

ORDINANCE NO. O-2018-61

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-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON A 9.75 ACRE PORTION OF TRACT 5, ONE TRACT APPROXIMATELY 31.06 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OLD NOONDAY ROAD AND TAYLOR ROAD (9.75 ACRE PORTION OF A TRACT); DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 PD18-013

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "PMF", Planned Multi-Family Residential District with final site plan, to wit:

On a 9.75 acre portion of Tract 5, one tract containing approximately 31.06 acres of land located at the southeast intersection of Old Noonday Road and Taylor Road (9.75 acre portion of a tract) and in accordance with the final site plan as detailed in 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.

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 27th, 2018.

PASSED AND APPROVED this the 25th day of July A.D., 2018.



MARTIN HYNES, MAYOR
OF THE CITY OF TYLER, TEXAS

A T T E S T:

APPROVED:



CASSANDRA BRAGER, CITY CLERK

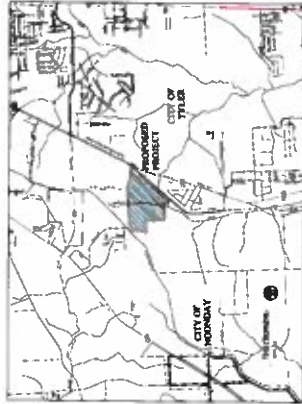




SHARON F. ROBERTS,
SR. ASSISTANT CITY ATTORNEY

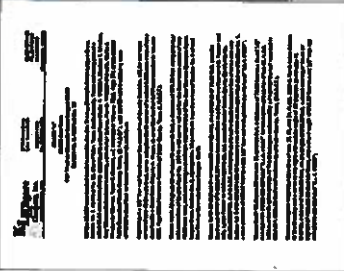
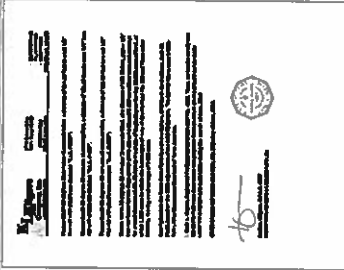
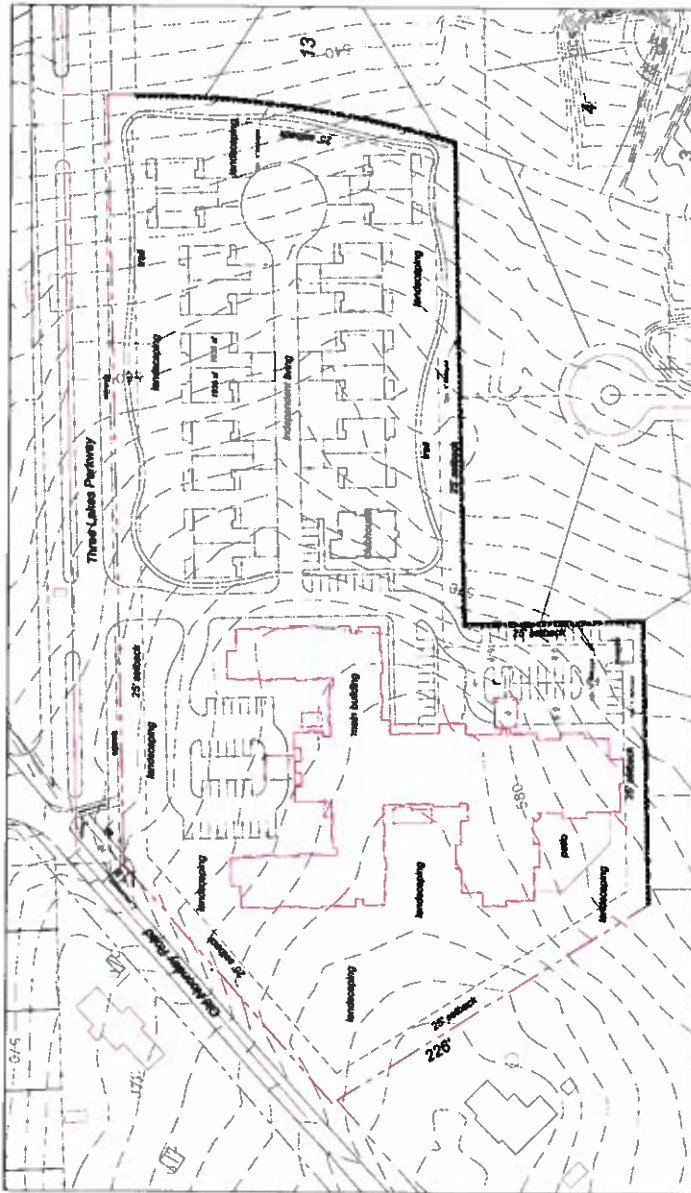
**ORDINANCE NO. O-2018-61
EXHIBIT "A"
FINAL SITE PLAN**

