

ORDINANCE NO. O-2024-7

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 “PUR”, PLANNED UNIT RESIDENTIAL DISTRICT WITH A FINAL SITE NARRATIVE ON LOTS 1-69 OF ABST I-22.2D AND 8.40 ACRE PORTION OF TRACT 1A, 70 LOTS CONTAINING APPROXIMATELY 23.70 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF MARSH FARM ROAD AND CADDO RIDGE CV (9506, 9507, 9512, 9513, 9519, 9520, 9525, 9530, 9531, 9537, 9538, 9543, 9546, 9549, 9554, 9555, 9560, 9561, 9566, 9567, 9570, 9573, 9574, 9578, 9581, 9582, 9586, 9590, 9594, 9602, AND 9606 FRIEDLANDER WAY AND 2000, 2001, 2005, 2006, 2010, 2011, 2014, 2017, 2020, 2023, 2026, 2029, 2030, 2032, 2035, 2041, 2044, 2047, 2050, 2053, 2056, 2059, 2062, 2065, 2068, 2069, 2072, 2075, 2078, 2079, 2082, 2083, 2086, 2087, 2090, 2091, 2095, AND 2099 LOCKLEAR LANE, AND 8.40 ACRE PORTION OF 1067 MARSH FARM ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; 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 PD23-024

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 “PUR”, Planned Unit Residential District with a final site narrative, to wit:


On Lots 1-69 of ABST I-22.2D and 8.40 acre portion of Tract 1A, 70 lots containing approximately 23.70 acres of land located south of the southeast intersection of Marsh Farm Road and Caddo Ridge Cv (9506, 9507, 9512, 9513, 9519, 9520, 9525, 9530, 9531, 9537, 9538, 9543, 9546, 9549, 9554, 9555, 9560, 9561, 9566, 9567, 9570, 9573, 9574, 9578, 9581, 9582, 9586, 9590, 9594, 9602, and 9606 Friedlander Way and 2000, 2001, 2005, 2006, 2010, 2011, 2014, 2017, 2020, 2023, 2026, 2029, 2030, 2032, 2035, 2041, 2044, 2047, 2050, 2053, 2056, 2059, 2062, 2065, 2068, 2069, 2072, 2075, 2078, 2079, 2082, 2083, 2086, 2087, 2090, 2091, 2095, and 2099 Locklear Lane, and 8.40 acre portion of 1067 Marsh Farm Road) and in accordance with the Final Site Narrative 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 January 12th, 2024.

PASSED AND APPROVED this the 10th day of January A.D., 2024.



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

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2024-7
EXHIBIT "A"
FINAL SITE NARRATIVE**

Front yard setback: 20 feet

All other R-1D regulations apply.