

**ORDINANCE NO. O-2018-43**

**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 ON LOT 32, OAK CREEK ADDITION UNIT 1, APPROXIMATELY 0.249 ACRE OF LAND, LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF OAK CREEK BOULEVARD AND TULE CREEK LANE (7321 TULE CREEK LANE); 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 PD18-009**

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, to wit:

Lot 32, Oak Creek Addition Unit 1, approximately 0.249 acre of land, located south of the southwest intersection of Oak Creek Boulevard and Tule Creek Lane (7321 Tule Creek Lane) and in accordance with the site development parameters as detailed in 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 May 25<sup>th</sup>, 2018.

**PASSED AND APPROVED** this the 23<sup>rd</sup> day of May A.D., 2018.

  
\_\_\_\_\_  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

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



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

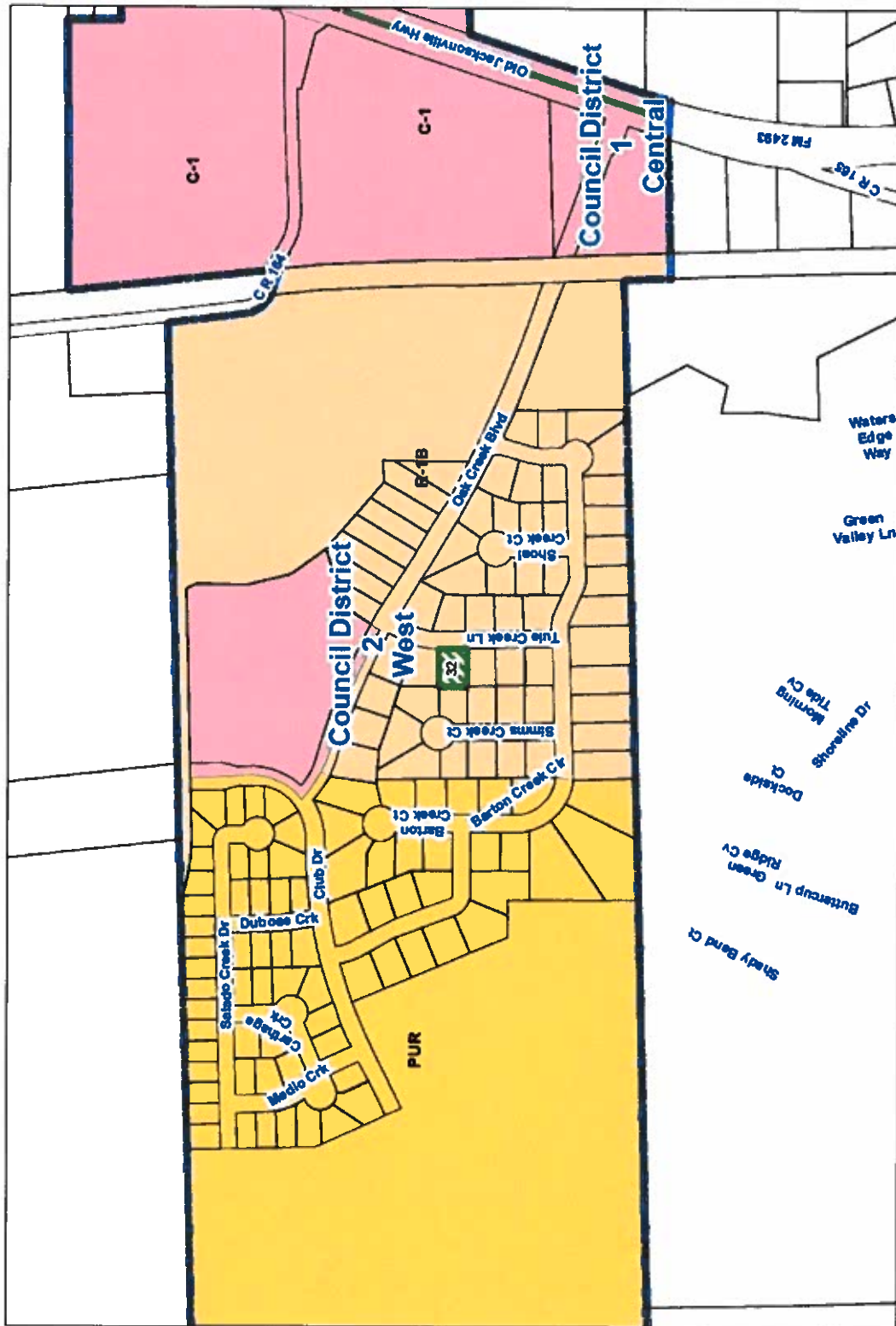
**ORDINANCE NO. O-2018-43**  
**EXHIBIT "A"**  
**SITE NARRATIVE**

