



## A G E N D A

### ZONING BOARD OF ADJUSTMENT

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

*December 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.

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- 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 October 16, 2025.**
- V. Consider Variance Items.**

#### **VARIANCE ITEM:**

##### **V25-018 CHARLES C AND BLYTHE L MCCAIN (424 ROSE CIRCLE DRIVE)**

The application of Charles C and Blythe L McCain, owners of Lots 15 and 16 of NCB 843, two lots totaling approximately 0.88 acres of land located west of the intersection of Rose Circle Drive and Old Bullard Road (424 Rose Circle Drive). The property is currently zoned R-1A, Single-Family Residential District.

The applicant is requesting a variance from Tyler City Code Section 10-23, "Dimensional Standards", Table 10-23, "Dimensional Standards for Residential Districts," which requires a rear yard setback of at least 25 feet from the property line.

The applicant is requesting a variance of five feet to allow an expansion to the house at least 20 feet from the rear 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.

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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.

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Staff Designee