

ORDINANCE NO. O-2015-28

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 "AG", AGRICULTURAL DISTRICT TO "PXR", PLANNED MIXED RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOT 61 OF NCB 2, ONE LOT CONTAINING 0.27 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF CIRCLE DRIVE AND SUSAN DRIVE (1707 SUSAN DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING AN 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 Z03-15-036

That the following described property, which has heretofore been zoned "AG", Agricultural District, shall hereafter bear the zoning classification of "PXR", Planned Mixed Residential District, to wit:

Lots 61 of NCB 2, one lot containing 0.27 acres of land located east of the southeast intersection of Circle Drive and Susan Drive (1707 Susan Drive), 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 and the Future Land Use Guide to be Amended to 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 March 27th, 2015.

PASSED AND APPROVED this the 25th day of March, A.D., 2015.

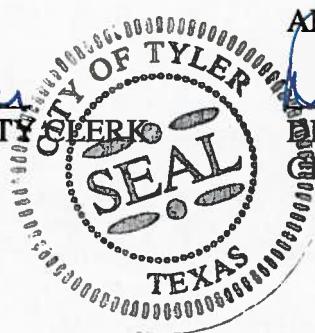
**MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS**

A T T E S T:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK

APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY



ORDINANCE NO. 0-2015-28
EXHIBIT "A"

SITE PLAN

HILL SURVEY, A-474

Susan Drive

60-804

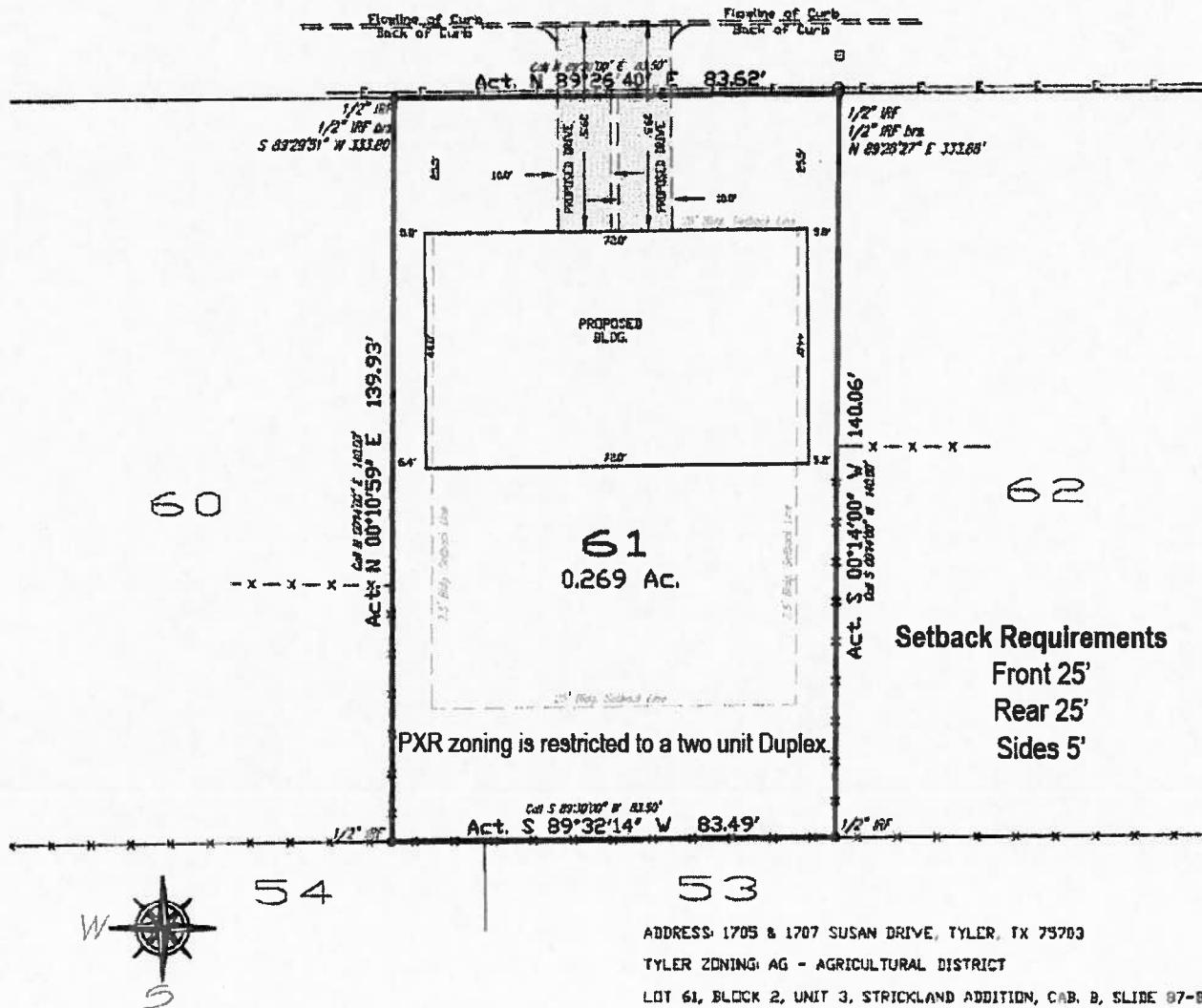


EXHIBIT "B"



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.

