

ORDINANCE NO. O-2016-39

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A "PUR", PLANNED UNIT RESIDENTIAL DISTRICT FINAL SITE PLAN ON A 5.00 ACRE PORTION OF TWO TRACTS CONTAINING APPROXIMATELY 72.42 ACRES OF LAND LOCATED NORTH OF THE INTERSECTION OF CROSSLAKE BOULEVARD AND CROSSWATER; 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 Z04-16-028

That the following described property, which has heretofore been zoned "PUR", Planned Unit Residential District shall hereafter bear the zoning classification of "PUR", Planned Unit Residential District with final site plan, to wit:

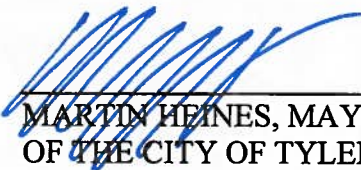
A 5.00 acre portion of two tracts containing approximately 72.42 acres of land located north of the intersection of Crosslake Boulevard and Crosswater, and in accordance with the site plan attached hereto as Exhibit "A" and which is incorporated herein.

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 April 29th, 2016.

PASSED AND APPROVED this the 27th day of April, A.D., 2016.

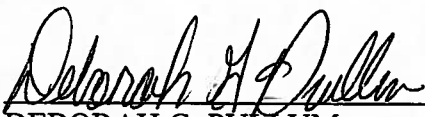

MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

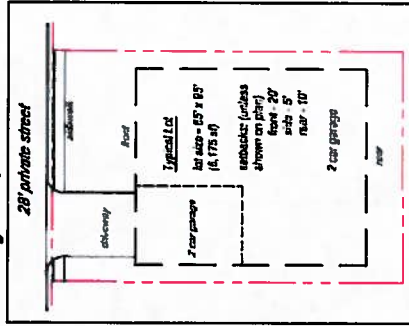

CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2016-39
EXHIBIT "A"
FINAL SITE PLAN

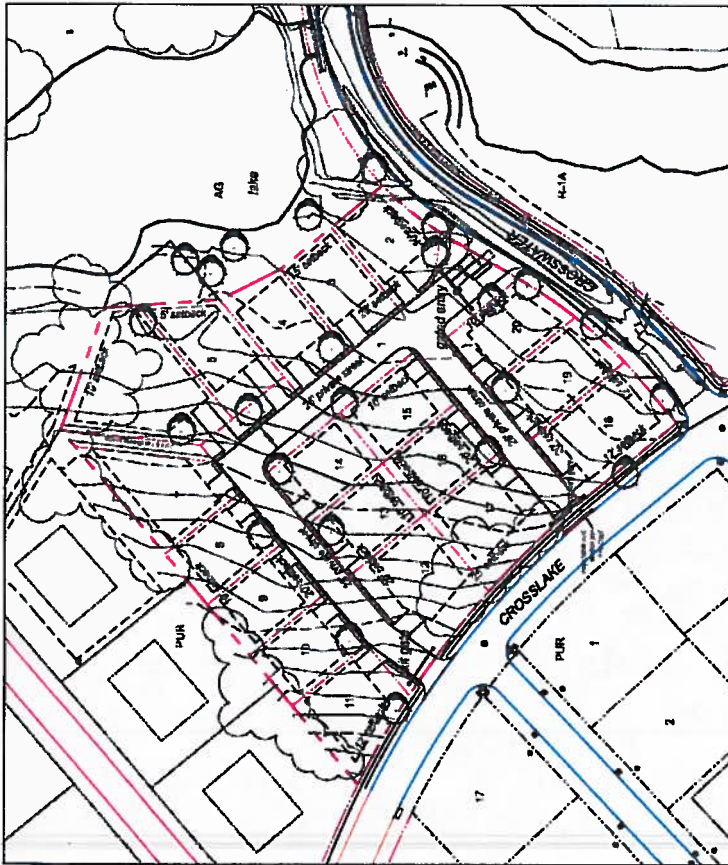
Cross Gate
tyler, texas



SIGNAGE: Development signage (per UDC Sign Chart Section 10-408) 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 (if req'd) to be installed per UDC.

Private streets to meet fire code requirements.



PROJECT: Lots 1-20 Block 1660-Q

ACREAGE: 5.04 ACRES

CURRENT ZONING: R-1A

PROPOSED ZONING: PUR

DENSITY: Total units - 19 (3.8 units/ac)

SETBACKS: Front - 20'

Sides - 5'

Rear - 10' (unless different on plan)

HEIGHT: Two Story / 42' Maximum

PARKING: Total Req'd - 38 (2 sp per unit)

Provided -

Driveways - 38

Garage - 38

note: See plat for property and lot dimensions. Sidewalks to be consistent with approved alternate sidewalk plan.

