

ORDINANCE NO. O-2018-1

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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT AND "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON A 2.01 ACRE PORTION OF A TRACT CONTAINING APPROXIMATELY 24.50 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF CHAPEL LANE AND OLD OMEN ROAD (3695 OLD OMEN ROAD); 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;

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 PD17-035

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

A 2.01 acre portion of a tract containing approximately 24.50 acres of land located at the northwest intersection of Chapel Lane and Old Omen Road (3695 Old Omen Road), and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" and incorporated herein.

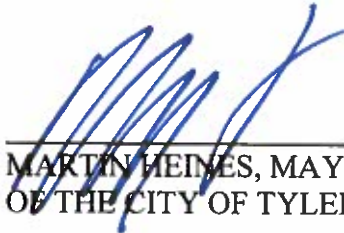
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 January 12th, 2018.

PASSED AND APPROVED this the 10th day of January A.D., 2018.



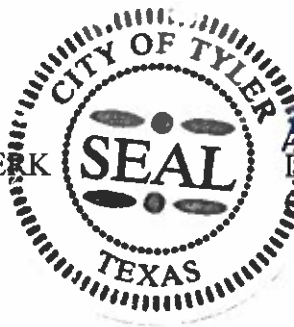
MARTIN HEIMES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



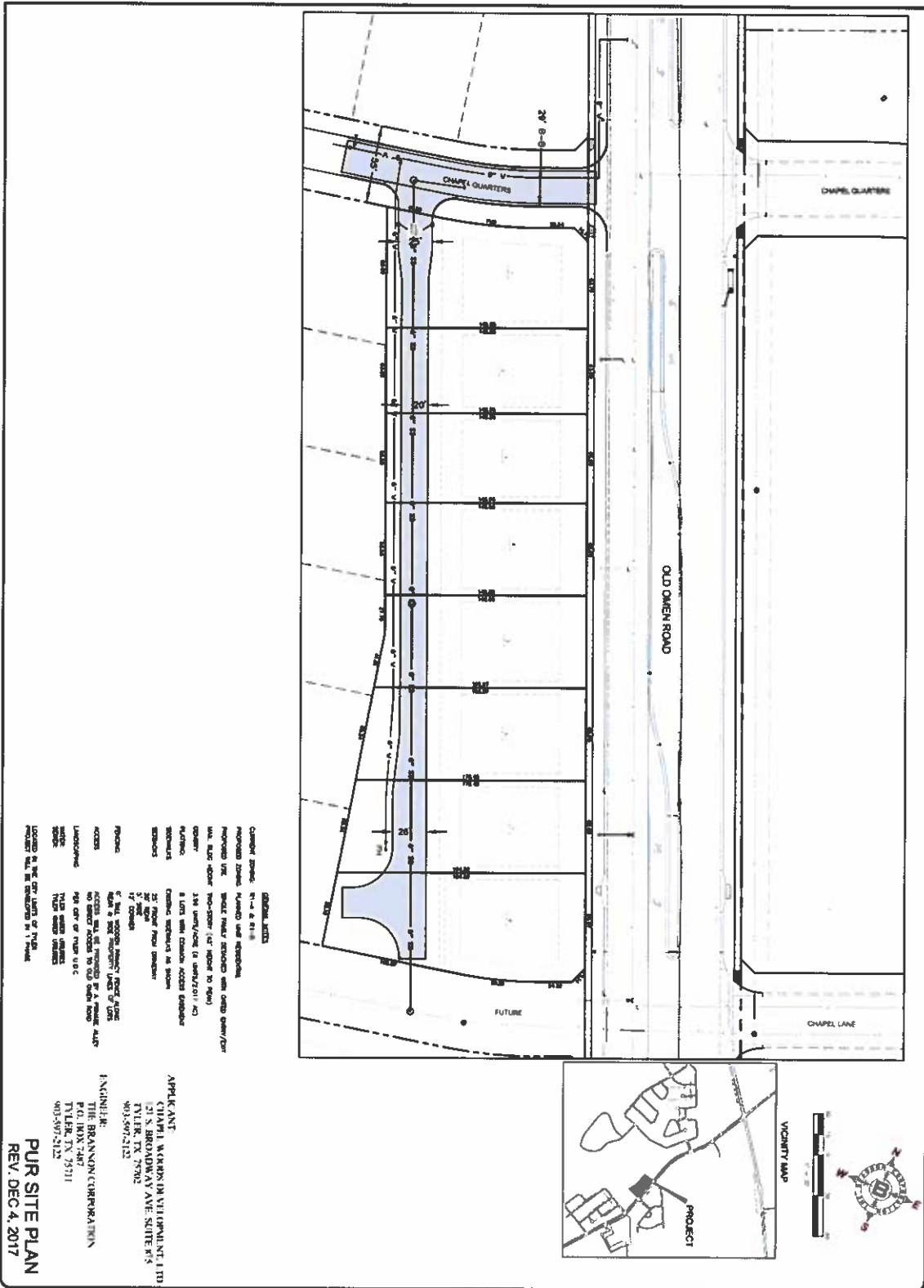
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2018-1
EXHIBIT "A"
FINAL SITE PLAN**



