

**ORDINANCE NO. O-2017-106**

**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 "PXR", PLANNED MIXED RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 1 AND 2 OF NCB 937, TWO LOTS TOTALING APPROXIMATELY 0.58 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF AIRLINE DRIVE AND GOLDEN ROAD (1414 AND 1416 GOLDEN 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 PD17-030**

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 "PXR", Planned Mixed Residential District with final site plan, to wit:

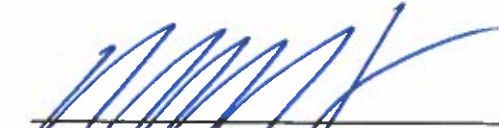
Lots 1 and 2 of NCB 937, two lots totaling approximately 0.58 acres of land located at the southeast intersection of Airline Drive and Golden Road (1414 and 1416 Golden Road), and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" and incorporated herein.

**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 November 10<sup>th</sup>, 2017.

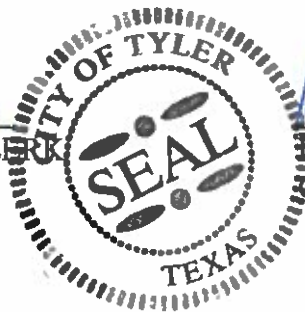
**PASSED AND APPROVED** this the 8<sup>th</sup> day of November A.D., 2017.


  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

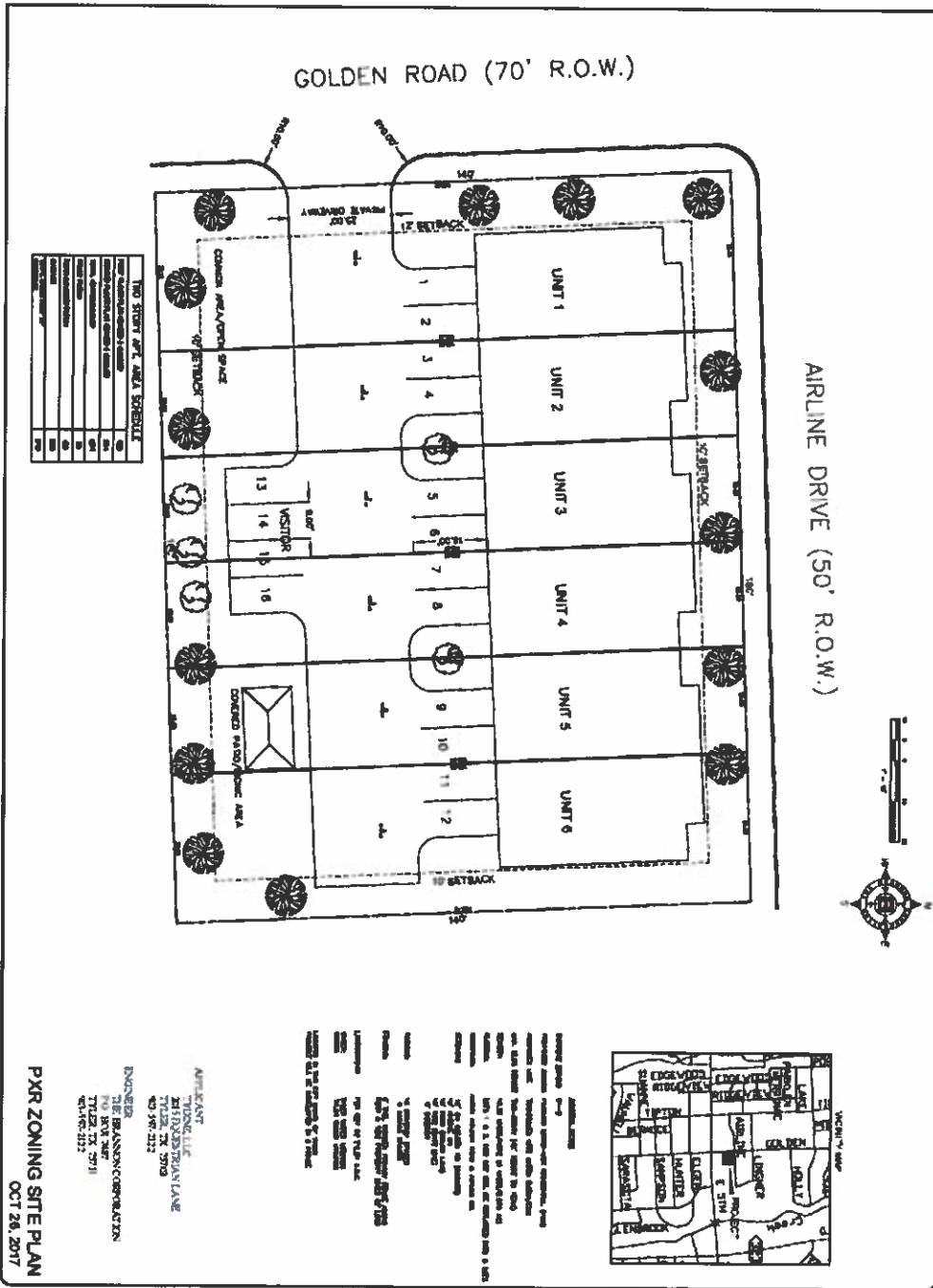
APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