500 Feet

Zoning Case

Zoning Case #: Z03-15-036

Existing Zoning: AG Proposed Zoning: PXR

Applicant: Craig Klaassen

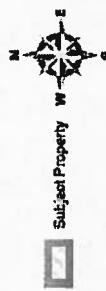


EXHIBIT "C"

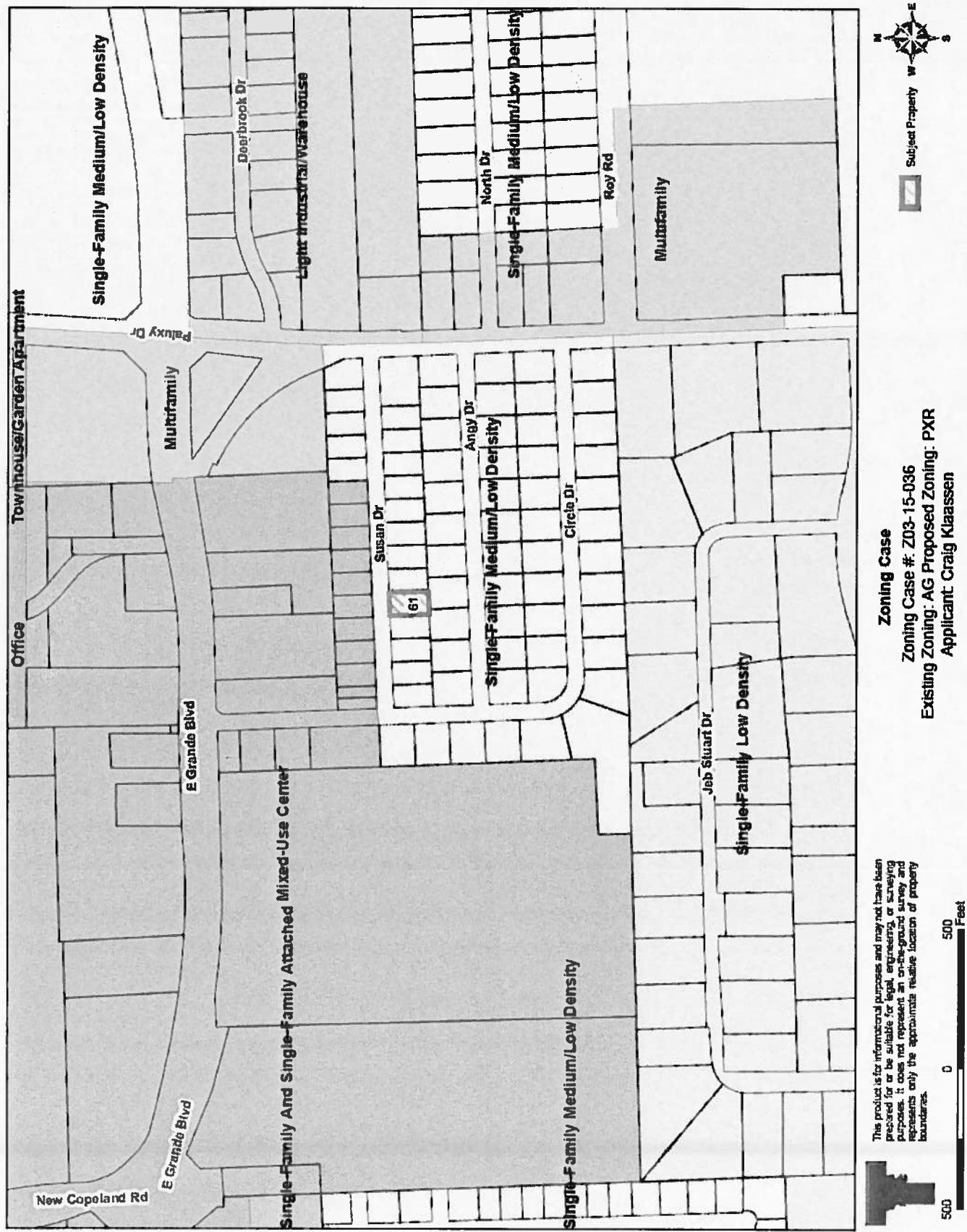


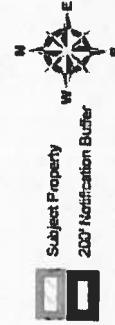
EXHIBIT "D"

Notification List

Notification List		
2	51	BRIGGS GLYN MCHEAL
2	52	WALL JANNA K
2	53	JACKSON LYNN ROYCE
2	54	FITZGERALD TOM J
2	55	SMITH JIMMY & DEBRA
2	56	BRANUM HOWARD E
2	59	PLUSER NANCY L & TIMOTHY SHERWOOD
2	60	KENT CHRIS & ANNE
2	61	KLAASSEN CRAIG
2	62	KLAASSEN CRAIG
2	63	KENT CHRIS & ANNE
2	64	GILLIAN FAMILY TRUST
3	2	PHILLIPS BYRON E LIVING TRUST
3	3	CAMERON REAL ESTATE INVESTMENTS LLC
3	4	CAMERON REAL ESTATE INVESTMENTS LLC
3	5	VERZLY JOHN J & NANETTE R
3	6	DRAPEC HOLDINGS LLC
3	7	YOUNG MICHAEL
3	8	YOUNG MICHAEL

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Zoning Case #: ZD3
Existing Zoning: AG Proposal
Applicant: Craig K.



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A compass rose with four main points: North (N), South (S), East (E), and West (W). A dashed circle centered on the rose represents a '200' Notification Buffer'.

125 0 125 Feet