

ORDINANCE NO. O-2015-7

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 "AG", AGRICULTURAL DISTRICT AND "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE DEVELOPMENT PLAN ON A TRACT OF LAND TOTALING APPROXIMATELY 2.07 ACRES LOCATED AT THE NORTHEAST INTERSECTION OF CHAPEL LANE AND OLD OMEN ROAD (3982 OLD OMEN ROAD); 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 Z12-14-015

That the following described property, which has heretofore been zoned "AG", Agricultural District and "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "PUR", Planned Unit Residential District with final site development plan, to wit:

A tract of land totaling approximately 2.07 acres located at the northeast intersection of Chapel Lane and Old Omen Road (3982 Old Omen Road), and in accordance with the site plan attached hereto as Exhibit "A".

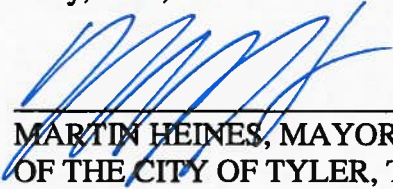
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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

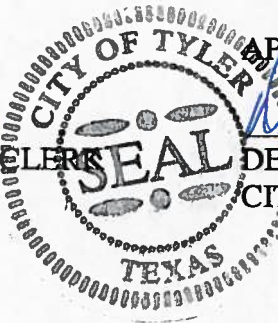
has a penalty for violation, it shall not become effective until after its publication in the newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be January 16, 2015.

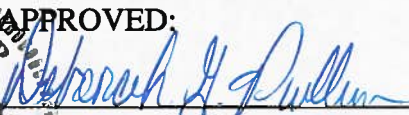
PASSED AND APPROVED this the 14th day of January, A.D., 2015.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

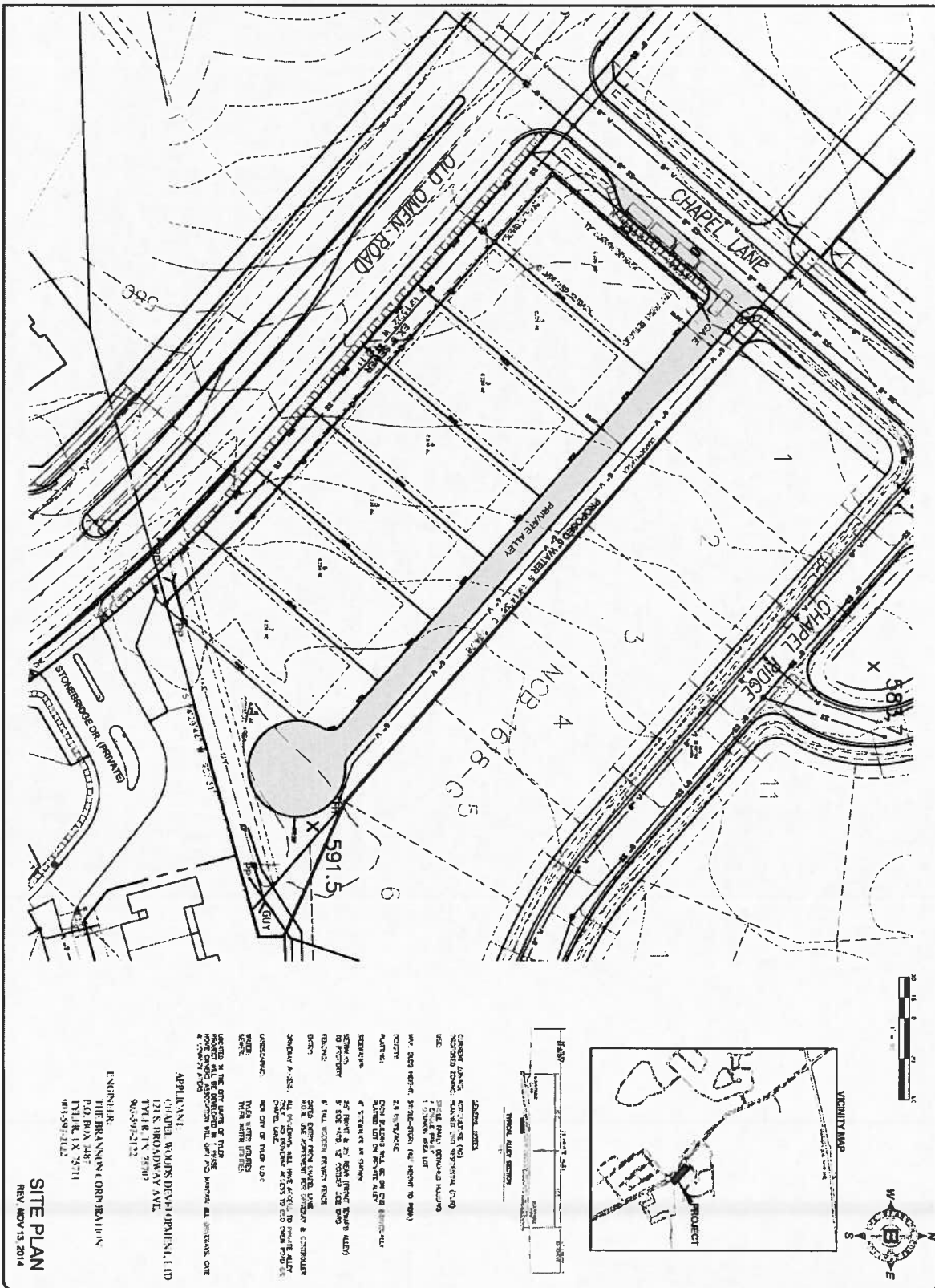
ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:

DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2015-7
Exhibit "A"



ENGINEER:
THE BRANNON CORPORATION
 P.O. BOX 1487
 TYLER, TX 75711
 901.597.2122

SITE PLAN
 REV. NOV 13 2014

P.U.R. SITE PLAN
 FOR
CHAPEL WOODS EAST GARDEN HOMES
CHAPEL WOODS DEVELOPMENT, LTD
 TYLER, TEXAS

BRANNON CORP
 CIVIL ENGINEERS