

**ORDINANCE NO. O-2017-18**

**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 TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 18-25 OF NCB 1618-D, EIGHT LOTS TOTALING APPROXIMATELY 2.75 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF OLD OMEN ROAD AND CHAPEL QUARTERS (3692, 3696, 3700, 3704, 3708, 3712, 3716 AND 3720 OLD OMEN ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; 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 PD17-001**

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

Lots 18-25 of NCB 1618-D, eight lots totaling approximately 2.75 acres of land located at the northwest intersection of Old Omen Road and Chapel Quarters (3692, 3696, 3700, 3704, 3708, 3712, 3716 and 3720 Old Omen Road).

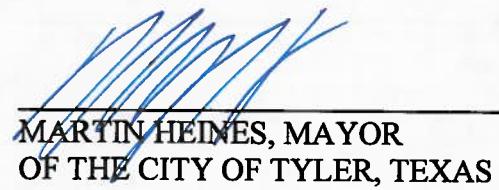
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

**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 24, 2017.

**PASSED AND APPROVED** this the 22<sup>nd</sup> day of February A.D., 2017.

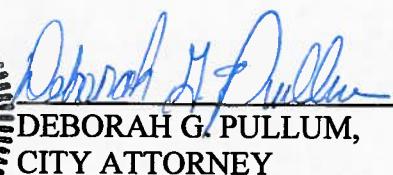
  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

A T T E S T:

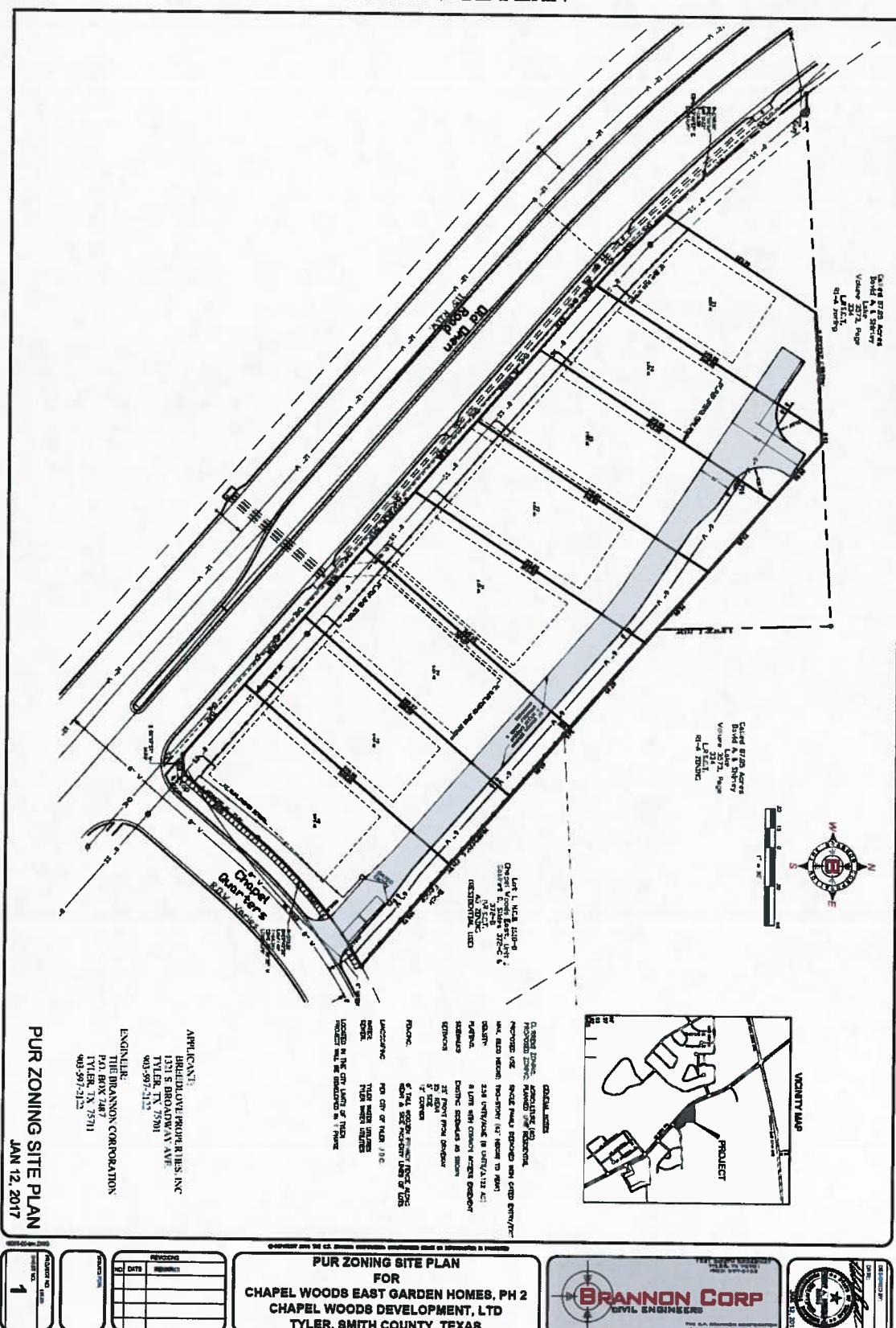
  
CASSANDRA BRAGER, CITY CLERK



APPROVED:

