

ORDINANCE NO. O-2019-18

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 "AR", ADAPTIVE REUSE DISTRICT TO "PMXD-1", PLANNED MIXED USE DISTRICT WITH FINAL SITE PLAN ON LOT 22 OF NCB 184, ONE LOT CONTAINING APPROXIMATELY 0.34 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF SOUTH VINE AVENUE AND BRYAN STREET (440 SOUTH VINE AVENUE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 PD19-001

That the following described property, which has heretofore been zoned "AR" Adaptive Reuse District shall hereafter bear the zoning classification of "PMXD-1" Planned Mixed Use District with final site plan, to wit:

Lot 22 of NCB 184, one lot containing approximately 0.34 acres of land located at the northeast intersection of South Vine Avenue and Bryan Street (440 South Vine Avenue) and in accordance with Exhibit "A" incorporated herein.

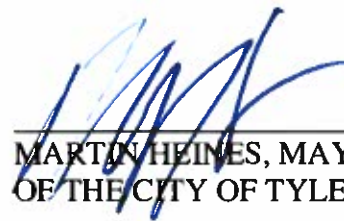
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Mixed-Use Center.

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 February 29, 2019.


PASSED AND APPROVED this the 27th day of February A.D., 2019.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

DEVELOPER:
Hollytree Partners, LLC
1033 Brldham Dr
Forney, TX 75126
214-502-9887

ACREAGE: 0.346± ACRES

CURRENT ZONING: AR
PROPOSED ZONING: BAYD-1

PROPOSED ZONING: PMXD-1
USES: Uses per Tyler UDC for use

categories as shown on plan

SETBACKS: as shown on site plan

HEIGHT: Two Story / 40' Maximum
PARKING: (per UDC)

Total Req'd - 12

Office (1,500 sq) @ 1 / 375 sq - 4
Basement @ 2 x 2 bdrm unit - 8

Residential 2 sp / 2 bdrm unit - 8

SIGNAGE: (per UDC Sign Chart Section

10-409) All signs to will comply with RPO

requirements of the Tyler UDC, Number and locations determined by Tyler UDC.

and localities determined by Tyler *et al.*.

LANDSCAPING: landscaping to meet or

exceed minimum requirements per Tyler
UNC.

300

SITE PLAN PREPARED BY: 1-30-2019

W. Bryan St.



GRAFTING SCALE





Zoning Case #: PD19-001

Zoning Case#: PD19-001
Existing Zoning: AR Proposed Zoning: PMXD-1
Applicant: Holly Tree Properties, LLC

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes and does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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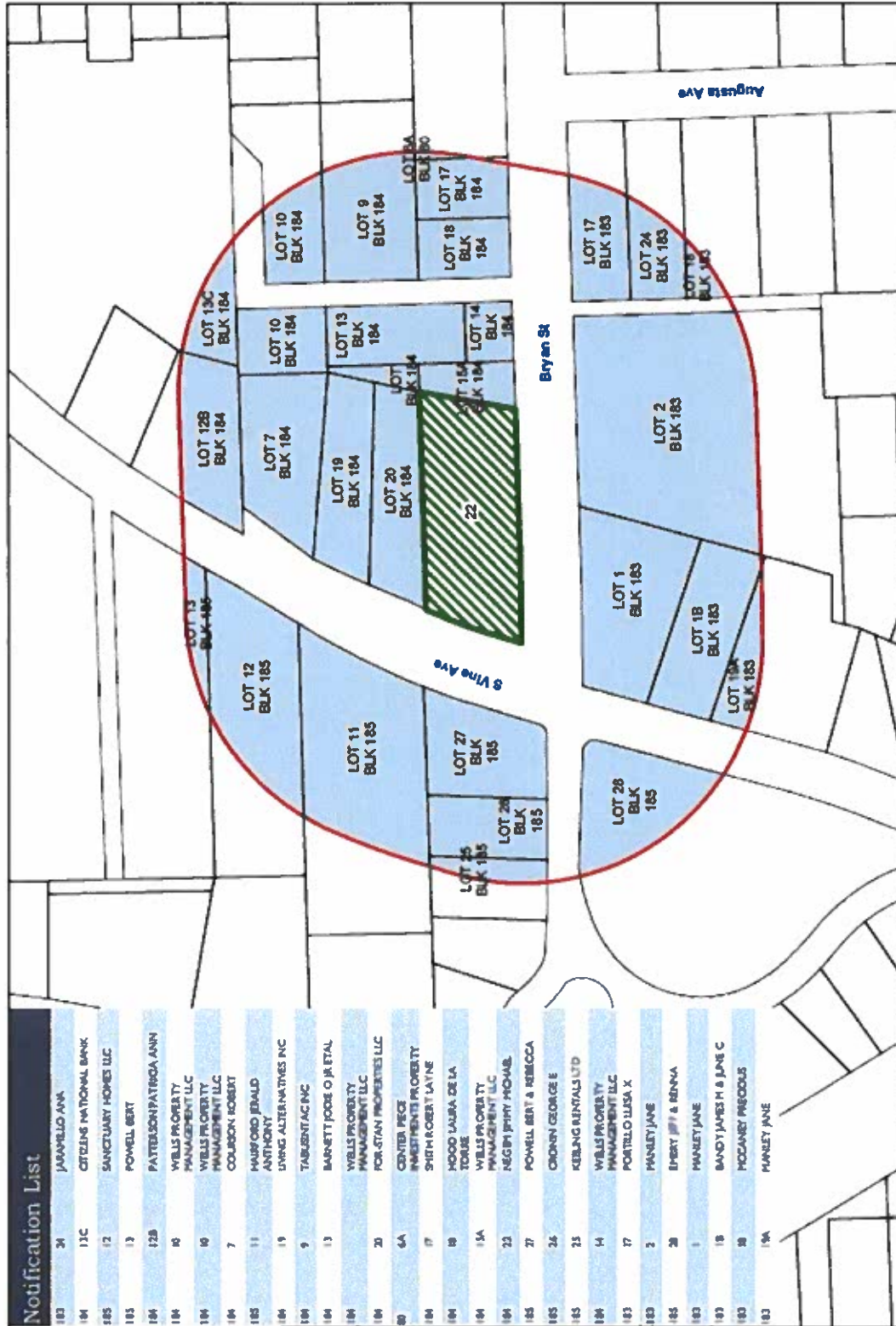


Zoning Case #: PD15-001
Existing Zoning: AR Proposed Zoning: PMXD-1
Applicant: Holly Tree Properties, LLC


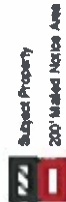


Subject Property

**ORDINANCE NO. O-2019-18
EXHIBIT "D"
NOTIFICATION MAP**



ZONING CASE
Zoning Case #: PD19-001
Existing Zoning: AR Proposed Zoning: PMXD-1
Applicant: Holly Tree Properties, LLC

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