

ORDINANCE NO. O-2017-112

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A PRIVATE COMMUNITY CENTER FOR AN INDEFINITE PERIOD OF TIME ON TAX LOT 70 OF NCB 840-F, ONE LOT TOTALING APPROXIMATELY 1.00 ACRE OF LAND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF CARVER STREET AND SEATON STREET (3213 SEATON STREET); 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 special use 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 special use is hereby approved as follows:

I. APPLICATION S17-007

That the following described property, which is currently zoned "R-1B", Single-Family Residential District, shall hereafter be used under a special use permit to allow for a private community center, to-wit:

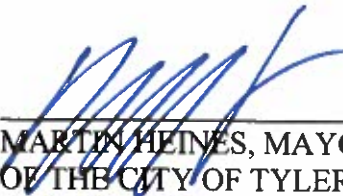
Tax Lot 70 of NCB 840-F, one lot totaling approximately 1.00 acre of land located north of the northwest intersection of Carver Street and Seaton Street (3213 Seaton Street), for an indefinite period of time.

PART 2: The Special Use Permit is restricted to a private community center providing community-based educational and instructional programming.

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 December 15th, 2017.

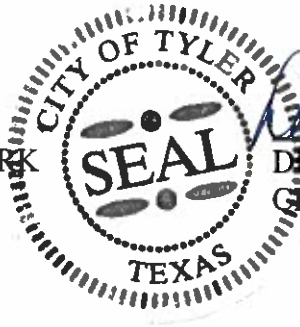
PASSED AND APPROVED this the 13th day of December, A.D., 2017.


MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

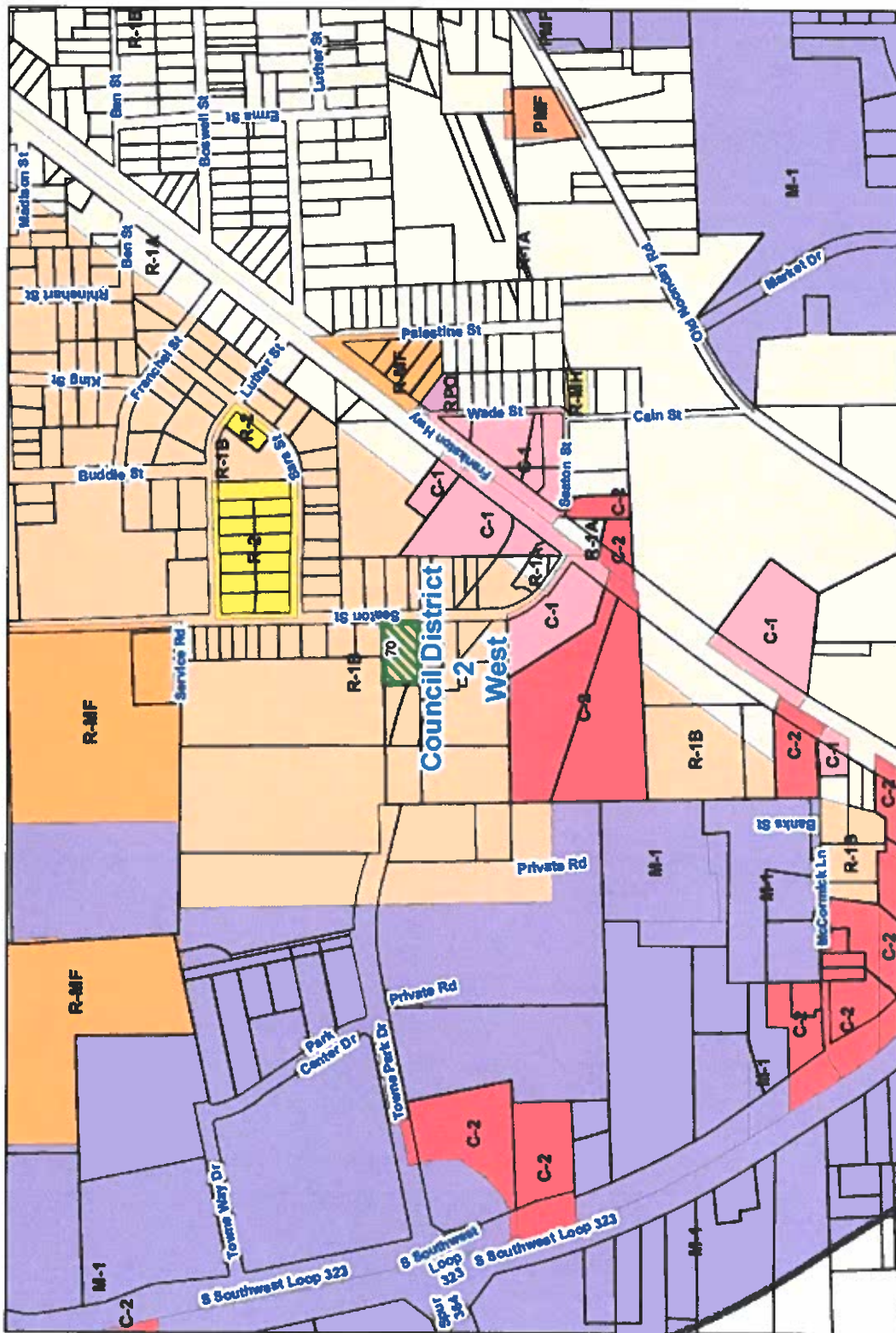
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

