



A G E N D A

ZONING BOARD OF ADJUSTMENT

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

*August 21, 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 June 18, 2025.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V25-012 NEGEM INVESTMENTS LLC (1828 EAST SOUTHEAST LOOP 323)

The application of Negem Investments LLC, owner of Lot 35 of NCB 976, one lot totaling approximately 2.17 acres of land located east of the northeast intersection of Paluxy Drive and East Southeast Loop 323 (1828 East Southeast Loop 323). The property is currently zoned "C-1", Light Commercial District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-415 "Electronic Message Center Signs", which states that electronic message center signs (EMCs) in "C-1" zoning adjacent to a street with a 45 MPH speed limit can be no larger than 40 square feet in area.

The applicant is requesting a variance of 24 square feet to allow for an EMC up to 64 square feet in area.

2. V25-013 ANTEATER PROPERTIES LLC (3307 CHANDLER HIGHWAY)

The application of Anteater Properties LLC, owner of Lot 9 of NCB 744, one lot totaling approximately 0.74 acres of land located east of the northeast intersection of the Southeast Loop 323 and Chandler Highway (3307 Chandler Highway). The property is currently zoned “C-1”, Light Commercial District.

The applicant is requesting a variance to the Tyler Code of Ordinances Section 10-322, “Bufferyard Types” which specifies that properties zoned “RPO” that are adjacent to “R-1A”, Single-Family Residential District must install a “Type B” Bufferyard to separate the two zones.

The applicant is requesting a variance to reduce the bufferyard requirement 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 bulletin boards at the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee