

ORDINANCE NO. O-2010-71

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY AMENDING THE EXISTING FINAL SITE PLAN ON PROPERTY ZONED "PMF", PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT ON LOTS 1-19 OF NCB 1540F, LOTS 1-9 OF NCB 1540G, LOTS 1-36 OF NCB 1540H, LOTS 1-23 OF NCB 1540J AND LOTS 1-6 OF NCB 1540K, 100 LOTS TOTALING APPROXIMATELY 22.08 ACRES LOCATED SOUTH OF THE SOUTHWEST INTERSECTION OF WEST GRANDE BOULEVARD AND HOLLYTREE DRIVE (1120 LA VISTA 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; and

WHEREAS, site plans were previously approved by Ordinances 0-2005-15 and 0-2006-25; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the Zoning Ordinance of the City of Tyler, Texas, is hereby amended by adopting the revised site plan attached hereto as follows:

I. APPLICATION Z05-10-056

That the existing site development plan is hereby amended by approving the site development plan attached hereto as Exhibit "A" on the following described property zoned "PMF", Planned Multi-Family Residential District, to-wit:


Lots 1-19 of NCB 1540F, Lots 1-9 of NCB 1540G, Lots 1-36 of NCB 1540H, Lots 1-23 of NCB 1540J and Lots 1-6 of NCB 1540K, 100 lots, located south of the southwest intersection of West Grande Boulevard and Hollytree Drive (1120 La Vista Drive) in accordance with the site development plan attached hereto as Exhibit "A".

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 30, 2010.

PASSED AND APPROVED this the 28th day of July, A.D., 2010.



BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK



APPROVED:


GARY C. LANDERS, CITY ATTORNEY

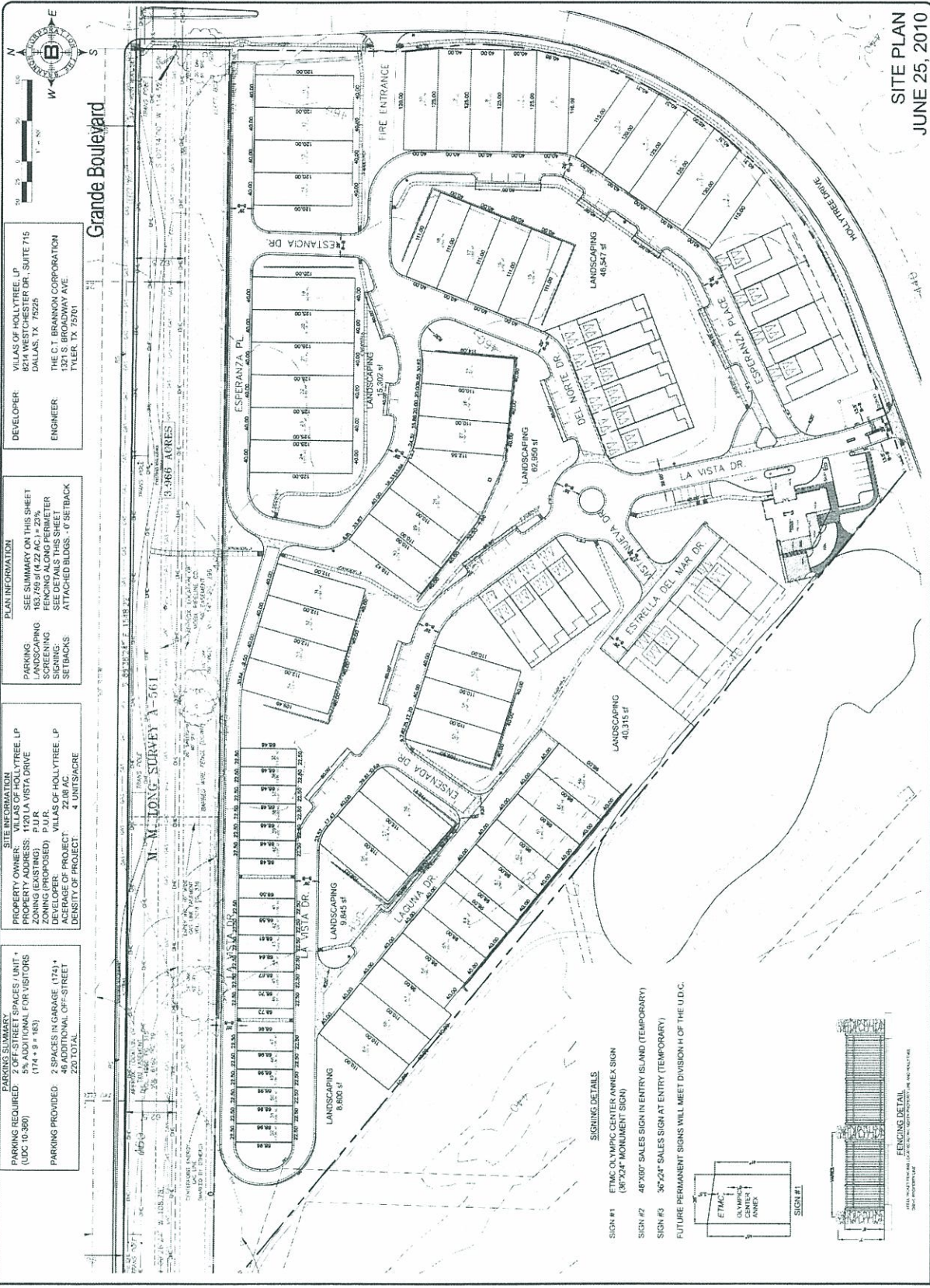
O-2010-71
EXHIBIT "A"



