

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.

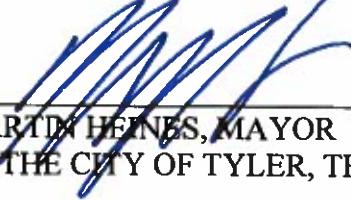
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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

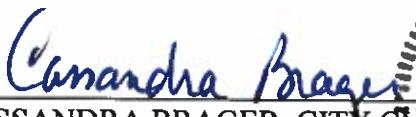
newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be July 27th, 2018.

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



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

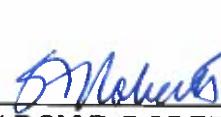
A T T E S T:



CASSANDRA BRAGER, CITY CLERK



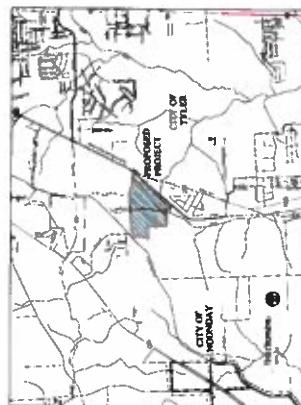
APPROVED:



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 tyler



SITE INFORMATION:

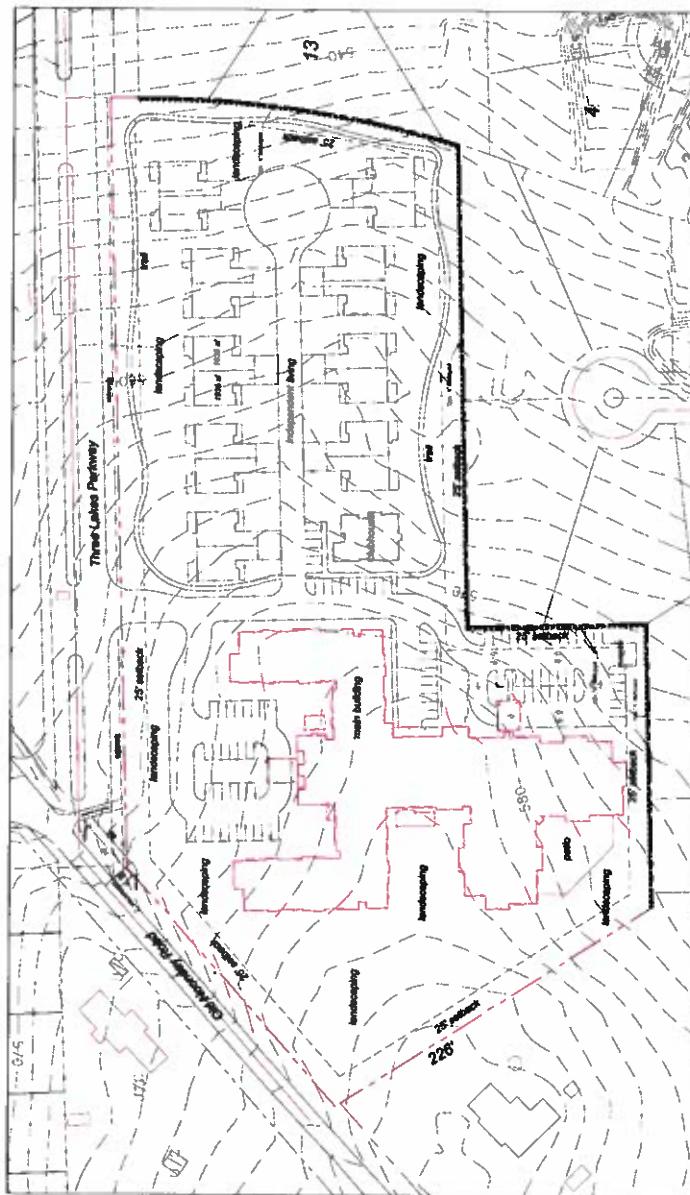
PROJECT: Assisted Living Facility - 91,000 sf
 Independent Living - 16 units
 ACREAGE: 8.756 ACRES
 CURRENT ZONING: R-1B
 PROPOSED ZONING: PMF
 DENSITY: Total units - 88 (91 units/acre)
 70 units assisted living (91,000 sf)
 18 units independent living
 SETBACKS: 25' all sides
 HEIGHT: Two Story / 42' Maximum
 per UDC required - 86' provided - 89' + 36'
 PARKING: Nursing - 91' $(0.5' \times 21) = 67.41'$
 Independent (1' sq/2 bdrm) - 18' $\times 18' = 16'$
 note: See final plan for property and lot dimensions.

