

ORDINANCE NO. O-2016-24

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A ZONE CHANGE FROM "R-1D", SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DISTRICT TO "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON THREE TRACTS TOTALING APPROXIMATELY 4.83 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF CAMBRIDGE ROAD AND HARVARD DRIVE (830 CAMBRIDGE BEND, 8416 AND 8420 CAMBRIDGE ROAD); 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 Z02-16-017

That the following described property, which has heretofore been zoned "R-1D", Single-Family Attached and Detached Residential District shall hereafter bear the zoning classification of "PMF", Planned Multi-Family Residential District with final site plan, to wit:

Three tracts totaling approximately 4.83 acres of land located east of the intersection of Cambridge Road and Harvard Drive (830 Cambridge Bend, 8416 and 8420 Cambridge Road), and in accordance with the site plan attached hereto as Exhibit "A" and which is incorporated herein.

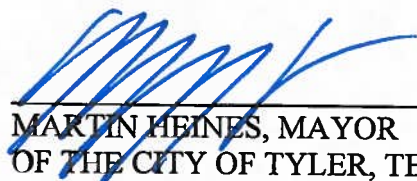
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Townhouse/Garden Apartment.

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.

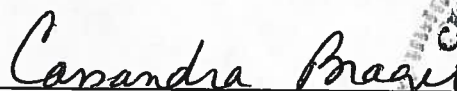
PART 4: That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall

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 March 25th, 2016.

PASSED AND APPROVED this the 23rd day of March, A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