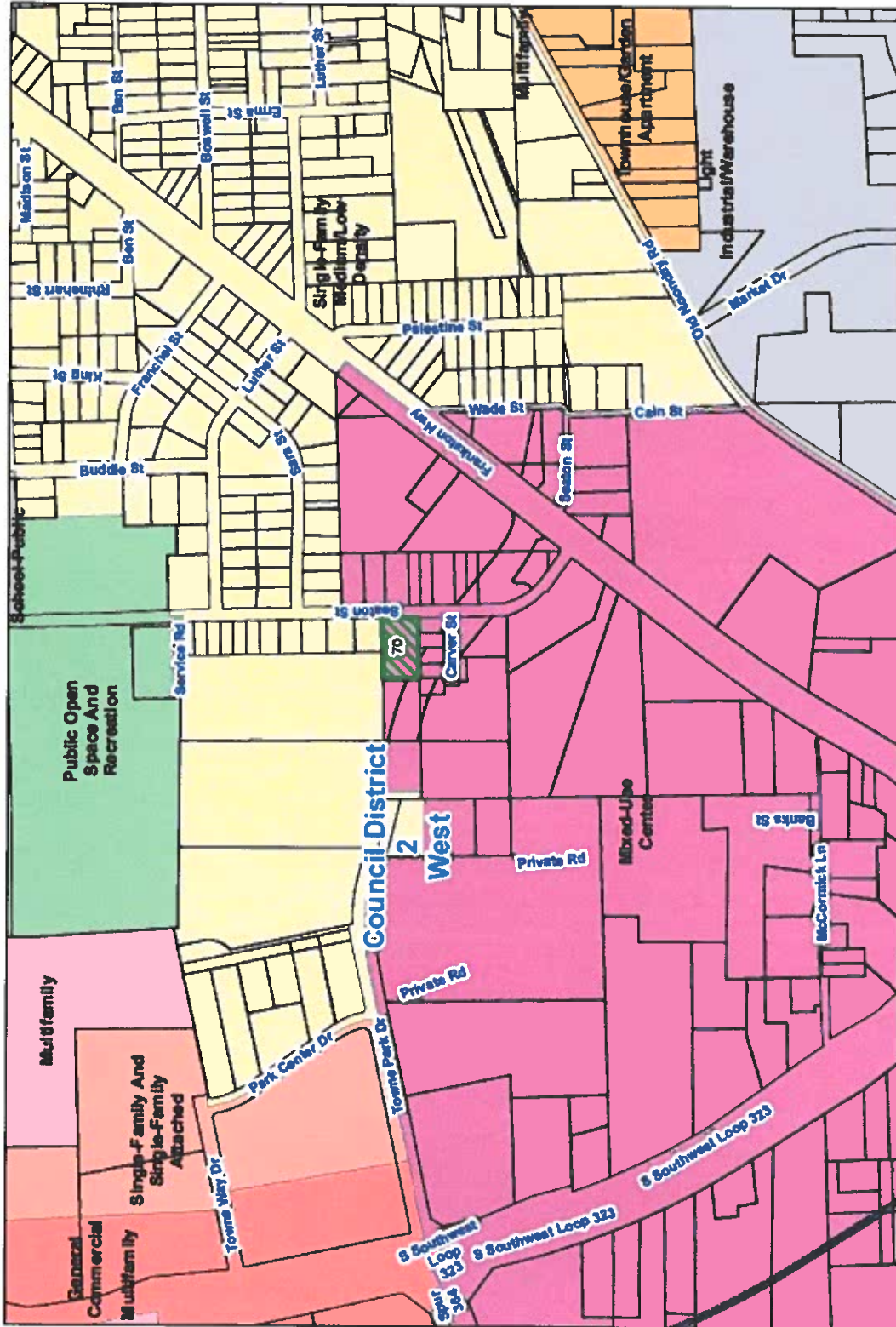
ORDINANCE NO. O-2017-112
EXHIBIT "A"
LOCATION MAP



ZONING CASE
 Zoning Case #: S17-007
 Special Use Permit
 Applicant: Dometrius Hall

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.

