

ORDINANCE NO. O-2022-62

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-1 WITH A FINAL SITE PLAN ON LOTS 11L, 11K, AND 11O OF NCB 1660A, THREE LOTS CONTAINING APPROXIMATELY 1.50 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF HIGHLANDS LANE AND OAK HILL BOULEVARD (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 site plan is hereby approved as follows:

I. APPLICATION PD22-011

That the following described property, which has heretofore been zoned “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “PMXD-1”, Planned Mixed Use District with a final site plan attached hereto as Exhibit “A”, to wit:

On Lots 11L, 11K, and 11O of NCB 1660A, three lots containing approximately 1.50 acres of land located at the southwest intersection of Highlands Lane and Oak Hill Boulevard (6951-6959 Arbor Ridge Drive and 6865 Oak Hill Boulevard) and in accordance with 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 June 24th, 2022.

PASSED AND APPROVED this the 22nd day of June A.D., 2022.


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

ATTEST:

APPROVED:

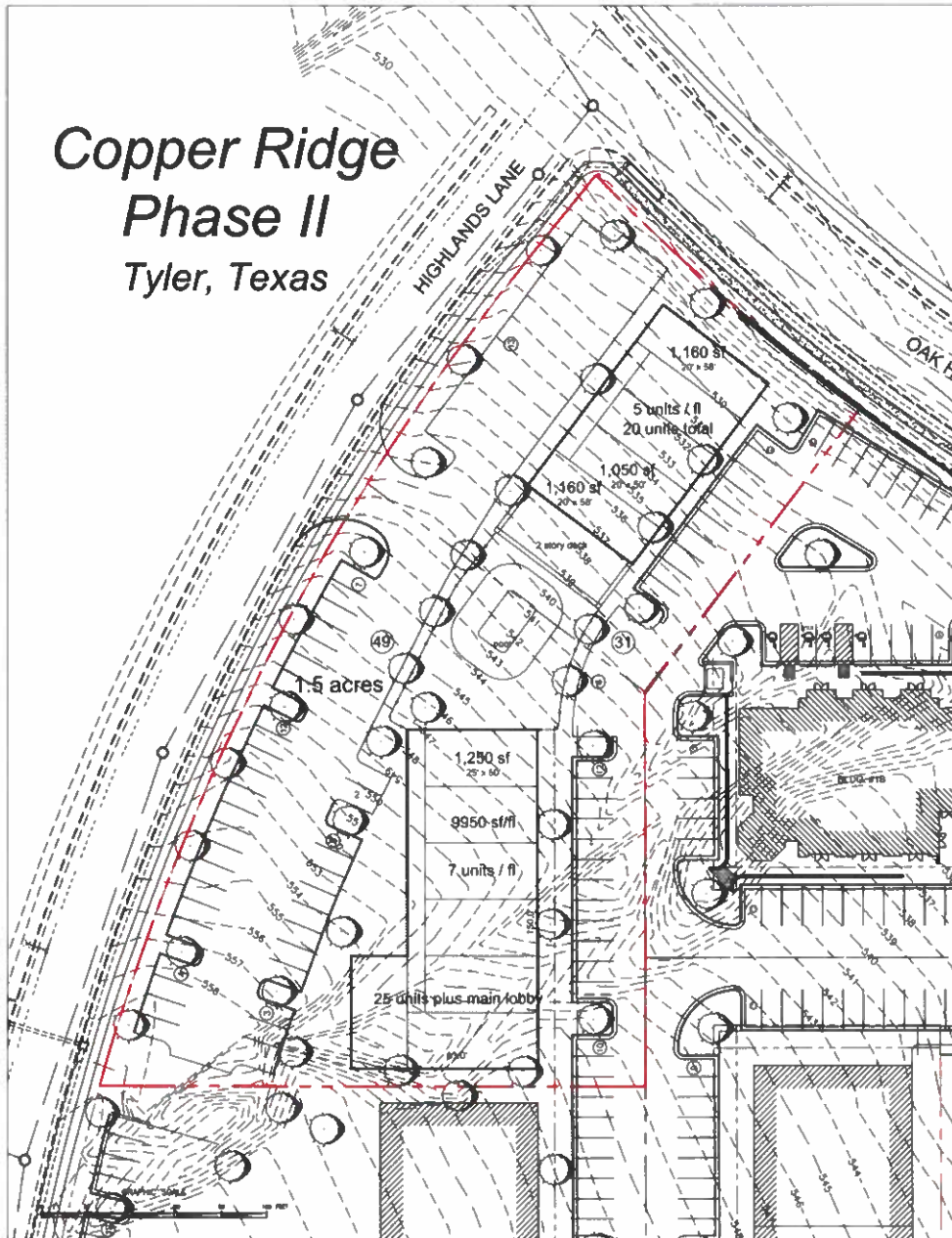

CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2022-62
EXHIBIT "A"
FINAL SITE PLAN

Copper Ridge
Phase II
 Tyler, Texas



DEVELOPER:
 Canon Property Group, LLC
 2931 Elktion Trail
 Tyler, TX 75703
 (903) 939-9849

site plan prepared by:



SITE INFORMATION:

PROJECT: 45 RESIDENTIAL LOFTS
LOTS: 11A, 11L & 11O, NCB 1660-A
ACREAGE: 1.54 ACRES
CURRENT ZONING: C-1
PROPOSED ZONING: PMXD-1
SETBACKS: East/West - 25'
 North - 15'
 South - 10'
HEIGHT: Four (4) Story / 50' Maximum
SIGNAGE: (per UDC Sign Chart Section 10-409)

DENSITY: 45 UNITS TOTAL - 30 UNITS PER ACRES
PARKING: Required - 90 Provided - 60'
 90 parking spaces provided on site with the remainder of the Tyler UDC requirement to be provided through the shared parking agreement in place for the Ridge.
LANDSCAPING: Landscaping will meet or exceed minimum standards set forth in the Tyler UDC.