The Crossing
a mixed-use development
in south taylor



SITE INFORMATION:

PROJECT: Assisted Living Facility - 91,000 sf
ACREAGE: 9.75+ ACRES
CURRENT ZONING: R-1B
PROPOSED ZONING: PUD
DENSITY: Total units - 86 (9 units) / 70 units Assisted Living (91,000 sf)
SETBACKS: 25' all sides
HEIGHT: Two Story / 42' Maximum
PARKING: per UDC required - 86 / provided - 89 + 36
NOTES: See final plat for property and lot dimensions.
SIGNAGE: Development signage per UDC Sign Chart Section (0-409) will comply with Taylor UDC. Number and locations determined by Taylor UDC.
LANDSCAPING / BUFFERYARDS: Landscaping to meet or exceed minimum requirements per Taylor UDC. Bufferyards (if req'd) to be installed per UDC.



*Primrose
Assisted Living
Community*

OWNER: WERNER-TAYLOR LAND
AND DEVELOPMENT, L.P.
7306 Crosswinder
Taylor, TX 77783
940-992-8634



THE CROSSING
a redox

The map displays Council District 2, West, with various zoning districts and street layouts. Key features include:

- Zoning Districts:** R-1B, C-1, RPO, R-1A, R-1D, R-1E, R-1F, R-1G, R-1H, R-1I, R-1J, R-1K, R-1L, R-1M, R-1N, R-1O, R-1P, R-1Q, R-1R, R-1S, R-1T, R-1U, R-1V, R-1W, R-1X, R-1Y, R-1Z, R-1AA, R-1AB, R-1AC, R-1AD, R-1AE, R-1AF, R-1AG, R-1AH, R-1AI, R-1AJ, R-1AK, R-1AL, R-1AM, R-1AN, R-1AO, R-1AP, R-1AQ, R-1AR, R-1AS, R-1AT, R-1AU, R-1AV, R-1AW, R-1AX, R-1AY, R-1AZ, R-1BA, R-1BB, R-1BC, R-1BD, R-1BE, R-1BF, R-1BG, R-1BH, R-1BI, R-1BJ, R-1BK, R-1BL, R-1BM, R-1BN, R-1BO, R-1BP, R-1BQ, R-1BR, R-1BS, R-1BT, R-1BU, R-1BV, R-1BW, R-1BX, R-1BY, R-1BZ, R-1CA, R-1CB, R-1CC, R-1CD, R-1CE, R-1CF, R-1CG, R-1CH, R-1CI, R-1CJ, R-1CK, R-1CL, R-1CM, R-1CN, R-1CO, R-1CP, R-1CQ, R-1CR, R-1CS, R-1CT, R-1CU, R-1CV, R-1CW, R-1CX, R-1CY, R-1CZ, R-1DA, R-1DB, R-1DC, R-1DD, R-1DE, R-1DF, R-1DG, R-1DH, R-1DI, R-1DJ, R-1DK, R-1DL, R-1DM, R-1DN, R-1DO, R-1DP, R-1DQ, R-1DR, R-1DS, R-1DT, R-1DU, R-1DV, R-1DW, R-1DX, R-1DY, R-1DZ, R-1EA, R-1EB, R-1EC, R-1ED, R-1EE, R-1EF, R-1EG, R-1EH, R-1EI, R-1EJ, R-1EK, R-1EL, R-1EM, R-1EN, R-1EO, R-1EP, R-1EQ, R-1ER, R-1ES, R-1ET, R-1EU, R-1EV, R-1EW, R-1EX, R-1EY, R-1EZ, R-1FA, R-1FB, R-1FC, R-1FD, R-1FE, R-1FF, R-1FG, R-1FH, R-1FI, R-1FJ, R-1FK, R-1FL, R-1FM, R-1FN, R-1FO, R-1FP, R-1FQ, R-1FR, R-1FS, R-1FT, R-1FU, R-1FV, R-1FW, R-1FX, R-1FY, R-1FZ, R-1GA, R-1GB, R-1GC, R-1GD, R-1GE, R-1GF, R-1GG, R-1GH, R-1GI, R-1GJ, R-1GK, R-1GL, R-1GM, R-1GN, R-1GO, R-1GP, R-1GQ, R-1GR, R-1GS, R-1GT, R-1GU, R-1GV, R-1GW, R-1GX, R-1GY, R-1GZ, R-1HA, R-1HB, R-1HC, R-1HD, R-1HE, R-1HF, R-1HG, R-1HH, R-1HI, R-1HJ, R-1HK, R-1HL, R-1HM, R-1HN, R-1HO, R-1HP, R-1HQ, R-1HR, R-1HS, R-1HT, R-1HU, R-1HV, R-1HW, R-1HX, R-1HY, R-1HZ, R-1IA, R-1IB, R-1IC, R-1ID, R-1IE, R-1IF, R-1IG, R-1IH, R-1II, R-1IJ, R-1IK, R-1IL, R-1IM, R-1IN, R-1IO, R-1IP, R-1IQ, R-1IR, R-1IS, R-1IT, R-1IU, R-1IV, R-1IW, R-1IX, R-1IY, R-1IZ, R-1JA, R-1JB, R-1JC, R-1JD, R-1JE, R-1JF, R-1JG, R-1JH, R-1JI, R-1JJ, R-1JK, R-1JL, R-1JM, R-1JN, R-1JO, R-1JP, R-1JQ, R-1JR, R-1JS, R-1JT, R-1JU, R-1JV, R-1JW, R-1JX, R-1JY, R-1JZ, R-1KA, R-1KB, R-1KC, R-1KD, R-1KE, R-1KF, R-1KG, R-1KH, R-1KI, R-1KJ, R-1KK, R-1KL, R-1KM, R-1KN, R-1KO, R-1KP, R-1KQ, R-1KR, R-1KS, R-1KT, R-1KU, R-1KV, R-1KW, R-1KX, R-1KY, R-1KZ, R-1LA, R-1LB, R-1LC, R-1LD, R-1LE, R-1LF, R-1LG, R-1LH, R-1LI, R-1LJ, R-1LK, R-1LL, R-1LM, R-1LN, R-1LO, R-1LP, R-1LQ, R-1LR, R-1LS, R-1LT, R-1LU, R-1LV, R-1LW, R-1LX, R-1LY, R-1LZ, R-1MA, R-1MB, R-1MC, R-1MD, R-1ME, R-1MF, R-1MG, R-1MH, R-1MI, R-1MJ, R-1MK, R-1ML, R-1MM, R-1MN, R-1MO, R-1MP, R-1MQ, R-1MR, R-1MS, R-1MT, R-1MU, R-1MV, R-1MW, R-1MX, R-1MY, R-1MZ, R-1NA, R-1NB, R-1NC, R-1ND, R-1NE, R-1NF, R-1NG, R-1NH, R-1NI, R-1NJ, R-1NK, R-1NL, R-1NM, R-1NN, R-1NO, R-1NP, R-1NQ, R-1NR, R-1NS, R-1NT, R-1NU, R-1NV, R-1NW, R-1NX, R-1NY, R-1NZ, R-1OA, R-1OB, R-1OC, R-1OD, R-1OE, R-1OF, R-1OG, R-1OH, R-1OI, R-1OJ, R-1OK, R-1OL, R-1OM, R-1ON, R-1OO, R-1OP, R-1OQ, R-1OR, R-1OS, R-1OT, R-1OU, R-1OV, R-1OW, R-1OX, R-1OY, R-1OZ, R-1PA, R-1PB, R-1PC, R-1PD, R-1PE, R-1PF, R-1PG, R-1PH, R-1PI, R-1PJ, R-1PK, R-1PL, R-1PM, R-1PN, R-1PO, R-1PP, R-1PQ, R-1PR, R-1PS, R-1PT, R-1PU, R-1PV, R-1PW, R-1PX, R-1PY, R-1PZ, R-1QA, R-1QB, R-1QC, R-1QD, R-1QE, R-1QF, R-1QG, R-1QH, R-1QI, R-1QJ, R-1QK, R-1QL, R-1QM, R-1QN, R-1QO, R-1QP, R-1QQ, R-1QR, R-1QS, R-1QT, R-1QU, R-1QV, R-1QW, R-1QX, R-1QY, R-1QZ, R-1RA, R-1RB, R-1RC, R-1RD, R-1RE, R-1RF, R-1RG, R-1