

ORDINANCE NO. O-2017-1

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A ZONE CHANGE FROM "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON TAX LOTS 1, 2A, 16 AND 26 OF NCB 899H, THREE LOTS CONTAINING APPROXIMATELY 1.70 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF WOODLARK DRIVE AND CLOVERDALE DRIVE (1216 WOODLARK DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP, DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 PD16-015

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

Tax Lots 1, 2A, 16 and 26 of NCB 899H, three lots containing approximately 1.70 acres of land located west of the southwest intersection of Woodlark Drive and Cloverdale Drive (1216 Woodlark Drive), and in accordance with the site plan attached hereto as Exhibit "A" and which is incorporated herein.

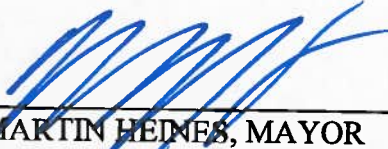
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide be amended to reflect Single-Family Medium/Low Density.

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 January 13th, 2017.

PASSED AND APPROVED this the 11th day of January A.D., 2017.



MARTIN HEDNES, MAYOR
OF THE CITY OF TYLER, TEXAS

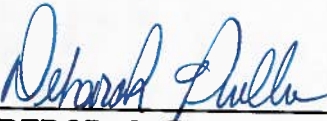
ATTEST:

APPROVED:



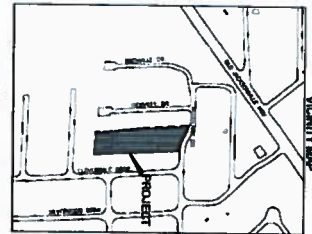
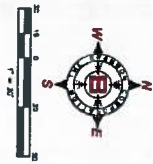
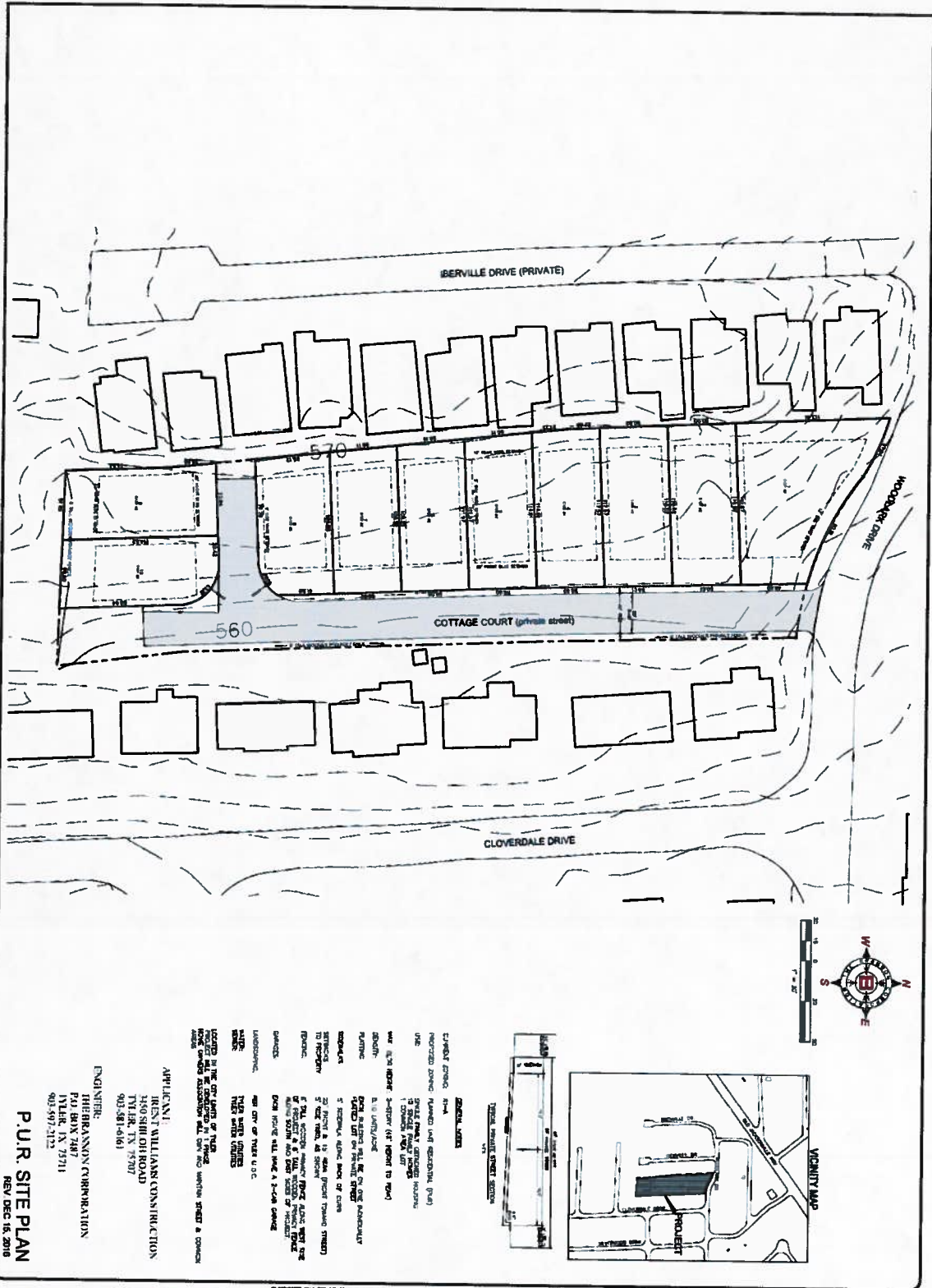
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2017-1 EXHIBIT "A" FINAL SITE PLAN



