

**ORDINANCE NO. O-2024-53**

**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 “PXR”, PLANNED MIXED RESIDENTIAL DISTRICT TO “PMF”, PLANNED MULTI-FAMILY DISTRICT WITH FINAL SITE PLAN ON LOTS 22-51 OF THE CENTENNIAL GARDEN HOMES SUBDIVISION, 30 LOTS CONTAINING APPROXIMATELY 6.36 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF KIT CARSON TRAIL AND CENTENNIAL PARKWAY (1303-1372 FREEDOM TRAIL); 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 PD24-006**

That the following described property, which has heretofore been zoned “PXR”, Planned Mixed Residential District, shall hereafter bear the zoning classification of “PMF”, Planned Multi-Family District, to wit:

On Lots 22-51 of the Centennial Garden Homes subdivision, 30 lots containing approximately 6.36 acres of land located east of the southeast intersection of Kit Carson Trail and Centennial Parkway (1303-1372 Freedom Trail) 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 May 24<sup>th</sup>, 2024.

**PASSED AND APPROVED** this the 22<sup>nd</sup> 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 dotted border. The outer ring contains the text 'CITY OF TYLER' at the top and 'TEXAS' at the bottom. In the center, the word 'SEAL' is written in a bold, serif font, flanked by two horizontal ovals.

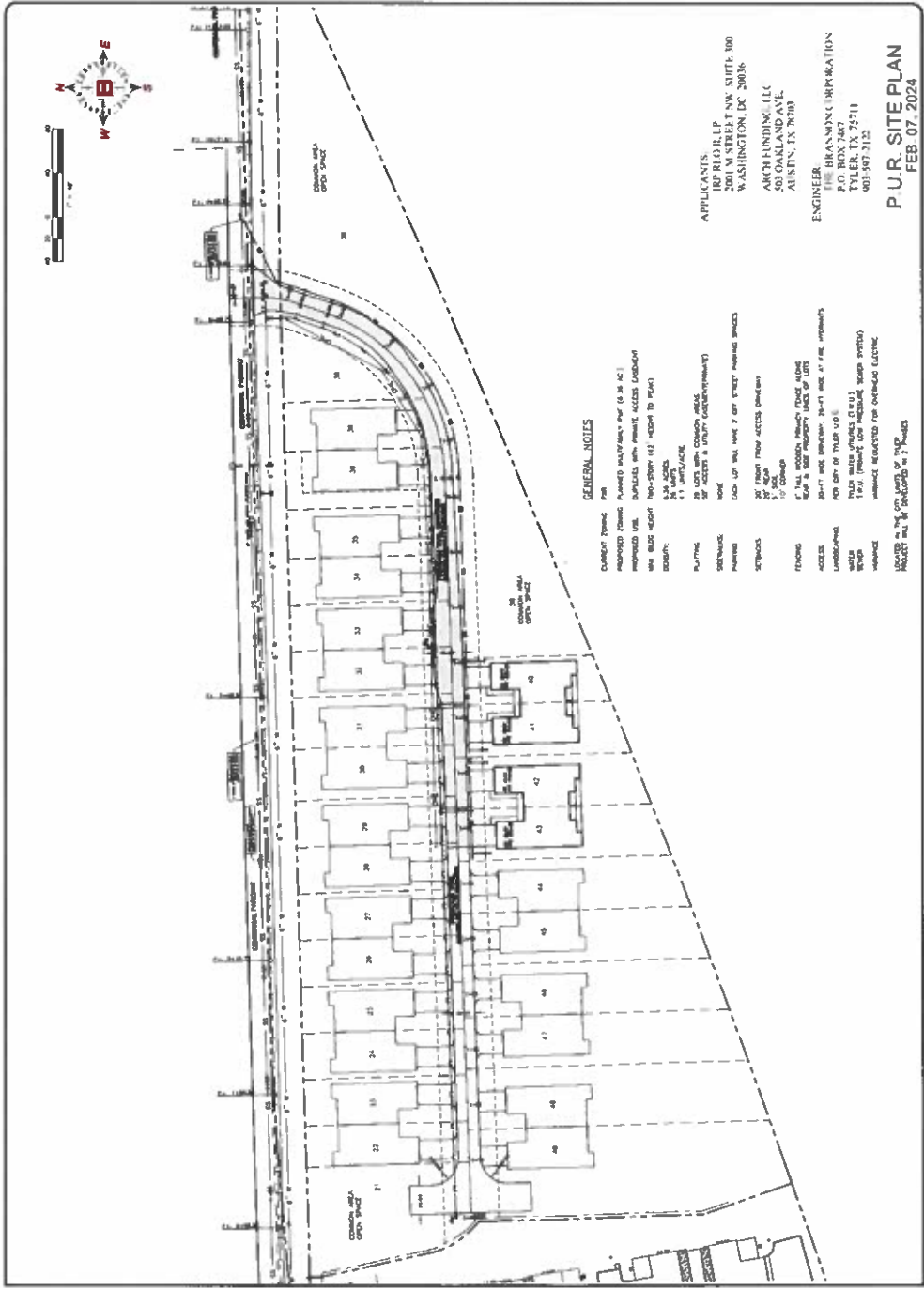
# ORDINANCE NO. O-2024-53 EXHIBIT "A" FINAL SITE PLAN



TYLER, TEXAS  
CENTENIAL GARDEN HOMES  
FOR  
PLANNED MULTIFAMILY (PMF) SITE PLAN

NO.	DATE	DESCRIPTION

PROJECT NO.  
1



**GENERAL NOTES**

- 1. EXISTING ZONING: PMF
- 2. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)
- 3. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)
- 4. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)
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- 32. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)
- 33. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)
- 34. EXISTING ZONING: PLANNED MULTIFAMILY PER (A.M.U.C.)

**APPLICANTS:**  
 IRP REOR, LP  
 2001 M STREET, NW, SUITE 100  
 WASHINGTON, DC 20036

**ARCHITECT:**  
 ARCH FUNDING, LLC  
 503 OAKLAND AVE.  
 AUSTIN, TX 78700

**ENGINEER:**  
 THE BRANNON CORPORATION  
 P.O. BOX 7407  
 TYLER, TX 75711  
 903-597-3132

**P.U.R. SITE PLAN**  
 FEB. 07. 2024