**Setbacks:**

- Front: 20 feet
- Rear: 15 feet
- Side: 5.5 feet
- Side Corner: 12 feet

**All other "R-1B" standards apply**

**ORDINANCE NO. O-2018-43  
EXHIBIT "B"  
LOCATION MAP**

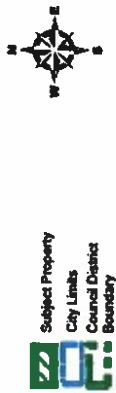
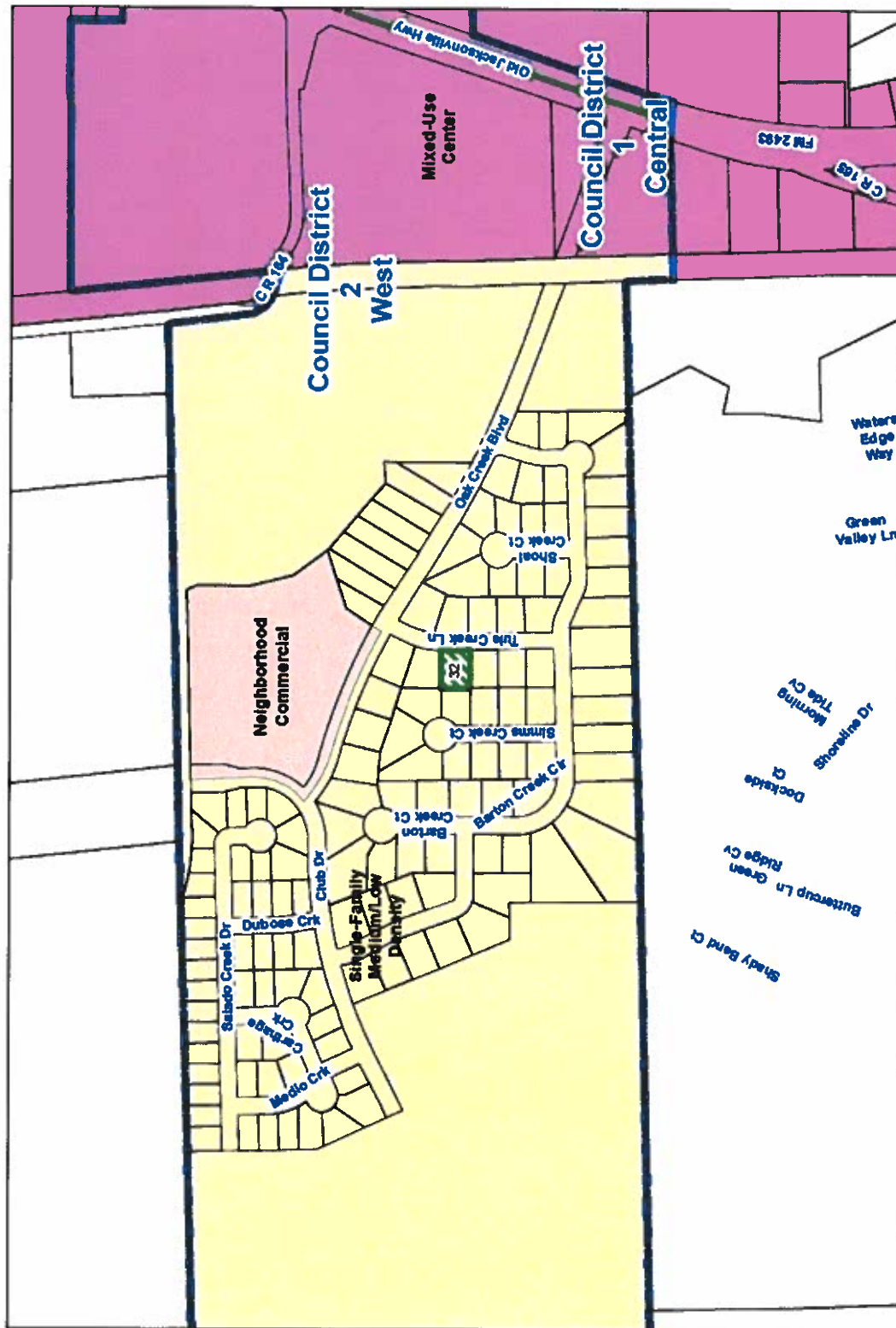


**ZONING CASE**  
Zoning Case #: PD18-009  
Existing Zoning: R-1B Proposed Zoning: PUR  
Applicant: CFR Holdings, LLC

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 depicts only the approximate relative location of property boundaries.

400 0 400 Feet

**ORDINANCE NO. O-2018-43**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



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The map shows a residential development with a central circular pond. A red line outlines a specific area within the development. The area is divided into several blocks and lots. The lots are numbered and labeled as 'LOT [number] BLK [number]'. A specific lot, LOT 32, is highlighted with green diagonal hatching. The map is oriented with North at the top.

Labels on the map include:

- Oak Creek Blvd
- Tule Creek Ln
- Sage Creek Ct
- Barton Creek Cir
- LOT 35 BLK
- LOT 36 BLK
- LOT 37 BLK
- LOT 38 BLK
- LOT 39 BLK
- LOT 40 BLK
- LOT 41 BLK
- LOT 42 BLK
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- LOT 98 BLK
- LOT 99 BLK
- LOT 100 BLK

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Subject Property  
200' Notification Buffer

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