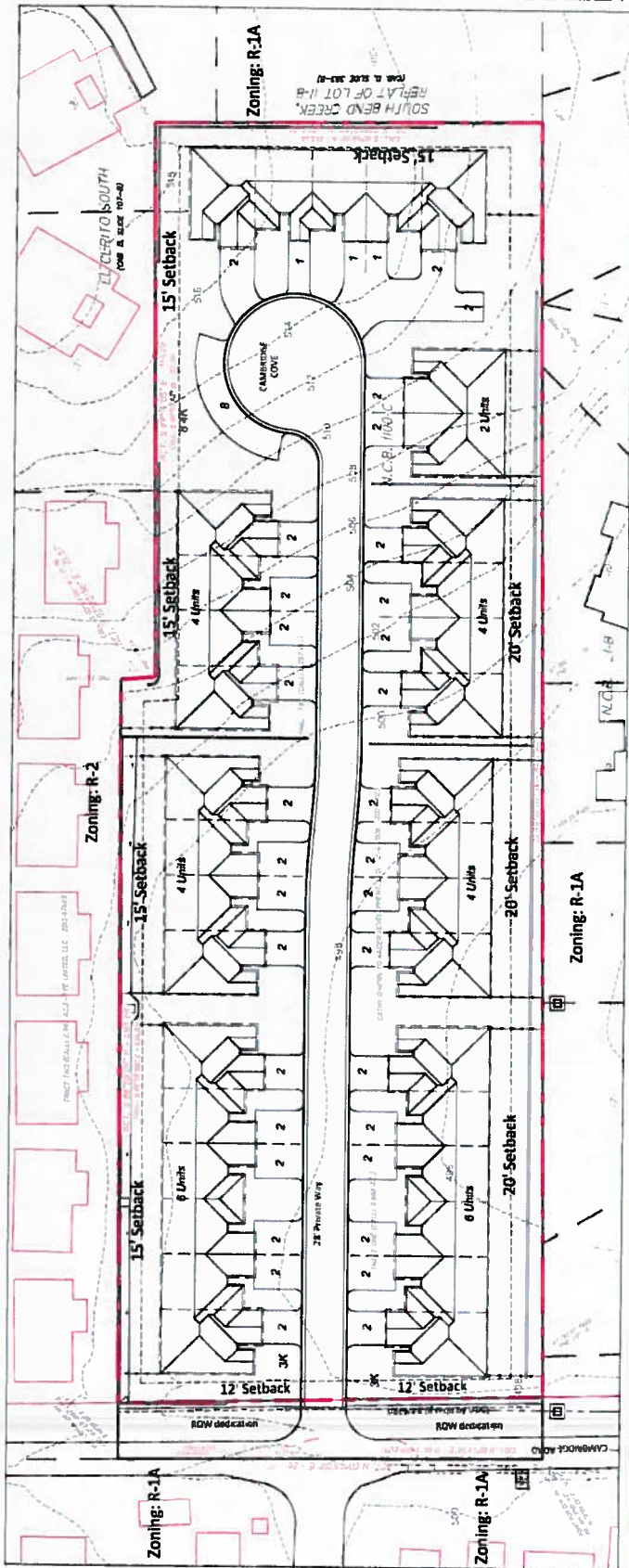

CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. FULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2016-24
EXHIBIT "A"
FINAL SITE PLAN**



SITE PLAN PREPARED BY:



SITE INFORMATION:

DEVELOPER:
DAVRIP DEVELOPMENT LLC
121 S BROADWAY #404
TYLER, TX
75702-0000
903-530-1464

SIGNAGE: Development signage (per UDC Sign Chart Section 10-408) 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 to be installed per UDC.

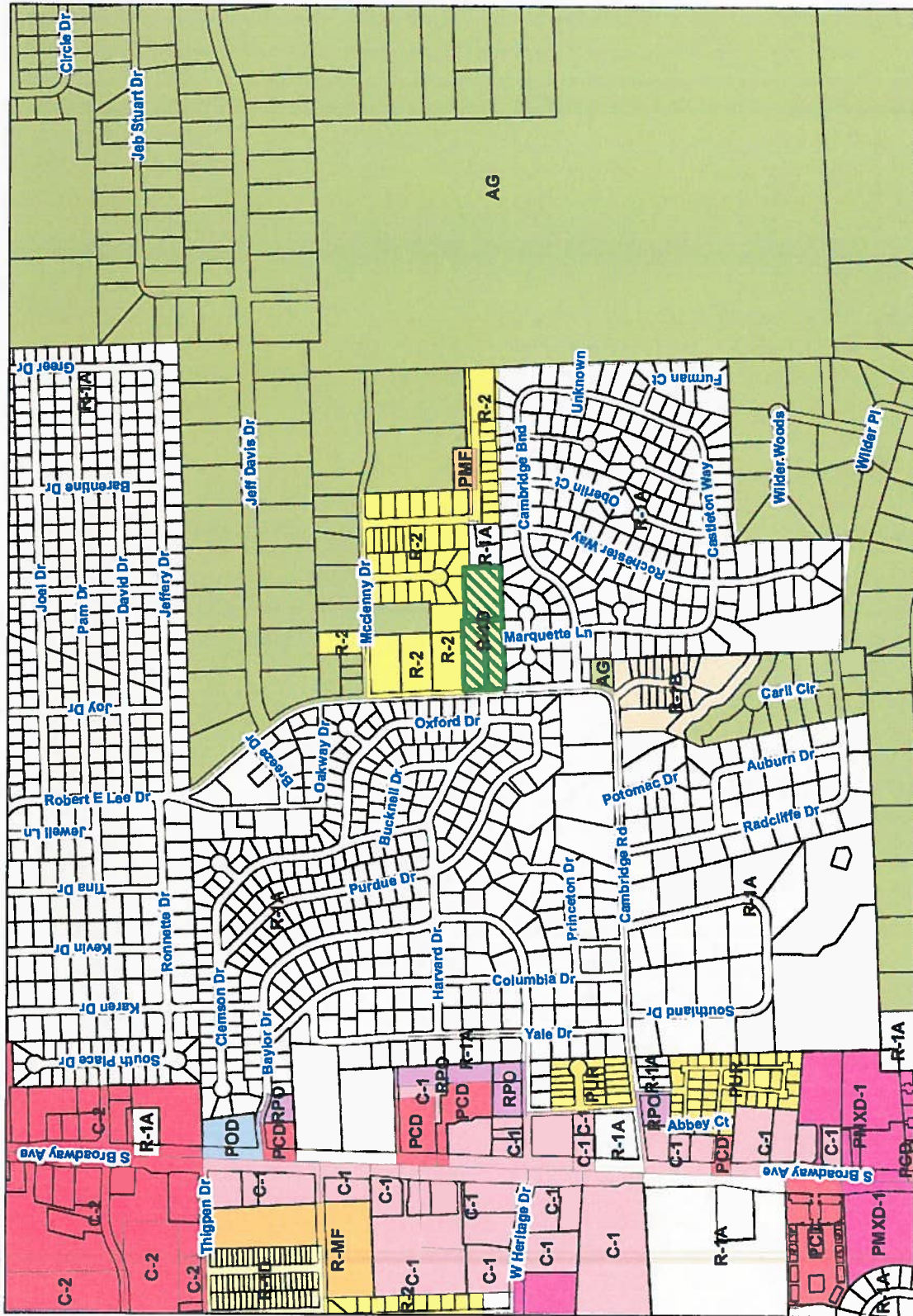
PROPERTY: Tracts 11B, 11C and 14, Abstract A-356 B Fry
ACREAGE: 4.925± ACRES
CURRENT ZONING: R-1D
PROPOSED ZONING: PMF
DENSITY: Total units - 35 (7 units/acre)
SETBACKS: West (Cambridge Rd) 12' North and East - 15' South - 20'
15' Minimum between structures

