

ORDINANCE NO. O-2024-50

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 “AG”, AGRICULTURAL DISTRICT TO “PMXD-1”, PLANNED MIXED-USE DISTRICT, “PCD”, PLANNED COMMERCIAL DISTRICT, “PMF”, PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT, “PUR”, PLANNED UNIT RESIDENTIAL DISTRICT, “C-1”, LIGHT COMMERCIAL DISTRICT, “RPO”, RESTRICTED PROFESSIONAL OFFICE DISTRICT, “R-MF”, MULTI-FAMILY RESIDENTIAL DISTRICT, “R-2”, TWO-FAMILY RESIDENTIAL DISTRICT, AND “R-1A”, SINGLE-FAMILY RESIDENTIAL DISTRICT ON A 0.45 ACRE PORTION OF TRACTS 1, 1.2, 1A, 1F, 1E, 1D, 1G, 1C, 1H OF ABST A0984 R TOMBS AND TRACTS 11A, 15, 15A, 15B, 15C, 15D OF ABST A0819 J RATCLIFF, AND TRACT 5C OF ABST A0474 I HILL, 16 TRACTS CONTAINING APPROXIMATELY 341.60 ACRES OF LAND LOCATED NORTH AND WEST OF THE NORTHWEST INTERSECTION OF CUMBERLAND ROAD AND PALUXY DRIVE (8521, 8609, 8751 PALUXY DRIVE AND 1712 CUMBERLAND ROAD AND 1303 JEFF DAVIS DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z24-001

That the following described property, which has heretofore been zoned “AG”, Agricultural District, shall hereafter bear the following zoning classifications of Planned Mixed-Use District, “PCD”, Planned Commercial District, “PMF”, Planned Multi-Family Residential District, “PUR”, Planned Unit Residential District, “C-1”, Light Commercial District, “RPO”, Restricted Professional Office District, “R-MF”, Multi-Family Residential District, “R-2”, Two-Family Residential District, and “R-1A”, Single-Family Residential District, to wit:

On a 0.45 acre portion of Tracts 1, 1.2, 1A, 1F, 1E, 1D, 1G, 1C, 1H of ABST A0984 R TOMBS and Tracts 11A, 15, 15A, 15B, 15C, 15D of ABST A0819 J RATCLIFF, and Tract 5C of ABST A0474 I HILL, 16 tracts containing approximately 341.60 acres of land located north and west of the northwest intersection of Cumberland Road and

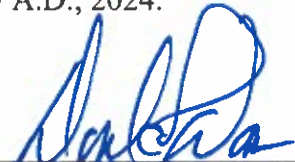
Paluxy Drive (8521, 8609, 8751 Paluxy Drive and 1712 Cumberland Road and 1303 Jeff Davis Drive) and in accordance with the Narrative in Exhibit "A" attached hereto and incorporated herein.

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 to reflect Single-Family Attached/Detached High Density, Multi-Family, Commercial and Mixed-Use Districts.

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 May 24th, 2024.

PASSED AND APPROVED this the 22nd day of May A.D., 2024.


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

ATTEST:

APPROVED:

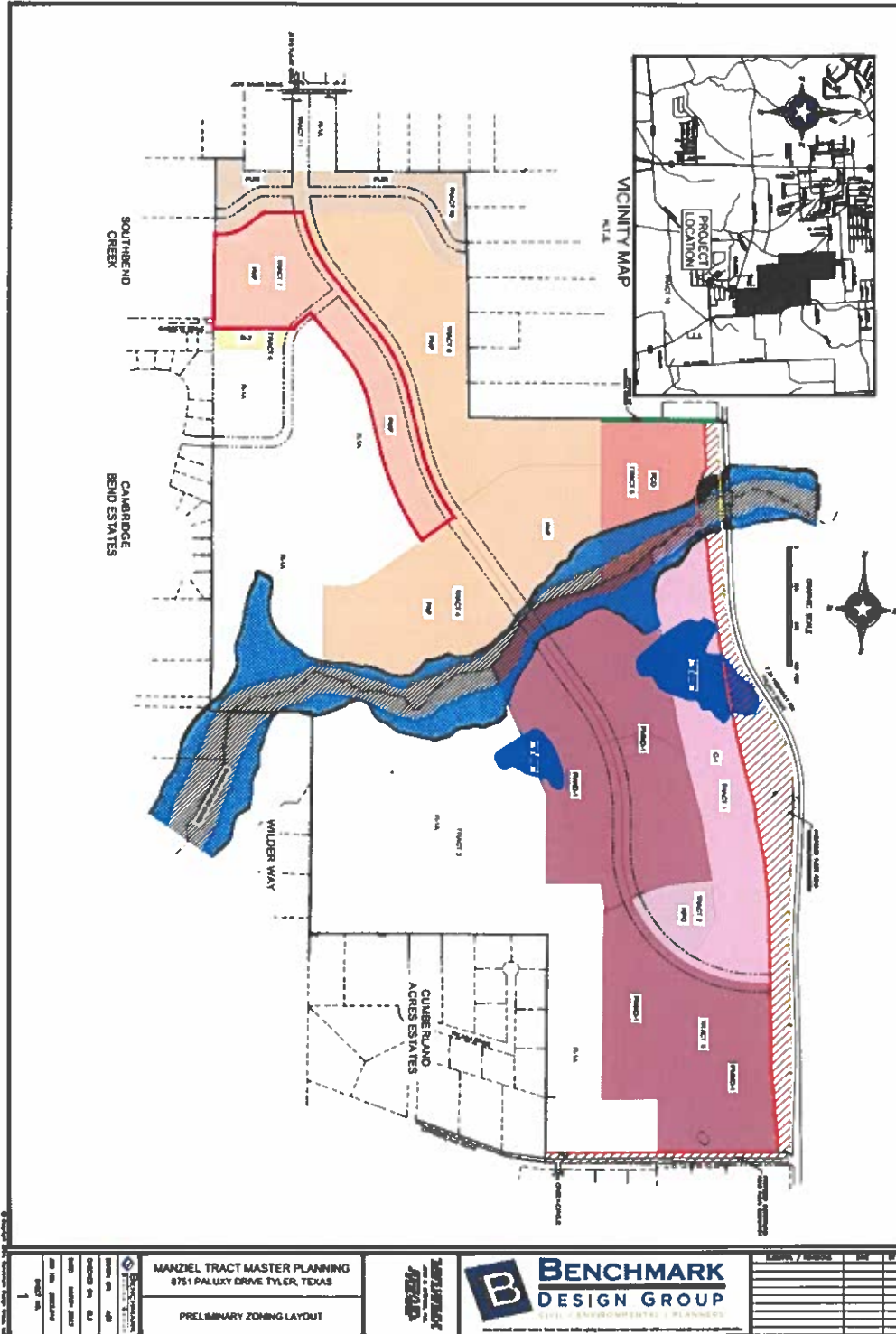

CASSANDRA BRAGER, CITY CLERK


DEBORAH G. PULLUM,
CITY ATTORNEY



The seal is circular with a double-line border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The inner circle features a central emblem with the word "SEAL" in large, bold, serif letters. Above and below the emblem are decorative flourishes.

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EXHIBIT "A"
FINAL SITE NARRATIVE**



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Zoning areas and Planned District Narrative – Genecov Properties

All regulations and uses per the Tyler UDC except where noted below.

TIA is required for all acreage before preliminary plat will be approved.

Tract 9 - 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%

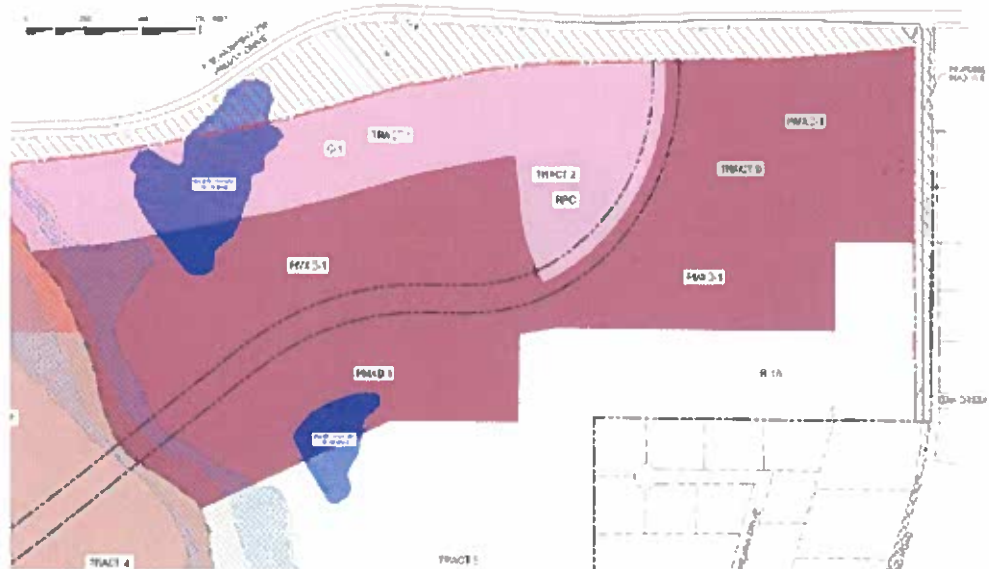
Maximum Height – 3 story / 45'

Minimum Lot Frontage – 25'

Parking and Landscaping to meet

City of Tyler UDC standards

Signage to be consistent with C-1 regulations.



