

ORDINANCE NO. O-2009-90

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-1D", SINGLE-FAMILY DETACHED DISTRICT TO "PMF", PLANNED MULTIFAMILY DISTRICT WITH FINAL SITE PLAN APPROVAL ON LOT 15B, 15C, 15D, AND 15E OF NCB 1100C, FOUR LOTS TOTALING APPROXIMATELY 0.76 ACRES LOCATED AT THE END OF GARRETT DRIVE ON THE NORTH SIDE OF THE ROAD (8338 GARRETT DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; 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 Z08-09-045

That the following described property, which has heretofore been zoned "R-1D", Single-Family Detached District shall hereafter bear the zoning classification to "PMF", Planned Multifamily District, to-wit:

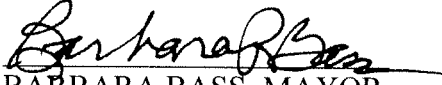
Lot 15B, 15C, 15D, and 15E of NCB 1100C, four lots totaling approximately 0.76 acres located at the end of Garrett Drive on the north side of the road (8338 Garrett Drive),

and in accordance with the site development plan attached hereto as Exhibit "A".

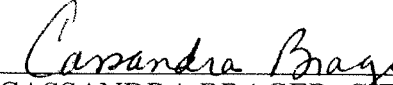
PART 2: Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

PART 3: 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 September 11, 2009.

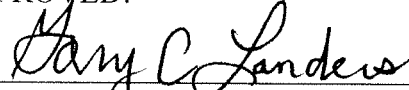
PASSED AND APPROVED this the 9th day of September, A.D., 2009.


BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

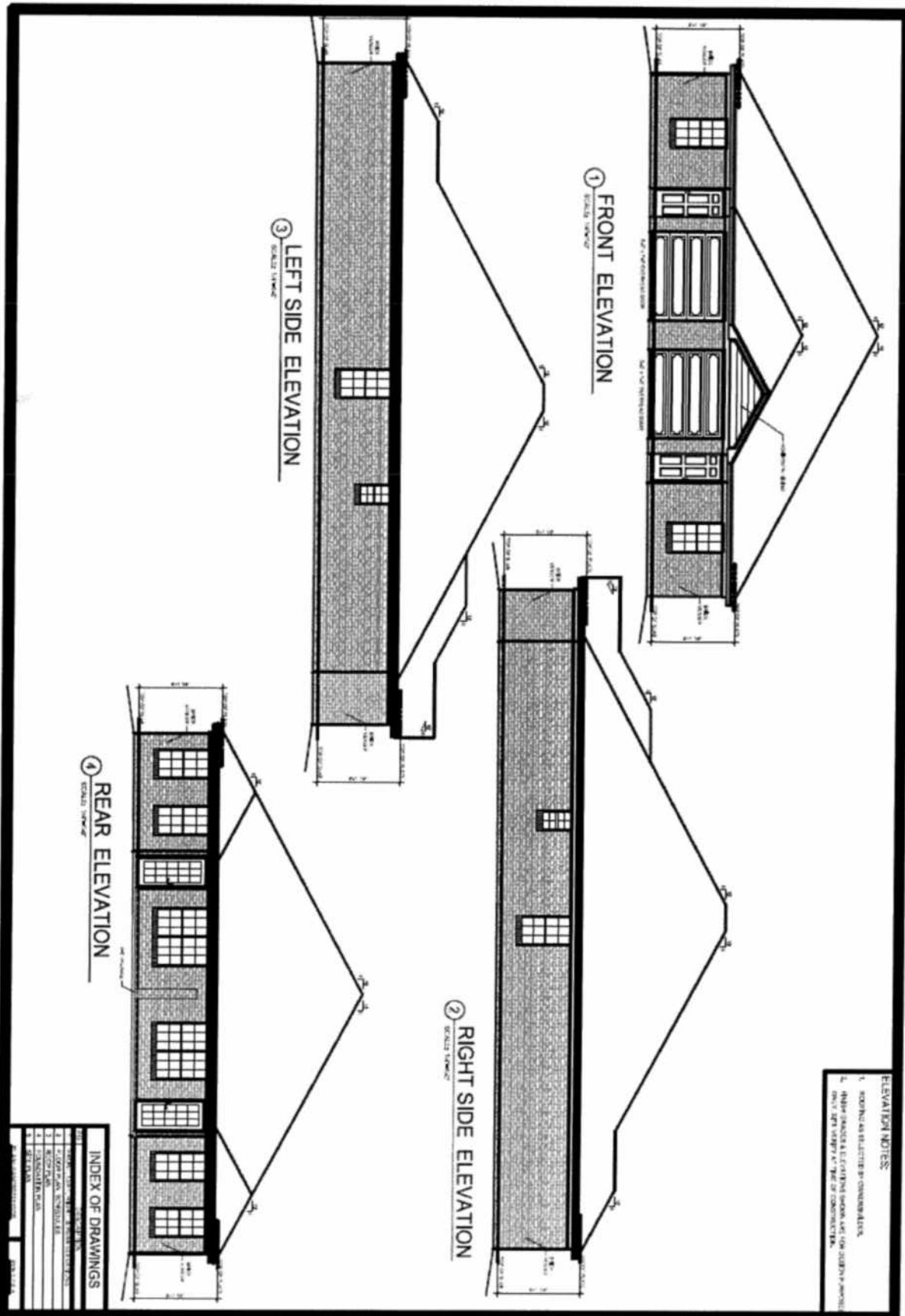
ATTEST:

