

**ORDINANCE NO. O-2019-54**

**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 TO "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOT 15G OF NCB 1100-C, ONE LOT TOTALING APPROXIMATELY 5.47 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST CORNER OF MCCLENNY DRIVE AND GARRETT DRIVE (1017 MCCLENNY DRIVE); 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 PD19-017**

That the following described property, which has heretofore been zoned "AG", Agricultural District, shall hereafter bear the zoning classification of "PMF", Planned Multi-Family Residential District with a final site plan, to wit:

Lot 15G of NCB 1100-C, one lot totaling approximately 5.47 acres of land located east of the southeast corner of McClenny Drive and Garrett Drive (1017 McClenny Drive), and in accordance with Exhibit "A" attached hereto and incorporated herein.

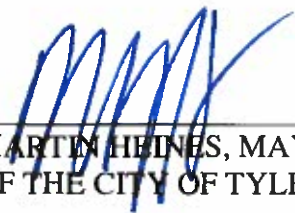
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Townhouse/Garden Apartment.

**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 July 29<sup>th</sup>, 2019.

**PASSED AND APPROVED** this the 24<sup>th</sup> day of July A.D., 2019.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY



ORDINANCE NO. O-2019-54  
EXHIBIT "B"  
LOCATION MAP



**ZONING CASE**  
Zoning Case #: PD19-017  
Current Zoning: AG Proposed Zoning: PMF  
Applicant: LIGHTFOOD ANTHONY

**Subject Property**

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

500 0 500 Feet



**ORDINANCE NO. O-2019-54  
EXHIBIT "C"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



Subject Property



**ZONING CASE**  
 Zoning Case #: PD19-017  
 Current Zoning: AG Proposed Zoning: PMF  
 Applicant: LIGHTFOOD ANTHONY

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500 0 500 Feet



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**NOTIFICATION LIST**

Address	Owner	Phone	Notes
1100C	MCNEIL STEVEN D	20	
1100C	HINES J D & LAVERNE AYOINEA	4	
1100C	HANNAH MICHAEL R & LUANN M	4	
1100C	HARDESTY JONATHAN	64	
1100C	JSHJ PROPERTIES LLC	21	
1100C	MAY NANCY J	22	
1100C	HESE CHARLES & WENDY	23	
1100C	EARLS DONALD R & NANCY L	24	
1100C	SCHNEIDER FAMILY	3	
1100C	LEGACY JV RENTALS LLC	6	
1100C	LEGACY JV RENTALS LLC	8	
1100C	LEGACY JV RENTALS LLC	9	
1100C	SCHNEIDER FAMILY TRUST	10	
1100C	SCHNEIDER FAMILY	2	
1100C	SCHNEIDER FAMILY	4	
1100C	LEGACY JV RENTALS LLC	5	
1100C	LEGACY JV RENTALS LLC	7	
1100C	KIRBY MONROE & REGINA	68	
1100C	YCR INVESTMENTS LLC	19	
1100C	TYLER BBN PROPERTIES LTD	15F	
1100C	TYLER BBN PROPERTIES LTD	11A	
1100C	TEDWELL CHARLES	6C	
1100C	LIGHTFOOT ANTHONY	15G	
1100C	PHILLIPS HARRY T	25	
1100C	HICKEY STEVEN DOUGLAS & NANCY ULIAN	15H	
1121B	HIBBA RD WILLIAM H III & REBEKAH L	26	
1121B	MARTIN STEVEN WAYNE & BRENDA CAROL	27	
1121B	SHARON MONROD A & NIOFAR SAIED	28	

**ZONING CASE**  
 Zoning Case #: PD18-017  
 Current Zoning: AG Proposed Zoning: PMF  
 Applicant: LIGHTFOOD ANTHONY

**Subject Property**  
 200' Notification Buffer

175 0 175 Feet

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