

ORDINANCE NO. O-2017-111

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-2", TWO-FAMILY RESIDENTIAL DISTRICT TO "PXR", PLANNED MIXED RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 15 AND 16 OF NCB 209, TWO LOTS TOTALING APPROXIMATELY 0.27 ACRES OF LAND LOCATED AT THE NORTHEAST INTERSECTION OF MAPLE STREET AND REED ALLEY (507 AND 509 MAPLE STREET); 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;

TYLER, TEXAS:

PART 1: That the following zone change is hereby approved as follows:

I. APPLICATION PD17-011

That the following described property, which has heretofore been zoned "R-2", Two-Family Residential District, shall hereafter bear the zoning classification of "PXR", Planned Mixed Residential District with final site plan, to wit:

Lots 15 and 16 of NCB 209, two lots totaling approximately 0.27 acres of land located at the northeast intersection of Maple Street and Reed Alley (507 and 509 Maple Street), and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" 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 December 15th, 2017.

PASSED AND APPROVED this the 13th day of December A.D., 2017.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2017-111
EXHIBIT "A"
FINAL SITE PLAN**

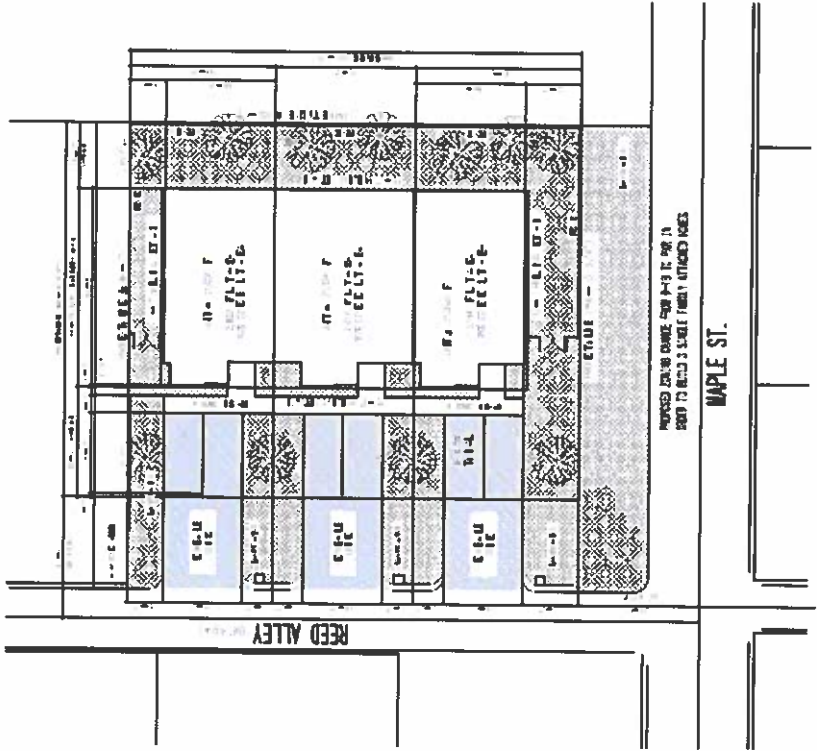
	MAPLE ATTACHED SINGLE FAMILY HOMES <small>DATE: 05/05/18 SCALE: 1/8" = 1'-0"</small>	A1.0 SITE PLAN	
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SITE INFORMATION

PROPOSED DEVELOPMENT
 MAPLE ATTACHED SINGLE FAMILY HOMES
 PROJECT LOCATION
 10000 W. 10TH AVENUE
 DENVER, CO 80231
 PROJECT NUMBER
 10000 W. 10TH AVENUE
 DEVELOPER
 FLORES DESIGN DEVELOPMENT
 ARCHITECT
 FLORES DESIGN DEVELOPMENT
 ENGINEER
 FLORES DESIGN DEVELOPMENT
 DATE
 05/05/18

