

ORDINANCE NO. O-2018-60

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 "RPO", RESTRICTED PROFESSIONAL OFFICE DISTRICT TO "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 7 AND 8 OF NCB 1092B, TWO LOTS TOTALING APPROXIMATELY 1.08 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF SOUTHPARK DRIVE AND LINDBERGH DRIVE (1915 AND 1925 LINDBERGH 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 PD18-012

That the following described property, which has heretofore been zoned "RPO", Restricted Professional Office District, shall hereafter bear the zoning classification of "PMF", Planned Multi-Family District with final site plan, to wit:

Lots 7 and 8 of NCB 1092B, two lots totaling approximately 1.08 acres of land located east of the southeast intersection of Southpark Drive and Lindbergh Drive (1915 and 1925 Lindbergh Drive), and in accordance with the final site plan as detailed in Exhibit "A" attached hereto and incorporated herein.

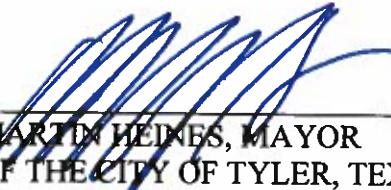
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 July 27th, 2018.

PASSED AND APPROVED this the 25th day of July A.D., 2018.



**MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS**

A T T E S T:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



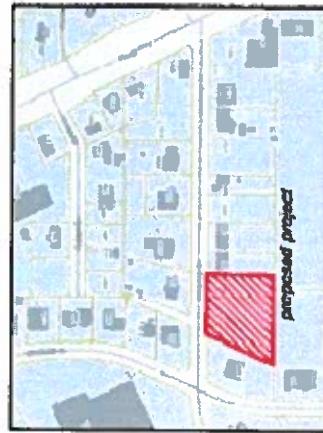
APPROVED:



Sharon F. Roberts
SHARON F. ROBERTS,
SR. ASSISTANT CITY ATTORNEY

ORDINANCE NO. O-2018-60
EXHIBIT "A"
FINAL SITE PLAN

lindbergh court
tyler, texas



location map - NTS

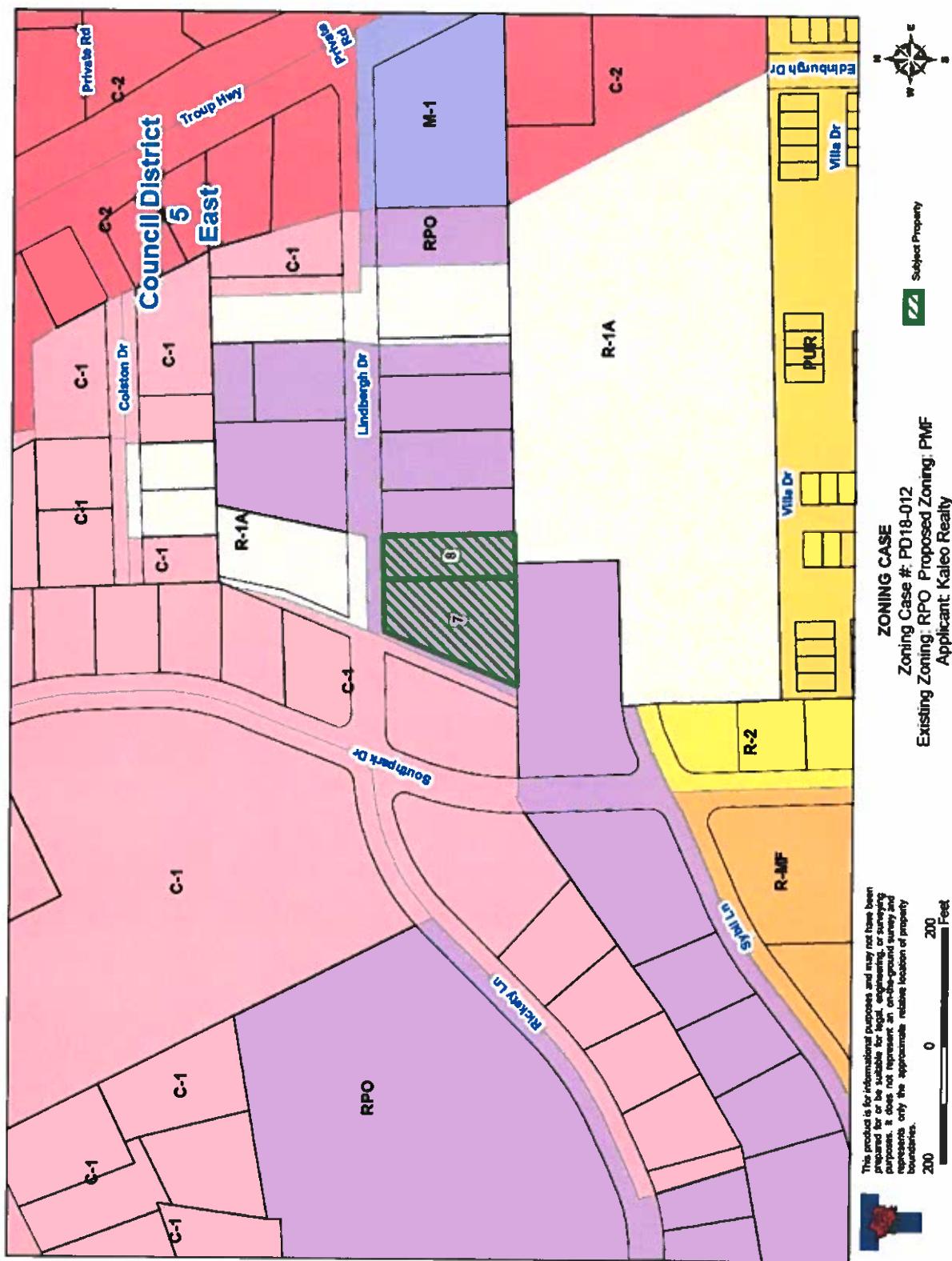
SETBACKS: North - 12'
South - 10'
East - West - 15'

