

**ORDINANCE NO. O-2015-87**

**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-1A", SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH WRITTEN NARRATIVE ON LOTS 1-13 OF NCB 1660M, LOTS 1-17 OF NCB 1660N, AND FIVE TAX LOTS, 35 LOTS CONTAINING APPROXIMATELY 23.18 ACRES OF LAND LOCATED WEST OF THE INTERSECTION OF CROSSLAKE BOULEVARD AND CROSSWATER (7605, 7606, 7611, 7612, 7617, 7620, 7623, 7628, 7629, 7634, 7635, 7640, AND 7641 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 Z09-15-074**

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 written narrative, to wit:

Lots 1-13 of NCB 1660M, Lots 1-17 of NCB 1660N, and five tax lots, 35 lots containing approximately 23.18 acres of land located west of the intersection of Crosslake Boulevard and Crosswater (7605, 7606, 7611, 7612, 7617, 7620, 7623, 7628, 7629, 7634, 7635, 7640, and 7641 Crosswater).

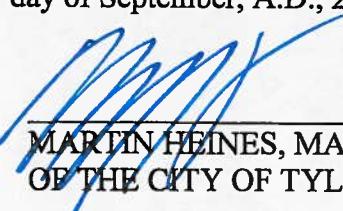
1. That Lakeside at the Crossing Units 2 and 3, as depicted in the Written Narrative with Exhibit attached hereto as Exhibit "A", is restricted to the following building setbacks: 25 feet front yard, 15 feet rear yard, 7.5 feet interior side and 12 feet corner side yards. All other development standards, such as height, parking and landscaping, shall be consistent with "R-1A", Single-Family Residential District standards.
2. That Cross Creek Estates, as depicted in the Written Narrative with Exhibit attached hereto as Exhibit "A", is restricted to the following building setbacks: 50 feet front yard, 30 feet rear yard and 10 feet side yard. All other development standards, such as height, parking and landscaping, shall be consistent with "R-1A", Single-Family Residential District standards.

**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.

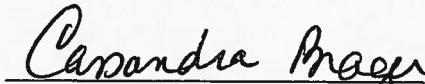
**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**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 September 25, 2015.

**PASSED AND APPROVED** this the 22<sup>nd</sup> day of September, A.D., 2015.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

  
CASSANDRA BRAGER, CITY CLERK

APPROVED:

