

**ORDINANCE NO. O-2017-62**

**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 LOT 23 OF NCB 903-G, ONE LOT TOTALING APPROXIMATELY 0.20 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF SAN JACINTO DRIVE AND AUSTIN DRIVE (1732 AUSTIN DRIVE); 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 PD17-021**

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, to wit:

Lot 23 of NCB 903-G, one lot totaling approximately 0.20 acres of land located west of the intersection of San Jacinto Drive and Austin Drive (1732 Austin Drive), and in accordance with the final site plan attached hereto as Exhibit "A" and incorporated herein.

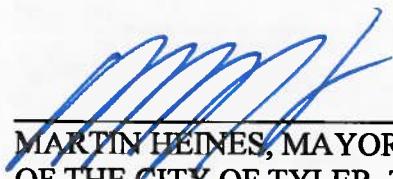
**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

**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 July 28<sup>th</sup>, 2017.

**PASSED AND APPROVED** this the 26<sup>th</sup> day of July A.D., 2017.



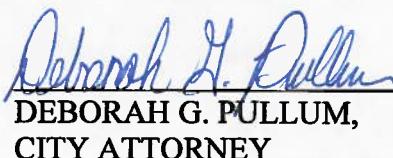
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:



APPROVED:



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Deborah G. Pullum  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-62  
EXHIBIT "A"  
FINAL SITE PLAN**

ZONING R-1A

-21-

JACOB KRUMM SURVEY

ZONING R-1A

22

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Vineyard Estates Addition, Unit  
Cabinet E, Slide 80-C

160

AUSTIN DRIVE

17

W. ALL  
W. ALL

CREED ENTERPRISES, LLC  
1732 AUSTIN DRIVE

## PUR SITE PLAN



**BENCHMARK**  
**DESIGN GROUP**  
CIVIL / ENVIRONMENTAL / PLANNERS

**NOTICE**  
**REBURNING OF 2000**

ORDINANCE NO. O-2017-62  
EXHIBIT "B"  
LOCATION MAP



ORDINANCE NO. O-2017-62  
EXHIBIT "C"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2017-62  
EXHIBIT "D"  
NOTIFICATION MAP**