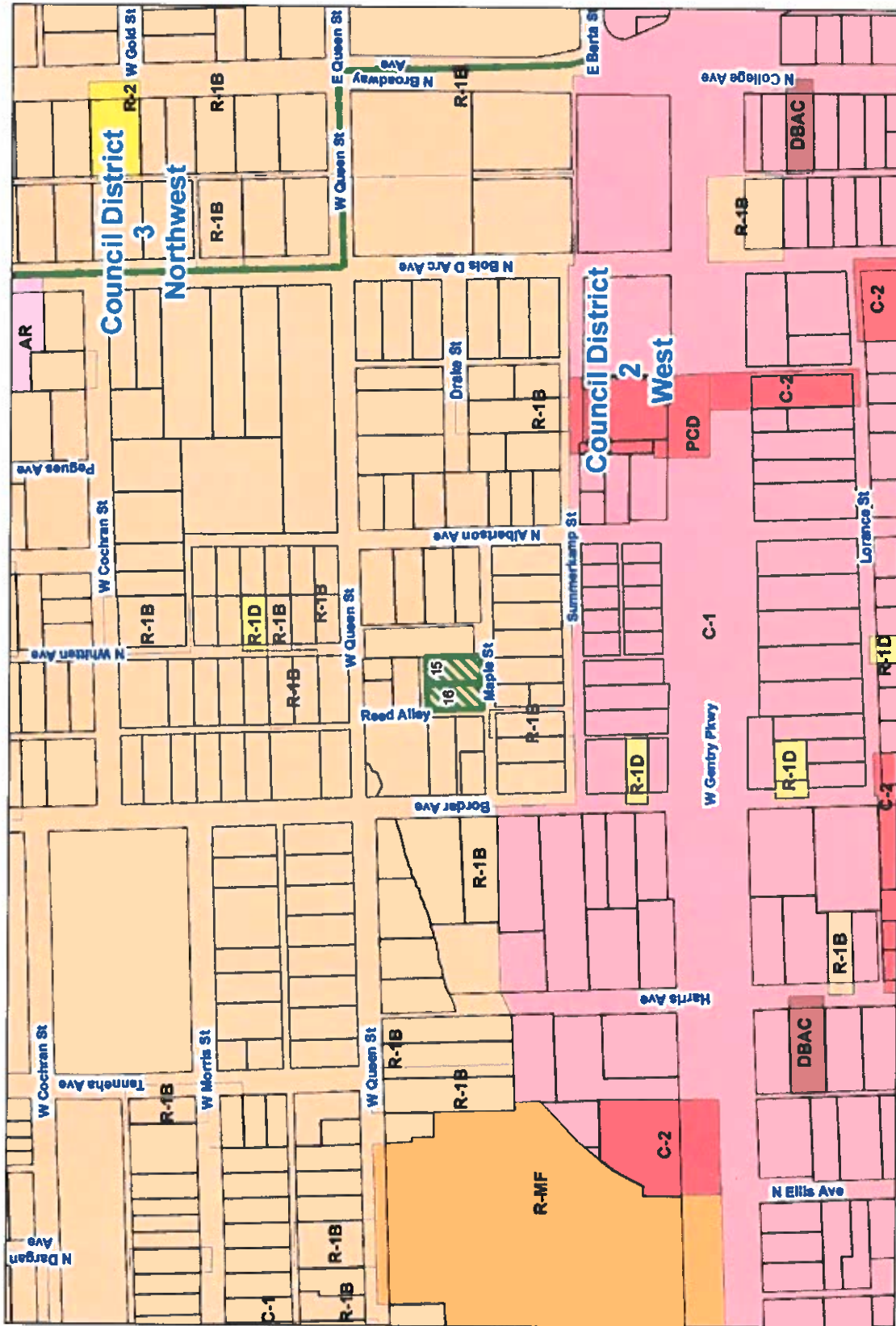
PLAN INFORMATION

NO. OF UNITS
 10
 UNIT TYPE
 10 SINGLE FAMILY HOMES
 TOTAL GROUND COVER
 10000 SQ. FT.
 TOTAL LOT AREA
 10000 SQ. FT.



