



A G E N D A

ZONING BOARD OF ADJUSTMENT

*Council Chambers
City Hall
212 N Bonner Avenue
Tyler, Texas*

*January 16, 2025,
9:00 a.m.*

Please call (903) 531-1175 if you need assistance with interpretation or translation for this City meeting.

Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that City meetings are accessible to persons with disabilities. If any individual needs special assistance or accommodations in order to participate in this board meeting, please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made.

- I. Call meeting to order.**
- II. Conduct a roll call and establish a quorum.**
- III. Board Policies and Procedures.**
- IV. Consider approval of Minutes of board meeting held on November 21, 2024.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V24-016 ROY ROAD VENTURES LLC (6708 S BROADWAY AVENUE)

The application of Roy Road Ventures LLC, owner of Lot 24C of NCB 1013-Q, one lot totaling approximately 0.84 acres of land located south of the southeast intersection of South Broadway Avenue and Robert E Lee Drive. The property is currently zoned “C-2”, General Commercial District.

The applicant is requesting a variance to Tyler City Code Sec. 10-340, “Trash Enclosures” which stipulates all Dumpsters and other similar trash containers must be located at 25 feet outside the rear setback when abutting R-1A zoned properties.

The applicant is requesting a variance of 15 feet to allow for an enclosed dumpster to be

setback ten feet from the rear property line.

2. V24-017 INDEPENDENCE ENTERPRISES LLC (205 W SOUTHWEST LOOP 323)

The application of Independence Enterprises LLC, owner of Lot 13E of NCB 1428, one lot totaling approximately 0.53 acres of land located east of the northeast intersection of West Loop 323 and Old Bullard Road. The property is currently zoned “C-1”, Light Commercial District.

The applicant is requesting a variance to Tyler City Code Sec. 10-295(b), “Landscape Area Requirements” which stipulates the minimum width of required landscaping in the street yard is ten feet for properties abutting major arterial streets.

The applicant is requesting a variance to reduce the required ten feet wide landscaped area abutting the major arterial street to zero feet.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2025, at _____ M., the above notice was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee

This is to certify that on the _____ day of _____, 2025, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee