

ORDINANCE NO. O-2016-30

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A ZONE CHANGE FROM "R-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOT 10E OF NCB 1526A, ONE LOT CONTAINING APPROXIMATELY 4.77 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF CAMBRIDGE ROAD AND JEFF DAVIS DRIVE (8300 CAMBRIDGE ROAD); 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 Z03-16-021

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 10E of NCB 1526A, one lot containing approximately 4.77 acres of land located west of the intersection of Cambridge Road and Jeff Davis Drive (8300 Cambridge Road), 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 and the Future Land Use Guide to reflect Single-Family and Single-Family Attached Medium/High Density.

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 April 15th, 2016.

PASSED AND APPROVED this the 13rd day of April, A.D., 2016.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

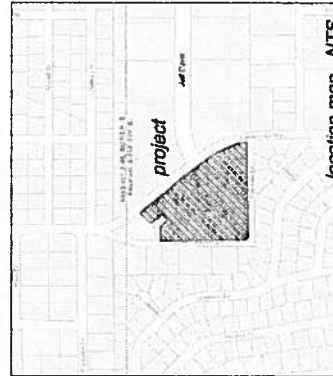
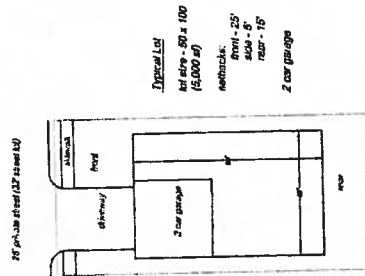
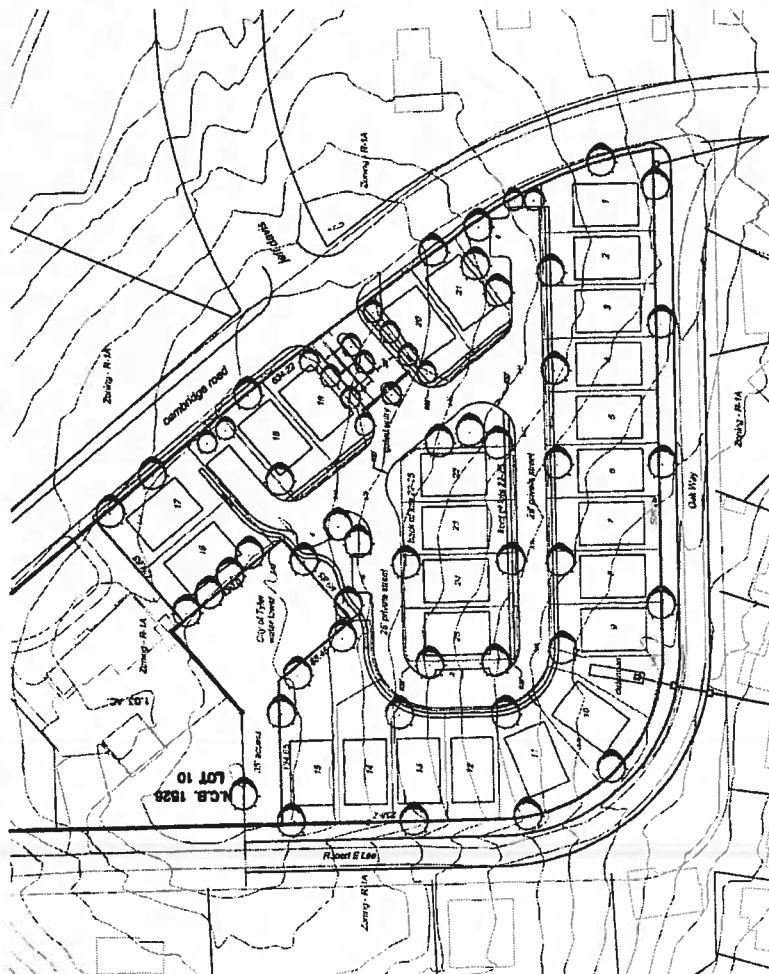

CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

cambridge village tyler, texas

ORDINANCE NO. O-2016-30 EXHIBIT "A" FINAL SITE PLAN

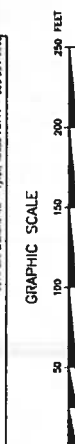
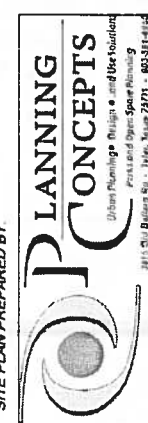


SITE INFORMATION:

DEVELOPER:
ETXPG, LLC
PO Box 9333
Tyler, TX 75711
info@etxpg.com

PROJECT: Lot 10-E Block 1526-A
ACREAGE: 4.7± ACRES
CURRENT ZONING: R-1A
PROPOSED ZONING: PUR
DENSITY: Total units - 25 (5.3 units/ac)
SETBACKS: Front - 25'
Sides - 5'
Rear - 15'

HEIGHT: Two Story / 42' Maximum
PARKING: Total Req'd - 50 (2 sp per unit)
Provided - 50
Garage - 50
Additional / Guest - 14



SIGNAGE: Development signage (per UDC Sign Chart Section 10-409) will comply with Tyler UDC. Number and locations determined by Tyler UDC.

LANDSCAPING / BUFFERYARDS: Landscaping to meet or exceed minimum requirements per Tyler UDC. Bufferyards to be installed per UDC.

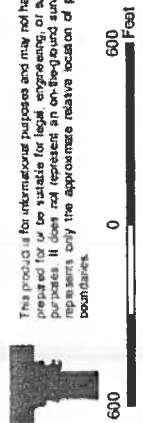
Private streets to meet fire code requirements.

**ORDINANCE NO. O-2016-30
EXHIBIT "B"
LOCATION MAP**

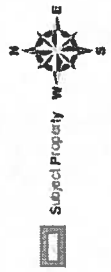


ZONING CASE
Zoning Case #: Z03-18-021
Existing Zoning: R-1A Proposed Zoning: PXR
Applicant: MCK Construction

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**ORDINANCE NO. O-2016-30
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**



ZONING CASE
Zoning Case #: Z03-16-021
Existing Zoning: R-1A Proposed Zoning: PXR
Applicant: MCK Construction

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.



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EXHIBIT "D"
NOTIFICATION MAP