GENERAL NOTES

1. EXISTING UTILITIES SHOWN AS DASHED LINES.
2. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
3. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS SHOWN ON THIS PLAN.
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20. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS SHOWN ON THIS PLAN.

APPLICANT:
TRENT WILLIAMS CONSTRUCTION
11111 WOODBURN ROAD
TYLER, TEXAS 75707
936.581.4161

ENGINEER:
HERRANSON CORPORATION
P.O. BOX 7907
TYLER, TX 75710
936.587.5172

P.U.R. SITE PLAN
REV DEC 16, 2016

NO.	DATE	REVISIONS

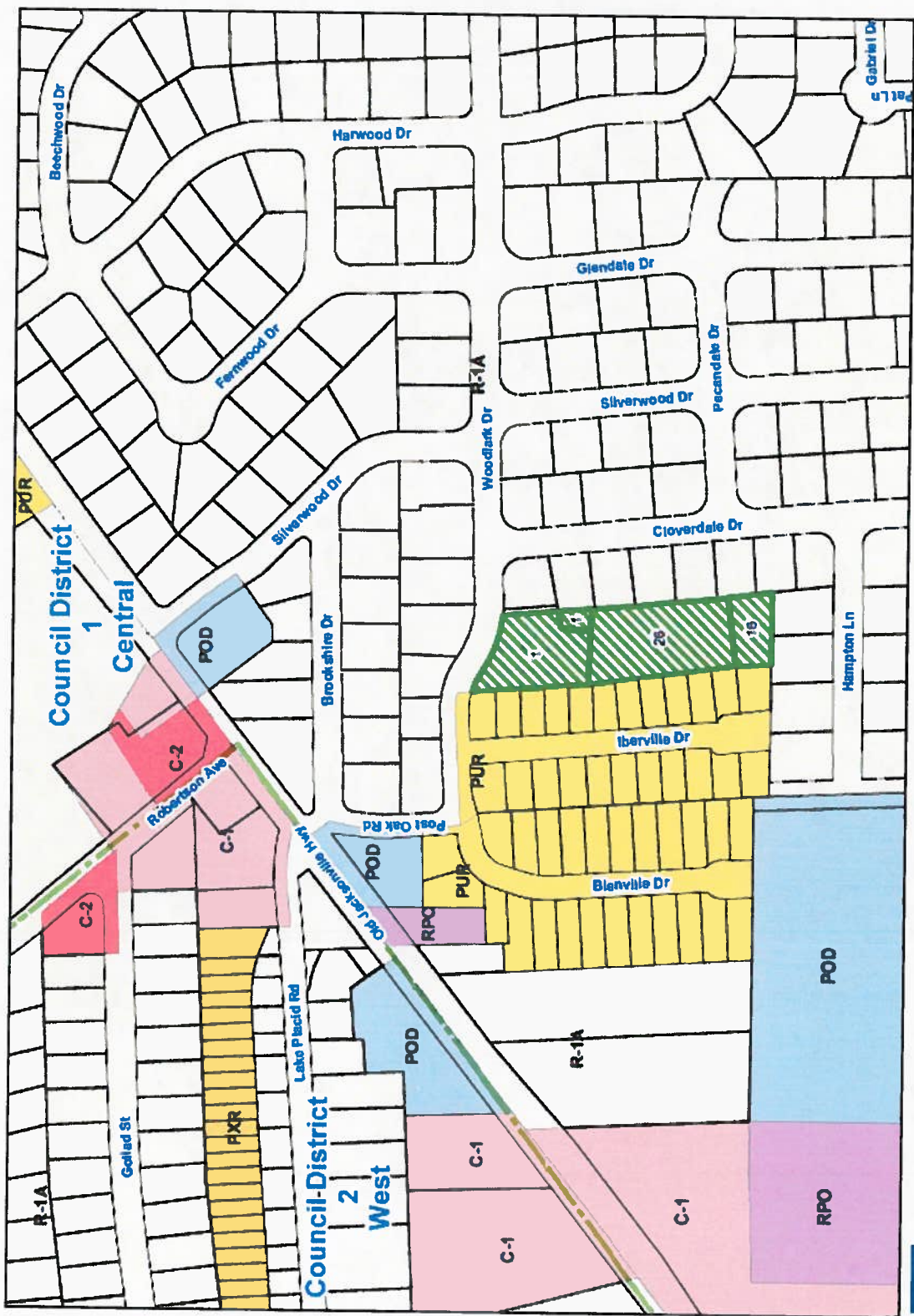
**P.U.R. SITE PLAN
FOR
THE COTTAGES BY TRENT WILLIAMS
TCMJ DEVELOPMENT, LLC
TYLER, TEXAS**

BRANNON CORP
CIVIL ENGINEERS

1811 SOUTH WOODBURN ROAD
TYLER, TEXAS 75707
936.587.5172



**ORDINANCE NO. O-2017-1
EXHIBIT "B"
LOCATION MAP**



ZONING CASE
 Zoning Case #: PD16-015
 Existing Zoning: R-1A Proposed Zoning: PUR
 Applicant: TC/MJ Development LLC

This provided 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.



