

**ORDINANCE NO. O-2016-26**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT FINAL SITE PLAN AMENDMENT ON LOT 19 OF NCB 1800, ONE LOT CONTAINING APPROXIMATELY 4.33 ACRES OF LAND LOCATED EAST OF THE NORTHEAST INTERSECTION OF CASCADES COURT AND BRIARWOOD DRIVE (4151 BRIARWOOD 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 Z03-16-022**

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 "PMF", Planned Multi-Family Residential District to wit:

Lot 19 of NCB 1800, one lot containing approximately 4.33 acres of land located east of the northeast intersection of Cascades Court and Briarwood Drive (4151 Briarwood Drive) and in accordance with the site plan attached hereto as Exhibit "A" and which is 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 March 25<sup>th</sup>, 2016.

**PASSED AND APPROVED** this the 23<sup>rd</sup> day of March, A.D., 2016.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

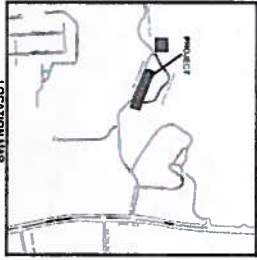
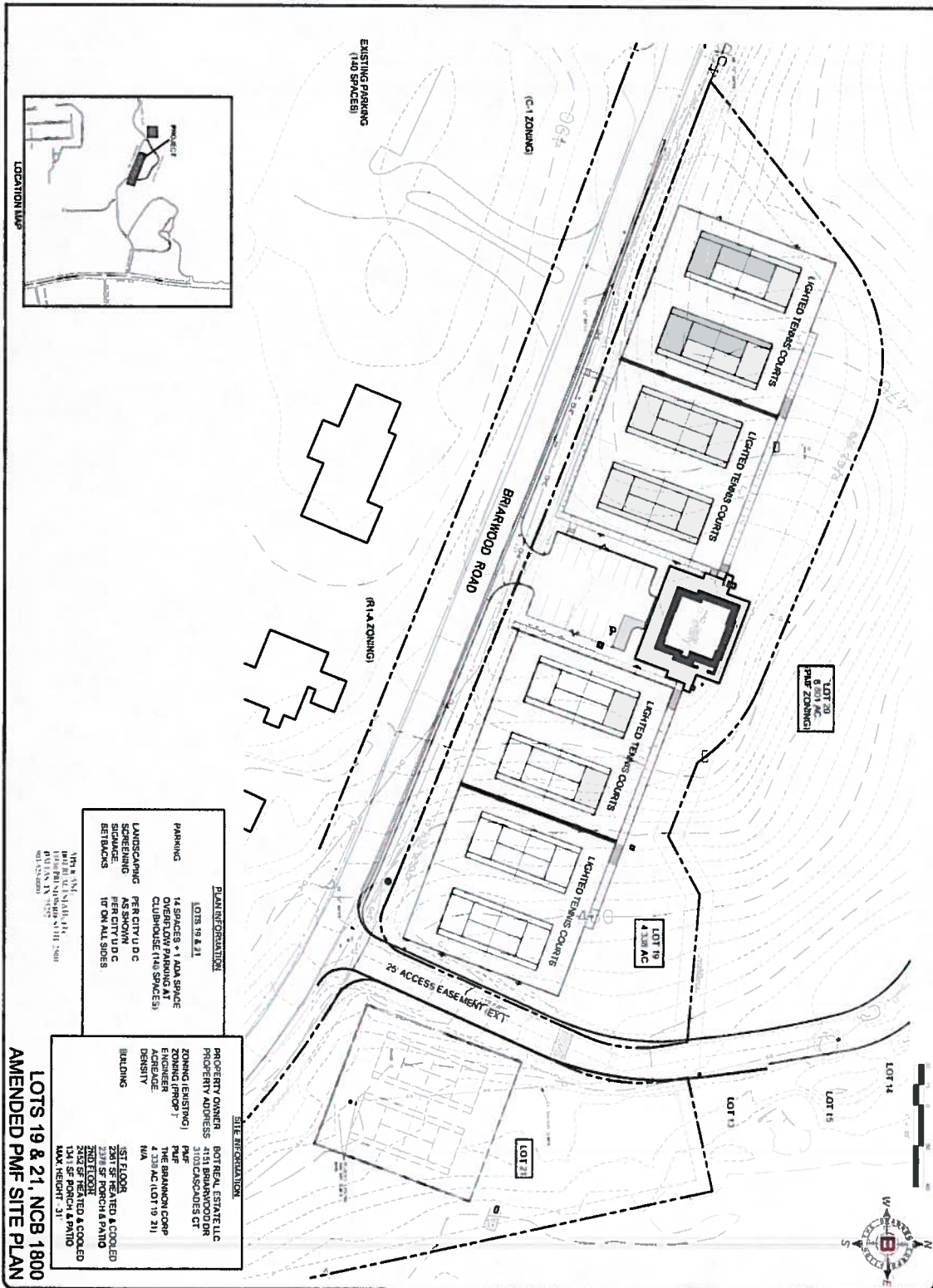
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK

  
DEBORAH G. PULLUM,  
CITY ATTORNEY



**ORDINANCE NO. O-2016-26  
EXHIBIT "A"  
FINAL SITE PLAN**



**PLAN INFORMATION:**  
 LOTS 19 & 21  
 14 SPACES x 1 AOA SPACE  
 OVERLAP PARKING AT  
 CLUBHOUSE (14 SPACES)  
 LANTERNING  
 SCORING  
 PER CITY U.D.C  
 17' ON ALL SIDES

DATE: 11/14/16  
 BY: [Signature]  
 TITLE: [Title]

**PROPERTY INFORMATION:**  
 PROPERTY OWNER: 800 REAL ESTATE LLC  
 PROPERTY ADDRESS: 4151 BRANNON DR  
 3100 CASCADES CT  
 ZONING (EXISTING): PMF  
 ZONING (PROPOSED): PMF  
 ACREAGE: 4.139 AC (LOT 19 & 21)  
 DENSITY: N/A  
 BUILDINGS: 1 SET FLOOR  
 20' ST. REAR PORCH & PATIO  
 20' ST. REAR PORCH & PATIO  
 20' ST. REAR PORCH & PATIO  
 20' ST. REAR PORCH & PATIO

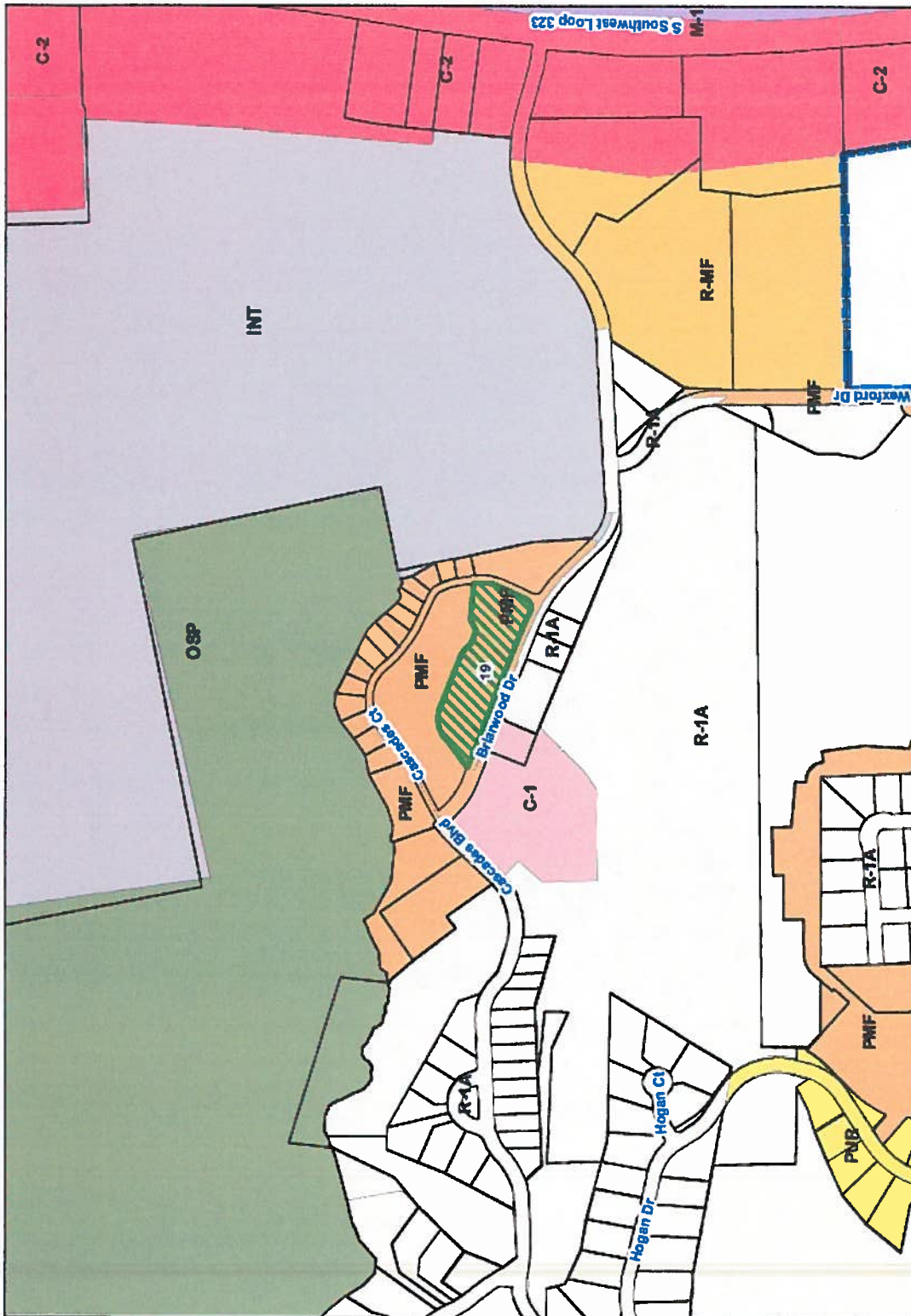
**LOTS 19 & 21, NCB 1800  
AMENDED PMF SITE PLAN**

