

**ORDINANCE NO. O-2020-78**

**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 EXPAND THE ELECTRIC UTILITY SUBSTATION ON LOTS 3D, 4, 9A, AND 12B OF NCB 9080, FOUR LOTS CONTAINING APPROXIMATELY 2.70 ACRES OF LAND LOCATED NORTH OF THE NORTHEAST INTERSECTION OF CHANDLER HIGHWAY AND SOUTH SOUTHWEST LOOP 323 (436 SOUTH SOUTHWEST LOOP 323); 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 S20-005**

That the following described property, which is currently zoned "R-1A", Single-Family Residential District and "C-1", Light Commercial District, shall hereafter be used under a Special Use Permit to allow for an event venue, to-wit:

On Lots 3D, 4, 9A, and 12B of NCB 9080, four lots containing approximately 2.70 acres of land located north of the northeast intersection of Chandler Highway and South Southwest Loop 323 (436 South Southwest Loop 323).

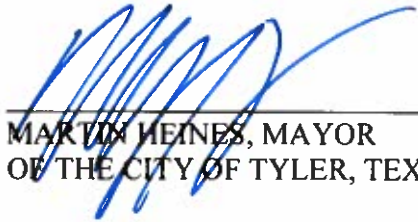
**PART 2:** The Special Use Permit is for an indefinite period of time and is subject to the following conditions:

1. Minimum open area – 39 feet from the Pad to the north property line.  
8 feet from the Pad to the east property line.
2. No vertical structures in the expanded area.
3. The disturbed area does not extend beyond the front of the homes.

**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 28<sup>th</sup>, 2020.

**PASSED AND APPROVED** this the 26<sup>th</sup> day of August, A.D., 2020.


  
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MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



  
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DEBORAH G. PULLUM,  
CITY ATTORNEY