Centerset structure - 10'
Two Story / 42' Maximum
HEIGHT: Total Roof - 18' (2 1/4 per unit)
FARING: Driveway - 16'
Gauge - 18'
Additional / Guard - 9'

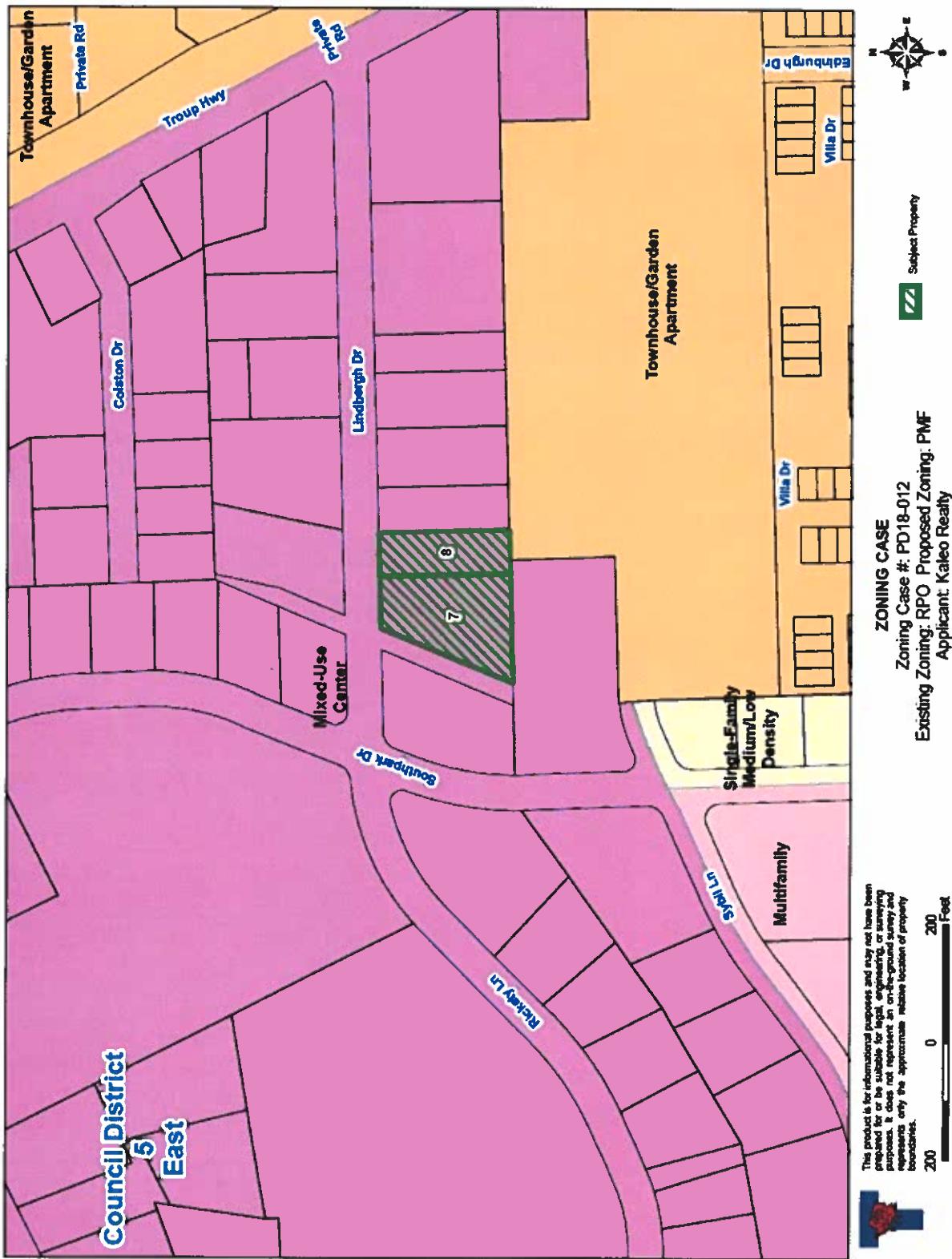
SIGNAGE: Development signage (per LDC Section 10-402) not contrary with Tyler LDC. Number and location determined by Tyler LDC.
LANDSCAPING / BUFFER YARDS: Landscaping to front of access driveway requirements per Tyler LDC. Bufferyards to be installed per LDC.
Private access drive to meet fire code requirements



ORDINANCE NO. O-2018-60
EXHIBIT "B"
LOCATION MAP



ORDINANCE NO. O-2018-60
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



ORDINANCE NO. O-2018-60
EXHIBIT "D"
NOTIFICATION MAP