**AMENDED PMF SITE PLAN  
FOR  
CASCADES TENNIS FACILITY  
LOT 19 & 21, NCB 1800  
TYLER, TEXAS**



NO.	DATE	REVISION
1	11/14/16	AMENDED PMF SITE PLAN

**ORDINANCE NO. O-2016-26  
EXHIBIT "B"  
LOCATION MAP**



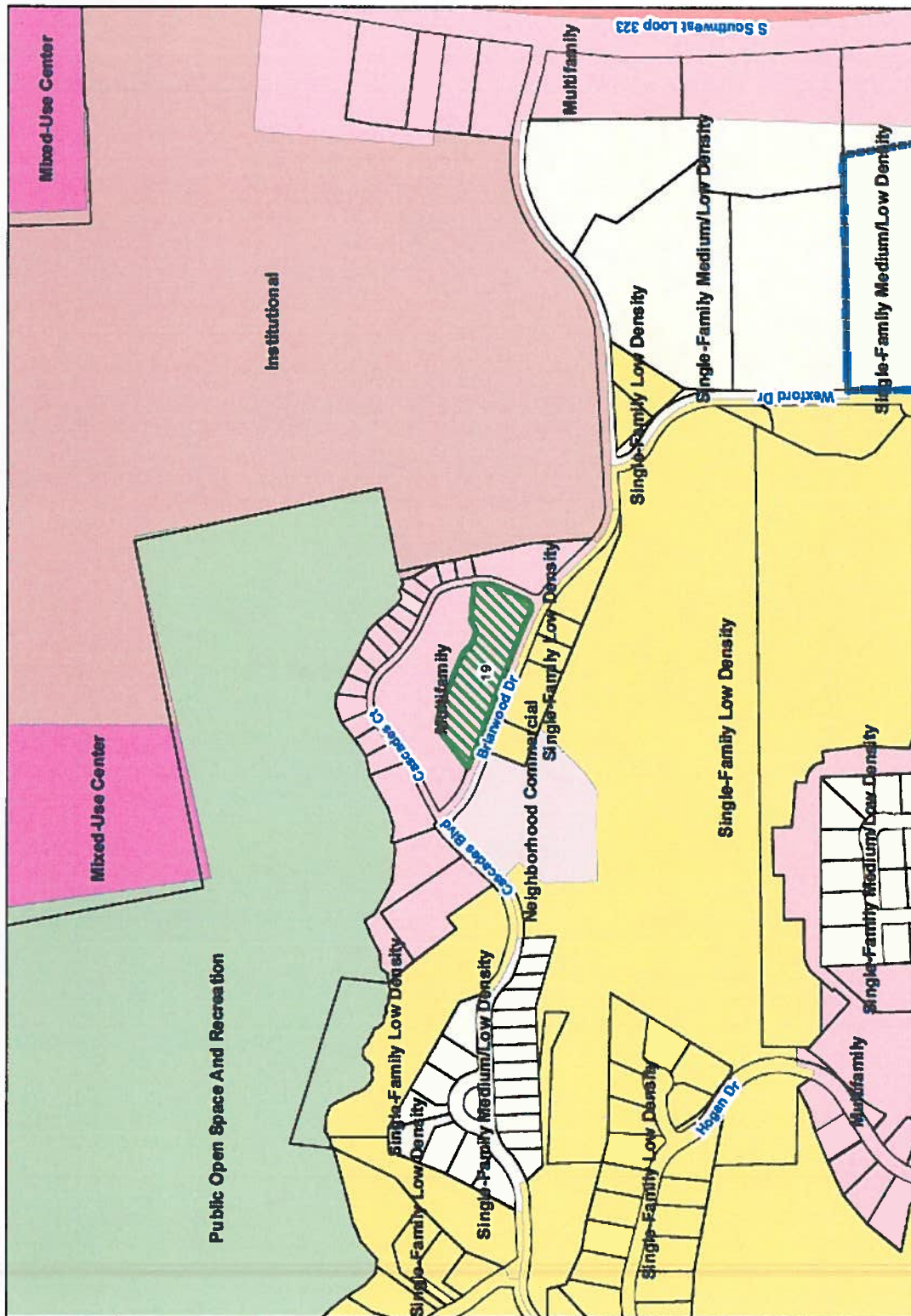
**ZONING CASE**  
Zoning Case # Z03-16-022  
Existing Zoning: PMF - Site Plan Amendment  
Applicant: BOT Real Estate, Inc.

This product is for informational purposes and may not have been prepared for or be 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-2016-26**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**

