

**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:

APPROVED:

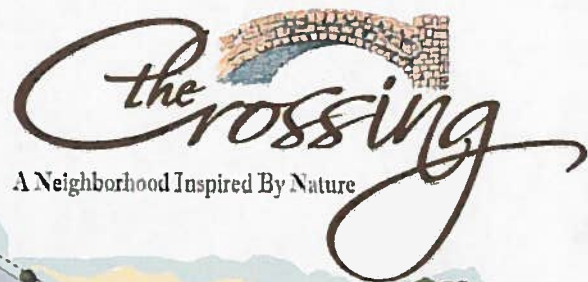
  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK

  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY



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

# Lakeside Unit 2



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 7 - 0.48 ac
Lot 2 - 0.33 ac	Lot 8 - 0.46 ac
Lot 3 - 0.37 ac	Lot 9 - 0.32 ac
Lot 4 - 0.36 ac	Lot 10 - 0.34 ac
Lot 5 - 0.39 ac	Lot 11 - 0.33 ac
Lot 6 - 0.46 ac	Lot 12 - 0.31 ac
	Lot 13 - 0.31 ac

Exclusively Marketed by

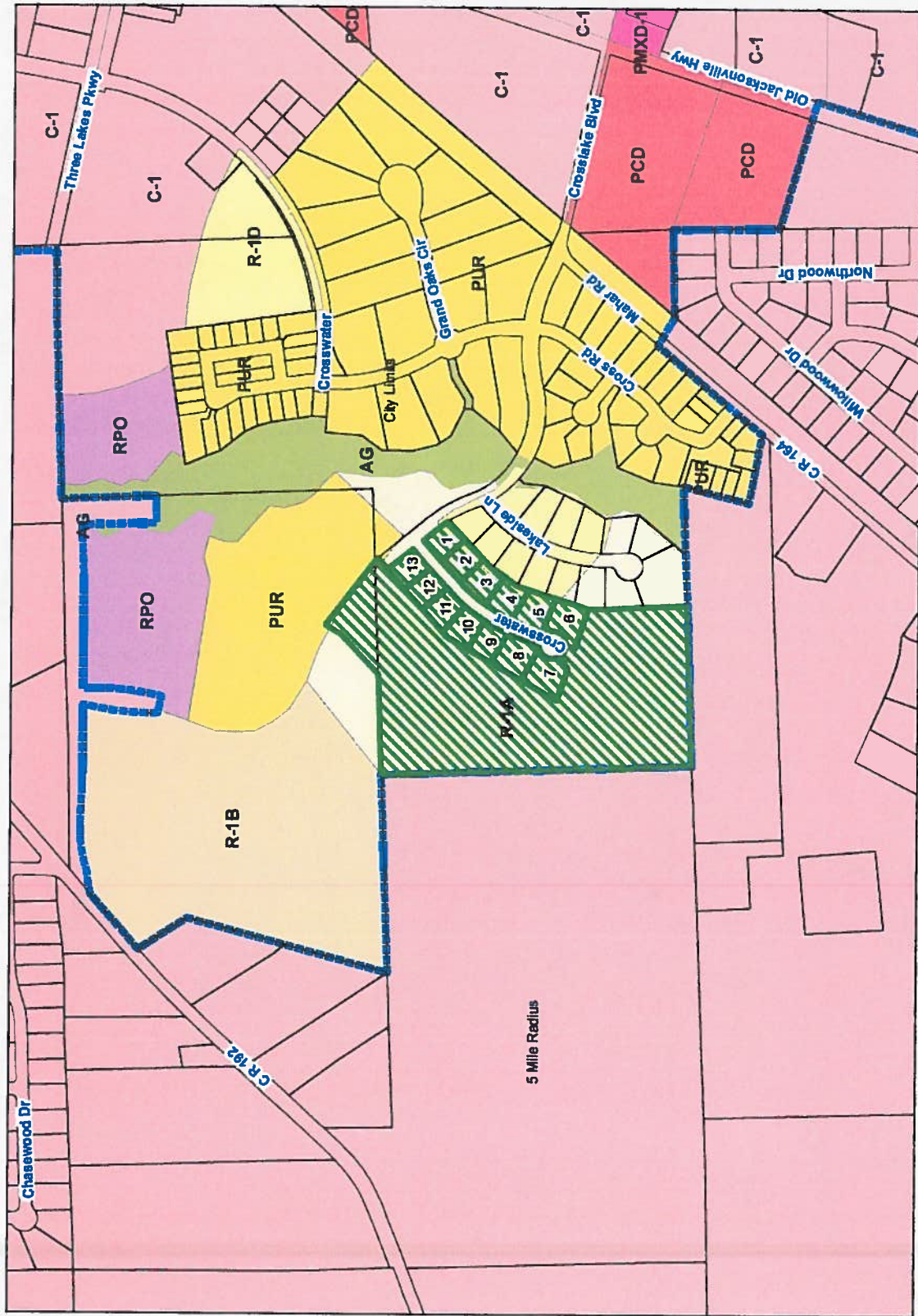


Wright-Phillips & Co.  
A Professional Real Estate Brokerage

903-330-2950  
Chris Phillips

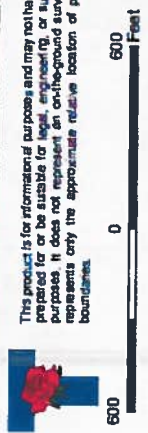


**ORDINANCE NO. O-2015-87  
EXHIBIT "B"  
LOCATION MAP**



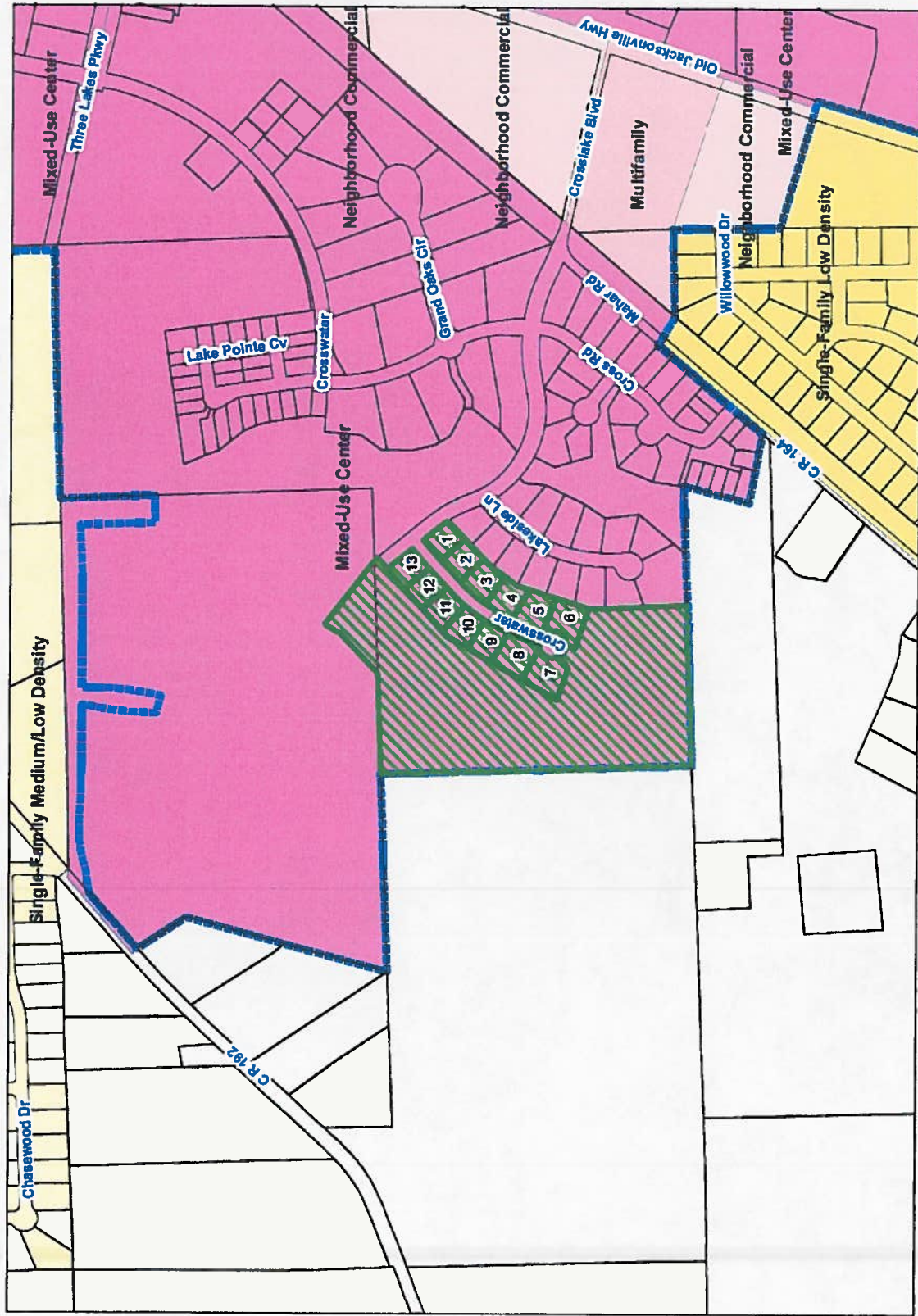
**ZONING CASE**  
Zoning Case #: Z09-15-074  
Existing Zoning: R-1A Proposed Zoning: PUR  
Applicant: Werner-Taylor Land & Development

This product is for information purposes only 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-2015-87**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



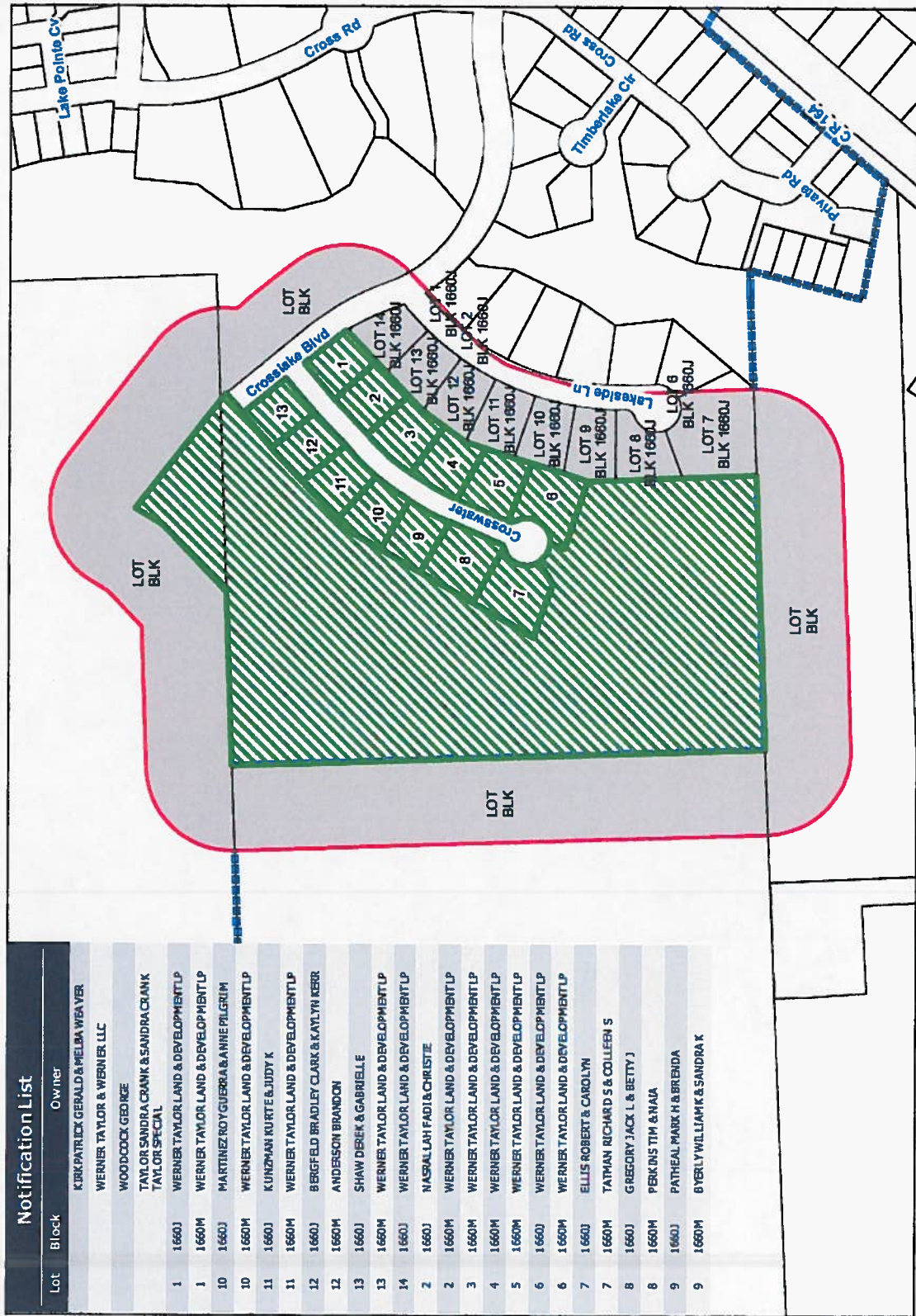
**ZONING CASE**  
 Zoning Case #: Z08-15-074  
 Existing Zoning: R-1A Proposed Zoning: PUR  
 Applicant: Werner-Taylor Land & Development

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



Notification List		
Lot	Block	Owner
		KIRKPATRICK GERALD & MELBA WEAVER
		WERNER TAYLOR & WERNER LLC
		WOODCOCK GEORGE
		TAYLOR SANDRA CRANK & SANDRA CLANK TAYLOR SPECIAL
1	1660J	WERNER TAYLOR LAND & DEVELOPMENT LP
1	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
10	1660J	MARTINEZ ROY GUERRA & ANNE PILGRIM
10	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
11	1660J	KUNZMAN KURTE & JUDY K
11	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
12	1660J	BERGFELD BRADLEY CLARK & KATHY KERR ANDERSON BRANDON
12	1660M	ANDERSON BRANDON
13	1660J	SHAW DEBEE & GABRIELLE
13	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
14	1660J	WERNER TAYLOR LAND & DEVELOPMENT LP
2	1660J	NASIR LAH FADI & CHRISTIE
2	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
3	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
4	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
5	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
6	1660J	WERNER TAYLOR LAND & DEVELOPMENT LP
6	1660M	WERNER TAYLOR LAND & DEVELOPMENT LP
7	1660J	ELLIS ROBERT & CAROLYN
7	1660M	TATMAN RICHARD S & COLLEEN S
8	1660J	GREGORY JACK L & BETTY J
8	1660M	PENKINS TIM & NAUA
9	1660J	PATHEAL MARK H & BRENDA
9	1660M	BYERLY WILLIAM K & SANDRA K

**ZONING CASE**  
Zoning Case #: Z08-15-074  
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350 0 350 Feet