

**ORDINANCE NO. O-2025-13**

**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 'AG', AGRICULTURAL DISTRICT, 'RPO', RESTRICTED PROFESSIONAL OFFICE DISTRICT, AND 'PCD', PLANNED COMMERCIAL DEVELOPMENT DISTRICT TO 'PMF', PLANNED MULTI-FAMILY DISTRICT WITH FINAL SITE PLAN ON TRACTS 1, 1K.1, OF ABST A0825 B ROBBINS, TRACT 3A OF ABST A0070 T BURBRIDGE, AND TRACT 1 OF ABST A0355 B FRY, THREE TRACTS CONTAINING A TOTAL OF APPROXIMATELY 92.31 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF CENTENNIAL PARKWAY AND ALLEN FARM ROAD (240 CENTENNIAL PARKWAY AND APPROXIMATELY 90 ACRES OF LAND EAST OF CENTENNIAL PARKWAY); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE 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 PD24-036**

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


On Tract 19C of ABST A0624 M UNIVERSITY, one Tract containing approximately 29.22 acres of land located at the southwest intersection of Oak Hill Boulevard and Crow Road (2850 Crow Road).

**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 March 28th, 2025.


**PASSED AND APPROVED** this the 26<sup>th</sup> day of March 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 double-lined border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The center of the seal features the word "SEAL" in a large, bold, serif font, with a small five-pointed star positioned directly above it.

[illegible]