



**CITY OF TYLER
COUNCIL COMMUNICATION**

Agenda Number: Z-5

Date: October 24, 2007

Subject: APPLICATION Z09-07-097B CORPUS CHRISTI TRADE CENTER
Request that the City Council consider a request to change the zoning from "M-1" Light Industrial District to "C-2" General Commercial District on a portion of Tax Lots 53 and 53B of NCB 840-F out of the Oliver Anderson Survey, A-30, a 2.15 acre tract located one lot southeast of the intersection of Loop 323 SSW and Towne Park Drive (the 3200 block of Loop 323 SSW). The applicant is requesting zoning change to construct an extended stay Value Place Hotel.

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Item Reference:

Section 10-226, "C-2" General Commercial District, allows as permitted uses automobile garages and sales lots, hotels, restaurants, warehouses, offices, and retail establishments with outdoor display or storage of merchandise. The maximum building height allowed within the "C-2" District is three stories or 45 feet in height. Off-street parking for commercial-type uses is determined by the specific use proposed. Properties with a commercial designation are subject to the requirements of the Subdivision and Landscape Ordinances.

All adjacent properties are currently zoned "M-1" Light Industrial District. Currently, there are car dealerships to the north and west of the property and Acme Brick is located south of the property. To the east of the property is vacant land currently owned by the applicant.

The Future Land Use Map designates this site as Commercial and the request for "C-2" General Commercial Zoning District is consistent with that land use designation. This request is consistent with the development pattern of the area.

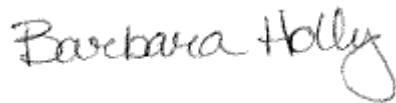
Of the nine notices mailed, one notice was returned in favor of the application and no notices were returned in opposition.

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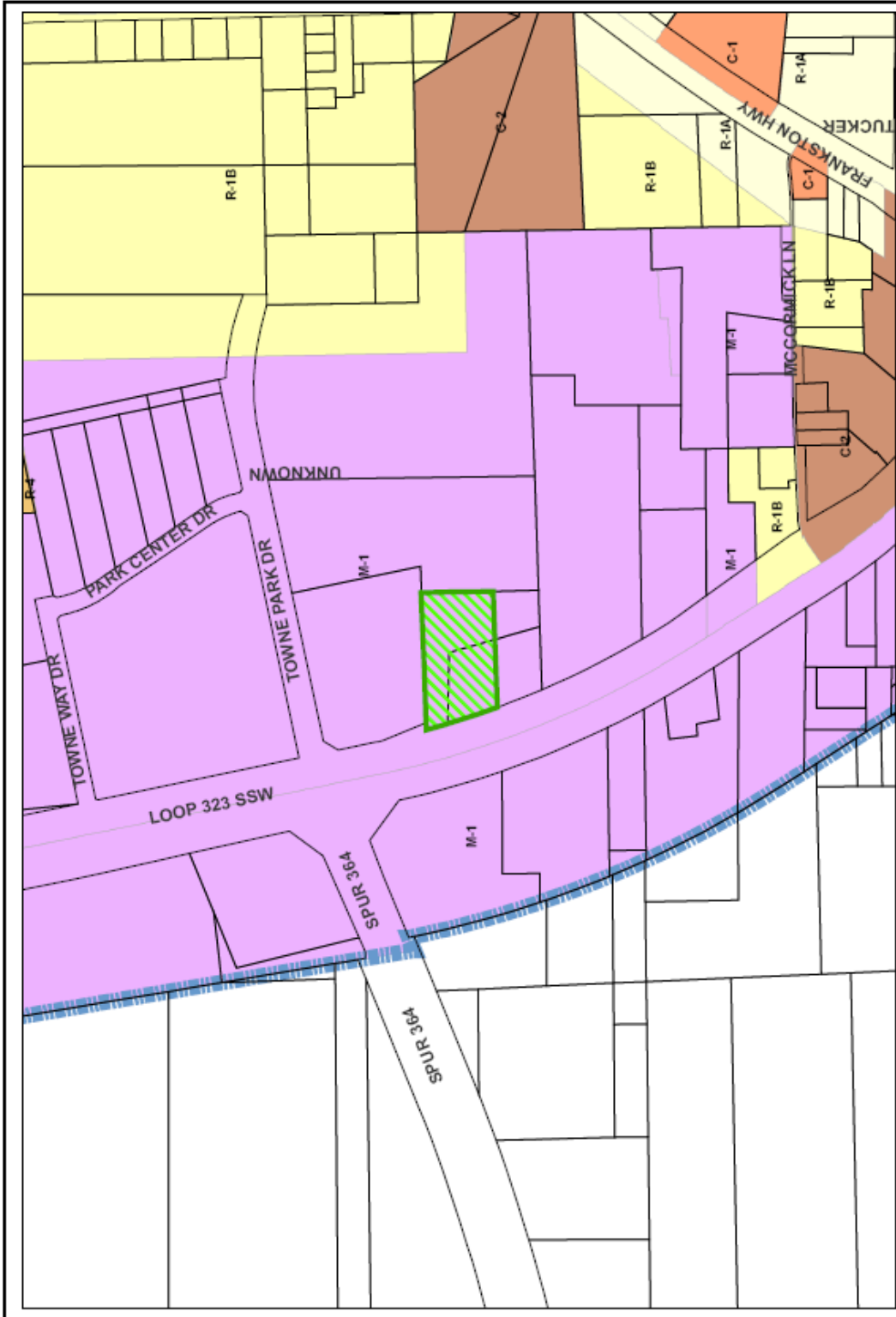
RECOMMENDATION:

The Planning Commission, by a 7-0 vote, recommends approval of the request to change the zoning from “M-1” Light Industrial District to “C-2” General Commercial District.

A handwritten signature in cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager



300 0 300 feet

ZONING CASE

Zoning Cases #: Z09-07-097B
 Existing Zoning: M-1 Proposed Zoning: C-2
 Applicant: CORPUS CHRISTI TRADE CENTER & CRAIG POOL

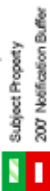


Subject Property



ZONING CASE

Zoning Cases #: Z09-07-097B
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ORDINANCE NO. O-2007-116

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 Z09-07-097B

That the following described property, which has heretofore been zoned "M-1" Light Industrial District, shall hereafter bear the zoning classification of "C-2" General Commercial District to-wit:

A portion of Tax Lots 53 and 53B of NCB 840-F out of the Oliver Anderson Survey, A-30, a 2.15 acre tract located one lot southeast of the intersection of Loop 323 SSW and Towne Park Drive (the 3200 block of Loop 323 SSW), as shown on the drawing 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 change.

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 this ordinance shall be effective on and after its date of passage and approval by the City Council.

PASSED AND APPROVED this the 24th day of October, A.D., 2007.

JOSEPH O. SEEBER, MAYOR
OF THE CITY OF TYLER, TEXAS

A T T E S T:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY

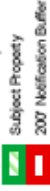
EXHIBIT "A" TO ORDINANCE 0-2007-116



100 0 100 feet

ZONING CASE

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Existing Zoning: M-1 Proposed Zoning: C-2
Applicant: CORPUS CHRISTI TRADE CENTER & CRAIG POOL



Subject Property
2007 Notification Buffer