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Tract 8 - PMF Planned Multi-family.

Uses –

- All uses allowed by PMF
- Senior/assisted living facility

Setbacks –

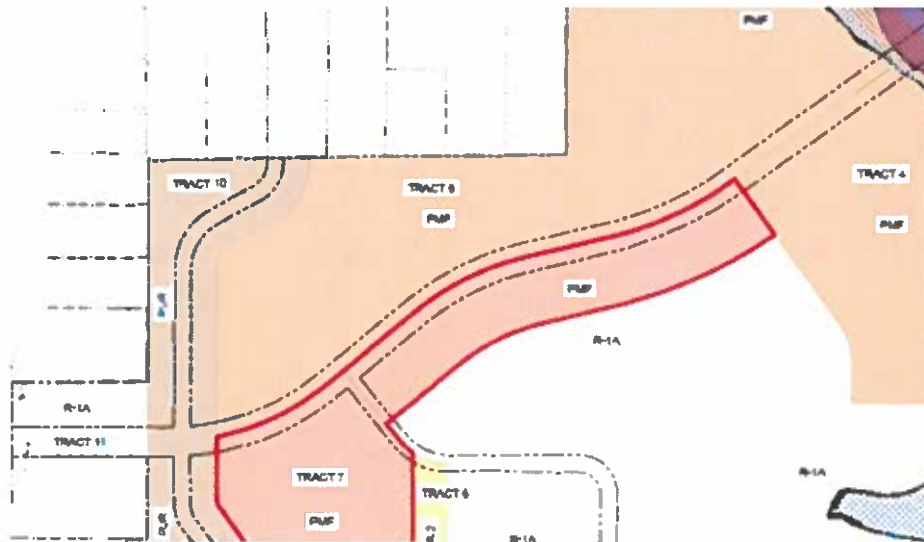
- 15' from exterior zoning district boundary
- Minimum 10' between attached / detached single family structures
- Minimum 15' between multi-family structures

Maximum Height – 3 story / 45'

Density – 24 units per acre max

Maximum Lot Coverage – 60%

Parking, Landscaping and Signage per City of Tyler UDC



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Tract 7 - PMF Planned Multi-family

Uses -

- o Detached Single-Family Residences and Attached Single-Family Residences/Townhouses (as defined in UDC) on a single lot.
- o Senior/assisted living facility

Setbacks - 15' from exterior zoning district boundary

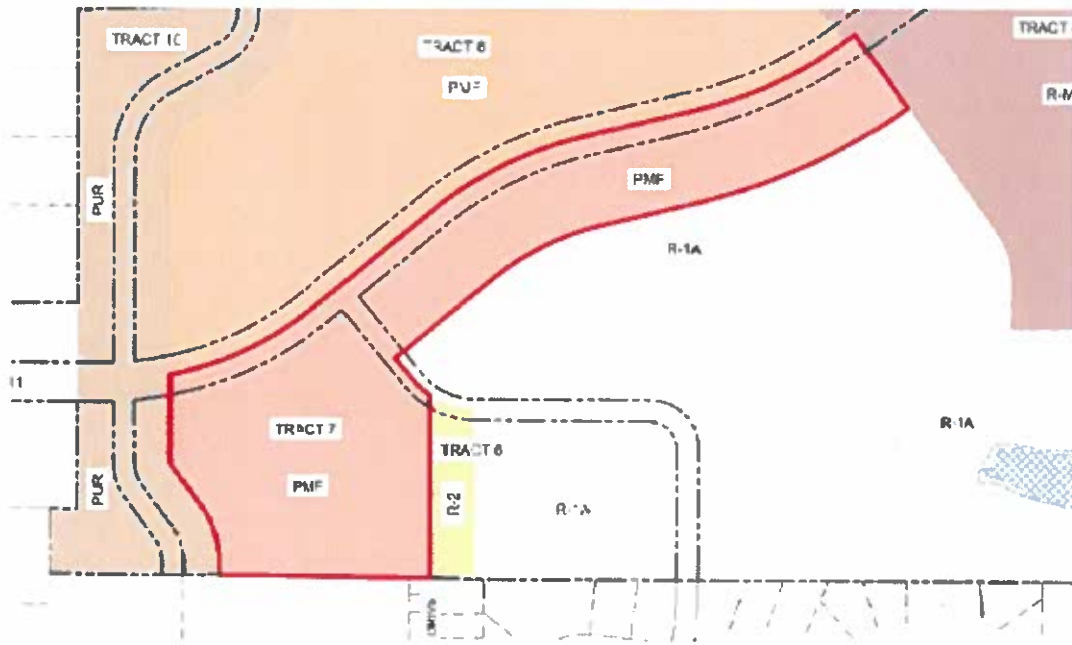
Minimum 10' between structures

Maximum Height - 3 story / 45'