HEIGHT: Single Story / 40' Maximum
TOTAL REQD - 70 (2 sp per unit)
PARKING: Provided - 67
Garage - 49
Additional / Guest - 10

TOTAL PARKING PROVIDED- 126 (3.6 sp / unit)



**ORDINANCE NO. O-2016-24
EXHIBIT "B"
LOCATION MAP**

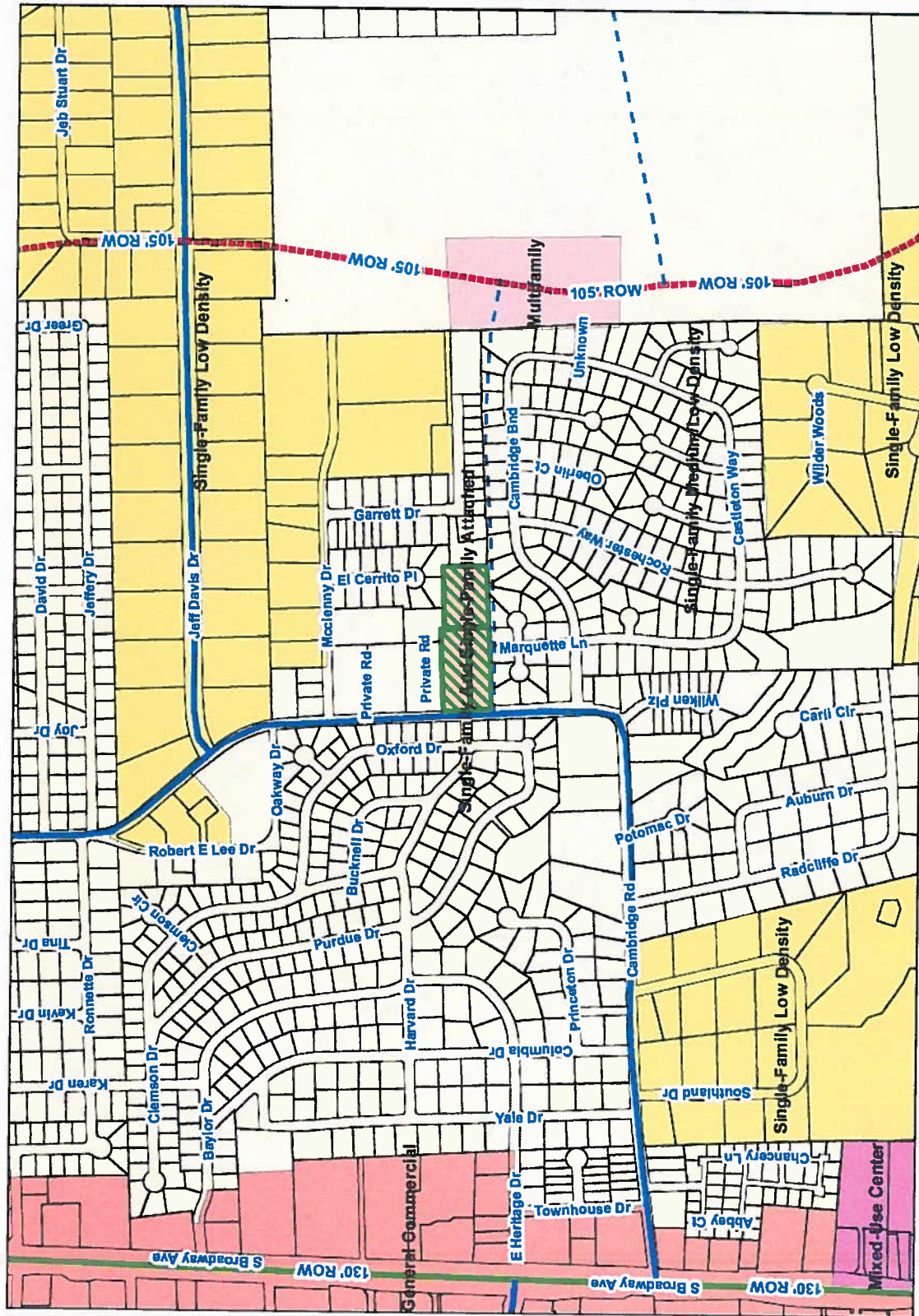


ZONING CASE
 Zoning Case #: Z02-16-017
 Existing Zoning: R-1D Proposed Zoning: PMF
