

ORDINANCE NO. O-2023-25

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 “RPO”, RESTRICTED PROFESSIONAL OFFICE DISTRICT TO “PMXD-2”, PLANNED MULTI-USE DISTRICT-2 WITH A FINAL SITE PLAN ON LOT 1P OF NCB 1090, ONE LOT CONTAINING APPROXIMATELY 1.36 ACRES OF LAND LOCATED SOUTH OF THE SOUTHEAST INTERSECTION OF SOUTH SOUTHEAST LOOP 323 AND MCDONALD ROAD (2698 SOUTH SOUTHEAST LOOP 323); 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;

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 PD23-003

That the following described property, which has heretofore been zoned “RPO”, Restricted Professional Office District, shall hereafter bear the zoning classification of “PMXD-2”, Planned Multi-Use District-2 with a final site plan, to wit:

On Lot 1P of NCB 1090, one lot containing approximately 1.36 acres of land located south of the southeast intersection of South Southeast Loop 323 and McDonald Road (2698 South Southeast Loop 323) and in accordance with the Final Site Plan in Exhibit “A” attached hereto and incorporated herein.

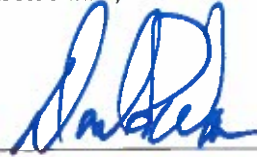
PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

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 March 24th, 2023.

PASSED AND APPROVED this the 22nd day of March A.D., 2023.

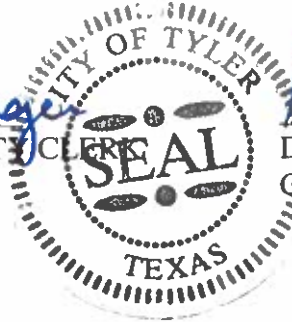



DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:

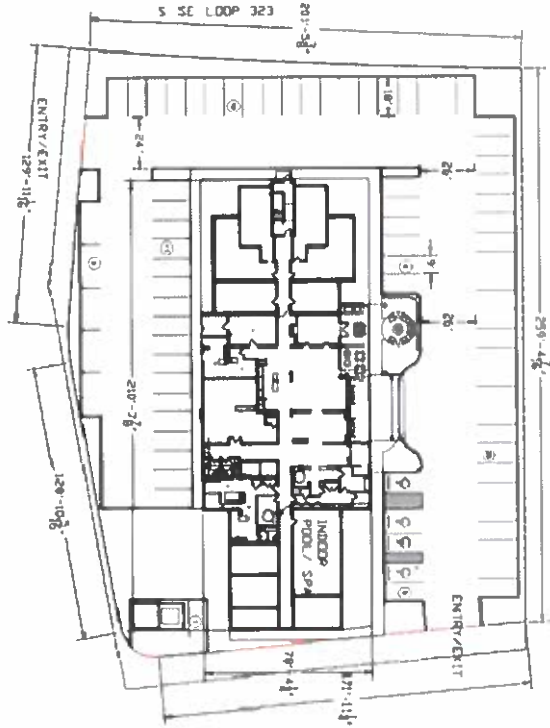
APPROVED:


CASSANDRA BRAGER, CITY CLERK




DEBORAH G. PULLUM,
CITY ATTORNEY

**ORDINANCE NO. O-2023-25
EXHIBIT "A"
FINAL SITE PLAN**



TOWNEPLACE SUITES BY MARRIOTT, TYLER, TX
 01-21-2023
 4 STORIES
 78 BEDS
 78 PARKING SPACES
 78 PARKING SPACES (INCL. 4 HC SPACES)
 INDOOR POOL
 NET LOT AREA = 55,292 SQ FT. • 1.27 ACRES APPRX. - 10 BE
 VERIFIED WITH SURVEY
 LANDSCAPE D AREA = 9731 SQ FT. APPRX.
 Z OF LANDSCAPE = 9731 / 35292 = 22.3%



VICINITY MAP
 NOT TO SCALE

Max Height = 65 ft
 Required 10 ft landscape area along Loop 323
 will be accomplished through screening trees or shrubs
 where the landscaping area is narrower than 10 ft, in addition
 to the required landscaping

<p>A0.02</p> <p>DATE: 01-21-2023</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>TOWNEPLACE SUITES</p> <p>TYLER, TX</p> <p>PREPARED FOR: MR. MACK PATEL</p>	<p>PAREKH ARCHITECT PLLC</p> <p>1000 W. UNIVERSITY BLVD., SUITE 1000 DALLAS, TX 75201</p>	<p>DATE: 01-21-2023</p> <p>BY: [Signature]</p>	<p>DATE: 01-21-2023</p> <p>BY: [Signature]</p>	<p>DATE: 01-21-2023</p> <p>BY: [Signature]</p>	<p>DATE: 01-21-2023</p> <p>BY: [Signature]</p>	<p>DATE: 01-21-2023</p> <p>BY: [Signature]</p>
	<p>APPROVED FOR SUBMITTAL TO THE CITY OF TYLER</p>						