

ORDINANCE NO. O-2019-75

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 "R-1A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "M-1", LIGHT INDUSTRIAL DISTRICT TO "PCD", PLANNED COMMERCIAL DEVELOPMENT DISTRICT WITH WRITTEN NARRATIVE ON LOT 6 OF NCB 905 AND LOTS 17, 19A, 20 AND 21A OF NCB 904, FIVE LOTS CONTAINING APPROXIMATELY 227.68 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF CHANDLER HIGHWAY AND PATTON LANE (4554 HIGHWAY 64 WEST AND 4619, 4609 AND 4319 OLD CHANDLER HIGHWAY AND 4411 CHANDLER HIGHWAY); 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 PD19-023

That the following described property, which has heretofore been zoned "R-1A", Single-Family Residential District and "M-1", Light Industrial District, shall hereafter bear the zoning classification of "PCD", Planned Commercial Development District with a written narrative, to wit:

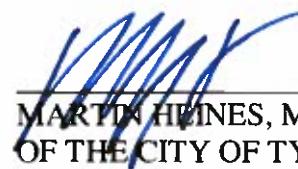
Lot 6 of NCB 905 and Lots 17, 19A, 20 and 21A of NCB 904, five lots containing approximately 227.68 acres of land located north of the northeast intersection of Chandler Highway and Patton Lane (4554 Highway 64 West and 4619, 4609 and 4319 Old Chandler Highway and 4411 Chandler Highway), and in accordance 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 Neighborhood Commercial.

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 September 27th, 2019.

PASSED AND APPROVED this the 25th day of September A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK



APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

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EXHIBIT "A"
WRITTEN NARRATIVE
1 OF 2



Planned District Narrative – Park of East Texas

All regulations and uses per the Tyler UDC except where noted below.

PCD Planned Commercial District

Uses – All uses associated with a Typical Fairgrounds and Rodeo Venue. Including but not limited to:

- Animal Exhibition Facilities / Rodeo facilities
- Arena
- Livestock Auction
- Carnival / midway (games, rides, etc)
- Food prep and sales (permanent and seasonal)
- Food Truck Park
- Hotel / Motel / RV / Camping
- Convention and Conference/meeting facilities
- Parking
- Amphitheater / Outdoor Entertainment Venue
- Retail / Commercial / Office
- Education
- Athletic Facilities
- Amusement Park (outdoor and indoor)
- Open Space / Parks

Setbacks – 25' from exterior zoning district boundary – except as shown on exhibit

Minimum 15' between permanent structures

Parking, Landscaping and Signage per City of Tyler UDC

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EXHIBIT "A"
WRITTEN NARRATIVE
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