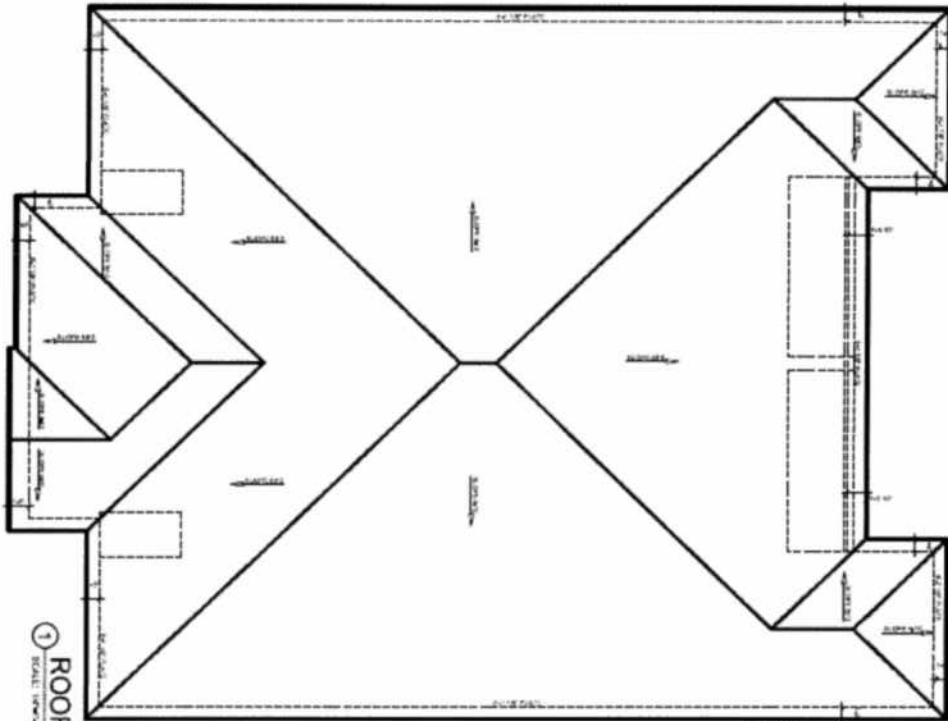

CASSANDRA BRAGER, CITY CLERK

APPROVED:


AMY C. LANDERS
CITY ATTORNEY





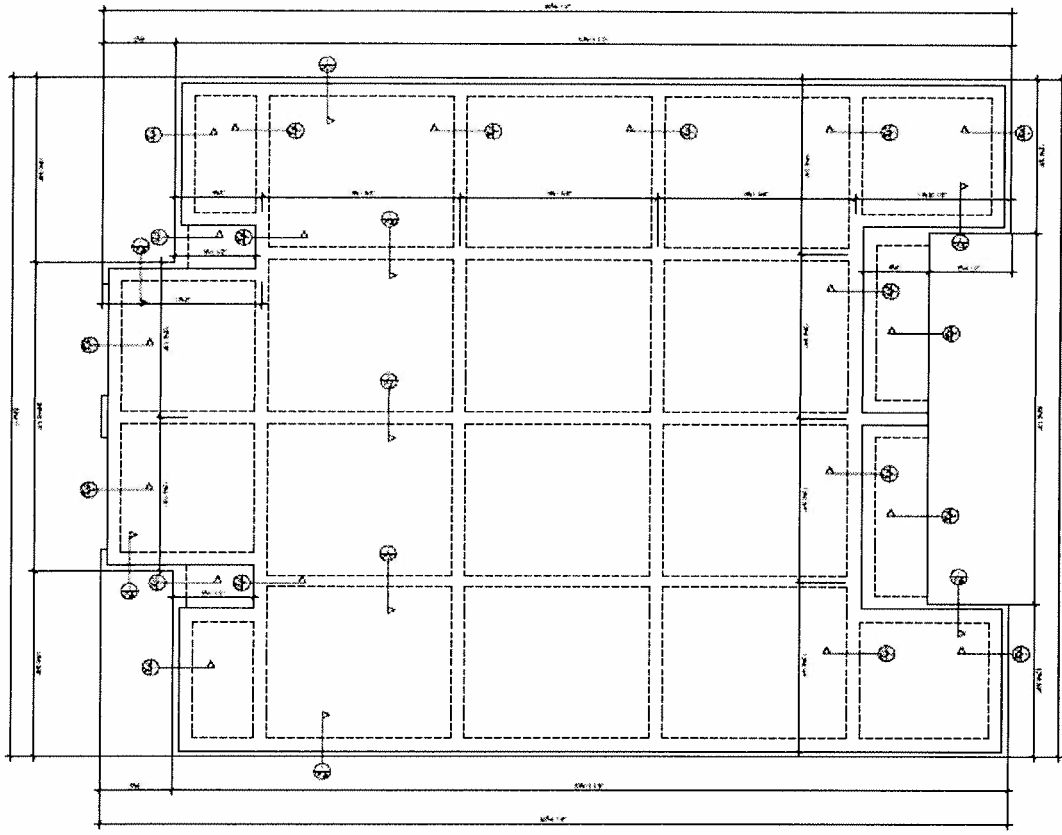


1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

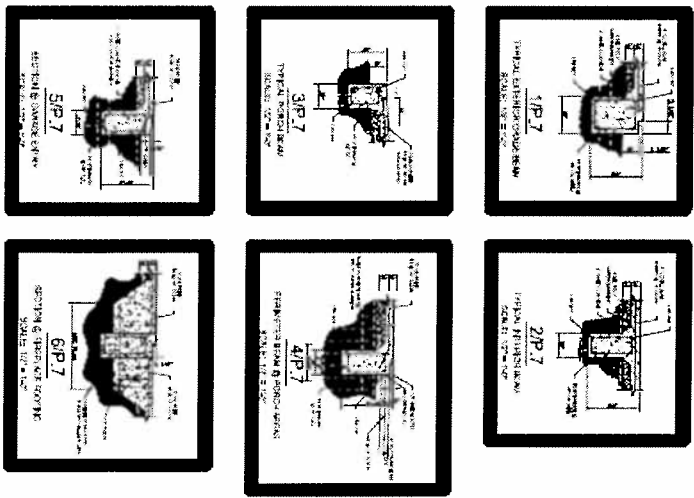
- ROOF PLAN NOTES:
1. ALL PITCH INDICATED TO BE 12" UP ON 12" UNLESS NOTED OTHERWISE.
 2. FLASHING TO BE INSTALLED AT ALL ROOF PENETRATIONS AND AT ALL ROOF EAVES.
 3. ROOF PITCH AND DRAINAGE TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 4. ROOFING TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 5. ROOFING TO BE AS SHOWN UNLESS NOTED OTHERWISE.

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

3/24/2010 11:44 AM L:\CADD\DWG\10000000\10000000.dwg



1 TYPICAL FOUNDATION PLAN



2 FOUNDATION DETAILS

NOTE: CONTRACTOR SHOULD VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF ANY CONCRETE.

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE SUBMITTED: 3/24/10

