

**ORDINANCE NO. O-2020-77**

**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 FINAL SITE PLAN AMENDMENT ON LOT 61  
OF NCB 903P, ONE LOT CONTAINING APPROXIMATELY 2.70 ACRES  
OF LAND LOCATED WEST OF THE NORTHWEST INTERSECTION OF  
SOUTH VINE AVENUE AND ALAMO DRIVE (2.70 ACRES OF LAND);  
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 site plan is hereby approved as follows:

**I. APPLICATION PD20-011**

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit “A” on the following described property zoned “PUR”, Planned Unit Residential District, to wit:

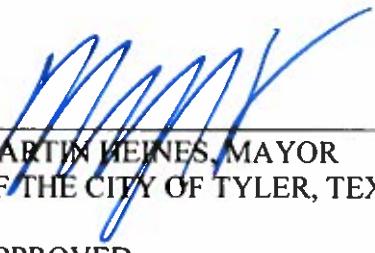
Lot 61 of NCB 903P, one lot containing approximately 2.70 acres of land located west of the northwest intersection of South Vine Avenue and Alamo Drive and in accordance with Exhibit “A” attached hereto and incorporated herein.

**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.

**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 August 28<sup>th</sup>, 2020.

PASSED AND APPROVED this the 26<sup>th</sup> day of August A.D., 2020.

  
MARTIN MEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
DEBORAH G. FULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2020-77  
EXHIBIT "A"  
SITE PLAN**

