

**ORDINANCE NO. O-2024-95**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY AMENDING THE "PMXD-1", PLANNED MIXED USE DISTRICT-1 FINAL SITE PLAN AMENDMENT ON LOTS 11L AND 11K OF NCB 1660-A, TWO LOTS CONTAINING APPROXIMATELY 1.56 ACRES OF LAND LOCATED AT THE INTERSECTION OF HIGHLANDS LANE AND ARBOR RIDGE DRIVE (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD); DIRECTING THE AMENDMENT OF THE ZONING 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 PD24-023**

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 "PMXD-1", Planned Mixed Use District-1, to wit:

On Lots 11L and 11K of NCB 1660-A, two lots containing approximately 1.56 acres of land located at the intersection of Highlands Lane and Arbor Ridge Drive (6951-6959 Arbor Ridge Drive and 6865 Oak Hill Boulevard).

**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 November 15<sup>th</sup>, 2024.

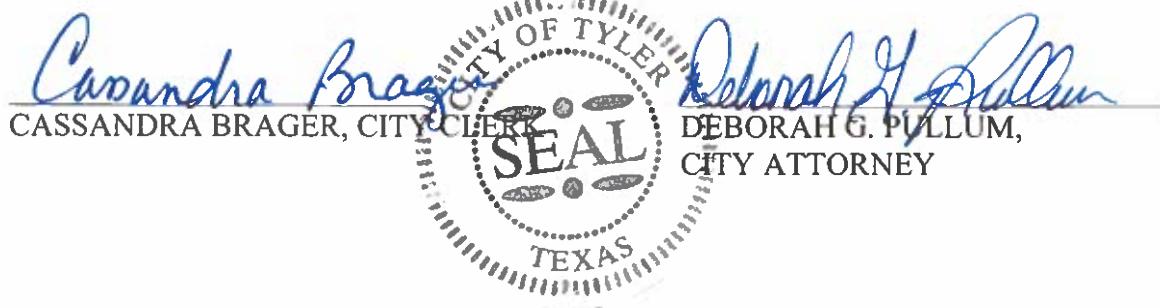
**PASSED AND APPROVED** this the 13<sup>th</sup> day of November A.D., 2024.



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

A T T E S T:

APPROVED:



**ORDINANCE NO. O-2024-95  
EXHIBIT "A"  
FINAL SITE PLAN**