SITE INFORMATION:

DEVELOPER:

Werner-Taylor Land & Development, L.P.

7265 Crosswater

Tyler, TX 75703

Office: (903)592-8634

mike@crossingtyler.com

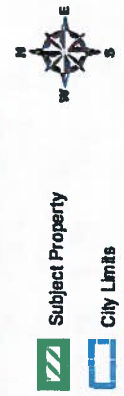
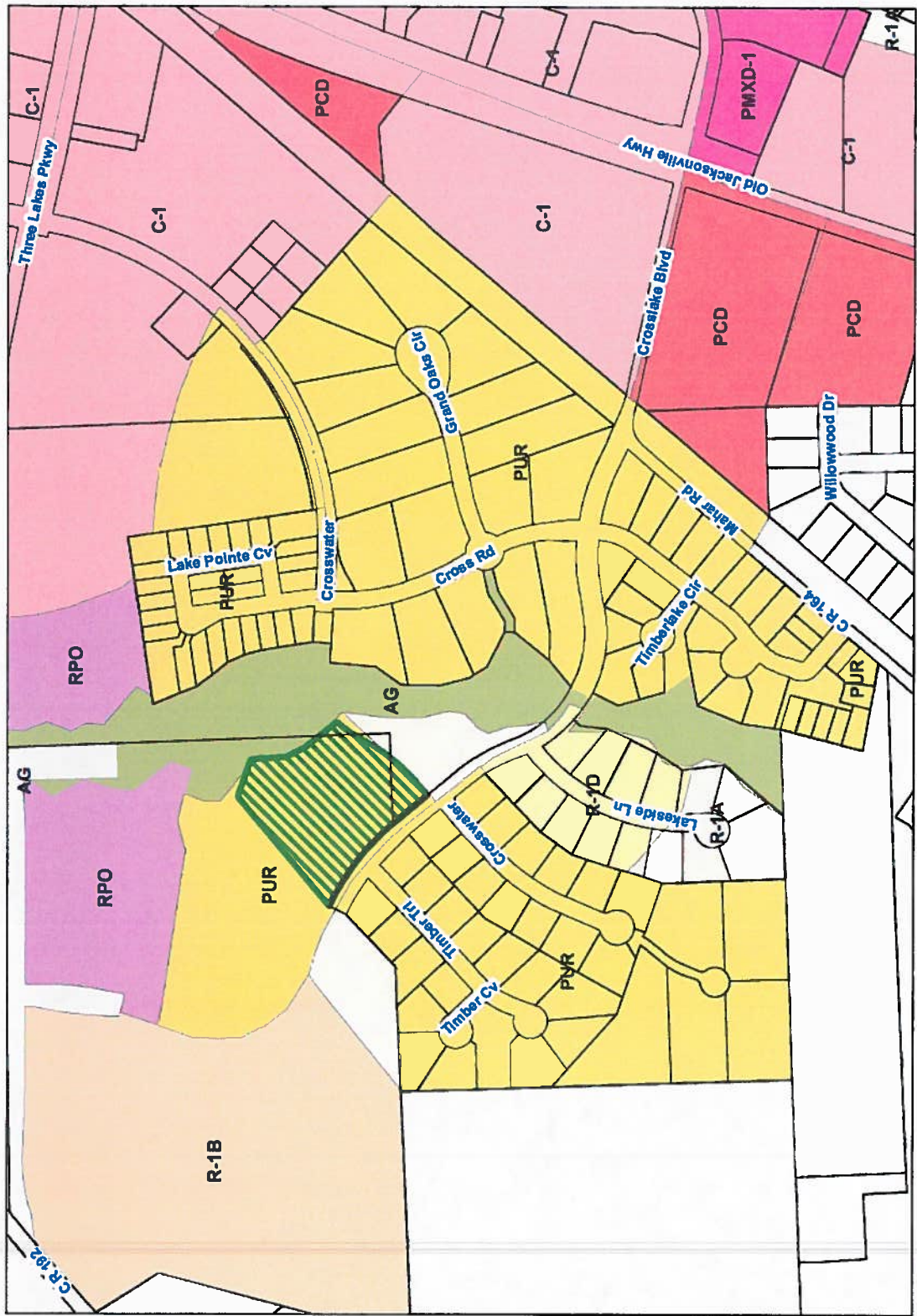
SITE PLAN PREPARED BY:



