

**ORDINANCE NO. O-2017-17**

**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 "C-2", GENERAL COMMERCIAL DISTRICT TO "M-1", LIGHT INDUSTRIAL DISTRICT ON LOTS 9A AND 10 OF NCB 1536-E, APPROXIMATELY 1.02 ACRES OF LAND LOCATED EAST OF THE NORTHEAST CORNER OF OLD TROUP HIGHWAY AND SPECIALTY DRIVE (2910 AND 2914 SPECIALTY DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; 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 Z17-001**

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

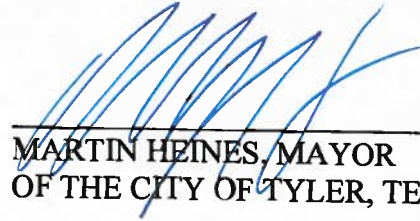
Lots 9A and 10 of NCB 1536-E, approximately 1.02 acres of land located east of the northeast corner of Old Troup Highway and Specialty Drive (2910 and 2914 Specialty Drive).

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


**PASSED AND APPROVED** this the 22<sup>nd</sup> day of February A.D., 2017.


  
MARTIN HEINES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

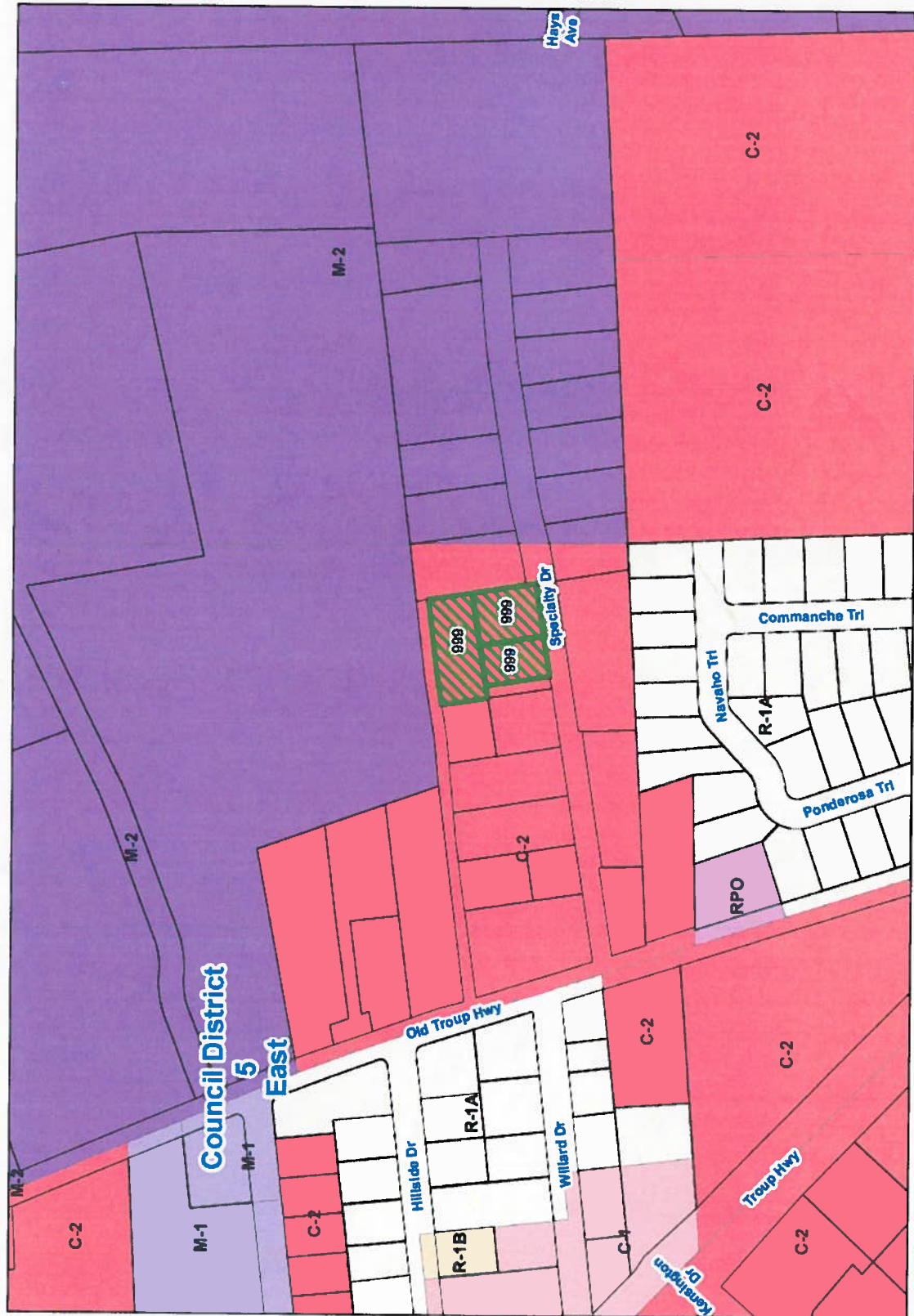
APPROVED:

  
CASSANDRA BRAGER, CITY CLERK

The seal is circular with a dotted border. Inside the border, the words "CITY OF TYLER" are at the top and "TEXAS" is at the bottom. In the center, there is a stylized graphic of a tree or plant, and the word "SEAL" is written across it.

  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**ORDINANCE NO. O-2017-17  
EXHIBIT "A"  
LOCATION MAP**



**ZONING CASE**  
Zoning Case #: Z16-030  
Existing Zoning: C-2 Proposed Zoning: M-1  
Applicant: Paul L. Ferguson Family LTD Partnership

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not constitute a warranty and represents only the approximate relative location of property boundaries.



250 0 250 Feet

ORDINANCE NO. O-2017-17  
EXHIBIT "B"  
TYLER 1<sup>ST</sup> FUTURE LAND USE GUIDE



**ZONING CASE**

Zoning Case #: Z18-030  
Existing Zoning: C-2 Proposed Zoning: M-1  
Applicant: Paul L. Ferguson Family LTD Partnership

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**Notification List**

1536E	36	FERGUSON PAUL L
1536I	2	CURTIS WILLIAM BRADLEY
1536J	1	CURTIS ROBERT C
1536E	999	HAYES HAZEL M
1538E	999	EIGHT STAR WAREHOUSING
1536J	2	RUDD WILLIAM STACY
1536J	1	HERSCHBACH FREDERICK J & KATHLEEN H
1536E	17	FERGUSON PAUL L
1536E	20	TAYLOR ALEXANDER R
1536E	21	SCOTT RANDOLPH &
1536E	22	CATES JOHN D & AMPARO F
1536E	23	38 RESIDENTIAL HOLDINGS LLC
1536E	24	MONEY MELANIE A & ALEX K
1536E	25	MOSS LIVING TRUST
1536E	37	KING HART PROPERTIES LLC
1557	18	RHP REAL ESTATE LTD ETAL
1557	4	MCGWIER W S & DELORES
1536E	999	EIGHT STAR WAREHOUSING

The map displays several land parcels with their respective lot numbers and block identifiers. A prominent red boundary encloses Lot 18 (BLK 1557), Lot 38 (BLK 1538E), and a central green-hatched area labeled '999'. Other visible lots include Lot 1, Lot 2, and Lot 37, all associated with Block 1538E or Block 1536J. The map also features 'Specialty Dr' and 'Old Troup Hwy'.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the appraisal relative location of property boundaries.

**ZONING CASE**  
**Zoning Case #: Z16-030**  
**Existing Zoning: C-2 Proposed Zoning: M-1**  
**Applicant: Paul L. Ferguson Family LTD Partnership**

**Subject Property**  
**200' Notification Buffer**

**100' 0 100 Feet**

**North Arrow**

**Green**  
**Red**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the appraisal made relative location of property boundaries.