

ORDINANCE NO. O-2024-30

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 “PMXD-1”, PLANNED MIXED-USE DISTRICT TO “PCD”, PLANNED COMMERCIAL DEVELOPMENT DISTRICT WITH SITE NARRATIVE ON LOT 27B OF NCB 976, ONE LOT CONTAINING APPROXIMATELY 2.43 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF TROUP HIGHWAY AND GOLDEN ROAD (3301 GOLDEN 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 PD24-004

That the following described property, which has heretofore been zoned “PMXD-1”, Planned Mixed-Use District to “PCD”, Planned Commercial Development District with site narrative, to wit:

On Lot 27B of NCB 976, one lot containing approximately 2.43 acres of land located at the northwest intersection of Troup Highway and Golden Road (3301 Golden Road) 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 29th, 2024.

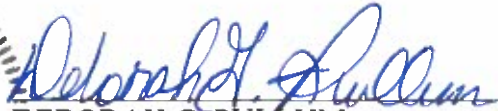
PASSED AND APPROVED this the 27th day of March A.D., 2024.



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

ATTEST:

APPROVED:


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

**ORDINANCE NO. O-2024-30
EXHIBIT "A"
FINAL SITE NARRATIVE**

Uses: Uses permissible in RPO

Minimum lot area: 2.437 acres

Minimum frontage: 80 feet

Minimum building separation same lot: 15 feet

Maximum height: 55 feet

Minimum height or story: 25 feet

Maximum height (stories): 5

Minimum setbacks:

a) **Front yard:** 10 feet

b) **Rear yard:** 15 feet

c) **Side yard:** 15 feet

d) **Corner side yard:** 15 feet

Maximum lot coverage: 60%