

ORDINANCE NO. O-2024-15

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 “PMF”, PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT, “C-1”, LIGHT COMMERCIAL DISTRICT, AND “PUR”, PLANNED UNIT RESIDENTIAL DISTRICT TO “PMXD-1”, PLANNED MIXED-USE DISTRICT 1 WITH WRITTEN NARRATIVE, “PUR”, PLANNED UNIT RESIDENTIAL DISTRICT WITH WRITTEN NARRATIVE, AND “C-1”, LIGHT COMMERCIAL DISTRICT ON A 9.69 ACRE PORTION OF TRACT 5A AND 10, 11A, TWO TRACTS CONTAINING APPROXIMATELY 117.87 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF LEGACY BEND AND HOLLYTREE DRIVE (A 9.69 ACRE PORTION OF 8020 AND 8360 HOLLYTREE DRIVE); 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 Z23-045

That the following described property, which has heretofore been zoned “PMF”, Planned Multi-Family Residential District, “C-1”, Light Commercial District, and “PUR”, Planned Unit Residential District, shall hereafter bear the zoning classification of “PMXD-1”, Planned Mixed-Use District 1 with written narrative, “PUR”, Planned Unit Residential District with written narrative, and “C-1”, Light Commercial District, to wit:

On a 9.69 acre portion of Tract 5A and 10, 11A, two tracts containing approximately 117.87 acres of land located east of the southeast intersection of Legacy Bend and Hollytree Drive (a 9.69 Acre Portion of 8020 and 8360 Hollytree Drive) as shown in Exhibit “A” attached hereto and incorporated herein, and in accordance with 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.

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 26th, 2024.

PASSED AND APPROVED this the 24th day of January A.D., 2024.



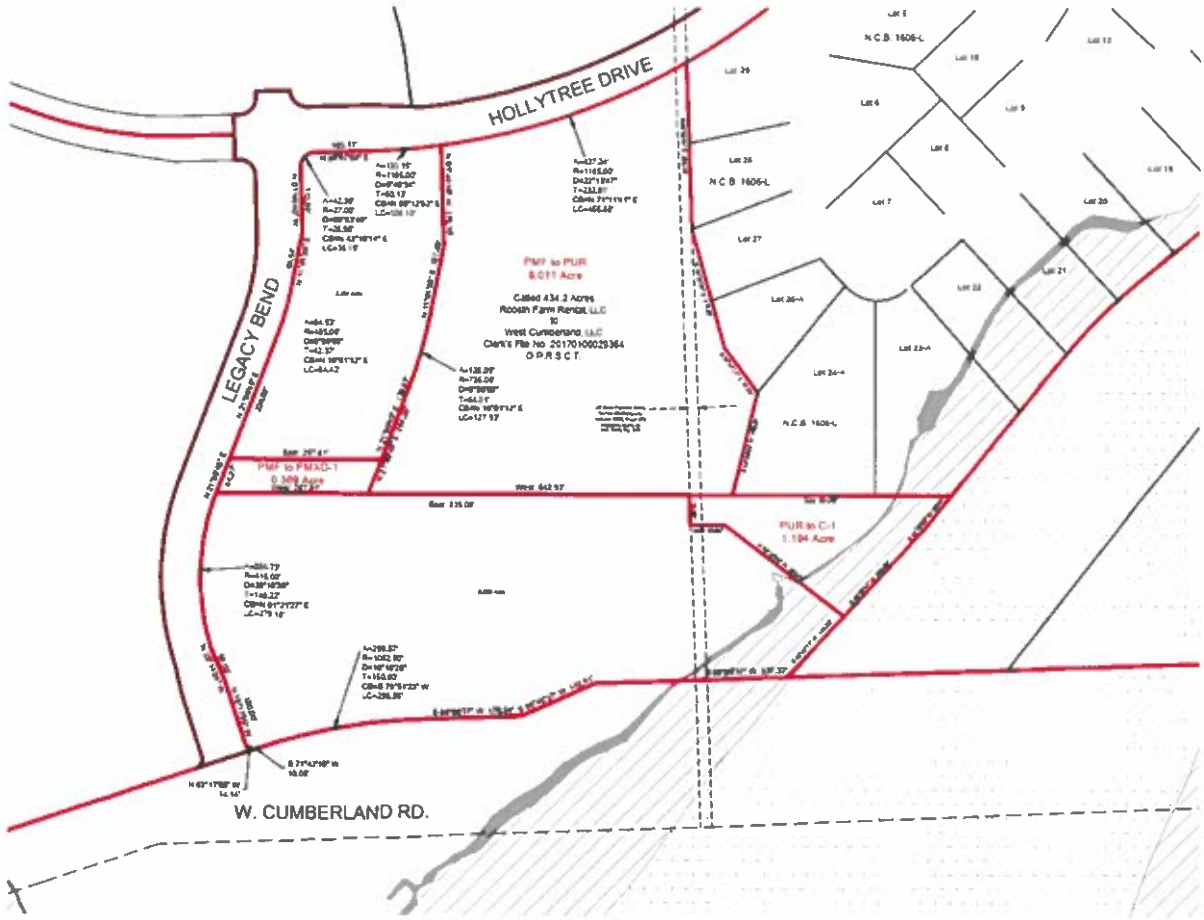
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


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

ORDINANCE NO. O-2024-15
EXHIBIT "A"
SUBJECT PROPERTY



**ORDINANCE NO. O-2024-15
EXHIBIT "B"
FINAL SITE NARRATIVE**

PMXD-1 Planned Mixed-Use District

Uses – All C-1, RPO and Residential

Setbacks – Front – 10'

Sides – 5' / 10' Street

Rear – 10'

Minimum 10' between structure

Maximum Lot Coverage – 60%

Maximum Height – 3 story / 45'

Minimum Lot Frontage – 25'

Parking and Landscaping to meet

City of Tyler UDC standards

Signage to be consistent with C-1 regulations

PUR Planned Unit Residential District

PUR gated subdivision with private streets

Setbacks: Front - 25'

Rear - 25'

Sides - 7.5' (12' corner)

Height: Two story/ 42' Maximum

Parking, Signage, and Landscaping/Bufferyards will be as per UDC. Fencing along Hollytree Drive to comply with UDC sight visibility requirements.