

ORDINANCE NO. O-2015-66

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 "R-1B", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PMF", PLANNED MULTI-FAMILY DISTRICT WITH WRITTEN NARRATIVE ON LOT 34 OF NCB 1660N, ONE LOT CONTAINING 0.95 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF OLD NOONDAY ROAD AND ELKTON TRAIL; DIRECTING THE AMENDMENT OF THE ZONING MAP; 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 Z06-15-062

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "PMF", Planned Multi-Family District in accordance with the written narrative attached hereto as Exhibit "A", to wit:

Lot 34 of NCB 1660N, one lot containing 0.95 acres of land located southeast of the intersection of Old Noonday Road and Elkton Trail, in accordance with Exhibit "A" which is attached hereto 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 this ordinance shall be effective on and after its date of passage and approval by the City Council.

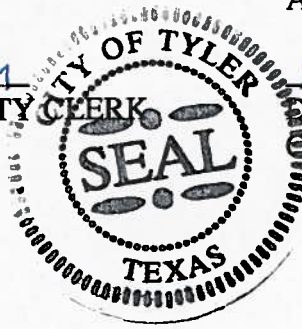
PASSED AND APPROVED this the 24th day of June, A.D., 2015.



MARTIN HEINES MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum
DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2015-66
EXHIBIT "A"
NARRATIVE

Davis Thornton LTD

Existing Zoning: R-1A Proposed Zoning – PMF

Lot 34 Block 1660-N 0.951 ac.

The proposed development shall be in accordance with the restrictions listed below:

Uses: Development proposes to provide a mix of Single Family attached and detached structures with a common drive.

Max height – 2 stories, 45 feet

Setbacks – 12 feet from Elkton Trail, 10 feet on all other sides. If property is subdivided, interior setbacks will be 0', however, a minimum of 10' between structures will be maintained.

Signage – signage will be consistent with residential development signs.

Parking for each use shall be in accordance with the UDC standards. Shared parking may be utilized for the different uses.

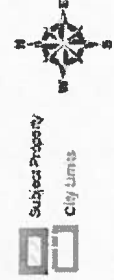
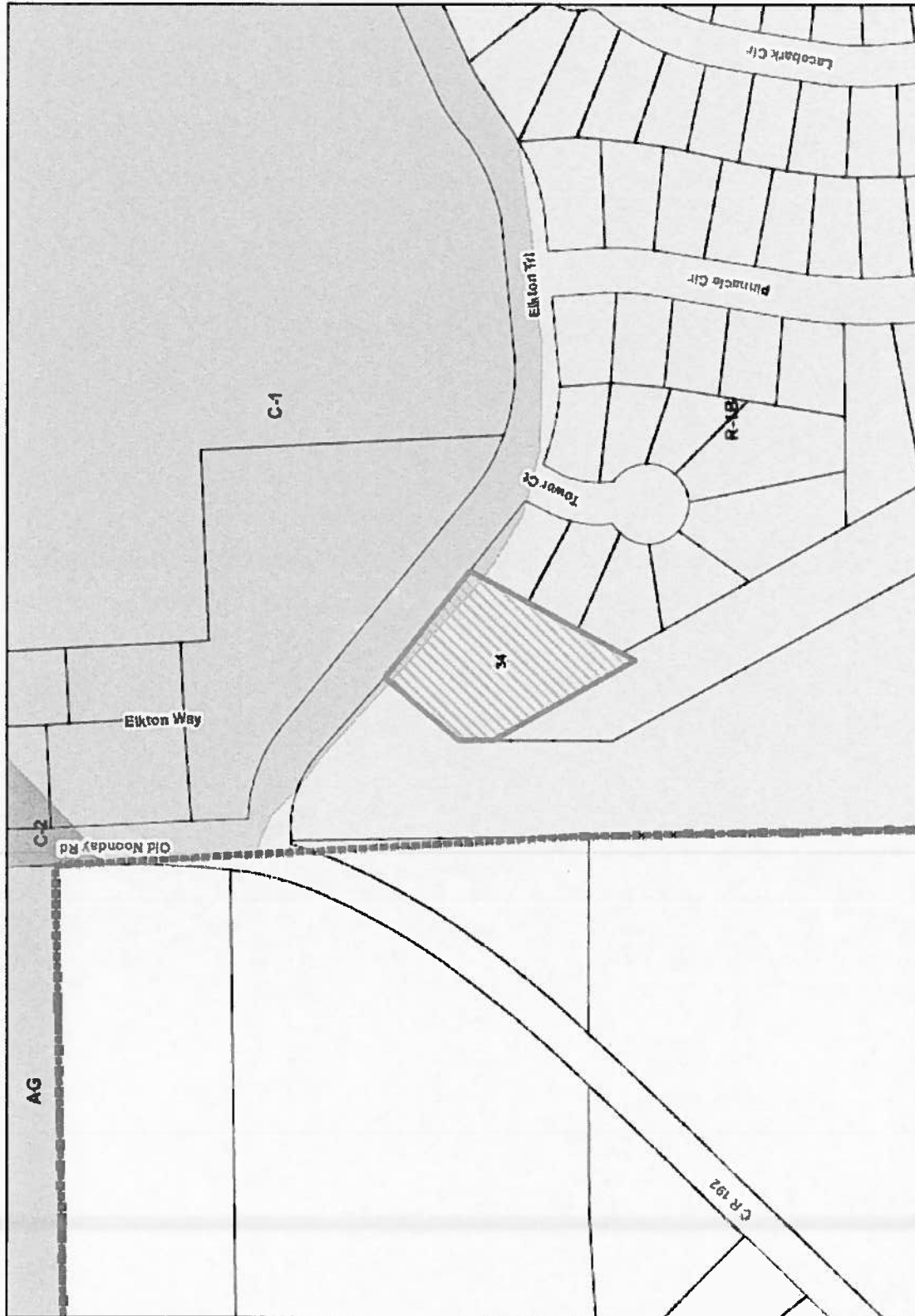
Landscaping and bufferyards shall meet the UDC requirements. All required screening will meet the UDC standards.

