

ORDINANCE NO. O-2021-63

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 TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH A FINAL SITE PLAN ON A 24.38 PORTION OF TRACT 10 AND 11A (PT 153.984AC/ SEE A-443 TR 18A), ONE TRACT CONTAINING APPROXIMATELY 128 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF HOLLYTREE DRIVE AND LEGACY BEND (8020 HOLLYTREE 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 PD21-011

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

On a 24.38 portion of Tract 10 and 11A (PT 153.984AC/ See A-443 TR 18A), one tract containing approximately 128 acres of land located east of the southeast intersection of Hollytree Drive and Legacy Bend (8020 Hollytree Drive) and in accordance with the final site plan 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 June 25th, 2021.

PASSED AND APPROVED this the 23rd day of June A.D., 2021.



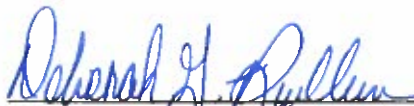
DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK

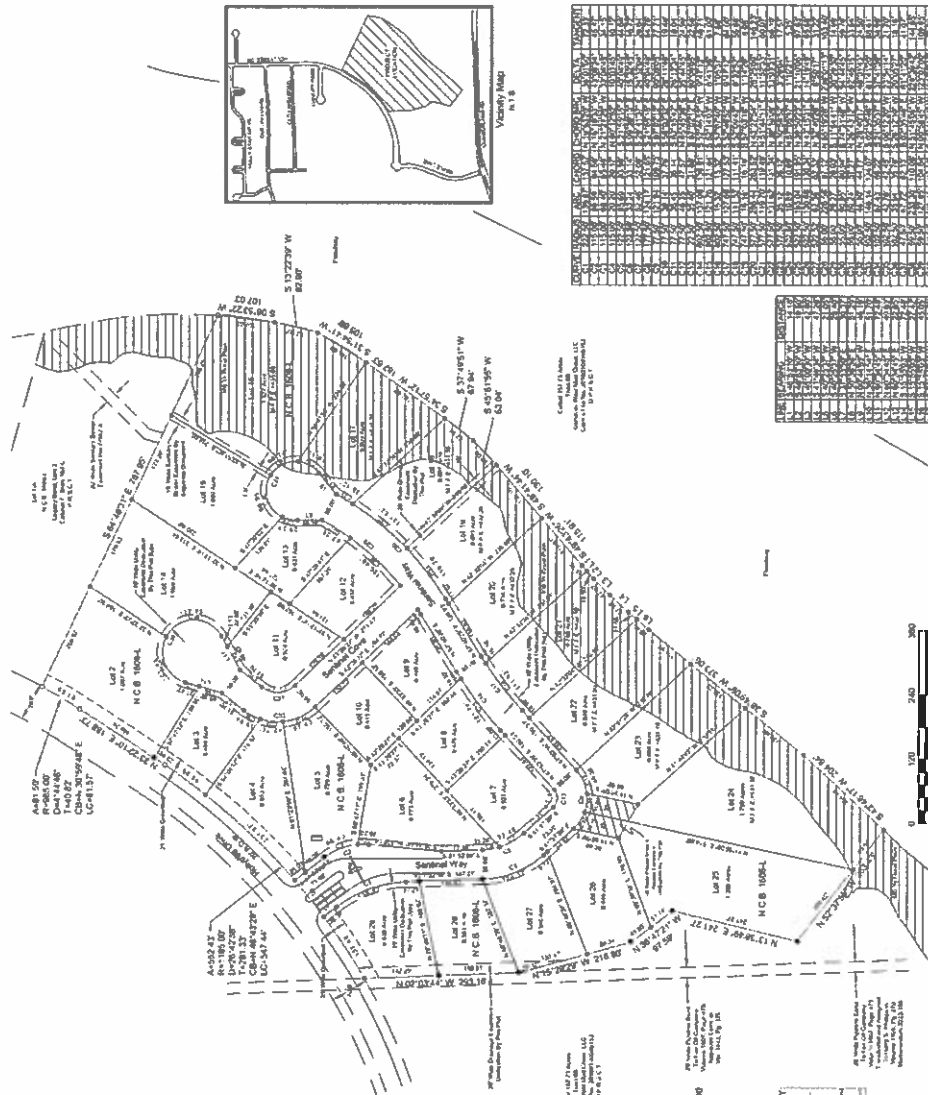


DEBORAH G. PULLUM,
CITY ATTORNEY

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EXHIBIT "A"

SITE PLAN



Sentinel Park
tyler, texas

SITE INFORMATION:

DEVELOPER:
GENCOV WEST MUD CREEK LLC
1350 DOMINION PLAZA
TYLER, TX 75703
OFFICE: (903) 509-4844
tanner@gencov.com

ACREAGE: 24.42 ACRES

CURRENT ZONING: R-1A

PROPOSED ZONING: PUR gated subdivision with

density of 20 units per acre

DENSITY: 20 units per acre (1.25 units/acre)

SETBACKS:

Front: 25'

Sides: 7.5' (1/2 corner)

HEIGHT: Two Story / 42' Maximum

PARKING: Total Required - 58 (2 sp per unit)

near: See final plat for priority and lot dimensions

PUR to comply with all R-1A standards in the Tyler

UDC if not specifically addressed on site plan.

STORAGE: Development storage (see UDC Sign Chart Section

10-408) will comply with Tyler UDC. Number and locations

determined by Tyler UDC.

LANDSCAPING / BUFFERYARDS: Landscaping to meet or exceed

requirements per Tyler UDC. Dimensions (if noted) to be

retained per UDC.

Fencing along Hollytree Drive to comply with UDC sight visibility

requirements.



SITE PLAN PREPARED BY

PLANNING CONCEPTS

ARCHITECTURAL DESIGN

4000 S. Highway 101, Suite 100, Tyler, TX 75703

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