

ORDINANCE NO. O-2024-26

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 “C-1”, LIGHT COMMERCIAL DISTRICT TO “PMF”, PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON A 1.14 ACRE PORTION OF LOT 44F OF NCB 1660A, ONE LOT CONTAINING APPROXIMATELY 2.25 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF ELKTON TRAIL AND OAK HILL BOULEVARD (A 1.14 ACRE PORTION OF 6549 OLD JACKSONVILLE HIGHWAY); 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 PD23-030

That the following described property, which has heretofore been zoned “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “PMF”, Planned Multi-Family Residential District with final site plan, to wit:

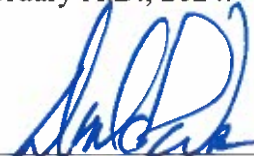
On a 1.14 acre portion of Lot 44F of NCB 1660A, one lot containing approximately 2.25 acres of land located north of the northeast intersection of Elkton Trail and Oak Hill Boulevard (A 1.14 acre portion of 6549 Old Jacksonville Highway) and in accordance with the Final Site Plan in Exhibit “A” attached 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 1st, 2024.

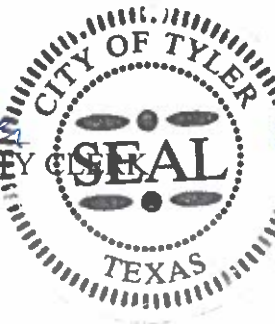
PASSED AND APPROVED this the 28th day of February A.D., 2024.


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

ATTEST:


APPROVED:

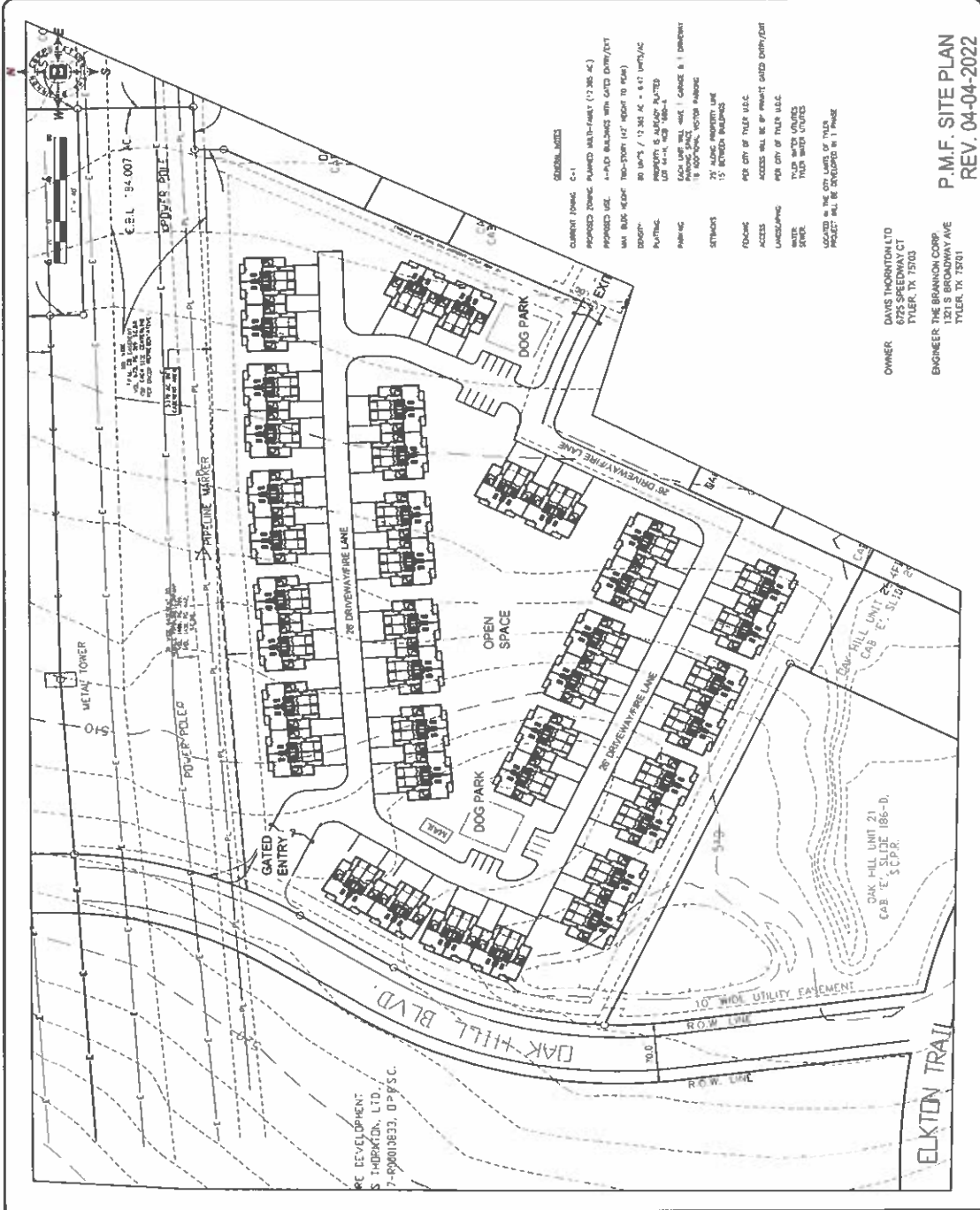

CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2024-26 EXHIBIT "A" FINAL SITE PLAN

 BRANNON CORP CIVIL ENGINEERS 1211 S BROADWAY AVE TYLER, TEXAS 75701 TEL: 409.291.1111 FAX: 409.291.1112	PMF SITE PLAN FOR OAK HILL VILLAGE LOT 44H, NCB 1860-A TYLER, TEXAS	SHEET NO. 1	FOR REVIEW APRIL 4, 2022	
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OWNER: DAVIS THORNTON LTD
 6725 SPEEDWAY CT
 TYLER, TX 75703
 ENGINEER: THE BRANNON CORP
 1211 S BROADWAY AVE
 TYLER, TX 75701

P.M.F. SITE PLAN
REV. 04-04-2022