

ORDINANCE NO. O-2017-47

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-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "PMXD-1", PLANNED MIXED USE DISTRICT WITH WRITTEN NARRATIVE ON LOT 6A OF NCB 253, ONE LOT TOTALING APPROXIMATELY 1.09 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF EAST HOUSTON STREET AND SOUTH SAUNDERS AVENUE (528 SOUTH SAUNDERS AVENUE); 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 zone change is hereby approved as follows:

I. APPLICATION Z17-010

That the following described property, which has heretofore been zoned "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "PMXD-1", Planned Mixed Use District with written narrative, to wit:

Lot 6A and NCB 253, one lot totaling approximately 1.09 acres of land located at the northeast corner of East Houston Street and South Saunders Avenue (528 South Saunders Avenue), and in accordance with the written narrative attached hereto as Exhibit "A".


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 16th, 2017.


PASSED AND APPROVED this the 14th day of June A.D., 2017.




MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


APPROVED:



CASSANDRA BRAGER, CITY CLERK



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, separated by small dots. The inner circle features the word "SEAL" in a stylized font, with a decorative flourish above and below it.



STEVEN M. KEAN,
DEPUTY CITY ATTORNEY

ORDINANCE NO. O-2017-47
EXHIBIT "A"
WRITTEN NARRATIVE

528 S. Saunders Tyler TX.

PMXD-1

Setbacks

- Front: 10 feet
- Sides: 5 feet
- Rear : 5 feet

Minimum Lot

- 1/2 acre minimum

Maximum Height

- 55 feet (from pad not from street)

Density

- 64 units per acre

Parking

- 58 for hotel, other uses per UDC

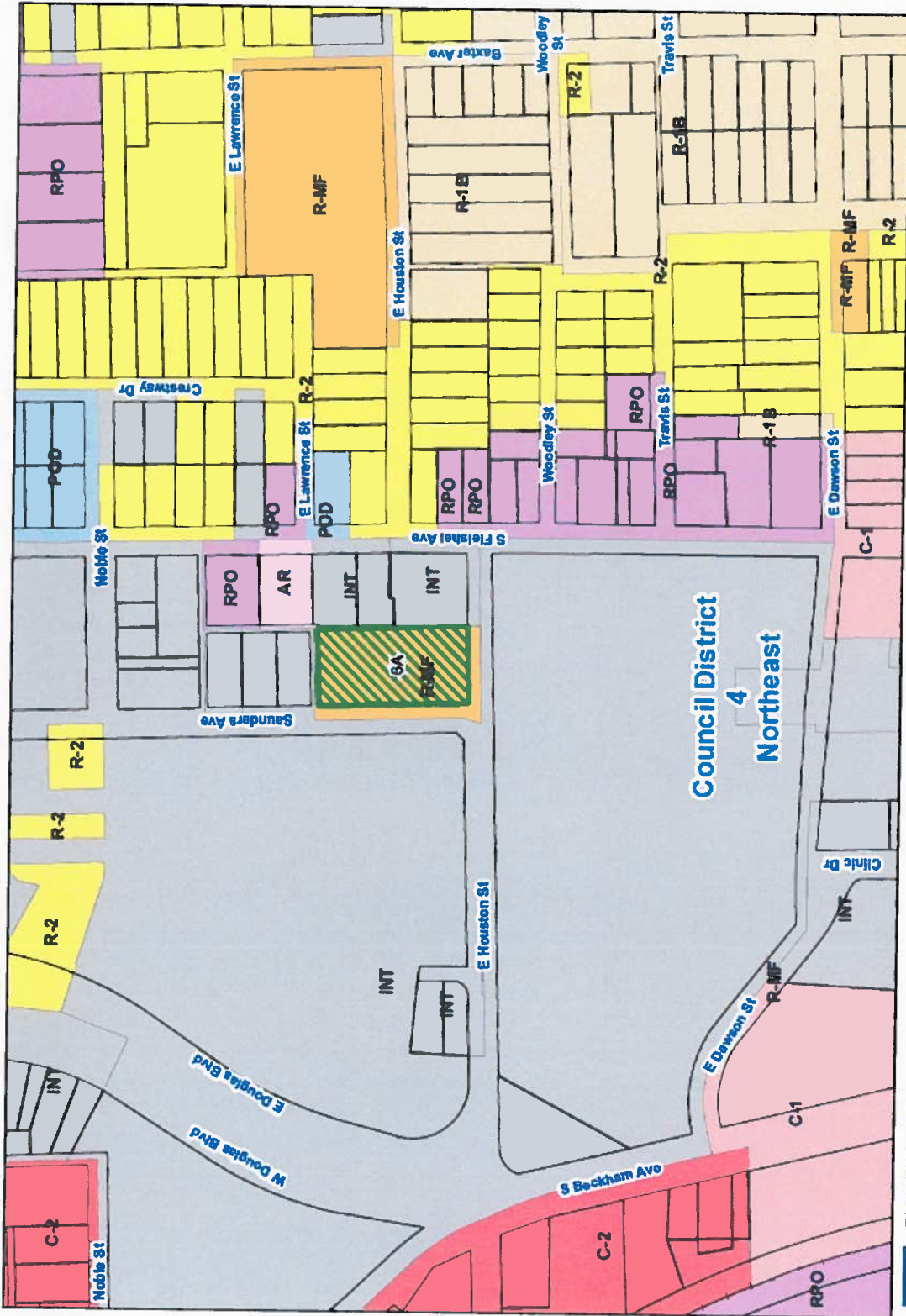
Signage

- Per existing signage if use stays same
- INT standards if use changes

Allowed uses

- All INT uses also allowed in PMXD-1
- Multi-Family Apartment and Condominium
- Hotel
- Cleaning Laundry Services

**ORDINANCE NO. O-2017-47
EXHIBIT "B"
LOCATION MAP**



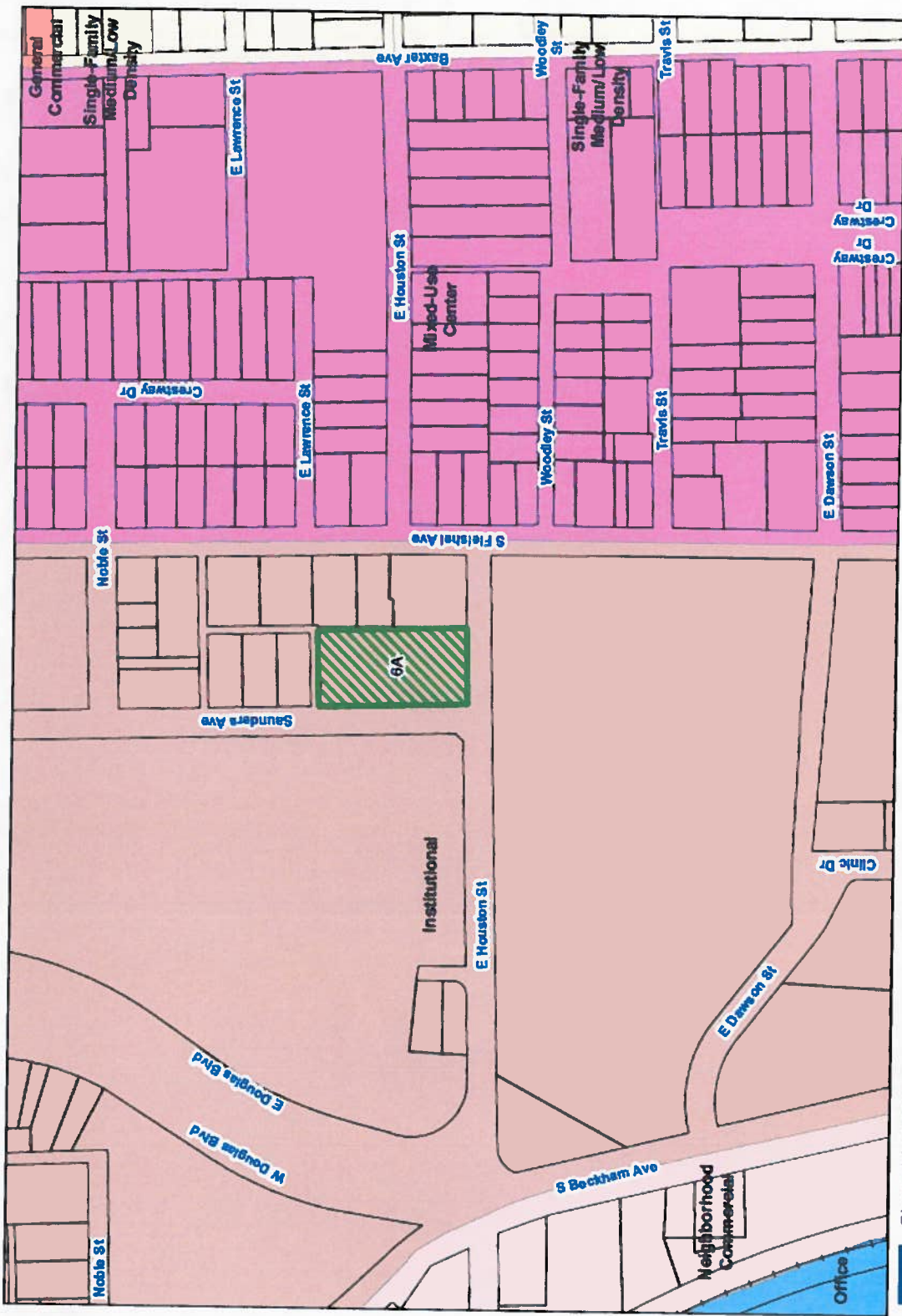
Subject Property

ZONING CASE
Zoning Case # Z17-010
Existing Zoning: R-MF Proposed Zoning: C-2
Applicant: NIX HH LLC

This map is for informational purposes and may not have been prepared for or to assure the accuracy of surveying purposes. It does not represent an engineering and represents only the approximate relative location of property boundaries.

0 250 500 Feet

ORDINANCE NO. O-2017-47
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



This document is for informational purposes and only for your own use. It is not intended to be used for any other purpose. It does not represent an official zoning map or boundaries. Only the approximate relative location of property boundaries is shown.

0 250 Feet

ZONING CASE
 Zoning Case #: Z17-010
 Existing Zoning: R-MF Proposed Zoning: C-2
 Applicant: NIX HH LLC



**ORDINANCE NO. O-2017-47
EXHIBIT "D"
NOTIFICATION MAP**



Notification List	
162A	MOTHER FRANCES HOSPITAL
252	CLUTCHFIELD FAMILY LIMITED PARTNERSHIP
252	MOTHER FRANCES HOSPITAL
252	MOTHER FRANCES HOSPITAL
252	CARNEY DAVID J
252	HOWARD EDDIE L
253	MOTHER FRANCES HOSPITAL REGIONAL
253	MOTHER FRANCES HOSPITAL REGIONAL HEALTHCARE CENTER
253	MOTHER FRANCES HOSPITAL REGIONAL
253	NIX MH LLC
257	MOTHER FRANCES HOSPITAL



ZONING CASE
Zoning Case #: Z17-010
Existing Zoning: R-MF Proposed Zoning: C-2
Applicant: NIX MH LLC

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100 0 100 Feet