

**ORDINANCE NO. O-2018-67**

**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 AND "R-MF", MULTI-FAMILY RESIDENTIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH FINAL SITE PLAN ON LOTS 29, 30 AND 1A OF NCB 862 AND LOT 1 OF NCB 903I AND LOT 1 OF NCB 902D, FIVE LOTS TOTALING APPROXIMATELY 19.67 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF SOUTH VINE AVENUE AND BUENA VISTA DRIVE (2959, 2887, 2839, 2825 SOUTH VINE AVENUE AND 3120 OLD NOONDAY ROAD); 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 PD18-016**

That the following described property, which has heretofore been zoned "R-1A", Single-Family Residential District and "R-MF", Multi-Family Residential District, shall hereafter bear the zoning classification of "PUR", Planned Unit Residential District, to wit:

Lots 29, 30 and 1A of NCB 862 and Lot 1 of NCB 903I and Lot 1 of NCB 902D, five lots totaling approximately 19.67 acres of land located at the southwest intersection of South Vine Avenue and Buena Vista Drive (2959, 2887, 2839, 2825 South Vine Avenue and 3120 Old Noonday Road) and as described and shown and in accordance with the final site plan attached hereto as Exhibit "A" 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 August 24<sup>th</sup>, 2018.

**PASSED AND APPROVED** this the 22<sup>nd</sup> day of August A.D., 2018.

  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

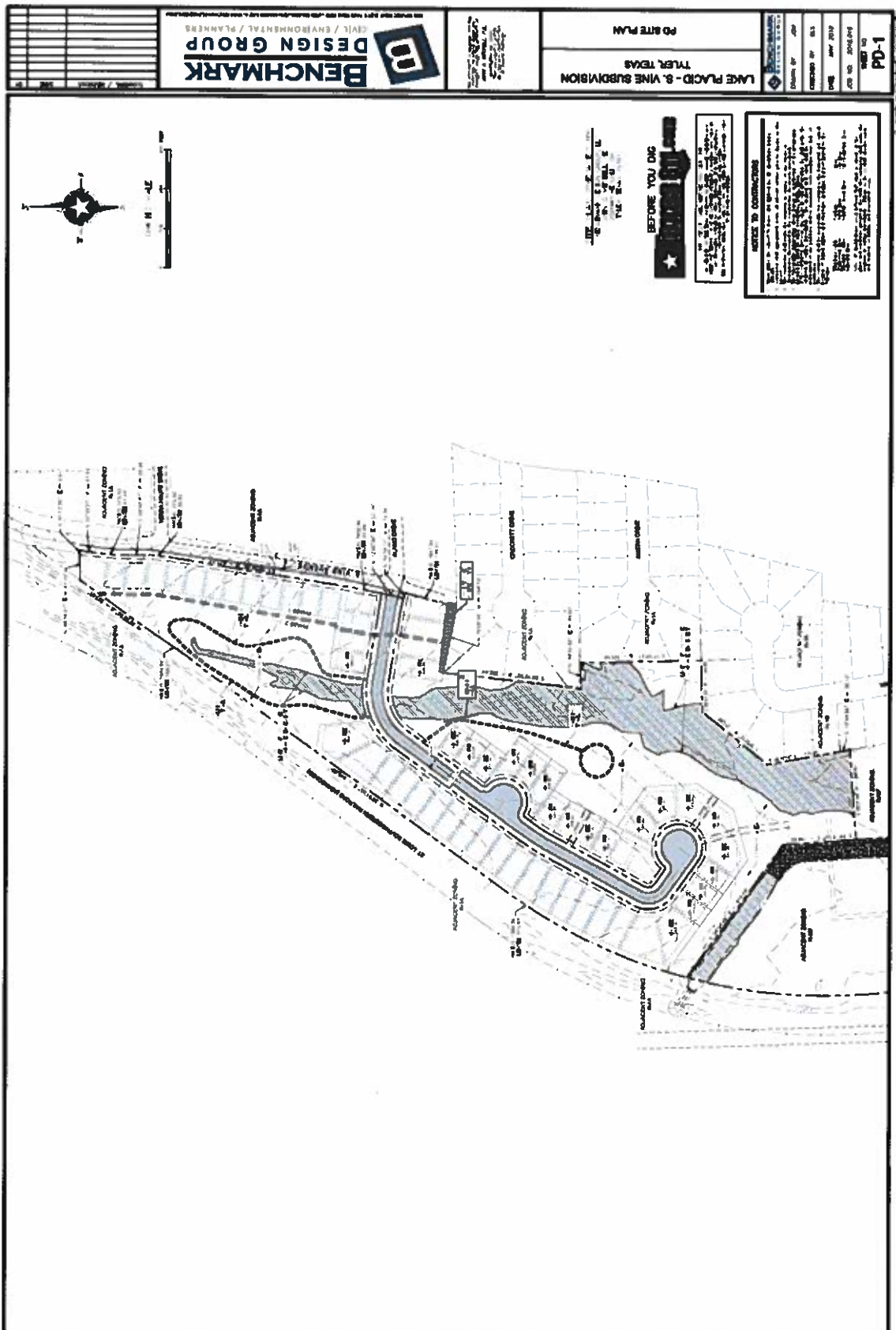
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK



  
DEBORAH G. PULLUM,  
CITY ATTORNEY

ORDINANCE O-2018-67  
EXHIBIT "A"  
FINAL SITE PLAN, PAGE 1 of 2



**VICINITY MAP**  
N.T.S.



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.

**Zoning Case #: PD18-016**

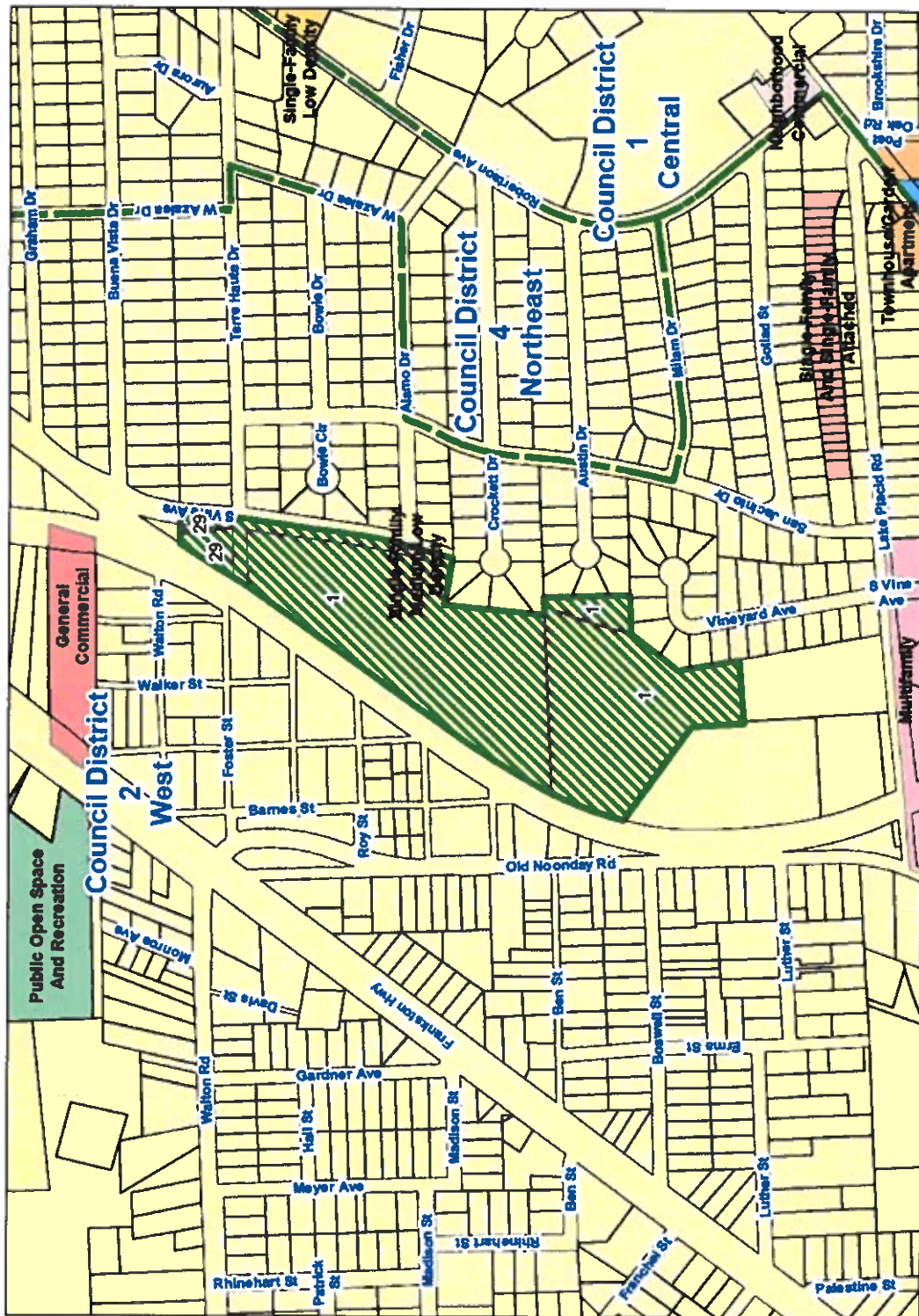
Existing Zoning: R-1A / R-MF Proposed Zoning: PUR  
Applicant: Jimmy Reed



