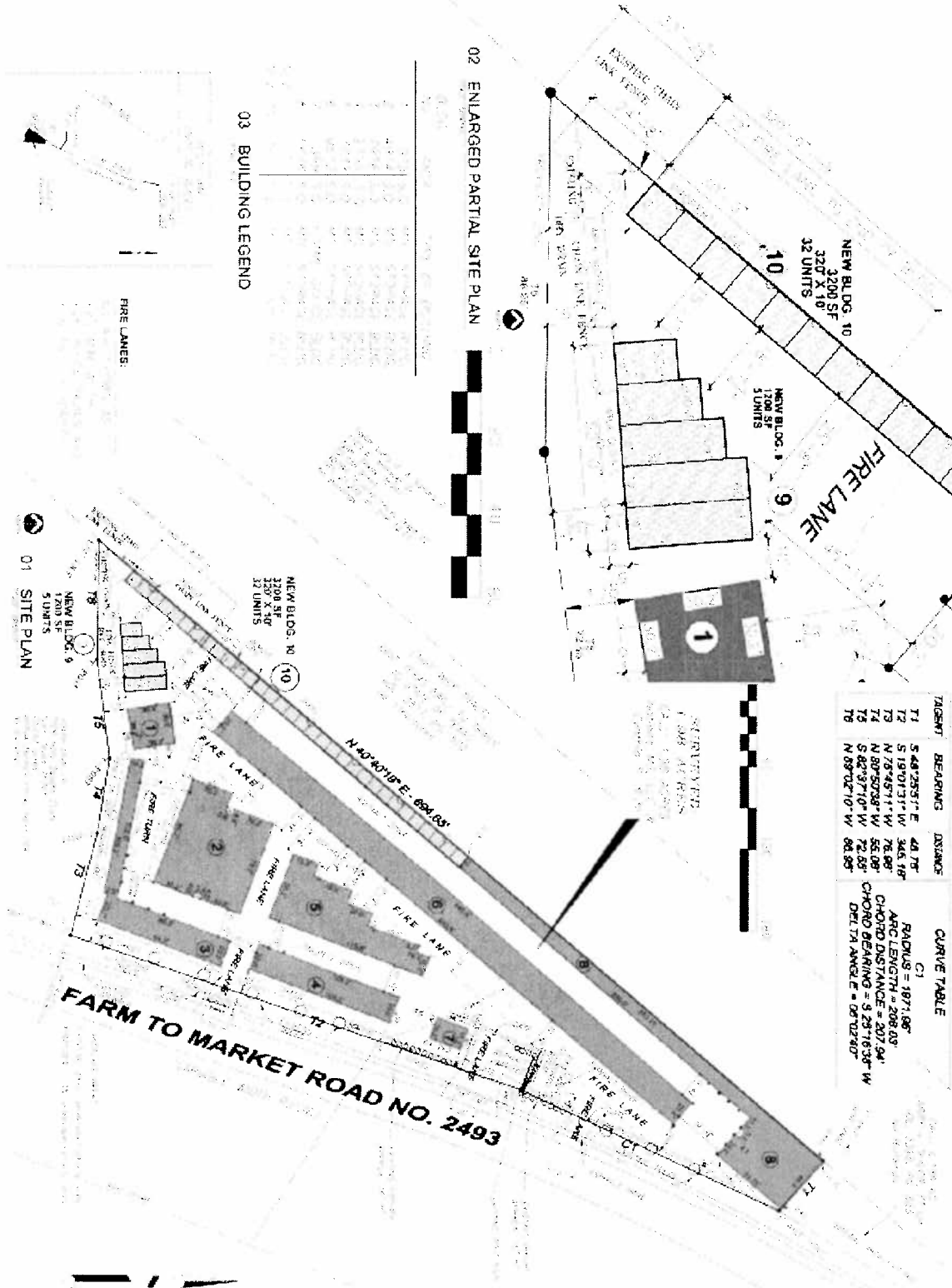


APPROVED:



GARY C. LANDERS, CITY ATTORNEY

Ordinance No. O-2010-104 EXHIBIT "A"



TARGET	BEARING	DISTANCE	CURVE TABLE
T1	S 48°25'31" E	48.75'	C1 RADIUS = 1871.06' ARC LENGTH = 208.03' CHORD DISTANCE = 207.94' CHORD BEARING = S 23°16'38" W DELTA ANGLE = 087°21'40"
T2	S 19°07'31" W	345.18'	
T3	N 75°45'11" W	78.08'	
T4	N 89°57'38" W	58.08'	
T5	S 82°37'10" W	72.85'	
T6	N 89°02'10" W	88.85'	

03 BUILDING LEGEND

NEW BLDG. NO. 10
3200 SF
320' X 10'

NEW BLDG. NO. 9
1200 SF
120' X 10'

NEW BLDG. NO. 8
1200 SF
120' X 10'