GENERAL NOTES

1. Zoning District: R-14 & R-18

2. Proposed Use: Single Unit Residential

3. Lot Area: 1.14 acres (49,700 sq. ft.)

4. Total Units: 18

5. Density: 18 units/acre (18 units/49,700 sq. ft.)

6. Access: Access to Old Owen Road via easement

7. Utilities: Gas, Electric, Sewer, Water

8. Easements: Utility easements as shown

9. Setbacks: 25' front, 10' side, 5' rear

10. Parking: 18 spaces

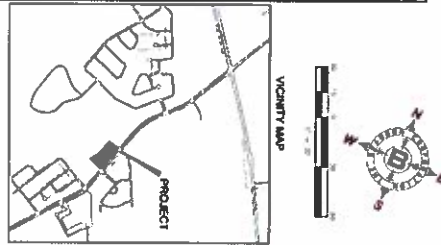
11. Other: See notes on drawings

12. Located in the City Limits of Tyler, Texas

APPLICANT:
CHAPEL WOODS GARDENS HOMES, LTD
1711 BRANNON AVENUE, SUITE #105
TYLER, TEXAS 75702
409.597.2122

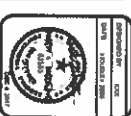
ENGINEER:
THE BRANNON CORPORATION
P.O. BOX 7487
TYLER, TX 75711
409.597.2122