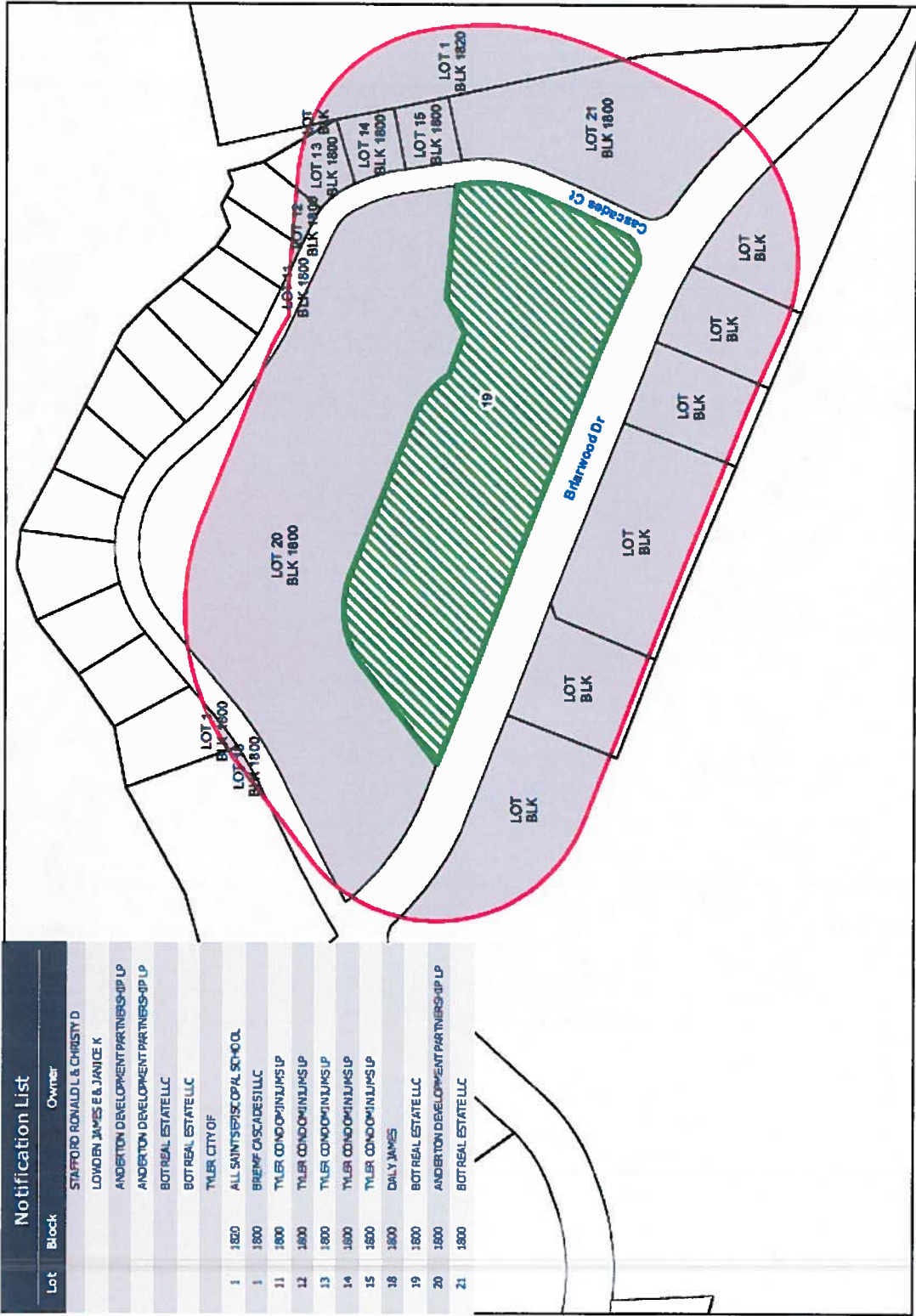


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# ORDINANCE NO. O-2016-26 EXHIBIT "D" NOTIFICATION MAP



Notification List		
Lot	Block	Owner
		STAFFORD RONALD L & CHRISTY D
		LOWDEN JAMES E & JANICE K
		ANDERTON DEVELOPMENT PARTNERSHIP LP
		ANDERTON DEVELOPMENT PARTNERSHIP LP
		BOT REAL ESTATE LLC
		BOT REAL ESTATE LLC
		TYLER CITY OF
1	1800	ALL SAINTS CATHOLIC SCHOOL
1	1800	BREMF CASCADES LLC
11	1800	TYLER CONDOMINIUMS LP
12	1800	TYLER CONDOMINIUMS LP
13	1800	TYLER CONDOMINIUMS LP
14	1800	TYLER CONDOMINIUMS LP
15	1800	TYLER CONDOMINIUMS LP
16	1800	DALY JAMES
19	1800	BOT REAL ESTATE LLC
20	1800	ANDERTON DEVELOPMENT PARTNERSHIP LP
21	1800	BOT REAL ESTATE LLC

Subject Property  
200' Notification Buffer

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