1 SITE PLAN

ORDINANCE NO. O-2017-111
EXHIBIT "B"
LOCATION MAP

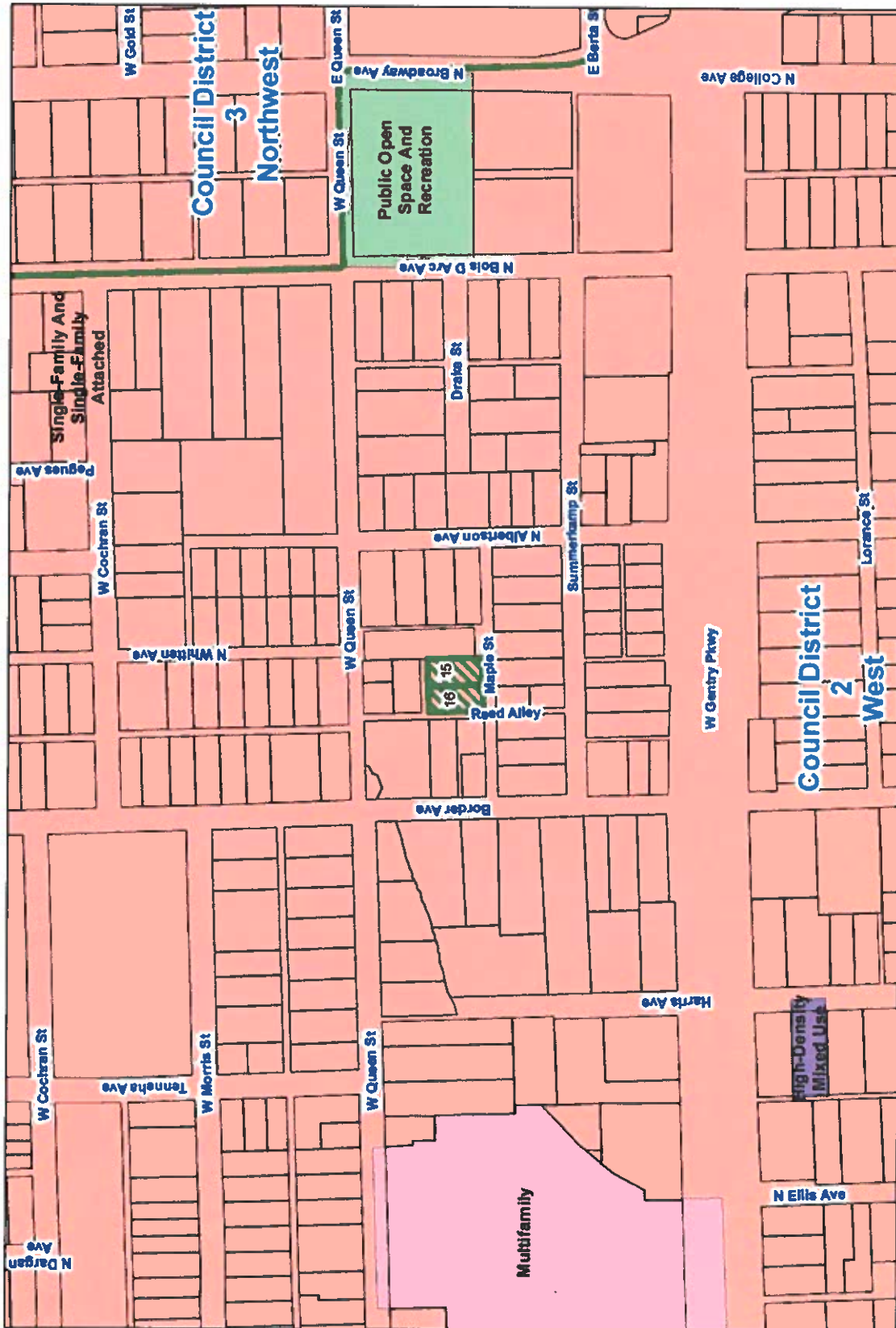


ZONING CASE
 Zoning Case # PD17-011
 Existing Zoning: "R-1B" Proposed Zoning: "PXR"
 Applicant: ROBERTO ANTONIO SERRANO

The product 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-the-ground survey and appears only the approximate relative location of property boundaries.

250 0 250 Feet

**ORDINANCE NO. O-2017-111
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**



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Applicant: ROBERTO ANTONIO SERRANO



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EXHIBIT "D"
NOTIFICATION MAP**



Notification List

209	1	MARQUEZ JOSE L & VIRGINIA COUS
209	10	VALLEJO JUAN P
209	11	STARLING LOWELL E
209	12	STARLING LOWELL E
209	13	SALAZAR BERNARDINO & ZEFERINA
209	15	SERRANO ROBERTO ANTONIO
209	16	SERRANO ROBERTO ANTONIO
209	17A	WEST ELLIOTT B
209	17B	TILLEY OLLE
209	19	ROSALES JULIAN CASTRO & SQUARE GLADYS M
209	20A	ROSALES JULIAN CASTRO & SMITH COUNTY TRUSTEE
209	20B	STARLING LOWELL
209	21B	STARLING LOWELL E
209	21C	STARLING LOWELL E
209	22B	STARLING LOWELL E
209	23A	SALAZAR SERGIO I & PERLA E
209	3	ANGUANO ELIZABETH SANCHEZ DE & JAVIER
209	4	HILLIARD DAVID
209	4A	RIVERAS JUANITA
209	5	WARREN ROBERT EARL JR
209	6	PERCE LLOYD & SHAKETHIA
209	7	DEESE CLIFFORD EST
209	8	MANNING LAVERNE & MONTEY MANNING & LENNY MANNING
209	9	MAYFIELD ROXIE
390B	10	ARMSTRONG ABEL
390B	9	JOHNSON CERESTER
407	14	OQUINN JONNE ESTATE



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