Uses shall be restricted to residential only.

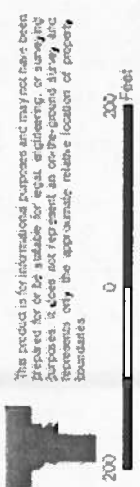
55% maximum pavement in the front yard of the units.

Units / Lots to utilize a common access drive from Elkton Crossing. All interior drives shall meet Fire Code requirements (width, turn arounds, etc.) if required by the City of Tyler.

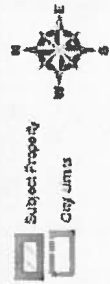
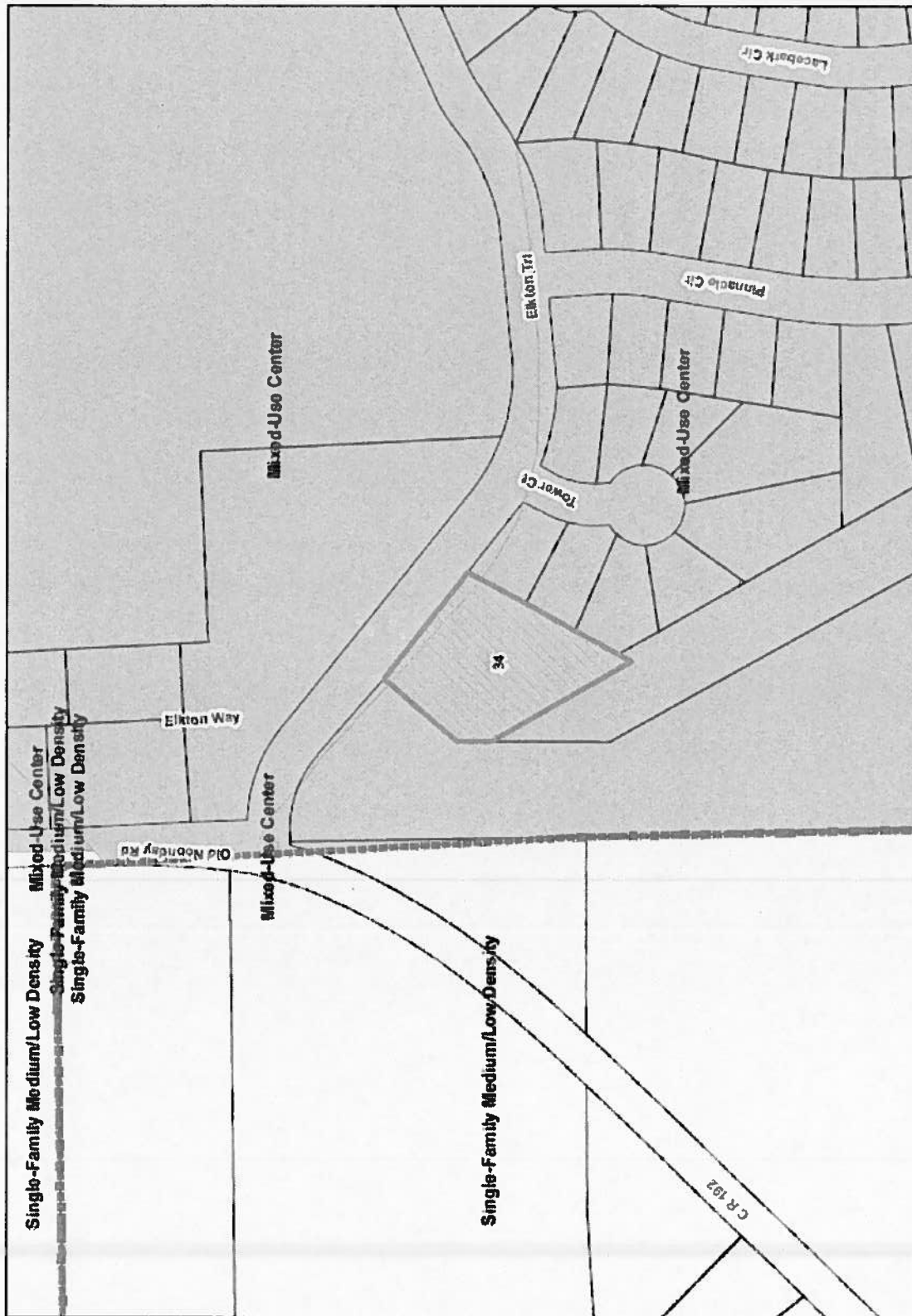
**ORDINANCE NO. O-2015-66
EXHIBIT "B"
LOCATION MAP**



Zoning Case
Zoning Case #: Z06-15-062
Existing Zoning: R-1B Proposed Zoning: PMF
Applicant: Davis Thornton LTD (0.95 Acre Tract of Land)



ORDINANCE NO. O-2015-66
EXHIBIT "C"
TYLER 1st FUTURE LAND USE MAP



Zoning Case
 Zoning Case #: Z06-15-062
 Existing Zoning: R-1B Proposed Zoning: PMF
 Applicant: Davis Thornton LTD (0.95 Acre Tract of Land)

This document 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.

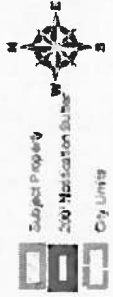


**ORDINANCE NO. O-2015-66
EXHIBIT "D"
NOTIFICATION MAP**



Notification List

MOORE JOE C		
STARNES GLYNN C		
1539M	20	DAVIS THORNTON LTD
1539M	20	DAVIS THORNTON LTD
1660A	36	TYLER IS D
1660G	4	
1660N	25	DAVIS THORNTON LTD
1660N	26	DAVIS THORNTON LTD
1660N	29	DAVIS THORNTON LTD
1660N	30	DAVIS THORNTON LTD
1660N	31	DAVIS THORNTON LTD
1660N	32	DAVIS THORNTON LTD
1660N	33	DAVIS THORNTON LTD



Zoning Case
Zoning Case #: Z06-15-062
Existing Zoning: R-1B Proposed Zoning: PMF
Applicant: Davis Thornton LTD (0.96 Acre Tract of Land)

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