

ORDINANCE NO. O-2023-22

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-1D”, SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL DISTRICT TO “PMF”, PLANNED MULTI-FAMILY DISTRICT WITH A FINAL SITE PLAN ON TRACT 21E, 21H, 21J, 21K OF ABST A0636 M UNIVERSITY, ONE TRACT CONTAINING APPROXIMATELY 13.97 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF SHILOH VILLAGE DRIVE AND SHILOH ROAD (2043 SHILOH ROAD); 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 zone change is hereby approved as follows:

I. APPLICATION Z22-069

That the following described property, which has heretofore been zoned “R-1D”, Single-Family Detached and Attached Residential District, shall hereafter bear the zoning classification of “PMF”, Planned Multi-Family District with a final site plan, to wit:

On TRACT 21E, 21H, 21J, 21K of ABST A0636 M UNIVERSITY, one tract containing approximately 13.97 acres of land located west of the intersection of Shiloh Village Drive and Shiloh Road (2043 Shiloh Road) and in accordance with the Final Site Plan in Exhibit “A” attached hereto and incorporated herein.

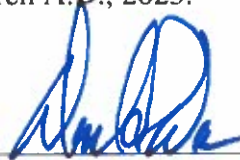
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 March 24th, 2023.

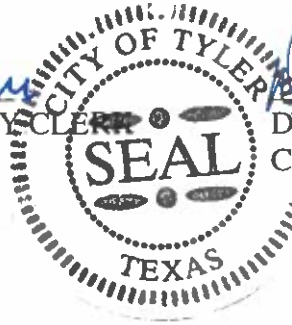
PASSED AND APPROVED this the 22nd day of March A.D., 2023.



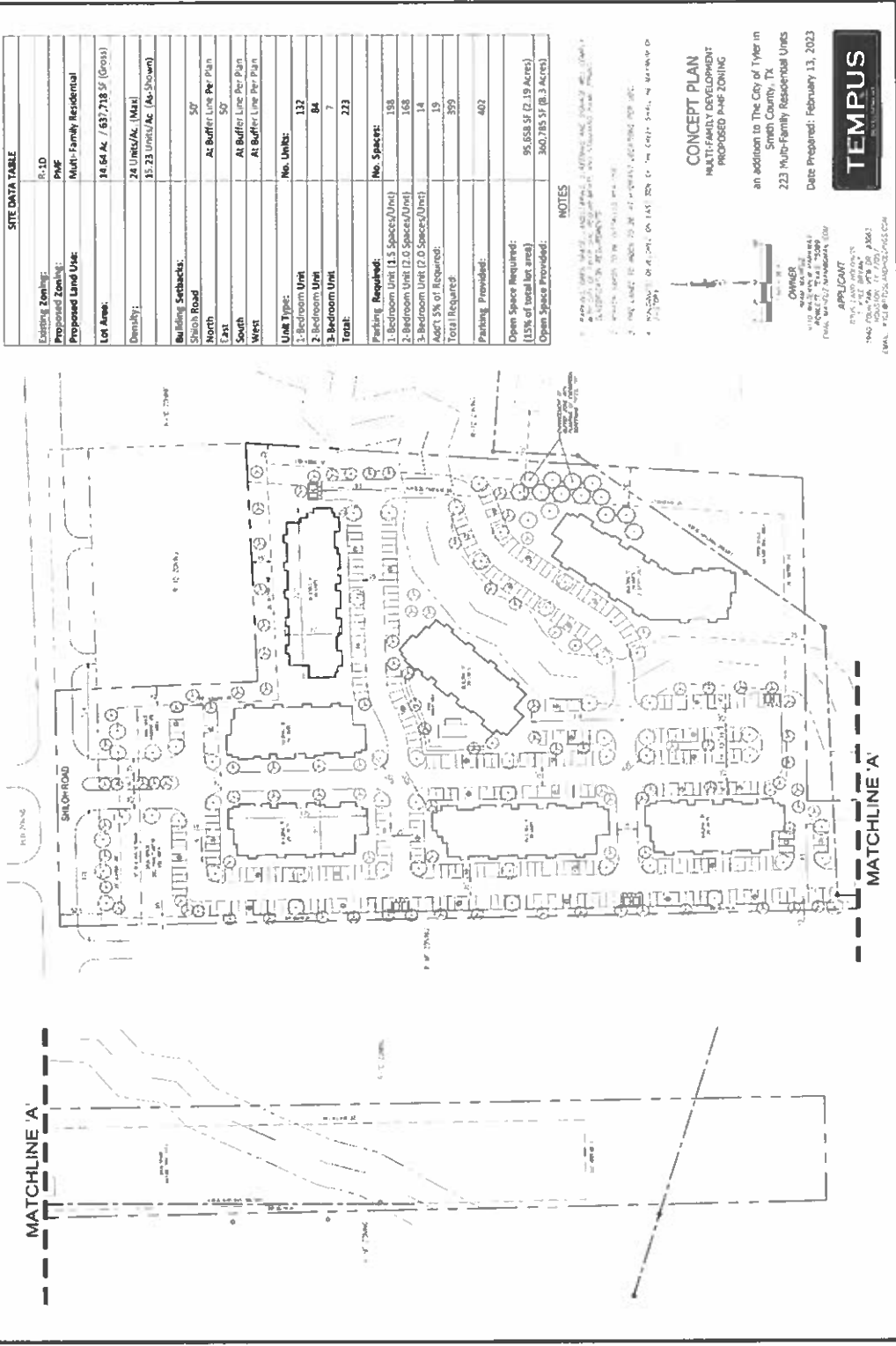
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK
DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2023-22
EXHIBIT "A"
FINAL SITE PLAN



