



A G E N D A

ZONING BOARD OF ADJUSTMENT

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

*April 16, 2026
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 March 19, 2026.**
- V. Consider Variance Items.**

VARIANCE ITEM:

1. V26-002 JAMES NOBLE (519 WEST 3RD STREET)

The application of James Noble, owner of Lot 7A of NCB 289, one lot totaling approximately 0.38 acres of land located east of the northeast intersection of Robertson Avenue and West 3rd Street (519 West 3rd Street). The property is currently zoned “R-1B”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-79, “General Requirements for Accessory Buildings and Structures”, which specifies that an accessory building or structure must not be nearer than five feet from any side or rear lot line.

The applicant is requesting a variance of four feet to allow a carport to be built one foot from the side property line.

2. V26-003 LETC VENTURES, LLC (525 SOUTH BECKHAM AVENUE)

The application of LETC Ventures, owner of Lot 12B of NCB 164, one lot totaling approximately 0.59 acres of land located at the southwest intersection of Reeves Street and South Beckham Avenue (525 South Beckham Avenue). The property is currently zoned “C-2”, General Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-401, “General Sign Regulations”, which specifies that façade signs or other signs affixed to a building shall not protrude above the top of a flat roof of any building.

The applicant is requesting a variance to allow a new façade sign to be installed up to 73 inches above the building's roofline.

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