Subject Property



**ORDINANCE O-2018-67**  
**EXHIBIT "C"**  
**TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE**



Subject Property



**ZONING CASE**

Zoning Case #: PD18-016

Existing Zoning: R-1A / R-MF Proposed Zoning: PUR

Applicant: Jimmy Reed

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**Plat**

Lot	Owner
LOT 1	WILLIAM LAMON
LOT 2	WILLIAM LAMON
LOT 3	WILLIAM LAMON
LOT 4	WILLIAM LAMON
LOT 5	WILLIAM LAMON
LOT 6	WILLIAM LAMON
LOT 7	WILLIAM LAMON
LOT 8	WILLIAM LAMON
LOT 9	WILLIAM LAMON
LOT 10	WILLIAM LAMON
LOT 11	WILLIAM LAMON
LOT 12	WILLIAM LAMON
LOT 13	WILLIAM LAMON
LOT 14	WILLIAM LAMON
LOT 15	WILLIAM LAMON
LOT 16	WILLIAM LAMON
LOT 17	WILLIAM LAMON
LOT 18	WILLIAM LAMON
LOT 19	WILLIAM LAMON
LOT 20	WILLIAM LAMON
LOT 21	WILLIAM LAMON
LOT 22	WILLIAM LAMON
LOT 23	WILLIAM LAMON
LOT 24	WILLIAM LAMON
LOT 25	WILLIAM LAMON
LOT 26	WILLIAM LAMON
LOT 27	WILLIAM LAMON
LOT 28	WILLIAM LAMON
LOT 29	WILLIAM LAMON
LOT 30	WILLIAM LAMON
LOT 31	WILLIAM LAMON
LOT 32	WILLIAM LAMON
LOT 33	WILLIAM LAMON
LOT 34	WILLIAM LAMON
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LOT 36	WILLIAM LAMON
LOT 37	WILLIAM LAMON
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LOT 95	WILLIAM LAMON
LOT 96	WILLIAM LAMON
LOT 97	WILLIAM LAMON
LOT 98	WILLIAM LAMON
LOT 99	WILLIAM LAMON
LOT 100	WILLIAM LAMON

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Age Group	Number of People
13-17	100
18-24	150
25-34	200
35-44	250
45-54	300
55-64	350
65-74	300
75+	250

**ZONING CASE**  
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