

ORDINANCE NO. O-2017-39

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 "R-2", TWO-FAMILY RESIDENTIAL DISTRICT AND "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PXR", PLANNED MIXED RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 49 AND 50, TWO LOTS TOTALING APPROXIMATELY 0.48 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST CORNER OF MOBLEY LANE AND MOBLEY CIRCLE (3921, 3923, 3980, AND 4013 MOBLEY CIRCLE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 zone change is hereby approved as follows:

I. APPLICATION PD17-012

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District and "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "PXR", Planned Mixed Residential District with final site plan, to wit:

Lots 49 and 50, two lots totaling approximately 0.48 acres of land located north of the northeast corner of Mobley Lane and Mobley Circle (3921, 3923, 3980, and 4013 Mobley Circle), and in accordance with the final site plan attached hereto as Exhibit "A" 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 Single-Family and Single-Family Attached.

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 26th, 2017.

PASSED AND APPROVED this the 24th day of May A.D., 2017.

Martin Heines
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

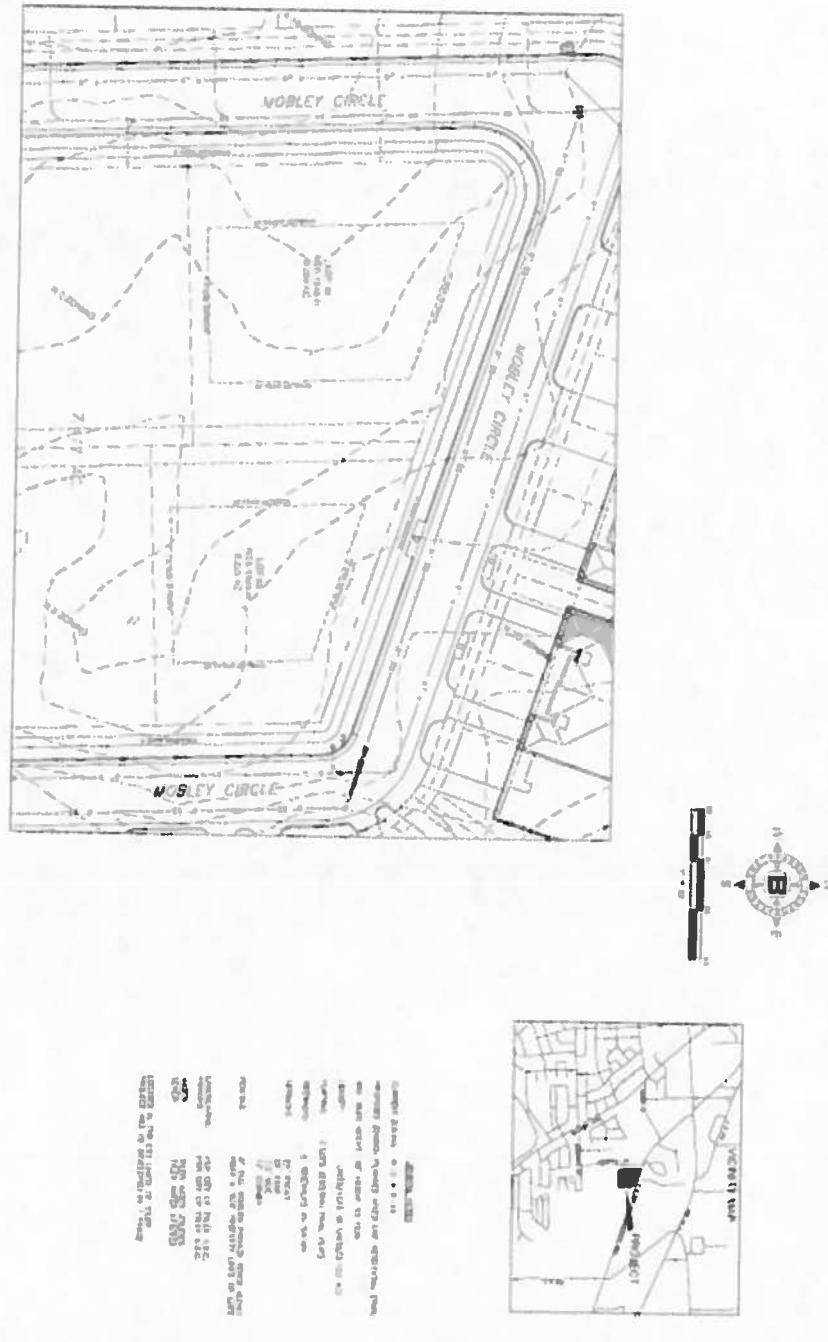
Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

