

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 15th, 2024.

PASSED AND APPROVED this the 13th day of November A.D., 2024.



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

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK
DEBORAH G. PULLUM,
CITY ATTORNEY

LEGEND

- EXISTING IMPROVEMENTS
- EXISTING LOT LINES
- EXISTING LOT AREAS
- EXISTING LOT DIMENSIONS
- EXISTING LOT PERCENTAGES
- EXISTING LOT SHAPES
- EXISTING LOT SIZES
- EXISTING LOT TYPES
- EXISTING LOT USES
- EXISTING LOT VALUES
- EXISTING LOT YIELDS
- EXISTING LOT DENSITIES
- EXISTING LOT CAPACITIES
- EXISTING LOT LOADS
- EXISTING LOT STRENGTHS
- EXISTING LOT DURABILITIES
- EXISTING LOT RESISTANCES
- EXISTING LOT STRENGTHS
- EXISTING LOT DURABILITIES
- EXISTING LOT RESISTANCES

NOTICE TO CONTRACTORS

THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THESE PLANS. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY SUCH ERRORS, OMISSIONS, OR INADEQUACIES.