

**ORDINANCE NO. O-2014-44**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A SITE PLAN AMENDMENT ON LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 OF NCB 1618A, 24 LOTS TOTALING APPROXIMATELY 1.98 ACRES OF LAND LOCATED EAST OF THE INTERSECTION OF OLD OMEN ROAD AND GREENRIDGE BOULEVARD (4338-4398, 4356-4381 MADERA DRIVE); 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 Z05-14-042**

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit "A" on the following described property zoned "PUR", Planned Unit Residential District to wit:

Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 of NCB 1618a, 24 lots totaling approximately 1.98 acres of land located east of the intersection of Old Omen Road and Greenridge Boulevard (4338-4398, 4356-4381 Madera Drive) 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 May 30<sup>th</sup>, 2014.

**PASSED AND APPROVED** this the 28<sup>th</sup> day of May, A.D., 2014.

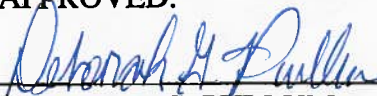
  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

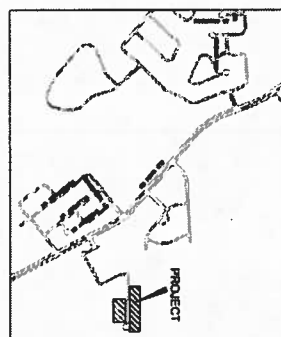
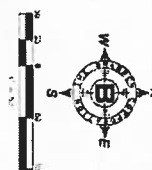
  
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CASSANDRA BRAGER, CITY CLERK



APPROVED:

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

The map shows a residential development with lots numbered 1 through 24. A large area is labeled 'M.C.B. 1618-A'. A road is labeled 'COLUMA TRAIL'. The map includes contour lines, a scale bar, and a north arrow. A legend indicates 'Proposed Street' and 'Proposed Roadway'. A large area is labeled 'M.C.B. 1618-A'.

[illegible]

**APPLICANT:**  
TEXAS BANK AND TRUST  
2523 W. GRANDE BLVD  
TYLER, TX 75703  
903-579-8100

**ENGINEER:**  
THE BRAUNTON CORPORATION  
P.O. BOX 7487  
TYLER, TX 75711  
903-597-2122

**AMENDED P.U.R. SITE PLAN**

[illegible]

**AMENDED PUR SITE PLAN  
FOR  
DEL CORONADO ADDITION  
TEXAS BANK & TRUST  
TYLER, TEXAS**