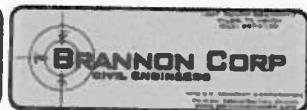
ORDINANCE NO. O-2017-39
EXHIBIT "A"
FINAL SITE PLAN



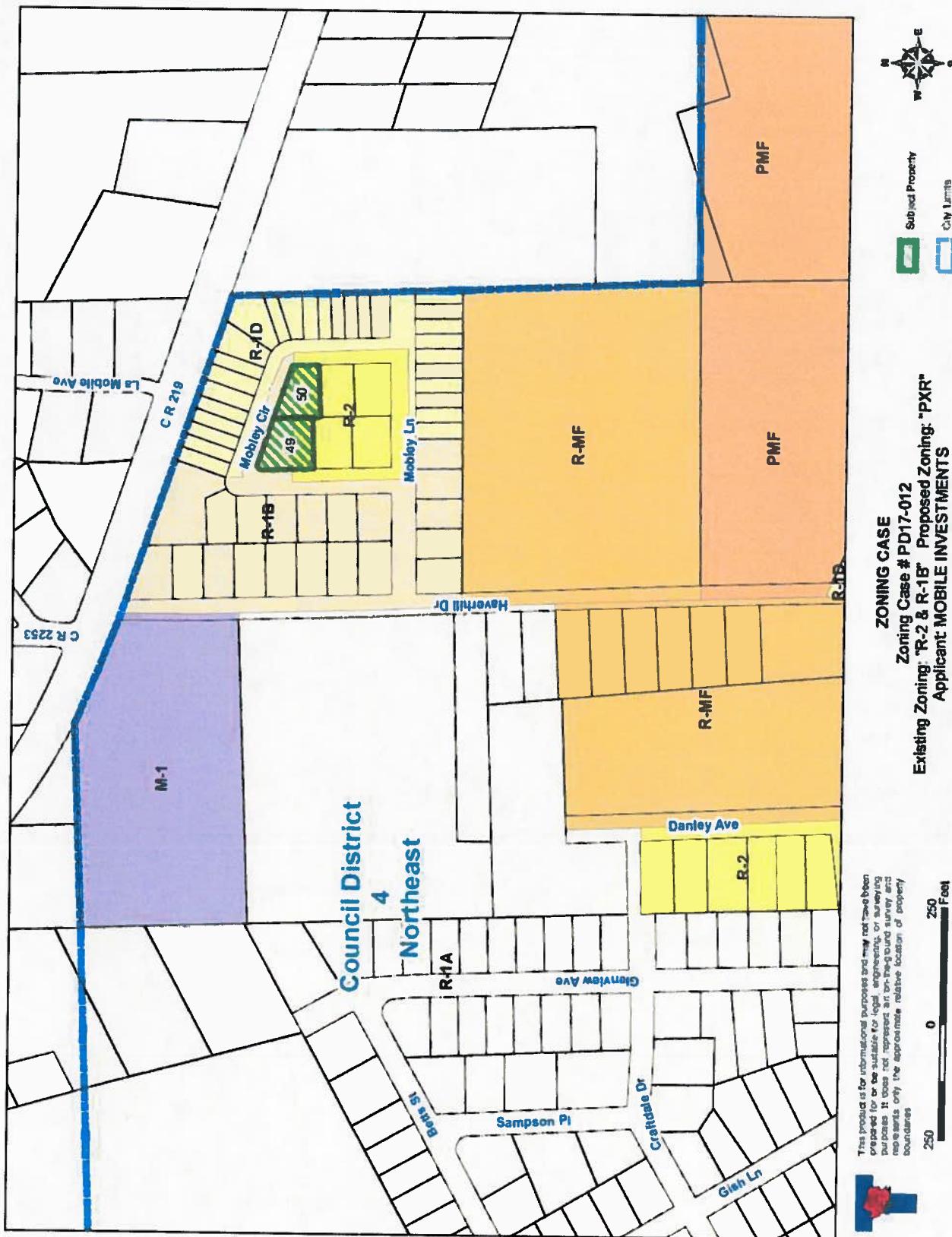
PXR ZONING SITE PLAN
APRIL 27, 2017

APRIL 27, 2017
PXR ZONING SITE PLAN
MOSLEY CIRCLE
TYLER, TX 75701
Engineering
THE BRANNON CORP. (800) 365-5972
1111 PINE, TX 75701
800-365-5972