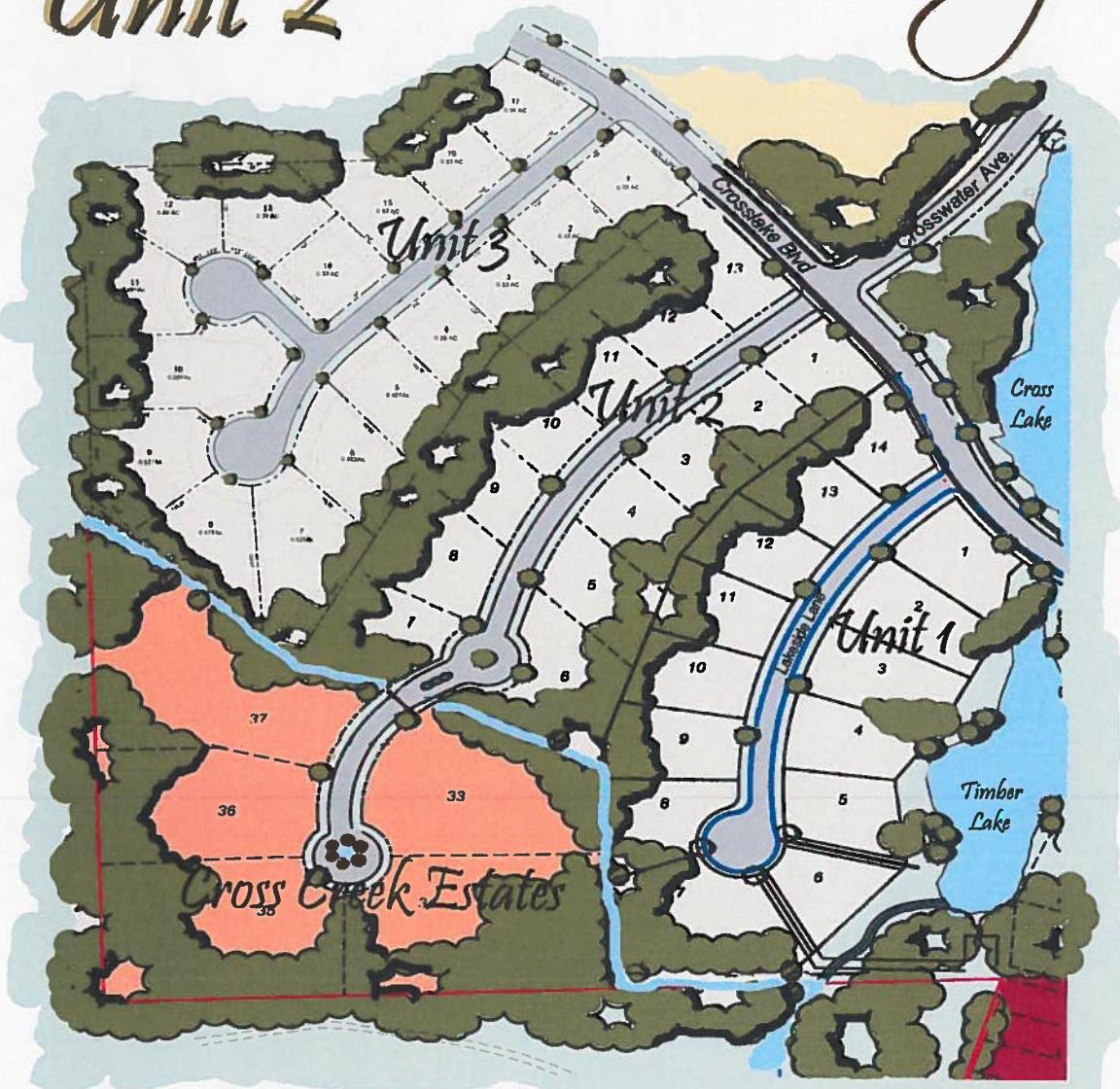
  
DEBORAH G. PULLUM,  
CITY ATTORNEY



ORDINANCE NO. O-2015-87  
 EXHIBIT "A"  
 WRITTEN NARRATIVE WITH EXHIBIT

Lakeside  
 Unit 2

*the*  
*crossing*  
 A Neighborhood Inspired By Nature



Werner-Taylor Land & Development, L.P.

Mike Werner

7266 Crosswater

Tyler, TX. 75703

Office: 903-592-8634

Cell: 903-539-9634

Email: [mike@thecrossingtyler.com](mailto:mike@thecrossingtyler.com)

[www.thecrossingtyler.com](http://www.thecrossingtyler.com)