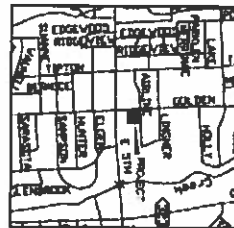
  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-106  
EXHIBIT "A"  
FINAL SITE PLAN**



**180 STREET APPL. AREA RESULTS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16



**NOTES:**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL SETBACKS ARE TO THE EXTERIOR FACE OF THE WALL OR CURB.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY OR WALKWAY UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY OR WALKWAY UNLESS OTHERWISE NOTED.
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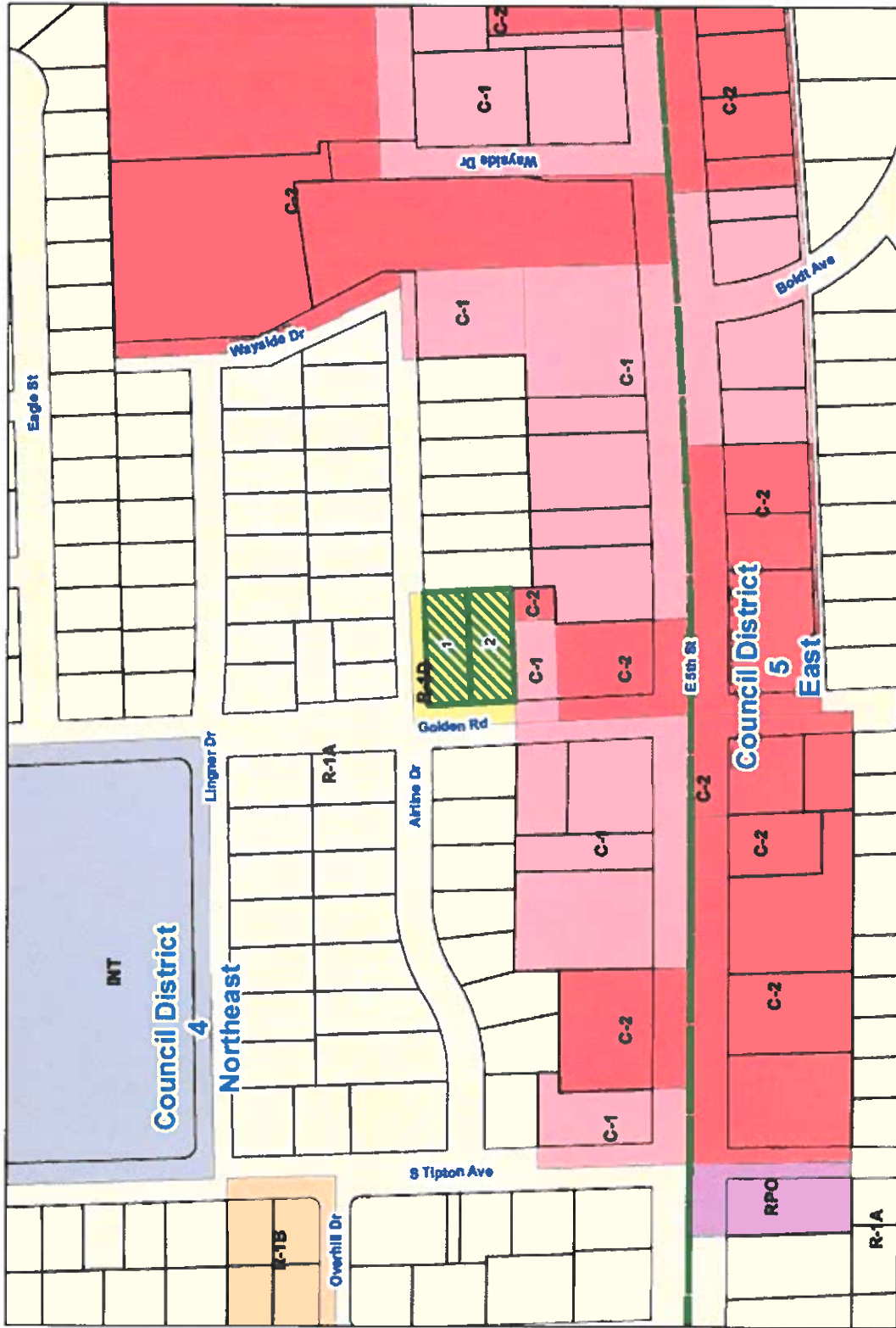
**APPLICANT:**  
BRANNON CORP.  
2410 HUNTER LANE  
TYLER, TX 75703  
409.595.2122

