



ORDINANCE NO. O-2018-__
EXHIBIT "A"
NARRATIVE (revised 02/07/18)

Developer: America Hongyun City International Enterprise Group, LLC
Existing Zoning: PCD
Proposed Zoning: PMXD-2
Property: 178.05 +/- Acres, Blk. 1545

I. APPLICABLE REGULATIONS

This Ordinance amends the Zoning Ordinance of the City of Tyler as applied to the Property. In the event of a conflict between this ordinance and the Zoning Ordinance or any other City ordinance, resolution, plan or policy, this ordinance shall control.

II. PURPOSE AND INTENT

The purpose of this ordinance is to create standards and regulations that allow the development of approximately 178.05 acres as the first phase of a master-planned community within the City limits of Tyler. The Property is located west of Loop 323, south of Bellwood Road, and north of Bellwood Lake. The master plan for the Property focuses on multi-family residential, primarily utilizing typical multi-story condominium-type structures, with a limited number of mid-rise towers. Future phases of development (not a part of the Property) will also include high-density single-family detached lots. The residential uses on the Property shall be complemented by office, retail and educational uses, some of which may also utilize low-rise and mid-rise towers. There will be an emphasis on pedestrian access, parks and green spaces throughout the Property.

The current zoning for the Property is PCD that allows mixed-use commercial and residential. The proposed zoning shall consist of approximately 178.05 acres to be zoned PMXD-2. This ordinance shall serve to append the "PMXD-2 Planned Mixed Use District-2" standards and regulations, as stated in Section 10-25 (e) of the UDC, as applicable to the subject Property only.

III. DEFINITIONS

Terms used within this ordinance shall be defined as follows:

- a. City. The City of Tyler.
- b. Condominium. Any multi-family residential building containing up to four (4) stories, one or more of which buildings may reside on any single platted lot. A Condominium may include an attached or detached parking garage of up to three (3) levels; notwithstanding, where a multi-level parking structure serves as the lower floor(s) beneath the Condominium structure, the total structure (parking plus residential) shall not exceed six (6) stories.

- c. Property. The approximately 178.05 acres of land being the subject of the PMXD-2 herein, which is described by metes and bounds on Exhibit B attached hereto.
- d. Tower, Low-Rise. Any building containing between four (4) and seven (7) stories, inclusive, one or more of which may be situated on any single platted lot, and which may include an attached or detached parking garage of up to three (3) levels.
- e. Tower, Mid-Rise. Any building containing between eight (8) and fifteen (15) stories, inclusive, one or more of which may be situated on a single platted lot, and which may include an attached or detached parking garage of up to five (5) levels.
- f. UDC. The Unified Development Code of the City.

IV. PERMITTED USES FOR PMXD-2

Except as listed below, all uses permitted by Section 10-49 of the UDC [Nonresidential District Use Table] for PMXD-2 Districts are permitted on the Property.

Expressly Prohibited Uses:

- a. Greenhouse, Plant Nursery
- b. Bldg. Material/Home Supply Store w/ Outdoor Storage
- c. Cabinet/Woodwork Shop
- d. Electrical, Plumbing, A/C Heat (Wholesale)
- e. Auto Supply
- f. Cleaning Plant
- g. Feed/Seed Store
- h. Flea Market
- i. Firearms Range
- j. Automobile, Truck, Motorcycle Dealership
- k. Automobile Rental Agency
- l. Tire Sales & Service Center
- m. Auto and/or Motorcycle Service Garage
- n. Auto/Truck Paint & Body Shop

V. DIMENSIONAL STANDARDS FOR PMXD-2

All development in the PMXD-2 district on the Property shall comply with the following:

- a. Minimum lot area (single tower with parking garage): 2.5 acres
- b. Minimum lot area (multiple towers with parking garage): 2.5 acres per tower
- c. Minimum lot area (all other structure types): 4.0 acres
- d. Minimum frontage: 150 feet
- e. Minimum building separation (same lot): 20 feet
- f. Maximum height: 165 feet
- g. Maximum stories: 15

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| h. Minimum setback – front yard: | 25 feet |
| i. Minimum setback – rear yard: | 15 feet |
| j. Minimum setback – adjacent to Residential district: | 20 feet |
| k. Minimum setback – side yard, interior: | 5 feet |
| l. Minimum setback – side yard, corner: | 20 feet |
| m. Maximum lot coverage: | 60 percent |

VI. **RESIDENTIAL DENSITY**

The maximum number of dwelling units for the entire Property shall be 6,000. This yields an average density of 33.7 dwelling units per acre. The maximum density on any single lot shall not exceed 65 dwelling units per acre, except that lots containing mid-rise towers shall not exceed 80 dwelling units per acre (see “Special Regulations for Mid-Rise Towers” herein).

VII. **OFF-STREET PARKING**

The minimum number of parking spaces to be provided for all structures in the PMXD-2 shall be in accordance with Section 10-360 of the UDC [Off-Street Parking Requirements] based on type of use and floor areas as may be applicable to various portions of each structure. The required parking spaces may be comprised of surface parking, parking garages, or a combination thereof.

It is anticipated that most, if not all, of the condominiums and mid-rise towers will include attached (or detached) parking garages, in addition to surface parking. Where two or more structures may be situated on a single lot, a common parking structure and/or shared surface parking shall be permitted.

VIII. **SPECIAL REGULATIONS FOR MID-RISE TOWERS**

As stated previously, this planned development focuses on multi-family residential, utilizing typical condominium-type structures and a limited number of mid-rise towers, within the PMXD-2 district. Office, retail and educational uses may also utilize low-rise and mid-rise towers within the PMXD-2.

A mid-rise residential-use (multifamily) tower shall have a maximum 200 dwelling units per tower, and maximum density shall be 80 dwelling units per acre on any lot containing one or more mid-rise towers. A maximum five (5) mid-rise towers of any type use shall be permitted on the Property.

Up to 100 percent of the net usable square footage of the ground floor of any mid-rise residential tower or mid-rise office tower may be occupied by any of the following permitted uses:

- a. Post Office
- b. Public Safety (Police)
- c. Automatic Teller Machine (ATM)
- d. Bank
- e. Credit Union/Bureau
- f. Bakery (Retail)
- g. Café, Coffee Shop, Tea Room
- h. Commissary

- i. Delicatessen
- j. Donut Shop
- k. Ice Cream Parlor
- l. Restaurant (w/o drive-thru)
- m. Pharmacy
- n. Barber/Beauty Shop
- o. Book Store
- p. Confectionary Shop (Retail)
- q. Convenience Store
- r. Drug Store
- s. Gift Shop

IX. OPEN SPACE

A minimum of fifteen percent (15%) of the Property shall be reserved as open space, parks, pedestrian trails or conservation areas. The majority of the open space requirement shall come from the use of existing floodplain areas and jurisdictional wetland areas.

X. SITE PLAN APPROVAL REQUIREMENTS

The development of any and all lots within the Property shall require Site Plan Approval in accordance with Section 10-650 of the UDC. Prior to approval of the first of such Site Plan submissions for the Property, the developer shall also submit to the City the following:

- a. A Traffic Impact Analysis that identifies potential traffic to be generated for the entire 178 acres based on the developer's planned uses for each lot therein;
- b. A capacity analysis of existing water and sanitary sewer infrastructure to be utilized by any and all portions of the 178 acres; and
- c. A design report identifying projected water consumption and sanitary sewer flows for all portions of the 178 acres.