SIGNAGE: Development signage (per UDC) Sign
 Chair Section (10-406) will comply with Tyler UDC.
 Number and location determined by Tyler UDC.

LANDSCAPING / BUFFERYARDS: landscaping
 to meet or exceed minimum requirements per
 Tyler UDC. Bufferyards (if req'd) to be installed per
 UDC.



JUNE 24, 2018

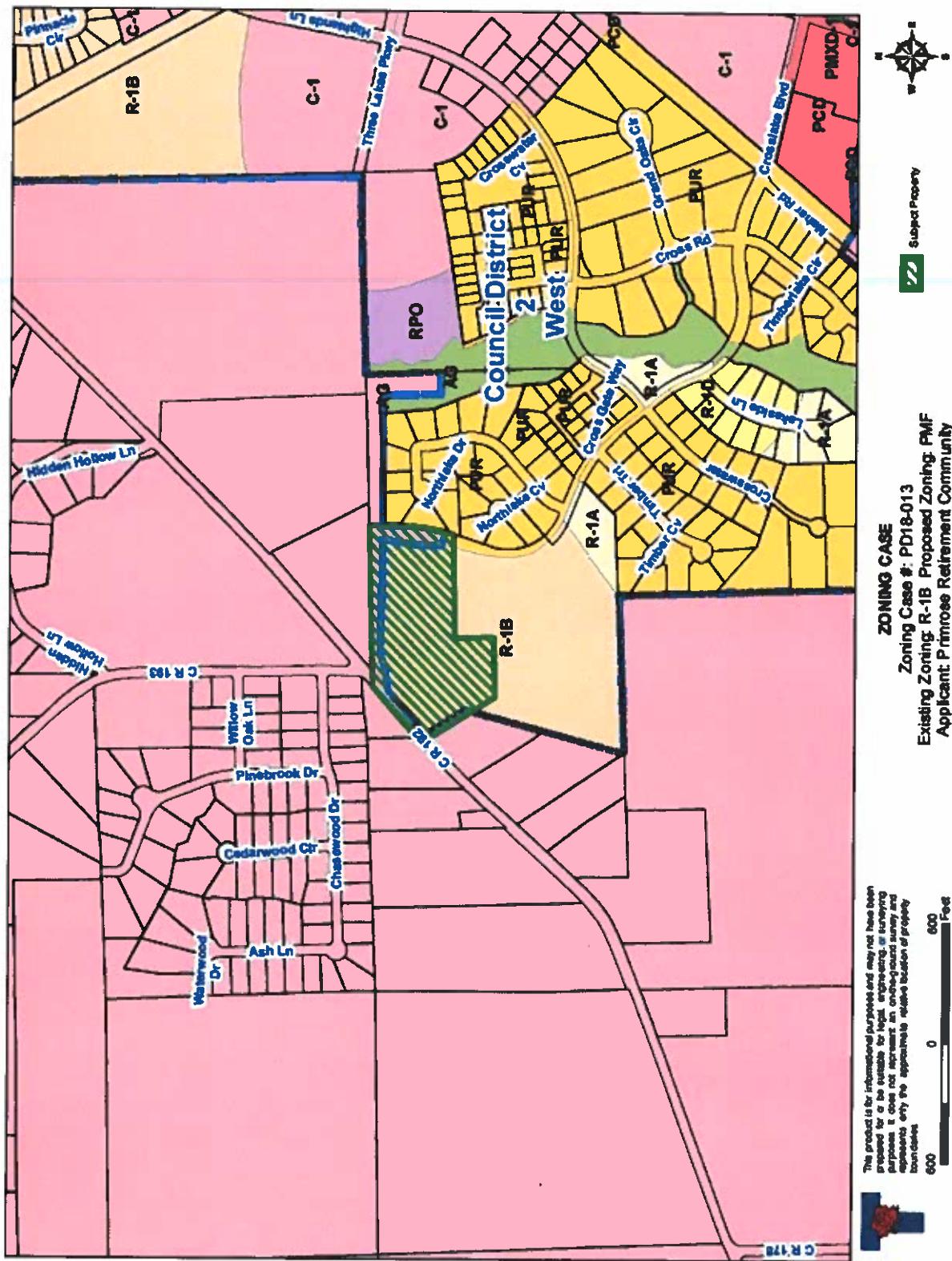