PUR SITE PLAN
REV. DEC 4, 2017

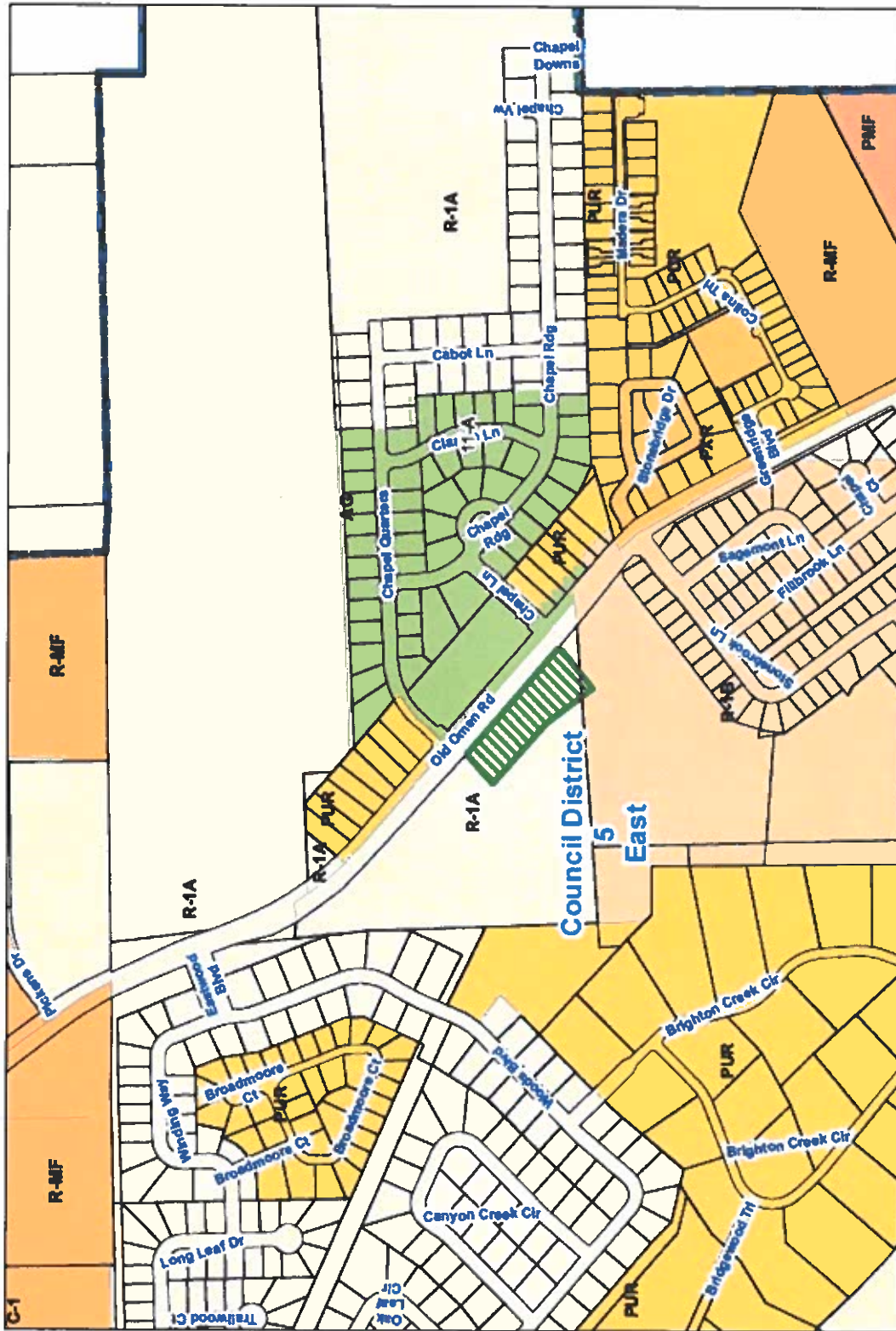


NO.	DATE	REVISIONS
1		

**PUR ZONING SITE PLAN
FOR
CHAPEL WOODS GARDENS HOMES, PHASE 3
CHAPEL WOODS DEVELOPMENT, LTD
TYLER, SMITH COUNTY, TEXAS**