  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-18  
EXHIBIT "A"  
FINAL SITE PLAN**



PUR ZONING SITE PLAN  
JAN 12, 2017

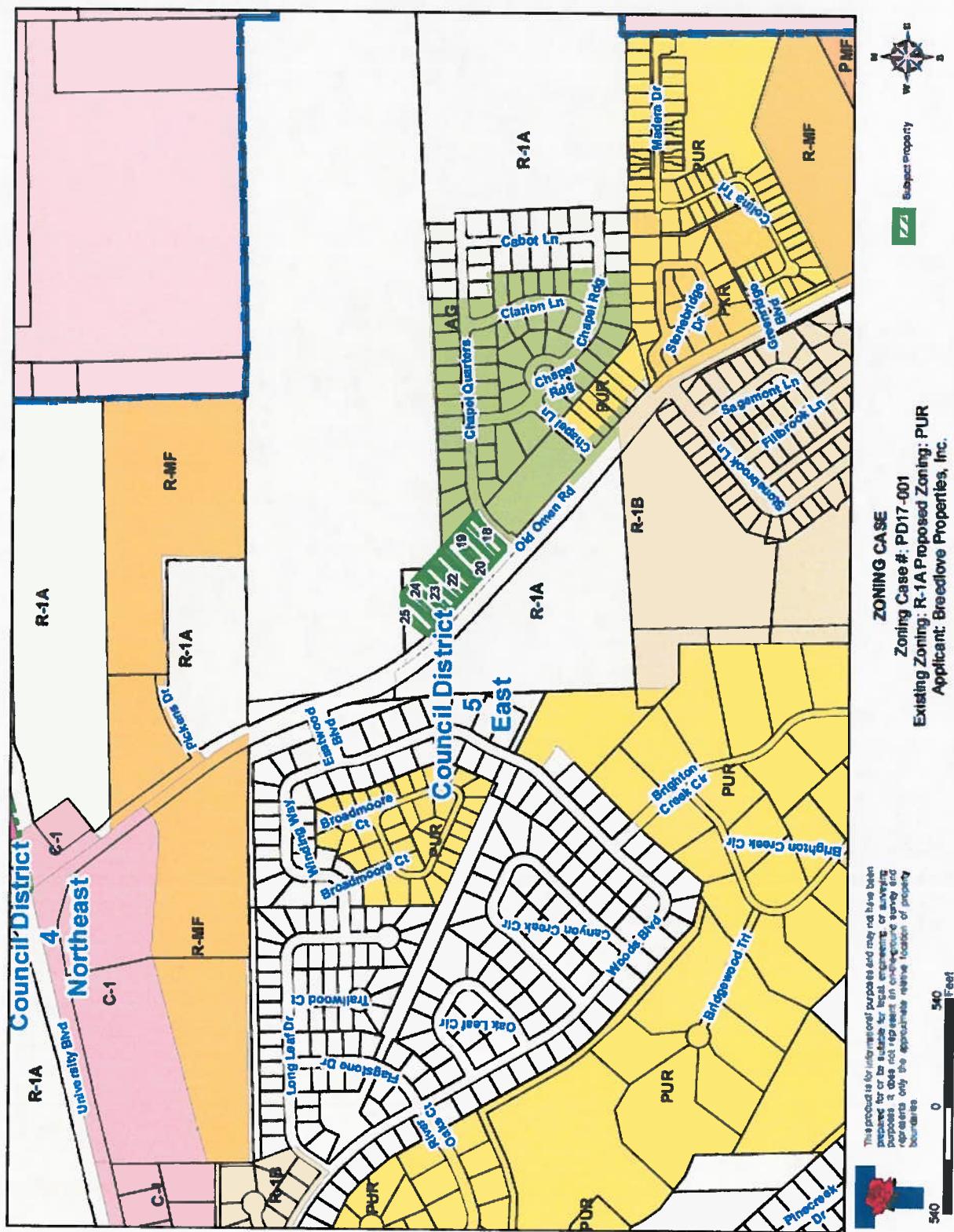
BRILLIANT PROGRAMS, INC.  
1321 S. BROADWAY AVE.  
TYLER, TX 75701  
903-597-2122