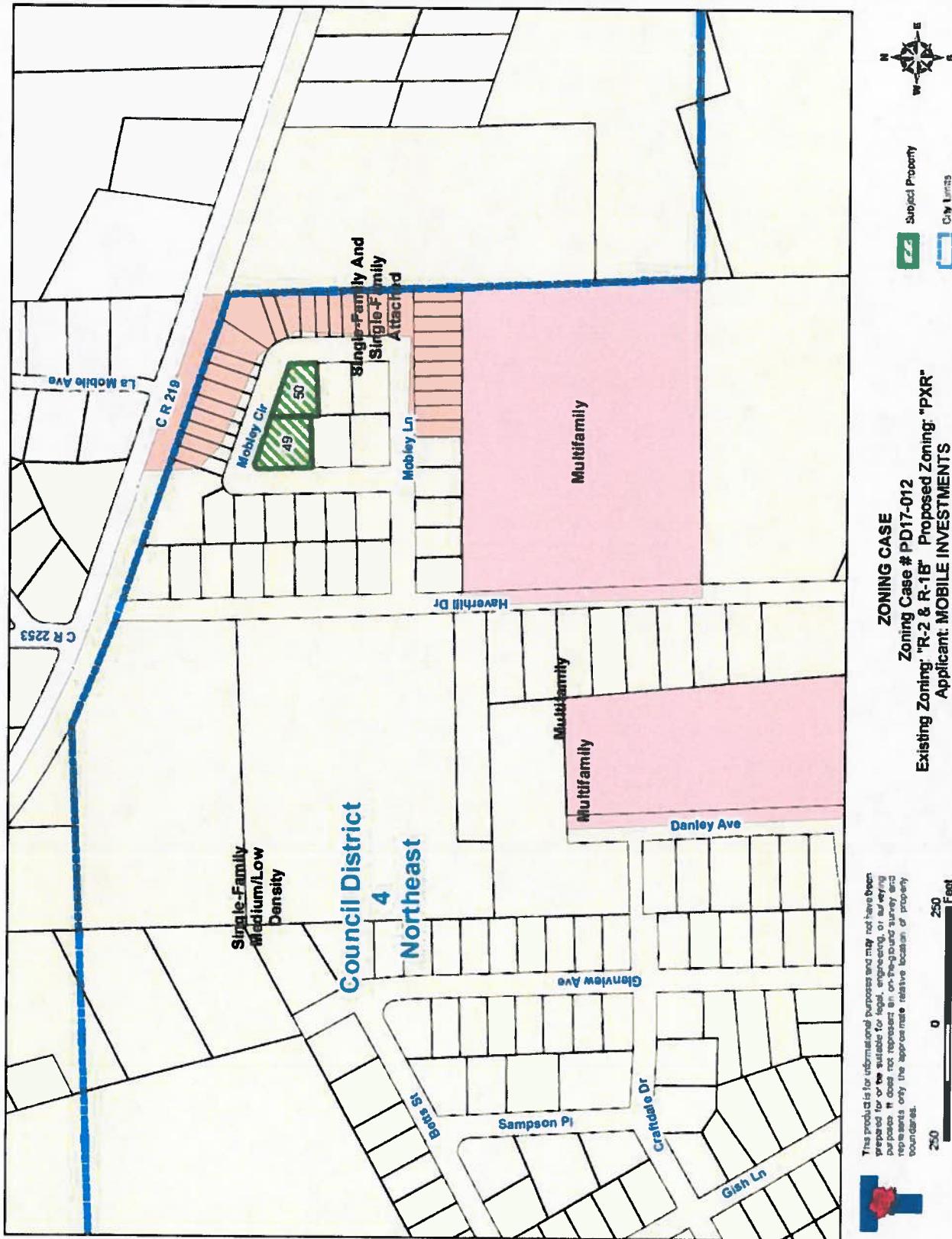
PXR ZONING SITE PLAN
FOR
LOTS 49 & 50, NGB 1548-H
UNIVERSITY HEIGHTS
TYLER, TEXAS



