

ORDINANCE NO. O-2017-93

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 HOME DAY CARE FOR A THREE YEAR PERIOD OF TIME ON LOT 28 OF NCB 1543-N, ONE LOT TOTALING APPROXIMATELY 0.17 ACRES OF LAND LOCATED EAST OF THE SOUTHEAST INTERSECTION OF MUSTANG TRAIL AND BLANCO DRIVE (3431 BLANCO DRIVE); 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 S17-005

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 home day care, to-wit:

Lot 28 of NCB 1543-N, one lot totaling approximately 0.17 acres of land located east of the southeast intersection of Mustang Trail and Blanco Drive (3431 Blanco Drive), for a three year period of time.

PART 2: The Special Use Permit is restricted to a home day care for three years.

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 October 27th, 2017.

PASSED AND APPROVED this the 25th day of October, A.D., 2017.



MARTIN HINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:



CASSANDRA BRAGER, CITY CLERK





DEBORAH G. PULLUM,
CITY ATTORNEY

The 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.

ZONING CASE
Zoning Case #: S17-005
Special Use Permit
Applicant: Samina Sehgal



Council District 5 East

Industrial/Manufacturing

Business Office Park

Single-Family Medium/Low Density

Office

Single-Family Medium/Low Density

Highway 1108

Meadows Cemetery

Streets shown include: Troup Hwy, Myers St, Crumpler St, Rhoads Quarter Rd, Rhoads Dr, Acacia Dr, Boerick Dr, Siltwood Ln, Arbor Oak Dr, Spruce Pl, Persimmon Dr, Oak Blvd, Broomhollow Dr, Whispering Ln, Springbrook Dr, Havens Trl, Goucenter Dr, Berkeley Dr, Plymouth Cir, Thomas Nelson Dr, Michaelson Dr, Andover Dr, Libble St, Gentry Cir, Mustang Trl, Palo Pinto Dr, Blanco Dr, and 28.

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ZONING CASE
Zoning Case #: S17-005
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**ORDINANCE NO. O-2017-93
EXHIBIT "C"
NOTIFICATION MAP**