 Applicant: DavRip Development, LLC
 (8416 and 8420 Cambridge Road and 830 Cambridge Bend)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or accounting purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1,000 0 1,000 Feet

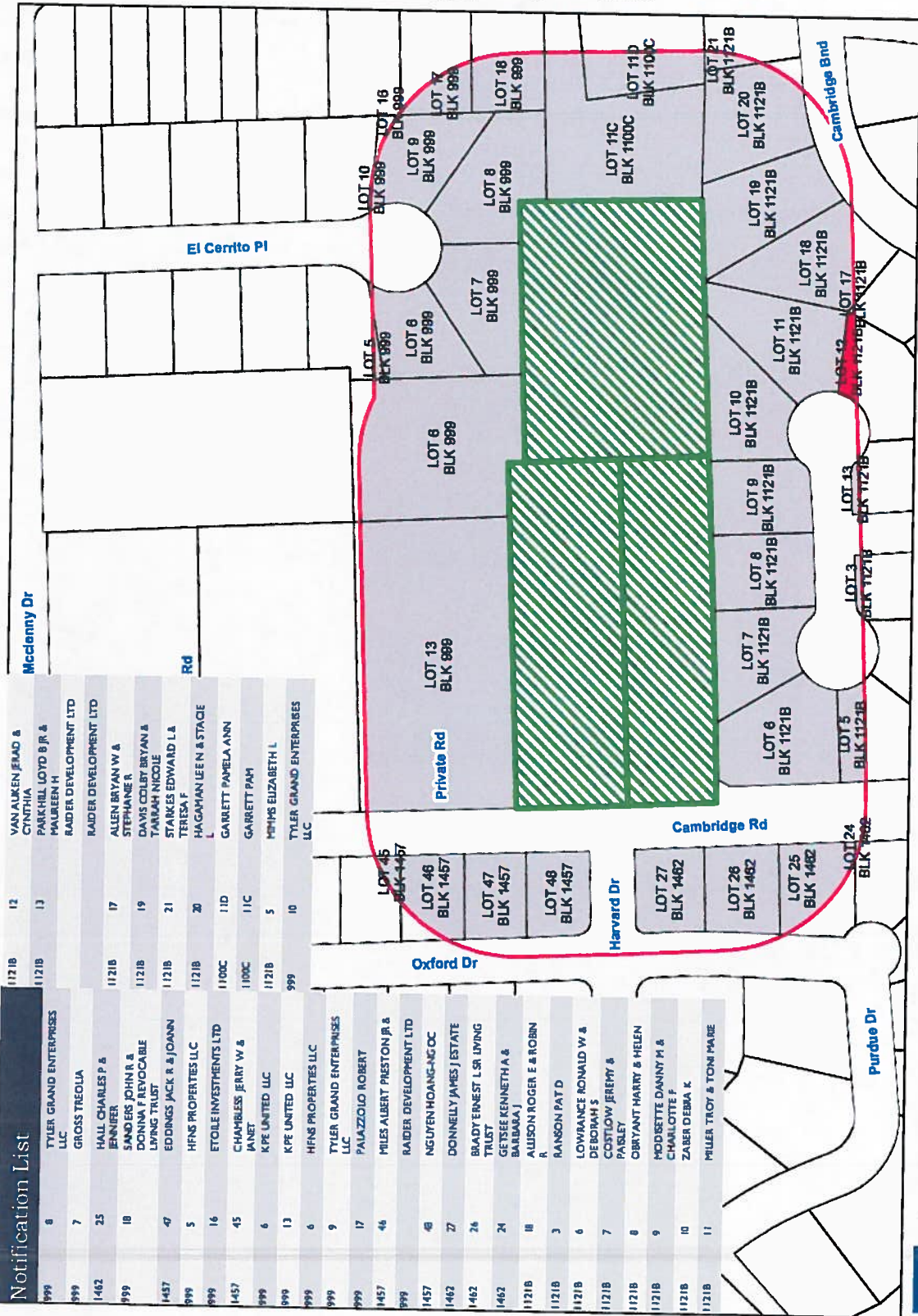
ORDINANCE NO. O-2016-24
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



