



A G E N D A

ZONING BOARD OF ADJUSTMENT

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

*June 18, 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 May 15, 2025.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V25-006 TYLER BEVERAGES INC (1839 WEST GENTRY PKWY)

The application of Tyler Beverages Inc, owner of Lot 75C of NCB 669, one lot totaling approximately 8.60 acres of land located at the northwest intersection of North Glenwood Boulevard and West Gentry Parkway. The property is currently zoned “M-1”, Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, “Dimensional Standards for Commercial and Industrial Districts,” which specifies that properties zoned “M-1” shall maintain a corner side yard setback of at least 15 feet.

The applicant is requesting a variance of 15 feet to allow for the expansion of their existing building zero feet from the property line.

2. V25-010 DRAKE CANDY PARK LLC (1210 BENNETT AVENUE)

The application of Drake Candy Park LLC, owner of Lot 20-F, G, H, and I of NCB 855-A, one lot totaling approximately 1.70 acres of land located north of the northeast intersection of Robertson Road and Bennett Avenue. The property is currently zoned “M-1”, Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, “Dimensional Standards for Commercial and Industrial Districts”, which specifies that properties in the “M-1”, General Industrial District must maintain a required rear yard setback of 25 feet.

The applicant is requesting a variance of 15 feet to the rear yard setback to allow for the construction of accessory equipment buildings for a telecommunications facility ten feet from the property line.

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