

**ORDINANCE NO. O-2019-108**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING THE "PUR", PLANNED UNIT RESIDENTIAL DISTRICT SITE PLAN AMENDMENT ON LOT 19 OF NCB 1618J, ONE LOT CONTAINING APPROXIMATELY 0.50 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF MADERA DRIVE AND COLINA TRAIL (4238 COLINA TRAIL); 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 site plan is hereby approved as follows:

**I. APPLICATION PD19-033**

That the following described property, which has heretofore been zoned "PUR", Planned Unit Residential District with a site plan, shall hereafter bear the zoning classification of "PUR", Planned Unit Residential District with a site plan amendment, to wit:

On Lot 19 of NCB 1618J, one lot containing approximately 0.50 acres of land located at the northwest intersection of Madera Drive and Colina Trail (4238 Colina Trail) and in accordance with Exhibit "A" attached hereto 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 and the Future Land Use Guide 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 December 13<sup>th</sup>, 2019.

**PASSED AND APPROVED** this the 11<sup>th</sup> day of December A.D., 2019.

  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

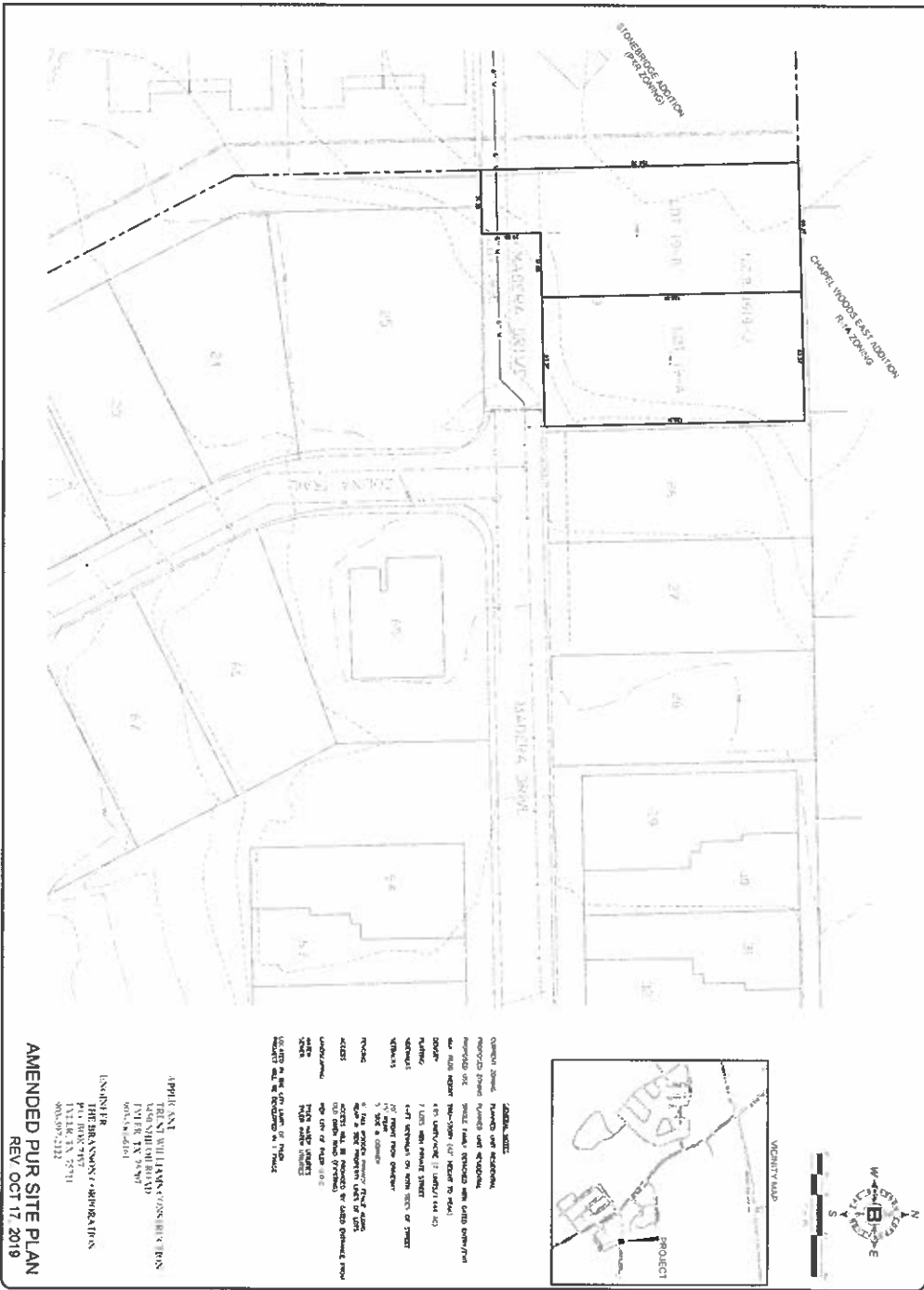
APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2019-108  
EXHIBIT "A"  
SITE PLAN**



**GENERAL NOTES:**  
 1. OWNER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.  
 2. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES.  
 3. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK, UNLESS OTHERWISE NOTED.

**CLIENT:**  
 TRENTHAM CONSTRUCTION, INC.  
 1000 W. 10TH STREET  
 TYLER, TX 75701  
 903.597.2122

**ENGINEER:**  
 BRANNON CORP.  
 1000 W. 10TH STREET  
 TYLER, TX 75701  
 903.597.2122

**AMENDED PUR SITE PLAN  
REV OCT 17, 2019**

1	<p><b>PUR ZONING SITE PLAN FOR DEL CORONADO ADDITION, UNIT 1 TRENTHAM CONSTRUCTION TYLER, SMITH COUNTY, TEXAS</b></p>		
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