



A G E N D A

ZONING BOARD OF ADJUSTMENT

Council Chambers

City Hall

212 N Bonner Avenue

Tyler, Texas

June 16, 2022

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 19, 2022.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V22-009 HABITAT FOR HUMANITY OF SMITH COUNTY (822 WEST FRONT STREET)

The application of Habitat for Humanity of Smith County, owner of Lot 31D of NCB 326, one lot totaling approximately 1.12 acres of land located at the southeast intersection of West Front Street and South Palace Avenue (822 West Front Street). The property is currently zoned "C-2", General Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, "Dimensional Standards for Commercial and Industrial Districts", which specifies a minimum building separation of 15 feet between buildings on the same lot.

The applicant is requesting a variance of five feet to allow the placement of a building ten feet from an existing building on the lot.

The applicant is requesting a variance of four feet, six inches in the side yard and 22 feet in the rear yard to allow for an expansion to be placed three feet from the side and rear property lines.

2. V22-005 MCMILLIN LENARD (2595 WEST NORTHWEST LOOP 323)

The application of McMillin Lenard, owner of Lot 11A of NCB 1203, one lot totaling approximately 1.36 acres of land located at the northwest intersection of West Northwest Loop 323 and Corporate Drive (2595 West Northwest Loop 323). The property is currently zoned "M-1", Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-430, "General Requirements for Billboards", which specifies that billboard may not be located within 1,500 feet of any public park, public forest, public playground or scenic area, designated as such by the city or any other governmental agency".

The applicant is requesting a variance of 837 feet to allow for a billboard to be placed 663 feet from the property line of Northside Park.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2022, 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 _____, 2022, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee