

ORDINANCE NO. O-2017-85

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 "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON AN APPROXIMATELY 0.28 ACRE PORTION OF LOT 7 OF NCB 951, ONE LOT TOTALING APPROXIMATELY 3.34 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF EAST 5TH STREET AND PINE CREST DRIVE (1712 PINE CREST DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 PD17-024

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

An approximately 0.28 acre portion of Lot 7 of NCB 951, one lot totaling approximately 3.34 acres of land located south of the southeast intersection of East 5th Street and Pine Crest Drive (1712 Pine Crest Drive), and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" and incorporated herein.

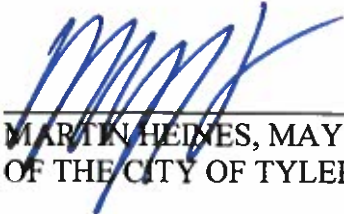
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning and the Future Land Use Guide to reflect Townhouse/Garden Apartment.

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 September 29th, 2017.

PASSED AND APPROVED this the 27th day of September A.D., 2017.



MARTIN HEIMES, MAYOR
OF THE CITY OF TYLER, TEXAS


ATTEST:

APPROVED:



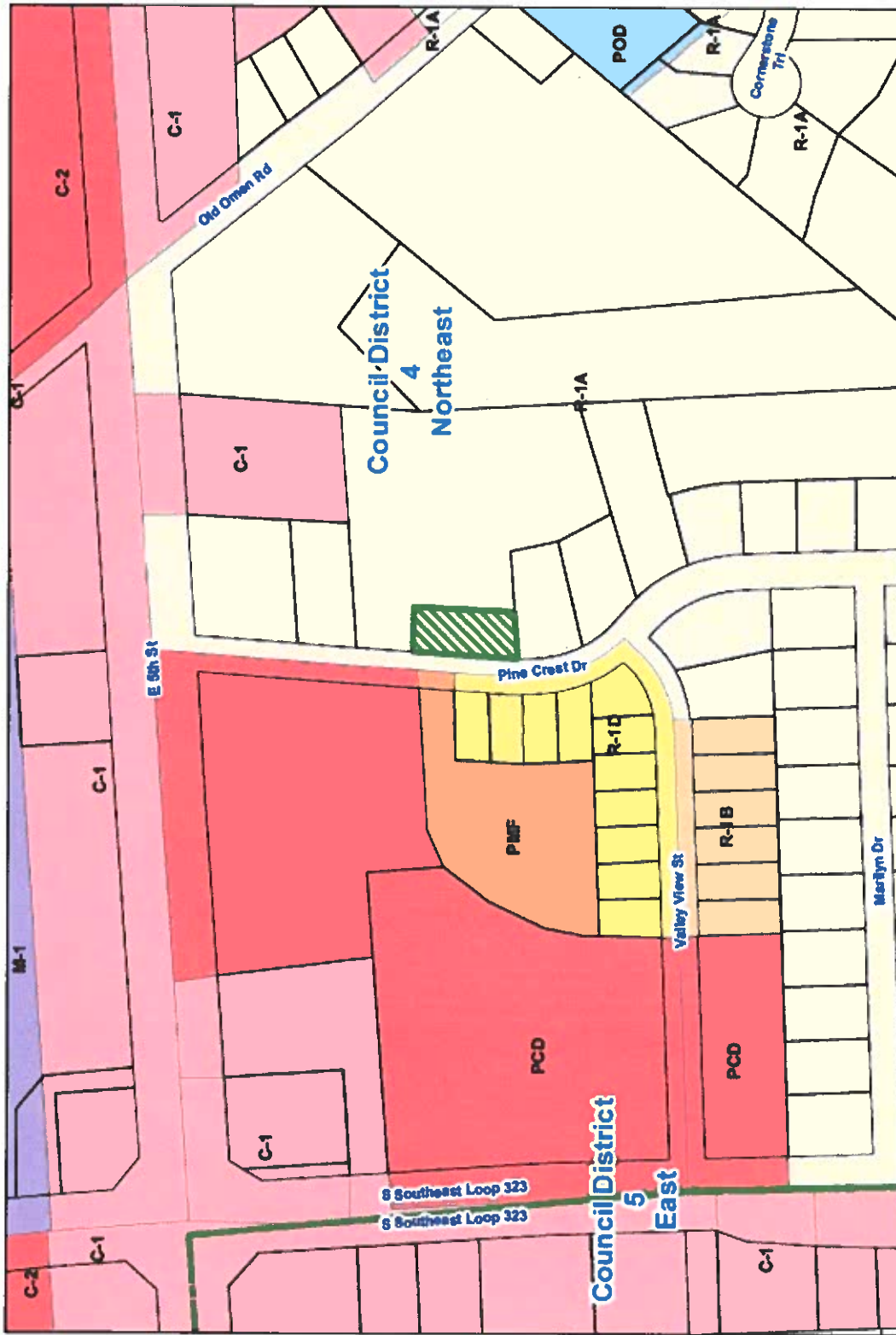
CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

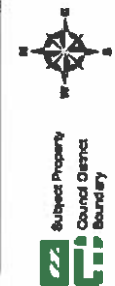
**ORDINANCE NO. O-2017-85
EXHIBIT "B"
LOCATION MAP**



ZONING CASE
Zoning Case #: PD17-024
Existing Zoning: R-1A Proposed Zoning: PMF
Applicant: Jimmy Reed

This product is for informational purposes and may not have been prepared for or is 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.