**ORDINANCE NO. O-2017-1
EXHIBIT "C"
TYLER 1st FUTURE LAND USE MAP**



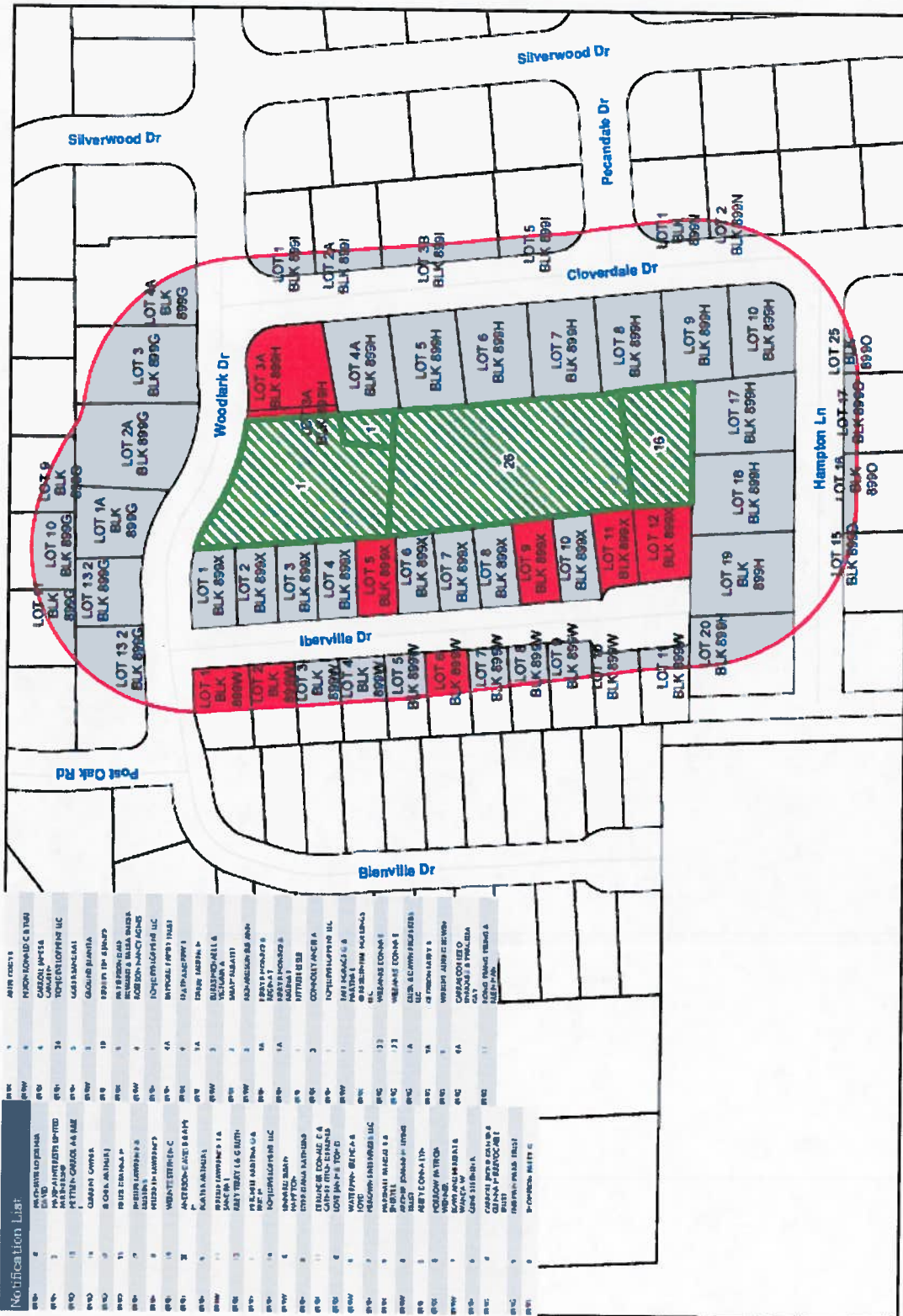
ZZ Subject Property

ZONING CASE
Zoning Case #: PD16-015
Existing Zoning: R-1A Proposed Zoning: PUR
Applicant: TCMJ Development LLC

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



**ORDINANCE NO. O-2017-1
EXHIBIT "D"
NOTIFICATION MAP**



BLK	LOT	OWNER
899G	1	4119 FORDS 13
899G	2	PERON-KOENIG C & TRS
899G	3	CAZCUL MPTSA
899G	4	LOT 10 BLK 899G
899G	5	LOT 9 BLK 899G
899G	6	LOT 132 BLK 899G
899G	7	LOT 132 BLK 899G
899G	8	LOT 132 BLK 899G
899G	9	LOT 132 BLK 899G
899G	10	LOT 132 BLK 899G
899G	11	LOT 132 BLK 899G
899G	12	LOT 132 BLK 899G
899G	13	LOT 132 BLK 899G
899G	14	LOT 132 BLK 899G
899G	15	LOT 132 BLK 899G
899G	16	LOT 132 BLK 899G
899G	17	LOT 132 BLK 899G
899G	18	LOT 132 BLK 899G
899G	19	LOT 132 BLK 899G
899G	20	LOT 132 BLK 899G
899G	21	LOT 132 BLK 899G
899G	22	LOT 132 BLK 899G
899G	23	LOT 132 BLK 899G
899G	24	LOT 132 BLK 899G
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899G	27	LOT 132 BLK 899G
899G	28	LOT 132 BLK 899G
899G	29	LOT 132 BLK 899G
899G	30	LOT 132 BLK 899G
899G	31	LOT 132 BLK 899G
899G	32	LOT 132 BLK 899G
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899G	99	LOT 132 BLK 899G
899G	100	LOT 132 BLK 899G



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