**ENGINEER:**  
THE BRANNON CORPORATION  
1000 W. 17TH ST.  
TYLER, TX 75701  
409.595.2122

**PZR ZONING SITE PLAN**  
OCT 26, 2017

1		<b>PZR ZONING SITE PLAN</b> FOR <b>GOLDEN ROAD PROFESSIONAL APTS.</b> TYLER, LLC TYLER, TEXAS		
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**ORDINANCE NO. O-2017-106  
EXHIBIT "B"  
LOCATION MAP**



**ZONING CASE**  
Zoning Case #: PD17-030  
Existing Zoning: R-1D Proposed Zoning: PMF  
Applicant: Lloyd Nichols

This graphic is for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying or other professional purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 100 200 Feet

**ORDINANCE NO. O-2017-106  
EXHIBIT "C"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



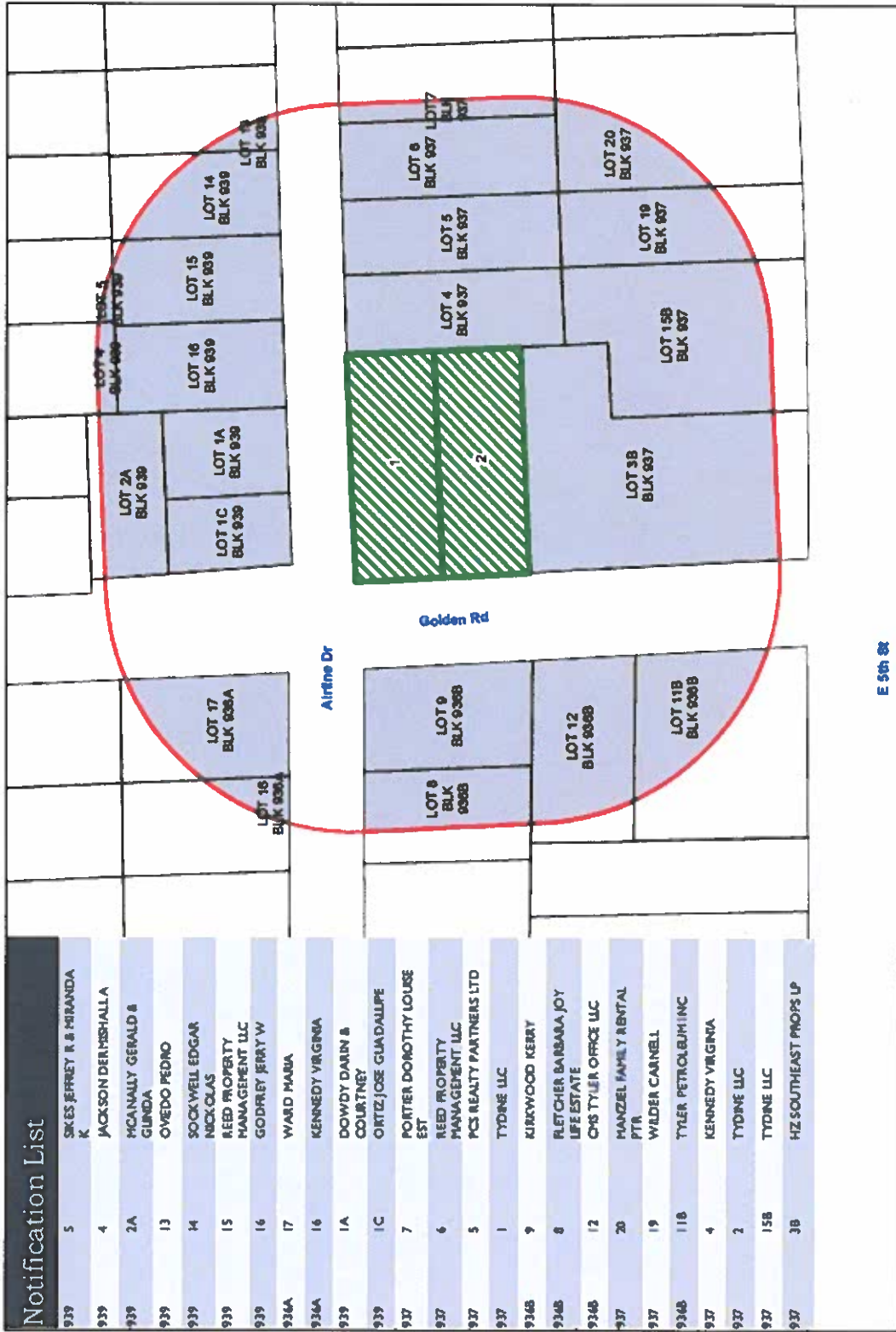
Subject Property

**ZONING CASE**  
Zoning Case #: PD17-030  
Existing Zoning: R-1D Proposed Zoning: PMF  
Applicant: Lloyd Nichols


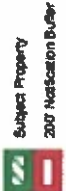

