

**ORDINANCE NO. O-2024-45**

**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 “PMXD-1”, PLANNED MIXED-USE DISTRICT WITH FINAL SITE NARRATIVE ON LOT 20 OF NCB 319, ONE LOT CONTAINING APPROXIMATELY 0.17 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF LINDSEY LANE AND SOUTH PALACE AVENUE (829 LINDSEY LANE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE 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 Z24-006**

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

On Lot 20 of NCB 319, one lot containing approximately 0.17 acres of land located at the northeast intersection of Lindsey Lane and South Palace Avenue (829 Lindsey Lane) and in accordance with Final Site Narrative in Exhibit “A” attached hereto and incorporated herein.

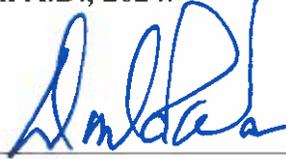
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Mixed-Use Center.

**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 April 26<sup>th</sup>, 2024.

**PASSED AND APPROVED** this the 24<sup>th</sup> day of April A.D., 2024.



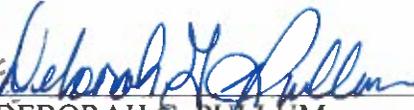
DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2024-45**  
**EXHIBIT "A"**  
**FINAL SITE NARRATIVE**

Current Zoning: "C-1"

Proposed Zoning: "PMXD-1"

Proposed Uses:

Single-Family Residential, Attached

Two-Family Duplex

Church, Temple, Synagogue, Mosque

Church Activity/Recreational Center

All retail uses permitted within the "C-1" zoning district, not including "Gas Station"

All office uses permitted within the "RPO" zoning district

The site dimensional standards would apply only to the current building. Redevelopment would require the submittal of a new site plan to be approved by City Council.