GRAPHIC SCALE



**ORDINANCE NO. O-2016-39
EXHIBIT "B"
LOCATION MAP**

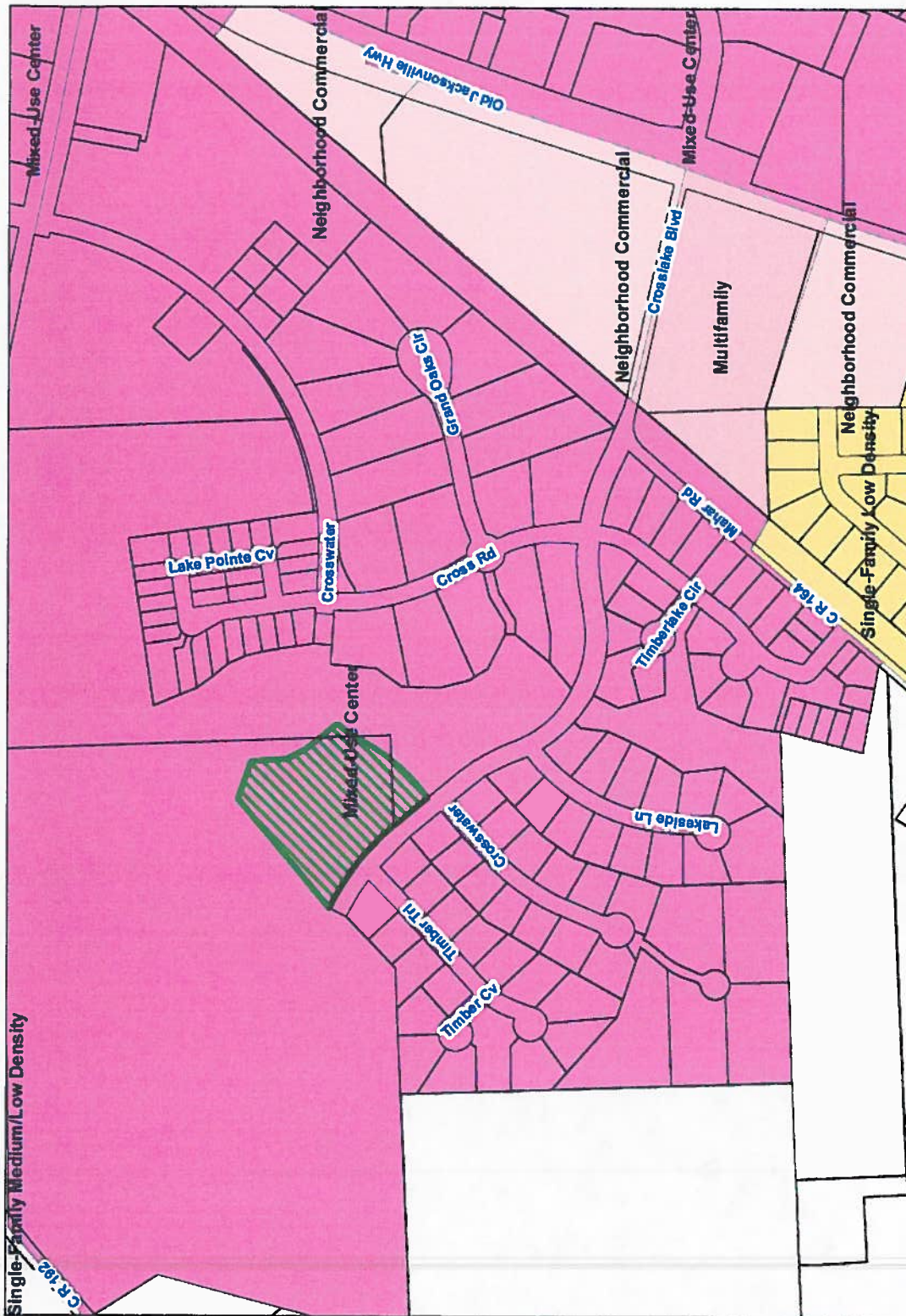


Zoning Case
Zoning Case #: Z04-18-028
Existing Zoning: PUR Proposed Zoning: PUR
Applicant: Werner-Taylor Land & Development, LLC

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-2016-39
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



Zoning Case
 Zoning Case #: Z04-16-028
 Existing Zoning: PUR Proposed Zoning: PUR
 Applicant: Werner-Taylor Land & Development, LLC

Legend

Subject Property

City Limits

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500 0 500 Feet