RH, R-1RI, R-1RJ, R-1RK, R-1RL, R-1RM, R-1RN, R-1RO, R-1RP, R-1RQ, R-1RR, R-1RS, R-1RT, R-1RU, R-1RV, R-1RW, R-1RX, R-1RY, R-1RZ, R-1SA, R-1SB, R-1SC, R-1SD, R-1SE, R-1SF, R-1SG, R-1SH, R-1SI, R-1SJ, R-1SK, R-1SL, R-1SM, R-1SN, R-1SO, R-1SP, R-1SQ, R-1SR, R-1SS, R-1ST, R-1SU, R-1SV, R-1SW, R-1SX, R-1SY, R-1SZ, R-1TA, R-1TB, R-1TC, R-1TD, R-1TE, R-1TF, R-1TG, R-1TH, R-1TI, R-1TJ, R-1TK, R-1TL, R-1TM, R-1TN, R-1TO, R-1TP, R-1TQ, R-1TR, R-1TS, R-1TT, R-1TU, R-1TV, R-1TW, R-1TX, R-1TY, R-1TZ, R-1UA, R-1UB, R-1UC, R-1UD, R-1UE, R-1UF, R-1UG, R-1UH, R-1UI, R-1UJ, R-1UK, R-1UL, R-1UM, R-1UN, R-1UO, R-1UP, R-1UQ, R-1UR, R-1US, R-1UT, R-1UU, R-1UV, R-1UW, R-1UX, R-1UY, R-1UZ, R-1VA, R-1VB, R-1VC, R-1VD, R-1VE, R-1VF, R-1VG, R-1VH, R-1VI, R-1VJ, R-1VK, R-1VL, R-1VM, R-1VN, R-1VO, R-1VP, R-1VQ, R-1VR, R-1VS, R-1VT, R-1VU, R-1VV, R-1VW, R-1VX, R-1VY, R-1VZ, R-1WA, R-1WB, R-1WC, R-1WD, R-1WE, R-1WF, R-1WG, R-1WH, R-1WI, R-1WJ, R-1WK, R-1WL, R-1WM, R-1WN, R-1WO, R-1WP, R-1WQ, R-1WR, R-1WS, R-1WT, R-1WU, R-1WV, R-1WW, R-1WX, R-1WY, R-1WZ, R-1XA, R-1XB, R-1XC, R-1XD, R-1XE, R-1XF, R-1XG, R-1XH, R-1XI, R-1XJ, R-1XK, R-1XL, R-1XM, R-1XN, R-1XO, R-1XP, R-1XQ, R-1XR, R-1XS, R-1XT, R-1XU, R-1XV, R-1XW, R-1XX, R-1XY, R-1XZ, R-1YA, R-1YB, R-1YC, R-1YD, R-1YE, R-1YF, R-1YG, R-1YH, R-1YI, R-1YJ, R-1YK, R-1YL, R-1YM, R-1YN, R-1YO, R-1YP, R-1YQ, R-1YR, R-1YS, R-1YT, R-1YU, R-1YV, R-1YW, R-1YX, R-1YY, R-1YZ, R-1ZA, R-1ZB, R-1ZC, R-1ZD, R-1ZE, R-1ZF, R-1ZG, R-1ZH, R-1ZI, R-1ZJ, R-1ZK, R-1ZL, R-1ZM, R-1ZN, R-1ZO, R-1ZP, R-1ZQ, R-1ZR, R-1ZS, R-1ZT, R-1ZU, R-1ZV, R-1ZW, R-1ZX, R-1ZY, R-1ZZ.

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-the-ground survey and represents only the approximate relative location of property boundaries.

Zoning Case #: PD18-013

Zoning Case #: PD16-013
Existing Zoning: R-1B Proposed Zoning: PMF
Applicant: Primrose Retirement Community



Subject Property

[illegible]

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000	0	000

Zoning Case #: PD18-013
Existing Zoning: R-1B Proposed Zoning: PMF
Applicant: Primrose Retirement Community



Assessing Property

ORDINANCE NO. O-2018-61
EXHIBIT "D"
NOTIFICATION MAP