**ORDINANCE NO. O-2018-1
EXHIBIT "B"
LOCATION MAP**



Subject Property

 City Limits

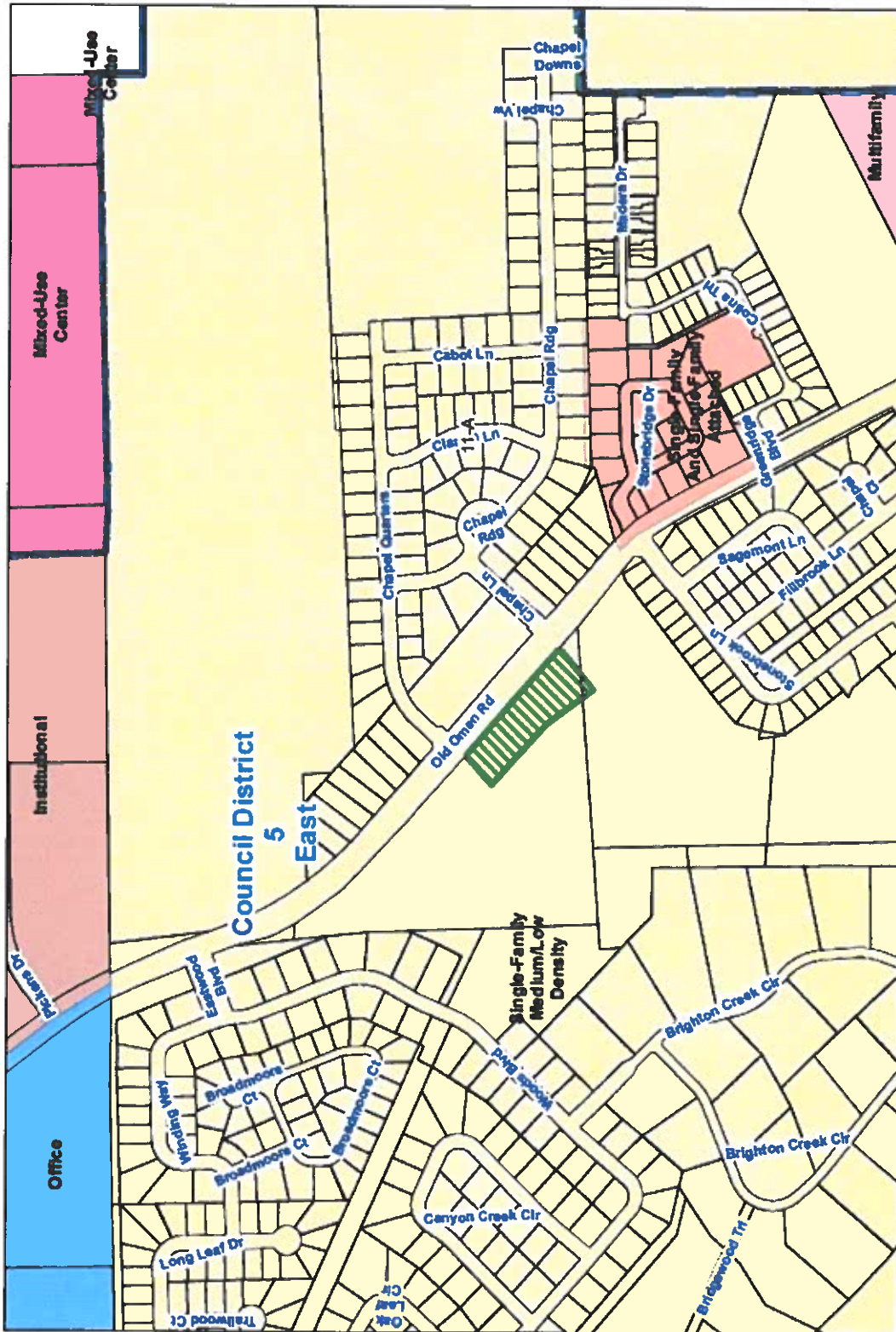
 Council District Boundary

ZONING CASE
 Zoning Case #: PD17-035
 Existing Zoning: R-1A Proposed Zoning: PUR
 Applicant: Chapel Woods Development Ltd

This 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 represents only the approximate relative location of property boundaries.