SITE DATA TABLE	
Existing Zoning:	R-1D
Proposed Zoning:	PMF
Proposed Land Use:	Multi-Family Residential
Lot Area:	14.64 Ac. / 637,718 SF (Gross)
Density:	24 Units/Ac. (Max)
	13:23 Units/Ac. (As-Shown)
Building Setbacks:	
Shiloh Road	50'
North	At Buffer Line Per Plan
East	50'
South	At Buffer Line Per Plan
West	At Buffer Line Per Plan
Unit Types:	No. Units:
1-Bedroom Unit	132
2-Bedroom Unit	64
3-Bedroom Unit	9
Total:	205
Parking Required:	No. Spaces:
1-Bedroom Unit (1.5 Spaces/Unit)	198
2-Bedroom Unit (2.0 Spaces/Unit)	128
3-Bedroom Unit (2.0 Spaces/Unit)	18
Adpt. 5% of Required:	19
Total Required:	363
Parking Provided:	402
Open Space Required:	95,658 SF (2.19 Acres)
(15% of total lot area)	360,785 SF (8.3 Acres)

NOTES

1. THIS SITE PLAN IS A CONCEPTUAL PLAN AND DOES NOT REPRESENT ANY SPECIFIC DESIGN OR CONSTRUCTION DETAILS.
2. THE LAYOUT OF THE UNITS IS SUBJECT TO THE APPROVAL OF THE CITY OF TYLER AND THE COUNTY OF SMITH COUNTY, TEXAS.
3. THE LAYOUT OF THE UNITS IS SUBJECT TO THE APPROVAL OF THE CITY OF TYLER AND THE COUNTY OF SMITH COUNTY, TEXAS.
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CONCEPT PLAN
 MULTI-FAMILY DEVELOPMENT
 PROPOSED PMF ZONING

an addition to the City of Tyler in
 Smith County, TX
 223 Multi-Family Residential Units

Date Prepared: February 13, 2023

TEMPUS
 ENGINEERING & ARCHITECTURE

APPLICANT:
 TYLER LAND DEVELOPMENT
 1940 COLLEGE AVENUE, SUITE 200
 TYLER, TEXAS 75701
 EMAIL: INFO@TYLERLANDDEV.COM