AMENDED P.U.R. SITE PLAN
FOR
VILLAS AT HOLLYTREE, LP
VILLAS AT HOLLYTREE, LP
TYLER, SMITH COUNTY, TEXAS

NO. CHAIR	REVISIONS

DATE: 06/23/10
PROJECT NO.: 0000
SHEET NO.: 1



DEVELOPER: VILLAS OF HOLLYTREE, LP
8214 WESTCHESTER DR., SUITE 115
DALLAS, TX 75225

ENGINEER: THE C.T. BRANNON CORPORATION
1321 S. BROADWAY AVE.
TYLER, TX 75701

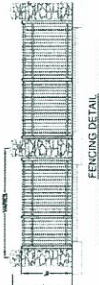
PLAN INFORMATION:
SEE SUMMARY ON THIS SHEET
LANDSCAPING: 183,769 sq ft (4.22 AC) ± 23%
SIGNING: SEE DETAILS THIS SHEET
SETBACKS: ATTACHED BLDGS. - 0' SETBACK

SITE INFORMATION:
PROPERTY OWNER: VILLAS OF HOLLYTREE, LP
PROPERTY ADDRESS: 1120 LA VISTA DRIVE
ZONING (EXISTING): P.U.R.
DEVELOPER: VILLAS OF HOLLYTREE, LP
ACERAGE OF PROJECT: 22.08 AC.
DENSITY OF PROJECT: 4 UNITS/ACRE

PARKING SUMMARY:
PARKING REQUIRED: 2 OFF-STREET SPACES / UNIT *
(UDC 10-380) 5% ADDITIONAL FOR VISITORS
(174 + 9 = 183)

PARKING PROVIDED: 2 SPACES IN GARAGE (174) *
46 ADDITIONAL OFF-STREET
220 TOTAL

- SIGNING DETAILS:**
- SIGN #1 ETMC OLYMPIC CENTER ANNEX SIGN (36"x24" MONUMENT SIGN)
 - SIGN #2 48"x80" SALES SIGN IN ENTRY ISLAND (TEMPORARY)
 - SIGN #3 36"x24" SALES SIGN AT ENTRY (TEMPORARY)
- FUTURE PERMANENT SIGNS WILL MEET DIVISION H OF THE U.D.C.



SITE PLAN
JUNE 25, 2010