Lot 1 - 0.31 ac

Lot 2 - 0.33 ac

Lot 3 - 0.37 ac

Lot 4 - 0.36 ac

Lot 5 - 0.39 ac

Lot 6 - 0.46 ac

Lot 7 - 0.48 ac

Lot 8 - 0.46 ac

Lot 9 - 0.32 ac

Lot 10 - 0.34 ac

Lot 11 - 0.33 ac

Lot 12 - 0.31 ac

Lot 13 - 0.31 ac

Exclusively Marketed by

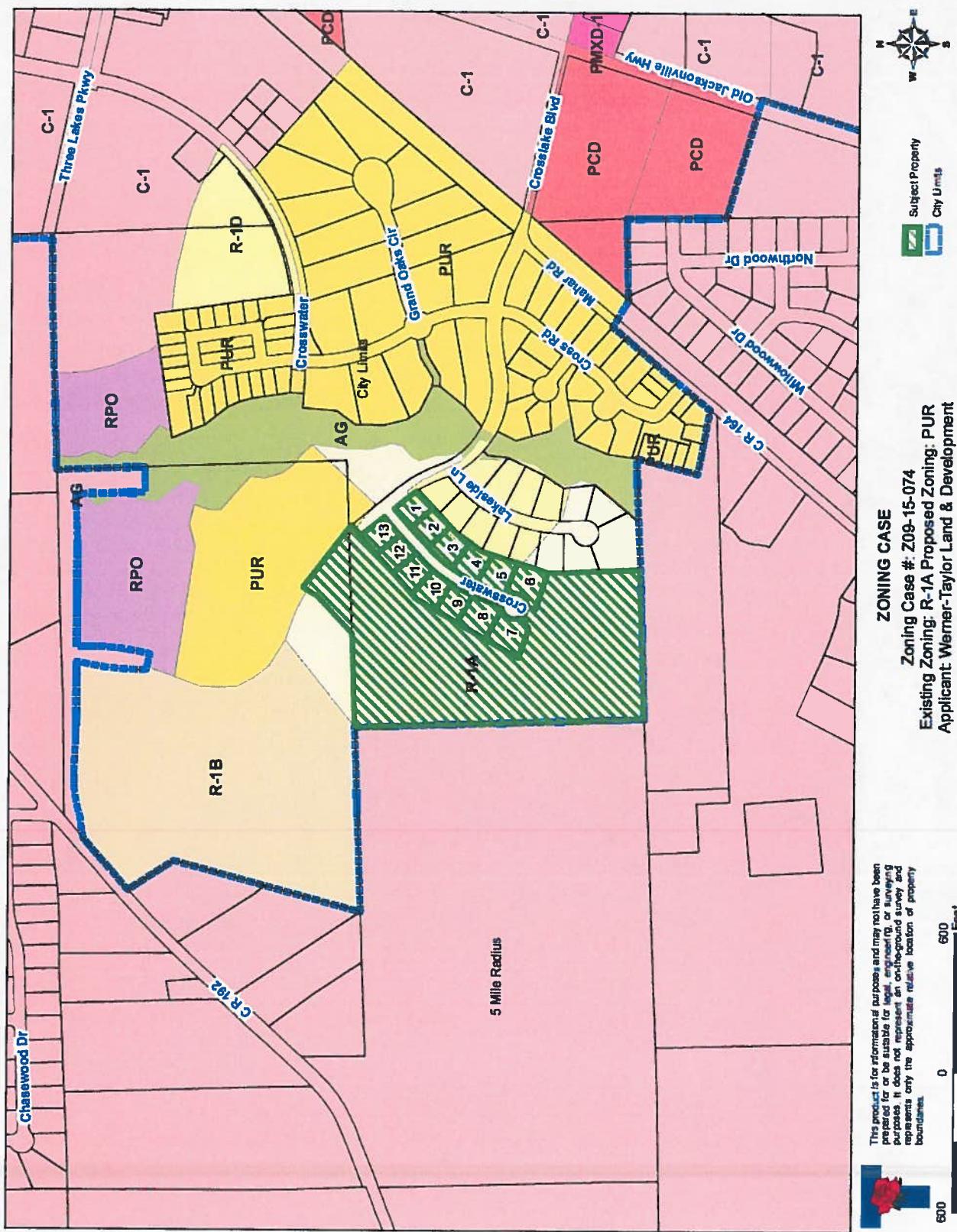


Wright-Phillips & Co.  