ORDINANCE NO. O-2017-112
EXHIBIT "B"
TYLER 1ST FUTURE LAND USE GUIDE

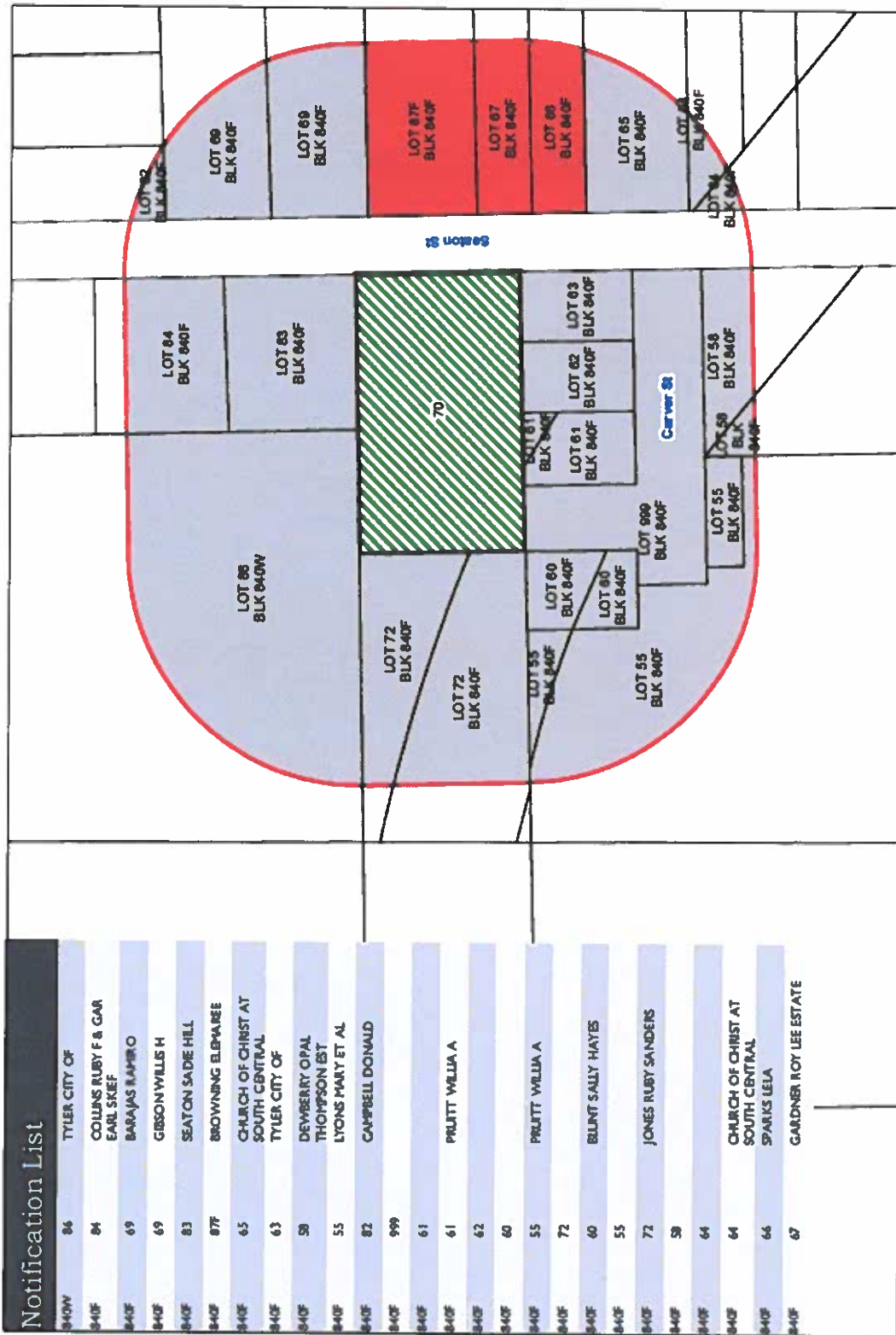


ZONING CASE
 Zoning Case #: S17-007
 Special Use Permit
 Applicant: Dometritus Hall

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500 0 500 Feet

**ORDINANCE NO. O-2017-112
EXHIBIT "C"
NOTIFICATION MAP**



Notification List	
84	TYLER CITY OF
84	COLLINS RUBY F & GAR EARL SKEF
69	BARAJAS RAFAEL
69	GIBSON WILLIS H
83	SEATON SADIE HILL
87F	BROWNING ELMAREE
65	CHURCH OF CHRIST AT SOUTH CENTRAL TYLER CITY OF
63	TYLER CITY OF
58	DEWBERRY OPAL THOMPSON EST
55	LYONS MARY ET AL
82	CAMPBELL DONALD
999	
61	
61	PRUITT WILLIA A
62	
60	
55	PRUITT WILLIA A
72	
60	BULLINT SALLY HAYES
55	
72	JONES RUBY SANDERS
58	
64	
64	CHURCH OF CHRIST AT SOUTH CENTRAL SPARKS LELA
64	SPARKS LELA
67	GARDNER ROY LEE ESTATE

ZONING CASE
Zoning Case #: S17-007
Special Use Permit
Applicant: Dometrius Hill



Subject Property
200' Notification Buffer
Proprietary



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