

**ORDINANCE NO. O-2021-50**

**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 "M-1", LIGHT INDUSTRIAL DISTRICT TO "PMXD-1", PLANNED MIXED USE DISTRICT-1 WITH A FINAL SITE PLAN ON LOTS 13, 14, AND 16 OF NCB 367-C, FOUR LOTS CONTAINING APPROXIMATELY 1.38 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF CLAUDE STREET AND NORTH GLENWOOD BOULEVARD (217, 221 NORTH GLENWOOD BOULEVARD AND 212, 221 NORTH HILL AVENUE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE 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 Z21-015**

That the following described property, which has heretofore been zoned "M-1", Light Industrial District, shall hereafter bear the zoning classification of "PMXD-1", Planned Mixed Use District-1, to wit:

On Lots 13, 14, and 16 of NCB 367-C, four lots containing approximately 1.38 acres of land located at the southeast intersection of Claude Street and North Glenwood Boulevard (217, 221 North Glenwood Boulevard and 212, 221 North Hill Avenue) and in accordance with the final site plan in Exhibit "A" attached hereto and incorporated herein.

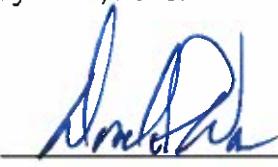
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Map to reflect Mixed-Use Center.

**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 May 28<sup>th</sup>, 2021.

**PASSED AND APPROVED** this the 26<sup>th</sup> day of May A.D., 2021.



DONALD P. WARREN, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:



Cassandra Brager  
CASSANDRA BRAGER, CITY CLERK



APPROVED:



Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2021-50  
EXHIBIT "A"  
SITE PLAN**

# Glenwood Villas tyler, texas

**SITE INFORMATION:**

**DEVELOPER:** Meadow Plaza LLC  
 300 N. Hill  
 Tyler, TX 75702  
 Office: (903) 760-0360  
 thompsonwood@gmail.com

**ACREAGE:** 1.38± ACRES

**CURRENT ZONING:** M-1

**PROPOSED ZONING:** PMXO-1 (all C-1 and residential uses)

**DENSITY:** Total units - 22 (16 units/ac)

**SETBACKS:** 20' from all streets  
 10' between structures  
 15' from south property line

**HEIGHT:** Two Story / 42' Maximum

**PARKING:** parking per UDC requirements  
 note: See final plat for property and lot dimensions.

**SIGNAGE:** Development signage (per UDC Sign Chart Section 10-409) will comply with Tyler UDC. Number and locations 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.

Zoned:  
M=1

Zoned: M-1

A vertical scale line with numerical markings at 0, 20, 40, 60, 80, 100, 120, and 150. The text 'GRAPHIC SCALE' is written vertically to the left of the scale.

Zoned: C-1

Claude St

Architectural floor plan showing the layout of the building. Key features include:

- 1100 sf 1st floor meeting room (labeled 7)
- Outdoor area (labeled outdoor)
- 2/3 story 4 units
- 0.36 acres
- 3200 sf 2nd floor office (labeled 4)
- 22 residential units
- 2,000 sf office / retail
- 1100 sf of meeting space

N. Glenwood Blvd.