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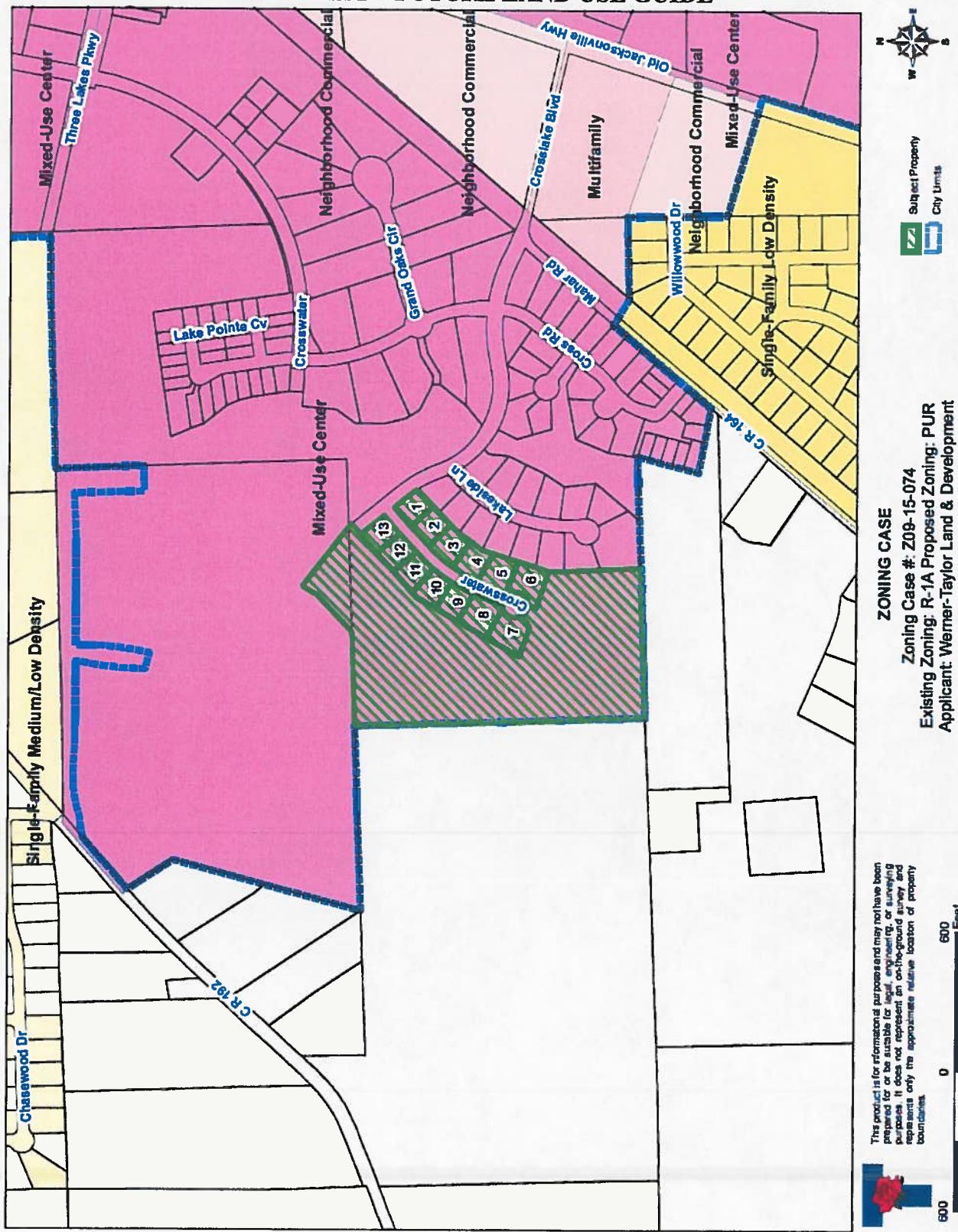
903-330-2950

Chris Phillips

**ORDINANCE NO. O-2015-87  
EXHIBIT "B"  
LOCATION MAP**



ORDINANCE NO. O-2015-87  
 EXHIBIT "C"  
 TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



**ORDINANCE NO. O-2015-87**  
**EXHIBIT "D"**  
**NOTIFICATION MAP**

