

ORDINANCE NO. O-2023-26

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, “AR”, ADAPTIVE REUSE DISTRICT, “RPO”, RESTRICTED PROFESSIONAL OFFICE DISTRICT, “M-1”, LIGHT INDUSTRIAL DISTRICT, AND “M-2”, GENERAL INDUSTRIAL DISTRICT TO “PMXD-1”, PLANNED MIXED-USE DISTRICT-1 WITH A FINAL SITE PLAN AND FINAL SITE NARRATIVE ON LOT 22-C OF NCB 745, ONE LOT CONTAINING APPROXIMATELY 19.54 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF HILLCREST AVENUE AND WEST FRONT STREET (3212 CHANDLER HIGHWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE 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 PD22-002

That the following described property, which has heretofore been zoned “R-1A”, Single-Family Residential District, “AR”, Adaptive Reuse District, “RPO”, Restricted Professional Office District, “M-1”, Light Industrial District, and “M-2”, General Industrial District, shall hereafter bear the zoning classification of “PMXD-1”, Planned Mixed-Use District-1 with a final site plan and final site narrative, to wit:

On Lot 22-C of NCB 745, one lot containing approximately 19.54 acres of land located west of the southwest intersection of Hillcrest Avenue and West Front Street (3212 Chandler Highway) and in accordance with the Final Site Plan in Exhibit “A” and the Final Site Narrative in Exhibit “B” 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 and the Future Land Use Guide to reflect Mixed-Use.

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.



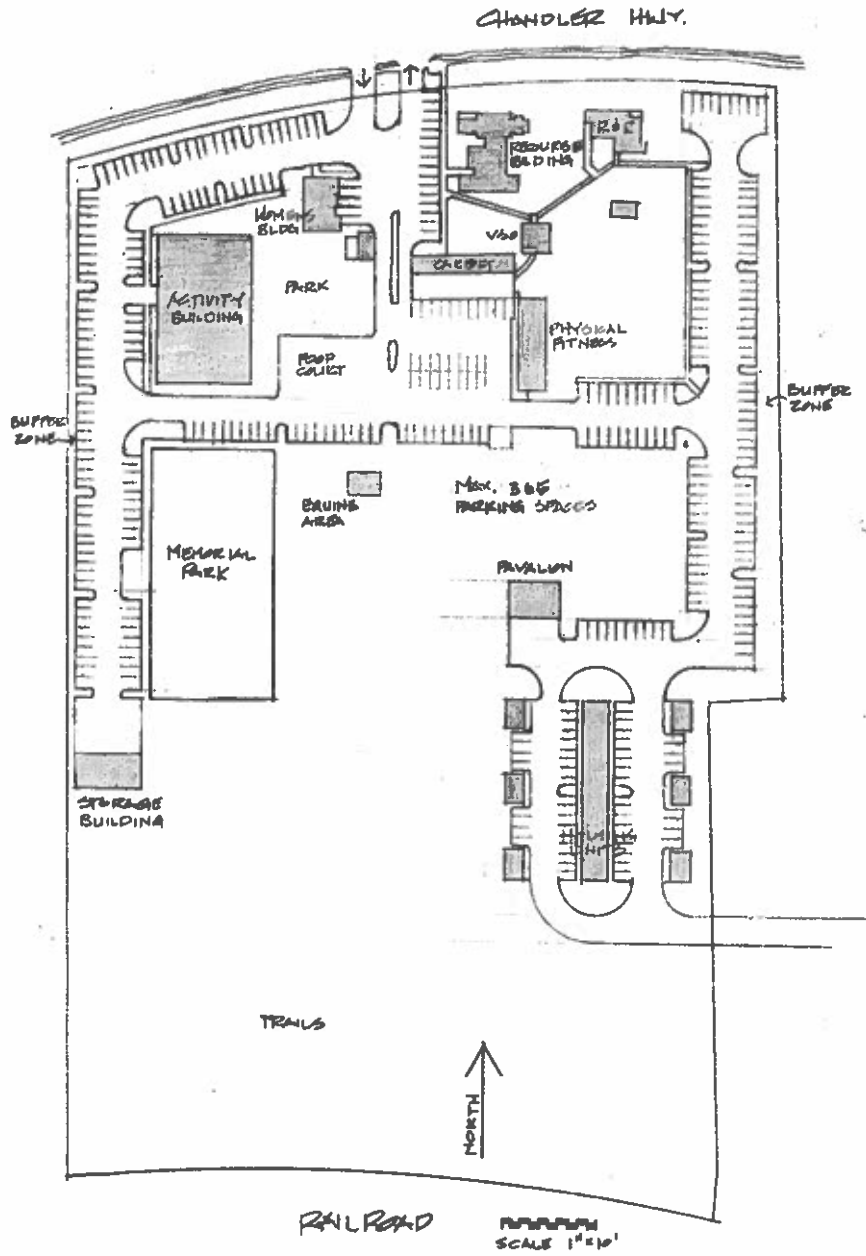
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


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

ORDINANCE NO. O-2023-26
EXHIBIT "A"
FINAL SITE PLAN



ORDINANCE NO. O-2023-26
EXHIBIT "B"
FINAL SITE NARRATIVE

PD22-022 Camp V PMXD-1 Site Narrative:

Approved Uses:

- Recreational Facilities
- Office Space
- Park
- Equine Area
- Multi-Family Housing
- Other uses as allowed per PMXD-1 Use Table

Setbacks:

- Front (25')
- Rear (25')
- Sides (5')

Max Height: 55'

Parking: Per UDC

Landscaping: Per UDC (Includes required bufferyard with
neighboring properties)

Signage: Per UDC