

ORDINANCE NO. O-2020-23

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 “C-1”, LIGHT COMMERCIAL DISTRICT TO “PUR”, PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON TRACT 12, ONE TRACT OF LAND CONTAINING APPROXIMATELY 3.49 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF THREE LAKES PARKWAY AND CROSSWATER (7147 CROSSWATER); 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 PD19-011

That the following described property, which has heretofore been zoned “C-1”, Light Commercial District, shall hereafter bear the zoning classification of “PUR”, Planned Unit Residential District with a final site plan, to wit:

Tract 12, one tract of land containing approximately 3.49 acres of land located at the southwest intersection of Three Lakes Parkway and Crosswater (7147 Crosswater), described in Exhibit “A” and in accordance with Exhibit “B” 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.

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 February 28th, 2020.

PASSED AND APPROVED this the 26th day of February A.D., 2020.




MARTIN HELMS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

ORDINANCE NO. O-2020-23
EXHIBIT "B"

Three Lakes Villas tyler, texas

SITE INFORMATION:

DEVELOPER:
Warner-Taylor Land &
Development, LP
7266 Crosswater
Tyler, TX 75703
Office: (903) 992-4163
mike@grossingtyler.com

ACREAGE: 2.75 ACRES

CURRENT ZONING: C-

PROPOSED ZONING: PUR

DENSITY: Total Units - 12 (4.35 units/ac)

SETBACKS: Lots 1-3 - 15' Front and Rear - 15' Sides - 5'

Lots 4-10 - Front 15' - Rear - 17'

Sides - 5' (Lot 4 west side setback - 0')

HEIGHT: Two Story / 42 Maximum

PARKING: Total Req'd - 24 (2 sp per unit)

Provided - Driveways - 24

Garage - 24 Guest - 6

NOTE: See final plat for property and lot dimensions. Setbacks to be compliant with approved alternate sidewalk plan.

SIGNAGE: Development signage per UDC Sign Chart Section 14.03 will comply with Tyler UDC. Number and locations determined by Tyler UDC.

LANDSCAPING / BUFFERLANDS: Landscaping to meet or exceed minimum requirements per Tyler UDC. Buffers (if req'd) to be installed per UDC.

Fencing along Tree-Lakes to comply with UDC sight visibility requirements.

SITE PLAN PREPARED BY:

