

ORDINANCE NO. O-2021-103

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY APPROVING A "PMXD-1", PLANNED MIXED USE DISTRICT-1 FINAL SITE NARRATIVE ON LOT 28A OF NCB 976, ONE LOT CONTAINING APPROXIMATELY 4.13 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF GOLDEN ROAD AND TROUP HIGHWAY (3303 TROUP HIGHWAY); 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 site plan is hereby approved as follows:

I. APPLICATION PD21-020

That the following described property, zoned "PMXD-1, Planned Mixed Use District", is hereby amended by approving the site narrative attached hereto as Exhibit "A", to wit:

On Lot 28A of NCB 976, one lot containing approximately 4.13 acres of land located at the southwest intersection of Golden Road and Troup Highway (3303 Troup Highway) and in accordance with 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 November 12th, 2021.

PASSED AND APPROVED this the 10th day of November A.D., 2021.



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

ATTEST:


CASSANDRA BRAGER, CITY CLERK

APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2021-103
EXHIBIT "A"
FINAL SITE NARRATIVE



Studio 6 Motel Conversion to Multi-Family Apartments

The goal of F Street Boulder's ownership of The Glen Luxury Townhomes - Tyler is to provide high quality multi-family housing that is price competitive. There are several reasons to believe The Glen will be successful and beneficial to the City of Tyler.

- The design of the facility is no longer economically viable as an extended stay hotel
- Strong demand for apartments exists and makes the conversion successful
- The physical attributes and useful life of the property are attractive and well-suited for multi-family
- Converting the property from hotel to luxury townhomes will change the resident profile from transient to pre-qualified and stable
- Delivering this product to the market provides residents with a high-quality, competitively priced apartment community with an excellent amenity package

Project Narrative

F Street Boulder Tyler, LLC plans to convert the existing Studio 6 Motel, located at 3303 Troup-Highway, into a 128-unit townhouse style apartment community. Currently, the subject property is operating as a lower end motel, renting rooms for one night up to 29 nights.

The project plan is to repurpose the existing buildings so it operates as a high-quality multi-family community with a mix of studio and two-bedroom apartment units; the renters will be 12-month residents. Community amenities include a clubhouse, fitness center, business center, sport court, and outdoor pool.

Construction Plan

F Street boulder is acquiring the property "As Is", we do not intend on demolishing or adding any buildings, nor do we plan on modifying the site plan.

Currently, the property has attractive landscaping and countless mature trees that we plan to maintain for years to come. We believe the maturity and quality of the current landscaping meets the intent of the current landscaping code, including street trees. The presence of quality landscaping and mature trees is important to the success of the property as it improves the appearance of the property, creates sound and visual buffers, and further promotes the natural ecological, environmental, and aesthetic qualities of the Tyler.

The common areas of the property (parking lot, landscaping, clubhouse, laundry, signage, etc.) will be renovated. Individual apartment units will be updated (paint, flooring, appliances, etc.) where needed. There will not be any structural changes to any of the buildings.

Estimated Cost of Improvements: \$2,700,000

Property Summary

Number of Units:	128
Unit Square Footage:	Studio – appx. 500 SF 2 Bdrm – appx. 850 SF
Number of Buildings:	16 Residential, 1 Office/Clubhouse
Type/Number of Units:	96 Studio Units, 32 2-Bedroom Units
Land Area:	4.126 Acres
Parking Spaces:	165

The property's access drive, circulation, parking, greenspace, and buildings currently exist; we do not intend on modifying the overall design of the community

Parking Management

The Tyler property has 128 hotel/apartment units and 165 parking spaces. In Glendale, WI we have 96 apartment units and 104 parking spaces. In Albany, NY we have 112 apartment units and 144 parking spaces.

In Tyler, Glendale, and Albany most of the apartment units are studios. In Tyler, we have 96 studio units and 32 two-bedroom units.

Based upon our experience in Glendale and Albany, many of our studio residents have one car per unit (96 spaces) and our two-bedroom residents have 1.5 cars per unit (48 spaces). Based upon this math we have enough parking to satisfy our parking needs (144 parking spaces needed, 165 parking spaces provided).

How do we manage parking? The best example is in Glendale, we have owned the property for 6 years and it is consistently 100% occupied; we use the following management practices:

- Property manager assigns one numbered parking space to each unit: two spaces for two-bedroom units, if needed and available
- Residents are not permitted to park additional cars at the property unless there is a parking space for the car
- Guests are required to register their car with the management office upon arrival
- Unfortunately, not every resident adheres to the rules initially. In Glendale, we gave warnings but eventually had to tow several cars
- The good news is that we have not had any parking issues in almost 6 years!
- We will be utilizing these same management practices in Tyler

ADDITIONAL PARKING MANAGEMENT MEASURES

If desired by the city, we could install additional No Parking signs along Golden Road.

On Golden Road, there is a city bus stop within 350 feet of the property clubhouse, this allows residents without cars to move throughout the Tyler metropolitan area via public transportation.

As part of our property updating, we will be installing bike racks to encourage people without cars to live at the community and utilize their bicycle to travel the city.

We will be working with a paving contractor on a parking lot re-stripping plan to create more parking spaces on site.

Finally, we have had discussions with a neighboring property owner who is open to the concept of leasing parking spaces from 7:00 pm to 7:00 am, in the event we need overflow parking. We have not formally entered into an agreement as we don't believe we will need the additional parking