

ORDINANCE NO. O-2021-78

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 "C-1", LIGHT COMMERCIAL DISTRICT TO "PUR", PLANNED UNIT RESIDENTIAL DISTRICT WITH A FINAL SITE NARRATIVE ON LOTS 4A AND 5A OF NCB 1490-T, TWO LOTS CONTAINING APPROXIMATELY 1.77 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST INTERSECTION OF GUINN FARMS ROAD AND RHONES QUARTER ROAD (3031 AND 3055 GUINN FARMS ROAD); DIRECTING THE AMENDMENT OF THE ZONING MAP; DIRECTING THE AMENDMENT OF THE FUTURE LAND USE GUIDE; 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 Z21-026

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

Lots 4A and 5A of NCB 1490-T, two lots containing approximately 1.77 acres of land located west of the southwest intersection of Guinn Farms Road and Rhones Quarter Road (3031 and 3055 Guinn Farms Road) and in accordance with the Final Site Narrative 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 and the Future Land Use Guide to reflect Single-Family Medium/Low Density.

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 27th, 2021.

PASSED AND APPROVED this the 25th day of August A.D., 2021.



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

ATTEST:



CASSANDRA BRAGER, CITY CLERK

APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2021-78
EXHIBIT "A"
SITE NARRATIVE

3031, & 3055 Guinn Farms Rd. Tyler TX.

PUR Narrative Exhibit A

Setbacks

- Front: 10 feet if rear load and 20 ft. if front load.
- Sides: 4 feet or attached
- Rear : 15 feet

Minimum Lot

- .064 acre minimum

Maximum Height

- 42 feet (from pad not from street)

Density

- 8 units per acre

Parking

- 2 spot per unit minimum required parking
- Or per UDC whichever is less

Signage

- Per UDC

Allowed uses

- Townhome
- Garden Home
- Model Home