POST OFFICE BOX 7487  
TYLER, TX 75711  
403-597-2122

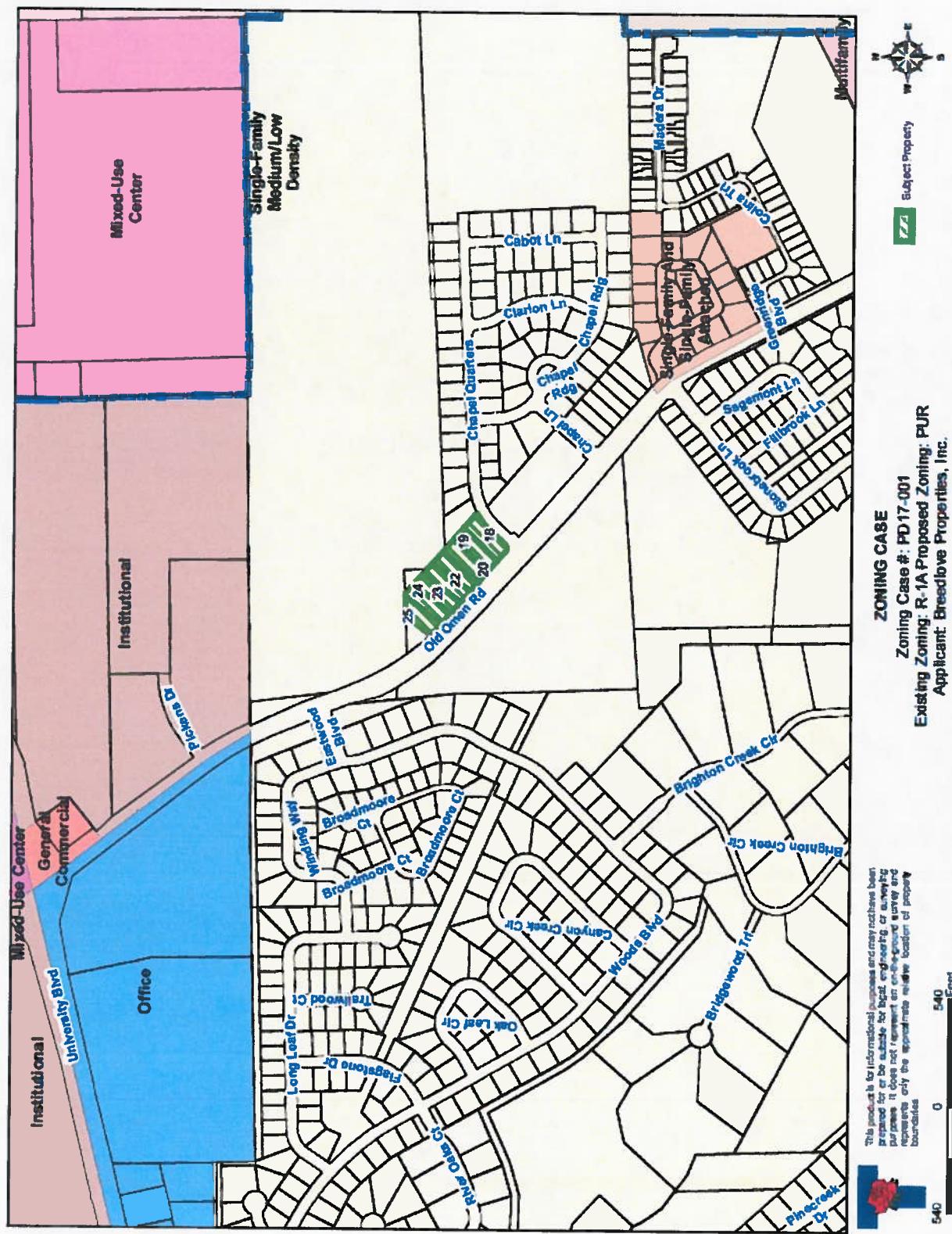
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**PUR ZONING SITE PLAN  
FOR  
CHAPEL WOODS EAST GARDEN HOMES, PH 2  
CHAPEL WOODS DEVELOPMENT, LTD  
TYLER, SMITH COUNTY, TEXAS**



**ORDINANCE NO. O-2017-18  
EXHIBIT "B"  
LOCATION MAP**



**ORDINANCE NO. O-2017-18**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



**ORDINANCE NO. O-2017-18**  
**EXHIBIT "D"**  
**NOTIFICATION MAP**

