

ORDINANCE NO. O-2017-81

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT FINAL SITE PLAN AMENDMENT ON LOTS 1-3 OF NCB 1445-E, THREE LOTS TOTALING APPROXIMATELY 18.96 ACRES OF LAND LOCATED NORTHEAST OF THE EASTERN TERMINUS OF MCDONALD ROAD (3980 MCDONALD ROAD); 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 PD17-013

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit "A" and incorporated herein, on the following described property zoned "PMF", Planned Multi-Family Residential District, to wit:

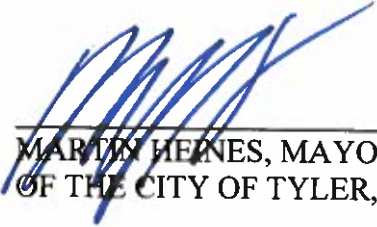
Lots 1-3 of NCB 1445-E, three lots totaling approximately 18.96 acres of land located northeast of the eastern terminus of McDonald Road (3980 McDonald Road) and in accordance with Exhibit "A" which is incorporated herein.

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 September 29th, 2017.

PASSED AND APPROVED this the 27th day of September A.D., 2017.



MARTIN HEENES, MAYOR
OF THE CITY OF TYLER, TEXAS

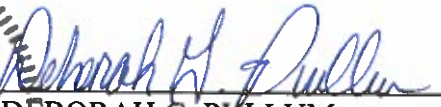
ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

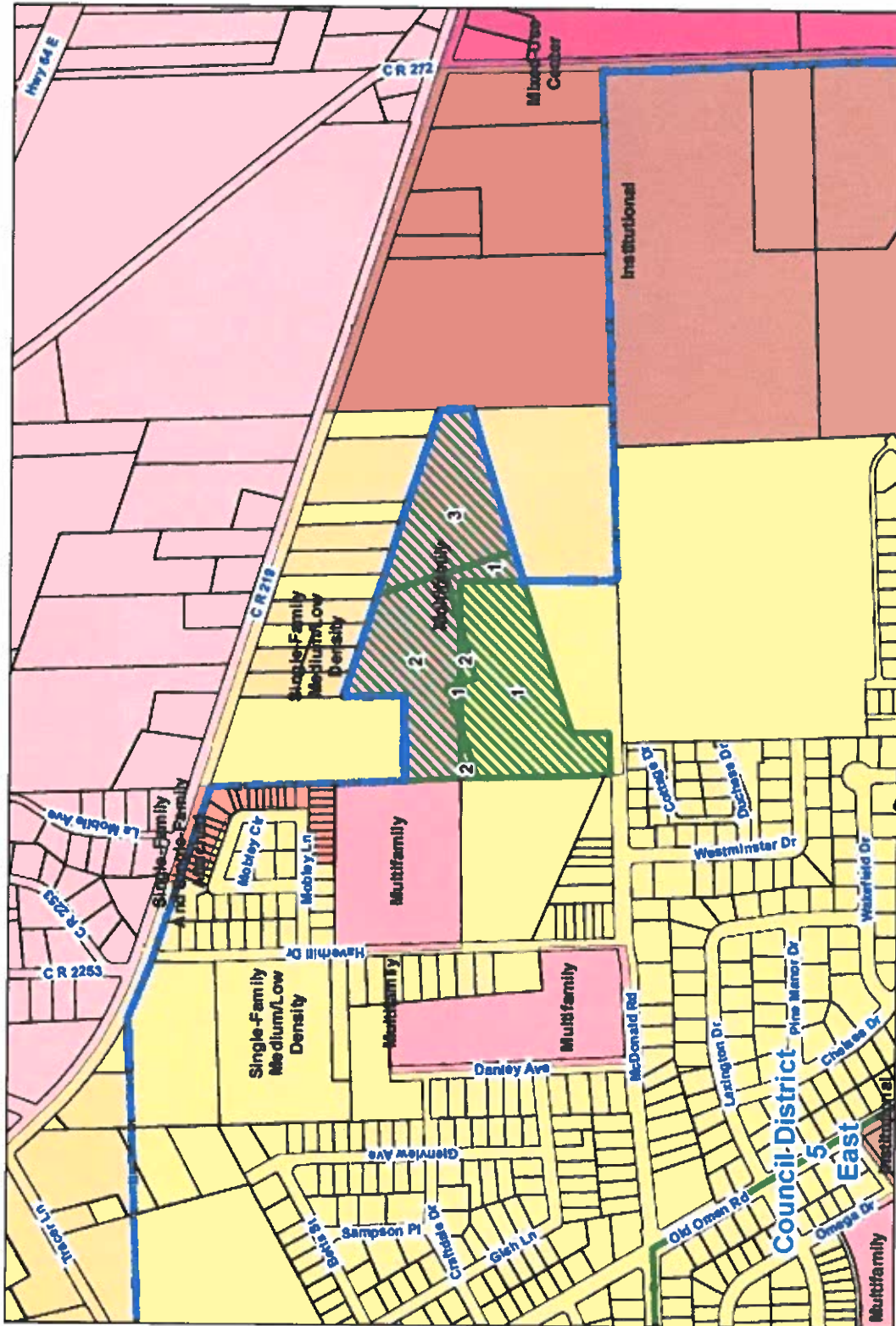
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ZONING CASE

Zoning Case # PD17-013

**Existing Zoning: PMF Proposed Zoning: PMF
Applicant: TEXAS STUDENT HOUSING**

ORDINANCE NO. O-2017-81
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



ZONING CASE
 Zoning Case # PD17-013
 Existing Zoning: "PMF" Proposed Zoning: "PMF"
 Applicant: TEXAS STUDENT HOUSING

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 500 0 500 Feet



Notification List

STREET	145A	14	STREET	145A	14	STREET	145A	14	STREET	145A	14
HARDEN JONATHAN	145D	1	PROJECT 3 PROPERTIES LLC	145D	1	PROJECT 3 PROPERTIES LLC	145D	1	PROJECT 3 PROPERTIES LLC	145D	1
MICHAEL	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
SOLDIER ANNETTE	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HARDEN DONALD RANK	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
ASUNDRA LYNN	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HAUCK STEVEN	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HARDEN DONALD RANK	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
SANDRA LYNN	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
ELPHINETS LOR CANNON	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
WILL LOUIS	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HARDEN DONALD RANK	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
WORTHY DONNA	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HARDEN DORIS INELA	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HERRING KAREN ANN	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
MURPHY BRENDA MARIE	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HEIMS GARY D	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
HARDEN THOMAS RAY A	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
TAYLOR KAY	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
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WILMAN WADEL L A LULA H	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
POBLEY ROBERT T TRUST	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
BLUE HORSESHOE TRUST A	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
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JACKSON 4 INVESTMENTS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
JACKSON 4 INVESTMENTS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A	PROPERTIES OF EAST TEXAS LLC	145D	2A
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