**ORDINANCE NO. O-2017-85
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**

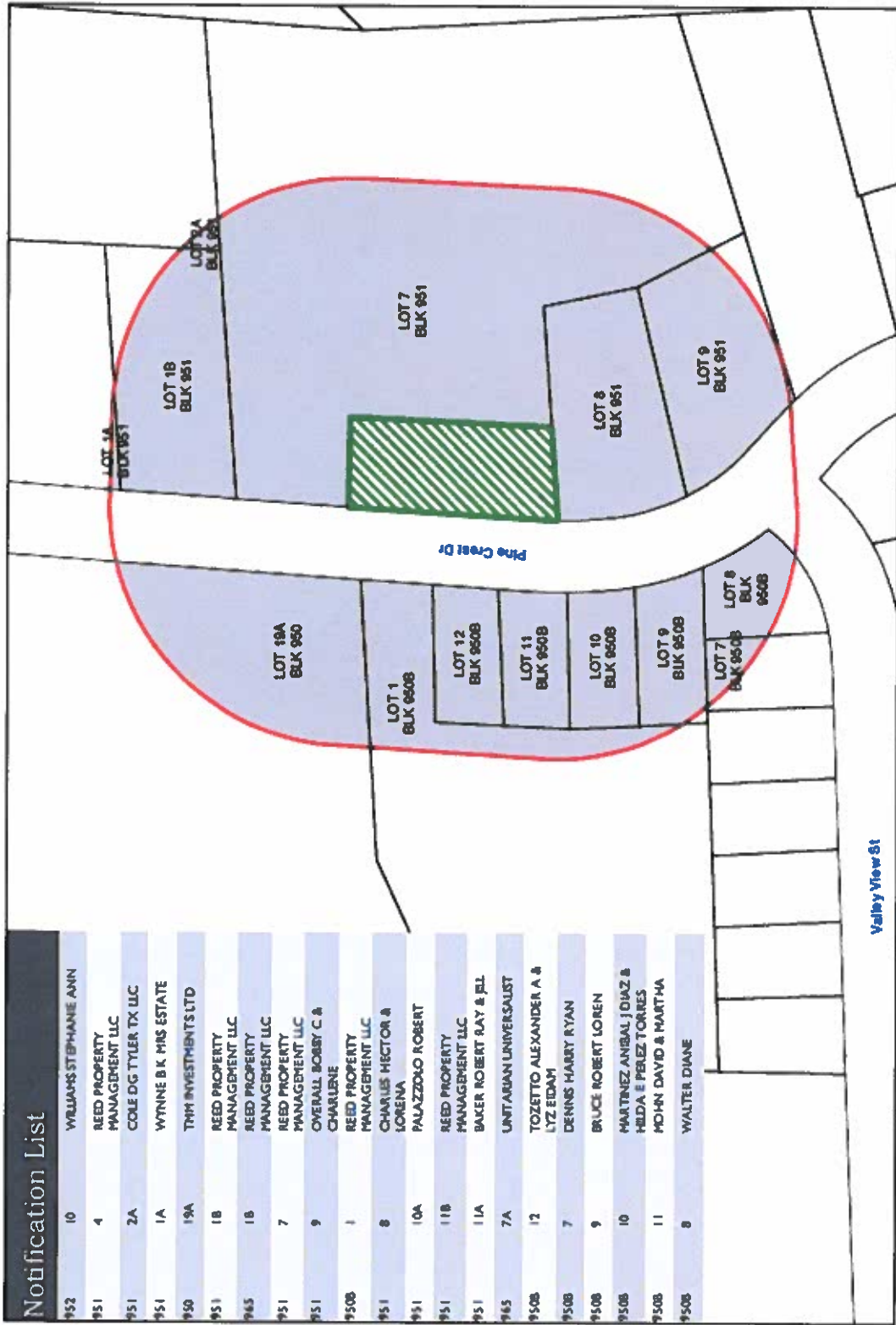


ZONING CASE
 Zoning Case #: PD17-024
 Existing Zoning: R-1A Proposed Zoning: PMF
 Applicant: Jimmy Reed



This sketch is for illustrative purposes and may not have been prepared by or for use by a licensed engineer or surveyor. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.


0 200 400 Feet

**ORDINANCE NO. O-2017-85
EXHIBIT "D"
NOTIFICATION MAP**



Notification List	
952	10 WILLIAMS STEPHANIE ANN
951	4 REED PROPERTY MANAGEMENT LLC
951	2A COLE DG TYLER TX LLC
951	1A WYNNE B K HIS ESTATE
950	19A THM INVESTMENTS LTD
951	18 REED PROPERTY MANAGEMENT LLC
945	18 REED PROPERTY MANAGEMENT LLC
951	7 REED PROPERTY MANAGEMENT LLC
951	9 OVERALL BOBBY C & CHARLENE
9508	1 REED PROPERTY MANAGEMENT LLC
951	8 CHARLES HECTOR & LORENA
951	10A PALAZZO ROBERT
951	11B REED PROPERTY MANAGEMENT LLC
951	11A BAKER ROBERT RAY & JILL
945	7A UNTARIAN UNIVERSALIST
9508	12 TOZETTO ALEXANDER A & LYZ EDNAH
9508	7 DENNIS HARRY RYAN
9508	9 BRUCE ROBERT LOREN
9508	10 MARTINEZ ANIBAL J DIAZ & HILDA E PEREZ TORRES
9508	11 MOHNI DAVID & MARTHA
9508	8 WALTER DIANE


 Subject Property
 200 Horizon Blvd
ZONING CASE
 Zoning Case #: PD17-024
 Existing Zoning: R-1A Proposed Zoning: PMF
 Applicant: Jimmy Reed

 0 100 Feet
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