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**ORDINANCE NO. O-2017-106  
EXHIBIT "D"  
NOTIFICATION MAP**



Notification List	
939	5 SKES JERRY R & MIRANDA K
939	4 JACKSON DER-MHALLA
939	2A MCANALLY GERALD & GLINDA
939	13 OVEDO PEDRO
939	14 SOCKWELL EDGAR
939	15 NICKOLAS
939	15 REED PROPERTY MANAGEMENT LLC
939	16 GODFREY JERRY W
938A	17 WARD MARIA
938A	16 KENNEDY VIRGINIA
939	1A DOWDY DARIN & COURTNEY
939	1C ORTIZ JOSE GUADALUPE
937	7 PORTER DOMOTHY LOUISE EST
937	6 REED PROPERTY MANAGEMENT LLC
937	5 PCS REALTY PARTNERS LTD
937	1 TYDINE LLC
934B	9 KIRKWOOD KERRY
934B	8 FLETCHER BARBARA JOY LIFESTATE
934B	12 OHS TYLER OFFICE LLC
937	20 HANZZEL FAMILY RENTAL PTR
937	19 WILDER CARNELL
934B	11B TYLER PETROLBUM INC
937	4 KENNEDY VIRGINIA
937	2 TYDINE LLC
937	15B TYDINE LLC
937	3B HZ SOUTHEAST PROPS LP

  
 Subject Property  
 200 Notification Buffer  
**ZONING CASE**  
 Zoning Case #: FD17-030  
 Existing Zoning: R-1D Proposed Zoning: PMF  
 Applicant: Lloyd Nichols  
 100 0 100 Feet  