ORDINANCE NO. O-2017-39
EXHIBIT "B"
LOCATION MAP



ORDINANCE NO. O-2017-39
 EXHIBIT "C"
 TYLER 1ST FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2017-39
EXHIBIT "D"
NOTIFICATION MAP**

Notification List

MOBILITY ROBERT T TRUST	154BH	34	MOBILE INVESTMENTS AND PROPERTY
	154BH	4	BERRY ROBBIE A & ANGELA ROBIN
MOBILE INVESTMENTS AND PROPERTY	154BH	47	MOBILE INVESTMENTS AND PROPERTY
MOBILE INVESTMENTS AND PROPERTY	154BH	48	MOBILE INVESTMENTS AND PROPERTY
MOBILE INVESTMENTS AND PROPERTY	154BH	5	GRANGER ROYD & BOX HET
MOBILE INVESTMENTS AND PROPERTY	154BH	51	MOBILE INVESTMENTS AND PROPERTY
MOBILE INVESTMENTS AND PROPERTY	154BH	52	MOBILE INVESTMENTS AND PROPERTY
MOBILE INVESTMENTS AND PROPERTY	154BH	6	STRETCH ROCHELLE
MOBILE INVESTMENTS AND PROPERTY	154BH	7	HULSEY HOLLY D & JASON S
MOBILE INVESTMENTS AND PROPERTY	154BH	8	PALMER SHARON & DANNY
MOBILE INVESTMENTS AND PROPERTY	154BH	9	MOBILE INVESTMENTS AND PROPERTY
MOBILE INVESTMENTS AND PROPERTY	154BH	10	LOT 15 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	11	LOT 16 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	12	LOT 17 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	13	LOT 18 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	14	LOT 19 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	15	LOT 20 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	16	LOT 21 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	17	LOT 22 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	18	LOT 23 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	19	LOT 24 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	20	LOT 25 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	21	LOT 26 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	22	LOT 27 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	23	LOT 28 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	24	LOT 29 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	25	LOT 30 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	26	LOT 31 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	27	LOT 32 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	28	LOT 33 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	29	LOT 34 BLK 154BH
HICKMAN IRAD S APANDA	154BH	30	LOT 35 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	31	LOT 36 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	32	LOT 37 BLK 154BH
MOBILE INVESTMENTS AND PROPERTY	154BH	33	LOT 38 BLK 154BH

CR 218

Mobile Ave

Haverhill Dr

Mobile Ln

Mobile Cir

LOT 51 BLK 154BH

LOT 49 BLK 154BH

LOT 50 BLK 154BH

LOT 48 BLK 154BH

LOT 47 BLK 154BH

LOT 46 BLK 154BH

LOT 45 BLK 154BH

LOT 44 BLK 154BH

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LOT 3 BLK 154BH

LOT 2 BLK 154BH

LOT 1 BLK 154BH

LOT 0 BLK 154BH

LOT BLK

Subject Property

2010 Neighborhood Buffer

City Limits

ZONING CASE

Zoning Case # PD17-012

Existing Zoning: "R-2 & R-1E" Proposed Zoning "PXR"

Applicant: MOBILE INVESTMENTS

This product is for informational purposes and may not have been prepared to be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

100 Feet

This product is a high-quality, multi-functional, and easy-to-use device. It is designed to provide a wide range of features and functions, including a high-resolution display, a fast processor, and a large storage capacity. It is also designed to be portable and easy to carry around. The device is intended for use in a variety of settings, including the office, at home, and on the go. It is a reliable and efficient tool for managing tasks, communicating with others, and accessing information.

ZONING CASE
Zoning Case # PD17-012
Existing Zoning: "R-2 & R-1B" Proposed Zoning: "PXR"
Applicant: MOBILE INVESTMENTS

