

ORDINANCE NO. O-2019-53

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 "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOT 1 OF NCB 247, ONE LOT TOTALING APPROXIMATELY 0.27 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF BAXTER AVENUE AND WOODLEY STREET (610 SOUTH BAXTER AVENUE); 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 PD19-015

That the following described property, which has heretofore been zoned "R-1B", Single-Family Residential District, shall hereafter bear the zoning classification of "PUR", Planned Unit Residential District with final site plan, to wit:

Lot 1 of NCB 247, one lot totaling approximately 0.27 acres of land located at the southeast corner of Baxter Avenue and Woodley Street (610 South Baxter Avenue), and in accordance with Exhibit "A" attached hereto and 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 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 July 29th, 2019.

PASSED AND APPROVED this the 24th day of July A.D., 2019.



MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK



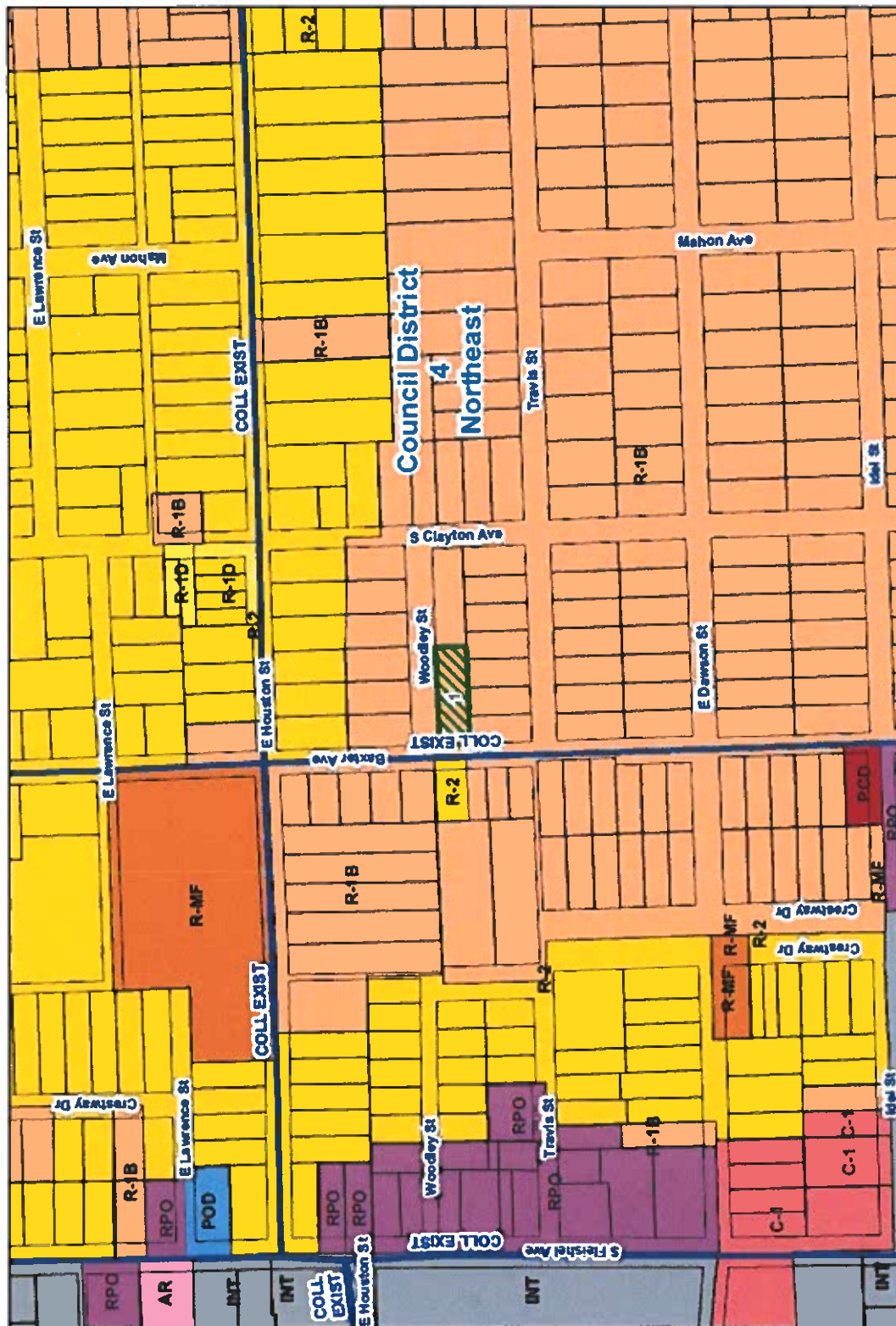


DEBORAH G. PULLUM,
CITY ATTORNEY

[illegible]

THOMPSON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
T.A.P.E. Firm No. 7-115
REGISTERED PROFESSIONAL LAND SURVEYORS
T.L.P.L.S. Firm No. 1001100
SOLUTIONS TO ANY SURVEYING PROBLEM
OFFICE: 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231
PHONE: (303) 556-4444 FAX: (303) 556-4449
FACSIMILE: (303) 556-4448
E-MAIL: info@tandassoc.com www.tandassoc.com

ORDINANCE NO. O-2019-53
EXHIBIT "B"
LOCATION MAP



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.

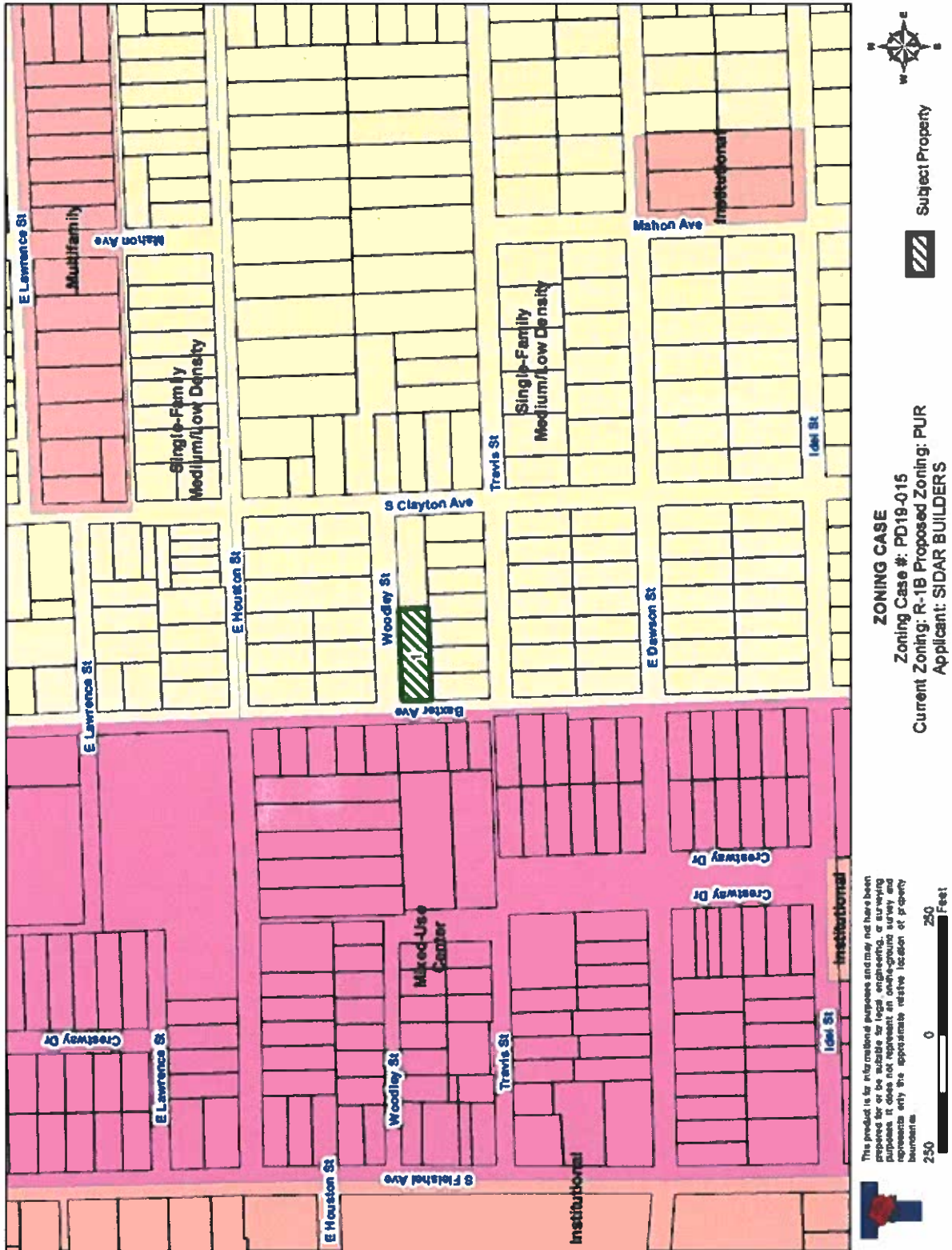
250 0 250 Feet

ZONING CASE
Zoning Case #: PD19-015
Current Zoning: R-1B Proposed Zoning: PUR
Applicant: SIDAR BUILDERS

Subject Property

Council District Northeast

**ORDINANCE NO. O-2019-53
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE**



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ZONING CASE

Zoning Case #: PD19-015

Current Zoning: R-1B Proposed Zoning: PUR

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Subject Property



**ORDINANCE NO. O-2019-53
EXHIBIT "D"
NOTIFICATION MAP**