NEW BLDG. NO. 7
1200 SF
120' X 10'

NEW BLDG. NO. 6
1200 SF
120' X 10'

NEW BLDG. NO. 5
1200 SF
120' X 10'

NEW BLDG. NO. 4
1200 SF
120' X 10'

NEW BLDG. NO. 3
1200 SF
120' X 10'

NEW BLDG. NO. 2
1200 SF
120' X 10'

NEW BLDG. NO. 1
1200 SF
120' X 10'

NEW BLDG. NO. 10
3200 SF
320' X 10'

NEW BLDG. NO. 9
1200 SF
120' X 10'

NEW BLDG. NO. 8
1200 SF
120' X 10'

NEW BLDG. NO. 7
1200 SF
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NEW BLDG. NO. 3
1200 SF
120' X 10'

NEW BLDG. NO. 2
1200 SF
120' X 10'

NEW BLDG. NO. 1
1200 SF
120' X 10'

01 SITE PLAN

02 ENLARGED PARTIAL SITE PLAN

SP1

SITE PLAN

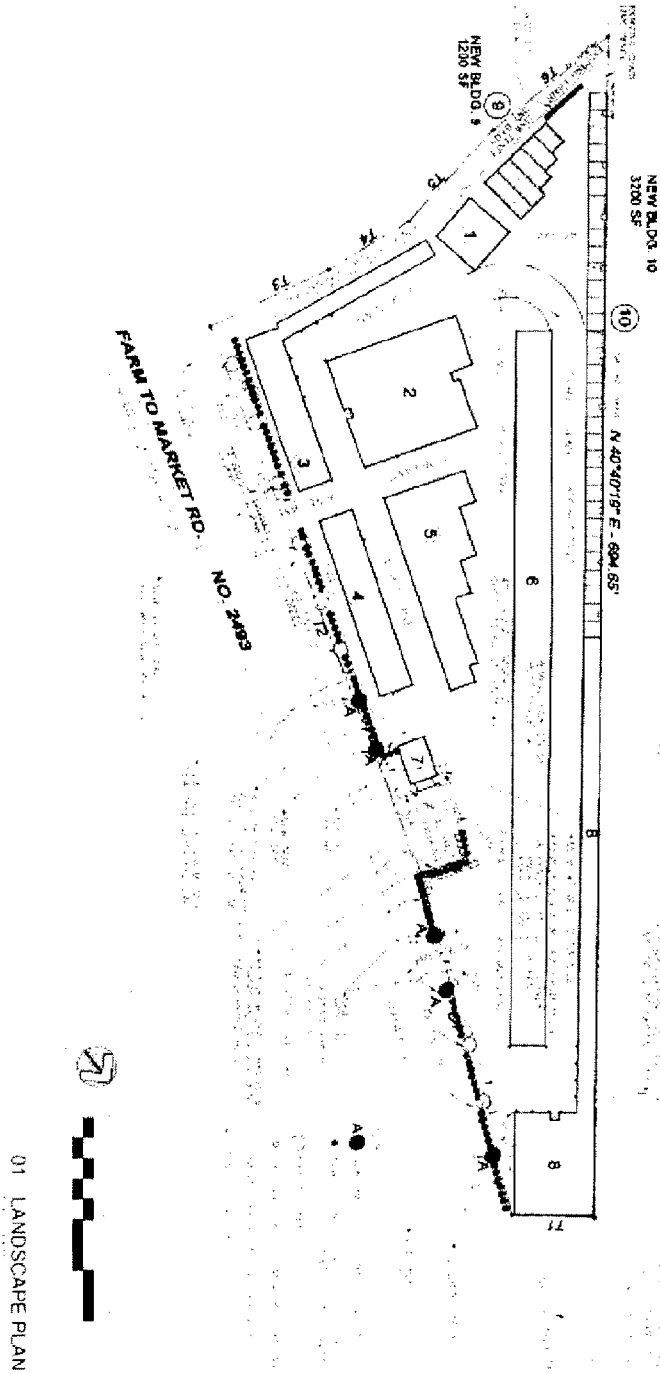
Advantage Self Storage
New Self-Storage Buildings
7487 Old Jacksonville Road
Tyler, Texas



MAULDIN
ARCHITECTS

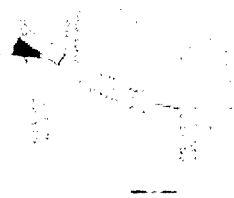
210 313 3197
4523 Taylors Blvd
San Antonio, TX 78247
MauldinArchitects.com

Ordinance No. O-2010-104 EXHIBIT "B"



01 LANDSCAPE PLAN

02 LOCATION MAP



L-1

DATE: 11/11/10
SCALE: 1" = 20'
DRAWN BY: [illegible]
CHECKED BY: [illegible]
LANDSCAPE

New Self-Storage Buildings
Advantage Self Storage
7487 Old Jacksonville Road
Tyler, Texas