500 0 500 1000 Feet

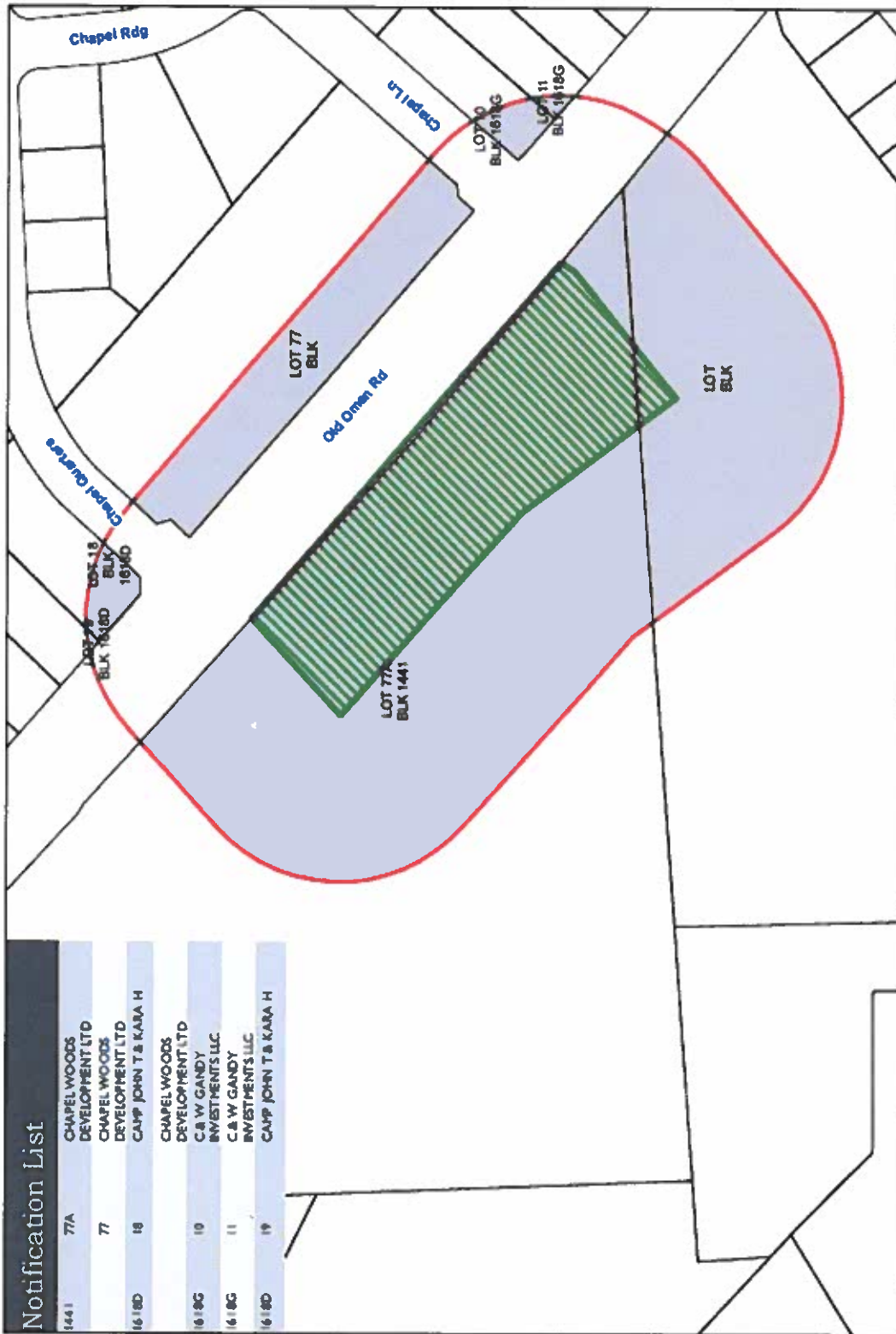
**ORDINANCE NO. O-2018-1
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**



ZONING CASE
 Zoning Case #: PD17-035
 Existing Zoning: R-1A Proposed Zoning: PUR
 Applicant: Chapel Woods Development Ltd

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**ORDINANCE NO. O-2018-1
EXHIBIT "D"
NOTIFICATION MAP**



Notification List

1441	77A	CHAPEL WOODS DEVELOPMENT LTD
1618D	77	CHAPEL WOODS DEVELOPMENT LTD
1618C	18	CAMP JOHN T & KARA H
1618B	10	CHAPEL WOODS DEVELOPMENT LTD
1618A	11	C & W GANDY INVESTMENTS LLC
1618D	19	CAMP JOHN T & KARA H

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