



ORDINANCE NO. O-2018-__
EXHIBIT "A"
NARRATIVE

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 high-density multi-family residential, utilizing mid-rise towers, while future phases of development 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 will 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. 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. 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.
- c. 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) stories.

- d. 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) stories.
- e. 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:

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| a. Minimum lot area (single tower with parking garage): | 2.5 acres |
| b. Minimum lot area (multiple towers with parking garage): | 1.5 acres per tower |
| c. Minimum lot area (all other structure types): | 5.0 acres |
| d. Minimum frontage: | 150 feet |
| e. Minimum building separation (same lot): | 20 feet |
| f. Maximum height: | 165 feet |
| g. Maximum stories: | 15 |
| 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. SPECIAL REGULATIONS FOR MID-RISE TOWERS

As stated previously, this planned development focuses on high-density multi-family residential, utilizing 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.

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

A mid-rise residential-use (multifamily) tower shall have a maximum 200 dwelling units per tower, and maximum density shall be 100 dwelling units per acre. 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

VII. 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.