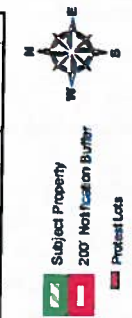
Future Land Use
 Zoning Case #: Z02-16-017
 Existing Zoning: R-1D Proposed Zoning: PMF
 Applicant: DavRip Development, LLC
 (8416 and 8420 Cambridge Road and 830 Cambridge Bend)

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**OR ORDINANCE NO. O-2016-24
EXHIBIT "D"
NOTIFICATION MAP**



Notification List	
999	6 TYLER GRAND ENTERPRISES LLC
999	7 GROSS TREGOLA
1462	25 HALL CHARLES P & JENNIFER
999	18 SANDERS JOHN R & DONNA F REYOCABLE LIVING TRUST
1457	47 EDWARDS JACK R & JOANN
999	5 HFNS PROPERTIES LLC
999	16 FTOILE INVESTMENTS LTD
1457	45 CHAMBLESS JERRY W & JANET
999	6 KPE UNITED LLC
999	13 KPE UNITED LLC
999	6 HFNS PROPERTIES LLC
999	9 TYLER GRAND ENTERPRISES LLC
999	17 PALAZZOLO ROBERT
1457	46 MILES ALBERT PRESTON JR & RAIDER DEVELOPMENT LTD
1457	48 NGUYEN HOANG-NGOC
1462	27 DONNELLY JAMES J ESTATE
1462	26 BRADY ERNEST L SR LIVING TRUST
1462	24 GETSE KENNETH A & BARBARA J
1121B	18 ALLISON ROGER E & ROBIN K
1121B	3 RANSON PAT D
1121B	6 LOWRANCE RONALD W & DEBORAH S
1121B	7 CORTLOW JEREMY & PABLEY
1121B	8 ORRYANT HARRY & HELEN
1121B	9 MOUSSETTE DANNY M & CHARLOTTE F
1121B	10 ZABER DEBRA K
1121B	11 MILLER TROY & TONI MARIE



ZONING CASE
Zoning Case #: Z02-16-017
Existing Zoning: R-1D Proposed Zoning: PMF
Applicant: DavRip Development, LLC
(84116 and 8420 Cambridge Road and 830 Cambridge Bend)

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