**Primrose
 Assisted Living
 Community**

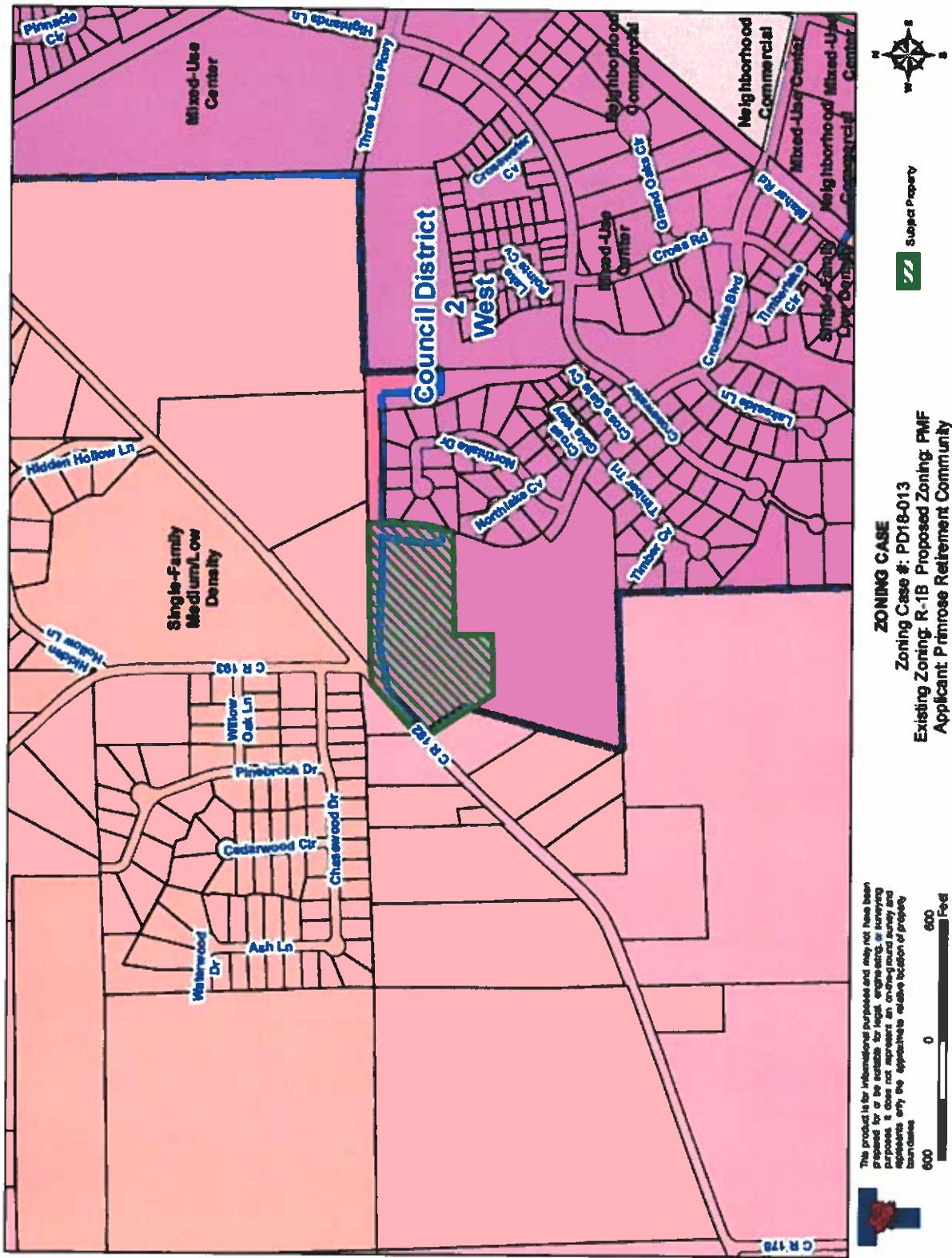
OWNER - FERNER-TAYLOR LAND
 AND DEVELOPMENT, L.P.
 7260 Crossroads
 Tyler, TX 75703
 903-592-4634



**ORDINANCE NO. O-2018-61
EXHIBIT "B"
LOCATION MAP**



ORDINANCE NO. O-2018-61
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



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

