



DISTANCE FROM NORTHERN MOST COOLING UNIT TO CLOSEST RESIDENTIAL STRUCTURE IS 230 FEET.

LINE	BEARING	DISTANCE
L1	S84°44'43"E	10.99'
L2	S76°32'21"E	24.16'
L3	S83°36'44"E	26.75'
L4	N12°09'33"E	24.63'
L5	N06°06'33"E	18.51'
L6	N20°54'20"W	9.57'
L7	N02°24'36"E	36.00'
L8	N51°37'59"E	19.35'
L9	N37°17'28"E	32.93'
L10	N63°49'44"E	16.33'
L11	S78°07'29"E	60.80'
L12	S82°23'08"E	59.04'
L13	S77°45'21"E	102.87'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1981.55'	12°53'19"	S40°44'05"W	444.81'	445.75'

SPECIAL USE PERMIT GENERAL NOTES

- CURRENT ZONING: M1 - LIGHT INDUSTRIAL
- PROPOSED USE: INDUSTRIAL DATA PROCESSING FACILITY—8,092 SF BUILDING (1.92 AC.)
- MAX. BLDG HEIGHT: EXISTING BUILDING (LESS THAN 45-FT TO PEAK)
- PARKING: 6 SPACES PROVIDED INCLUDING 1 ADA SPACE
- PLATTING: 1 LOT (CURRENTLY 2 TAX LOTS TO BE PLATTED INTO 1)
- SIDEWALKS: 4-FT ALONG ERWIN STREET
- SETBACKS: SEE U.D.C TABLE 10-27 BELOW
- FENCING: 8' TALL CHAINLINK FENCING WITH BARBED WIRE TOP REAR & SIDE PROPERTY LINES OF LOTS
- LANDSCAPING: PER CITY OF TYLER U.D.C.
- BUFFERYARDS: AS REQUIRED BY TYLER U.D.C. - TYPE C
- WATER: TYLER WATER UTILITIES
- SEWER: TYLER WATER UTILITIES
- SOUND WALLS: SOUND WALLS AND ACOUSTIC MITIGATION DESIGNED TO COMPLY WITH CITY ORDINANCE LIMITS (75dB DAYTIME & 63 dB NIGHT) AS A FLOOR, WITH DESIGN PRIORITY ON ACHIEVING SUBSTANTIALLY LOWER LEVELS AT NEAREST RESIDENTIAL RECEPTORS.
- FEMA ZONE: FEMA ZONE X - OUTSIDE 500-YR FLOODPLAIN

Table 10-27 Dimensional Standards for Commercial and Industrial Districts

Commercial and Industrial Districts	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	M-1	M-2
Minimum lot area (square feet)	7,000	14,000	2,500	5 acres c/d	5 acres c/d	a	15,000	15,000
Minimum frontage (feet)	70	80	25	a	a	a	80	80
Minimum building sep. (same lot)	15	15	0	a	a	a	15	15
Maximum height (feet)	42	45	55	165	e	e	45+ 1' add'l 1' setback	45+ 1' add'l 1' setback
Minimum height or story	1	1	25 ft	25 ft	25 ft	a	na	na
Maximum height (stories)	2.5		20	5	15	a	na	na
Minimum setbacks								
Front yard setback	10	10	0	a	a	a	10	10
Rear yard setback	10 b	10 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (rear)	25 b	25 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (side)	10 b	10 b	b	b	b	b	25 b	25 b
Side yard setback, interior	0 b	0 b	0 b	a b	a b	a b	0 b	0 b
Side yard setback, corner	15	15	0	a	a	a	15	15
Maximum lot coverage (%)	60	60	f	a	a	a	50	60

a. Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.
b. See Article VI, Division 9 for bufferyard requirements which are part of the setback.
c. Recommended; total development area for a PMXD-1 or PMXD-2 may be fewer than 5 acres subject to approval by the planning and zoning commission and city council as part of the site development plan.
d. Exceptions to the 5-acre minimum: 1) projects smaller than five acres that are considered to be a phase or extension of an existing mixed use development and 2) single buildings or a building complex in which a mix of two or more land uses is proposed (e.g., condominiums and retail stores). (Ord. No. 0-2009-19; 3/11/09) (Ord. No. 0-2011-45; 6/8/11)
e. Maximum height is 45 feet plus 1 foot additional for each additional foot beyond a 10 foot setback when abutting a non-residential district and a 25 foot setback when abutting a residential district.
f. 100% building coverage is allowed, however, all parking lots must reserve 15% of the total parking area for landscaping. See Section 10-295 for landscape area requirements. (Ord. No. 0-2012-38; 4/25/12) (Ord. No. 0-2014-8; 1/22/14) (Ord. No. 0-2014-97; 10/22/14)

OWNER:
 Barrio Resources, LLC
 dba: Barrio Energy
 Ivan Pinney, Managing Member
 1129 E 6th 1/2 St.
 Houston, TX 77009

S.U.P. SITE PLAN

DESIGNED BY: RAR
 DATE: JUNE 2026



SITE PLAN FOR SPECIAL USE PERMIT FOR 1101 & 1105 W. ERWIN STREET TAX LOTS 6 & 7; NCB 355 TYLER, TEXAS

NO.	DATE	REVISIONS	REMARKS

ISSUED FOR:

PROJECT NO. 26100
 SHEET NO. 1

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