

ORDINANCE NO. O-2014-41

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A SITE PLAN AMENDMENT ON LOT 10 OF NCB 1090, ONE LOT TOTALING APPROXIMATELY 1.99 ACRES OF LAND LOCATED SOUTH OF THE NORTHEAST INTERSECTION OF SOUTH SOUTHEAST LOOP 323 AND MCDONALD ROAD (2552 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 Z05-14-039

That the existing site development plan is hereby amended by approving the site plan attached hereto as Exhibit "A" on the following described property zoned "PCD", Planned Commercial Development District to wit:


Lot 10 of NCB 1090, one lot totaling approximately 1.99 acres of land located south of the northeast intersection of South Southeast Loop 323 and McDonald Road (2552 South Southeast Loop 323) and in accordance with the site 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 May 30th, 2014.

PASSED AND APPROVED this the 28th day of April, A.D., 2014.



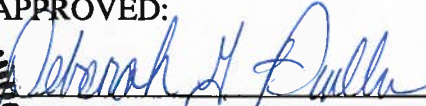
MARTIN HEINES, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK

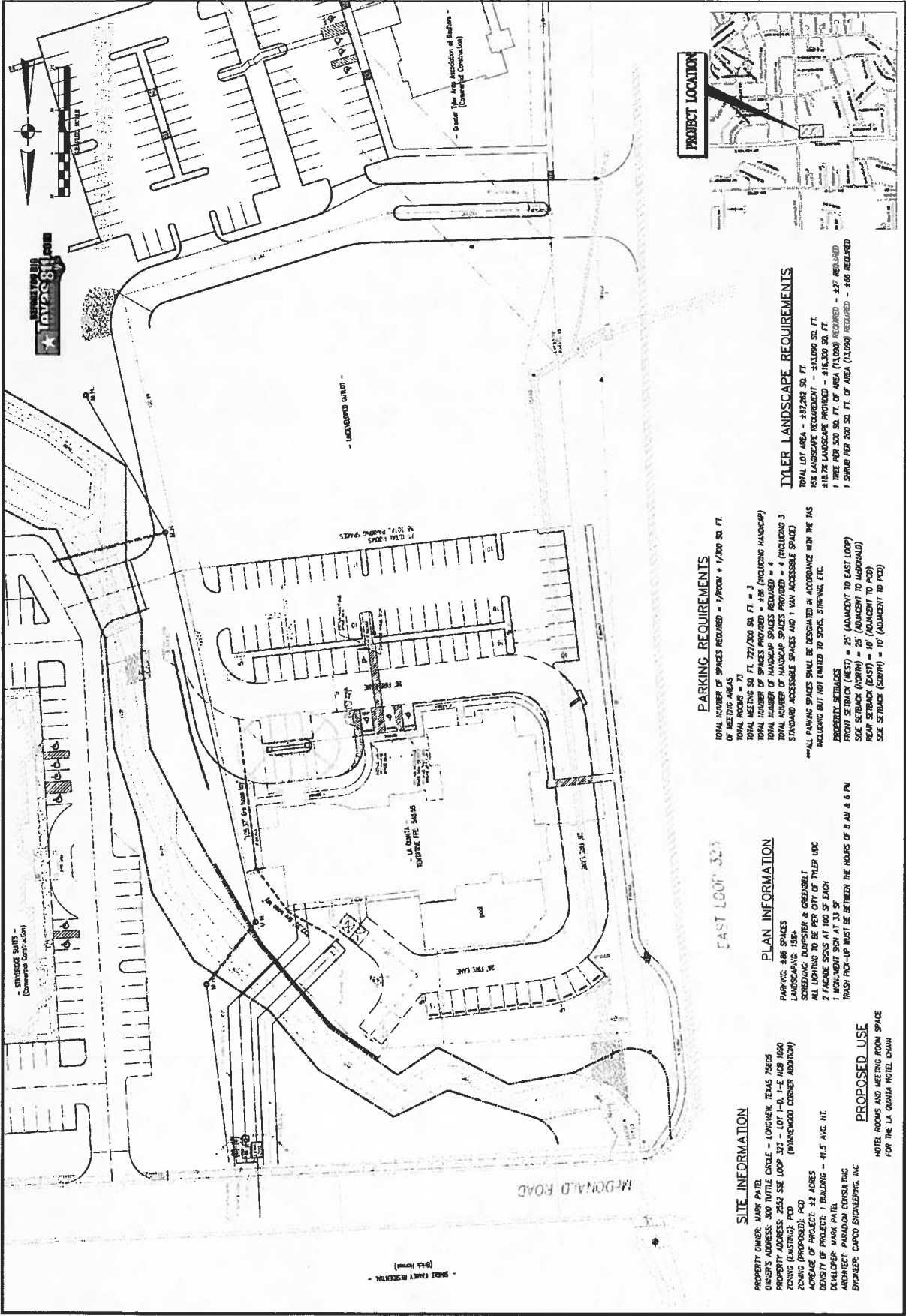
APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY



ORDINANCE NO. O-2014-41
Exhibit "A"



SITE INFORMATION

PROPERTY OWNER: MARK PATEL
 OWNER'S ADDRESS: 300 TUTTLE CIRCLE - LONGVIEW, TEXAS 75065
 PROPERTY ADDRESS: 2532 SSE LOOP 323 - LOT 1-D, 1-E, NEB 1050
 ZONING (EXISTING): PCD (WAINWOOD CORNER ADDITION)
 ZONING (PROPOSED): PCD
 ACREAGE OF PROJECT: 32 ACRES
 DENSITY OF PROJECT: 1 BUILDING - 41.5 AVG. Ht.
 DEVELOPER: MARK PATEL
 ARCHITECT: MANOJAK COURSEY INC.
 ENGINEER: CARO ENGINEERING, INC.

PROPOSED USE

HOTEL ROOMS AND MEETING ROOM SPACE
 FOR THE LA QUATRA HOTEL CHAIN

PLAN INFORMATION

PARKING: 486 SPACES
 LANDSCAPING: 158A
 SCREENING: DUMPSTER & GROUNDSET
 ALL LIGHTING TO BE PER CITY OF TYLER UDC
 2 FACADE SPOTS AT 100 SF EACH
 1 MONUMENT SIGN AT 33 SF
 TRASH PICK-UP MUST BE BETWEEN THE HOURS OF 8 AM & 6 PM

PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED = 1/ROOM + 1/300 SQ. FT.
 OF MEETING AREAS
 TOTAL MEETING SQ. FT. 727,200 SQ. FT. = 3
 TOTAL MEETING SPACES REQUIRED = 3 (INCLUDING HANDICAP)
 TOTAL NUMBER OF SPACES PROVIDED = 4 (INCLUDING 3 STANDARD ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE)
 ALL PARKING SPACES SHALL BE DESIGNATED IN ACCORDANCE WITH THE TDS INCLUDING BUT NOT LIMITED TO SOCIAL, SHOPPING, ETC.
 EXISTING SETBACKS
 FRONT SETBACK (WEST) = 25' (ADJACENT TO EAST LOOP)
 SIDE SETBACK (NORTH) = 25' (ADJACENT TO WOODLAND)
 REAR SETBACK (EAST) = 10' (ADJACENT TO PCD)
 SIDE SETBACK (SOUTH) = 10' (ADJACENT TO PCD)

TYLER LANDSCAPE REQUIREMENTS

TOTAL LOT AREA - 387,282 SQ. FT.
 15% LANDSCAPE REQUIREMENT - 58,092 SQ. FT.
 318.7% LANDSCAPE PROVIDED - 58,092 SQ. FT.
 1 TREE PER 500 SQ. FT. OF AREA (11,000) REQUIRED - 237 REQUIRED
 1 SHRUB PER 200 SQ. FT. OF AREA (11,000) REQUIRED - 246 REQUIRED

PROJECT LOCATION