Density - 9 units per acre max

Maximum Lot Coverage - 60%

Parking, Landscaping and Signage per City of Tyler UDC

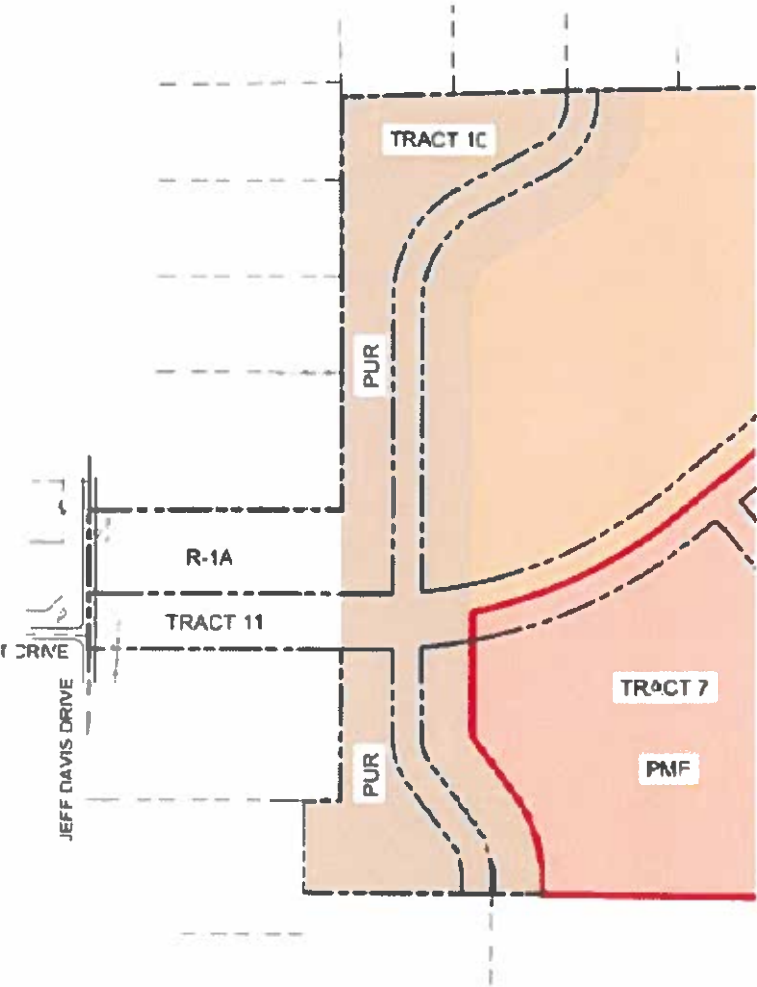


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Tract 10 - PUR Planned Unit Residential

Uses - All other "R-1B" standards apply

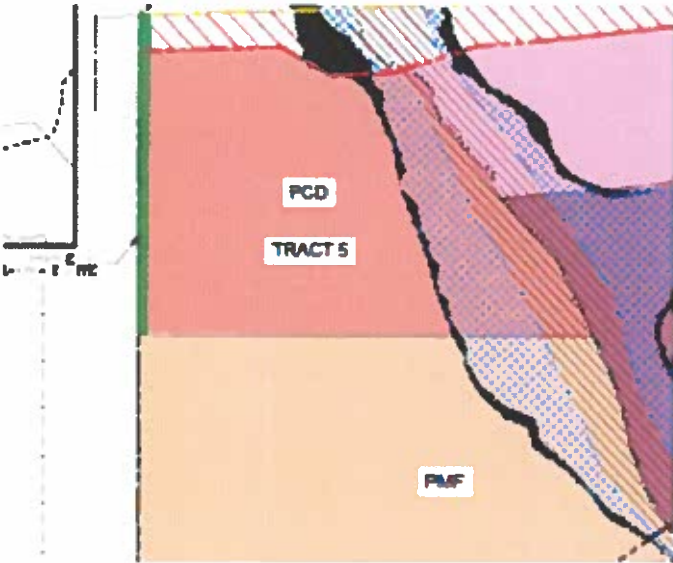
- Setbacks - Front - 20'
- Sides - 6'
- Rear - 15'
- Side Corner - 12'



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Tract 5 - PCD Planned Commercial District

- Uses –
- o All C-1 setbacks and uses.
 - o 20' Natural buffer along northern property line.



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Tract 4 - PMF Planned Multi-family.

Uses –

- All R-MF uses per City of Tyler UDC
- Access restricted to New Copeland Only for tract west of new Copeland Road extension

