



**AGENDA**

**ZONING BOARD OF ADJUSTMENT**

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

*March 19, 2026  
9:00 a.m.*

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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.*

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**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:**

**V26-001 GUY HOMES LLC (1438 CANOPY COVE COURT)**

The application of GUY Homes LLC, owners of Lot 20 of NCB 1606-H, one lot totaling approximately 0.30 acres of land located west of the southwest intersection of Hollytree Drive and Canopy Cove Court (1438 Canopy Cove Court). The property is currently zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, “Dimensional Standards”, Table 10-23, “Dimensional Standards for Residential Districts”, which specifies that the required rear yard setback is 25 feet from the rear property line.

The applicant is requesting a variance of 15 feet to allow a home to be built ten feet from the rear property line.

**VI. Adjourn**

***CERTIFICATE OF POSTING***

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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 \_\_\_\_\_, 2026, at \_\_\_\_\_ M., the above notice was posted on the bulletin boards at the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

\_\_\_\_\_  
Staff Designee