



A G E N D A
ZONING BOARD OF ADJUSTMENT

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

*April 20, 2023
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 February 16, 2023.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V23-006 MARSELINE SOTO PEREZ (715 SOUTH VINE AVENUE)

The application of Marseline Soto Perez, owner of Lot 15A of NCB 315, one tract totaling approximately 0.63 acres of land located at the northwest intersection of South Vine Avenue and Rusk Street. The property is currently zoned “AR”, Adaptive Reuse District and “RPO”, Restricted Professional Office District.

The applicant is requesting a variance to Tyler City Code Section 10-409, “Sign Standards for Nonresidential Districts” which specifies that freestanding signs in “AR” zoning must not

exceed eight square feet in area.

The applicant is requesting a variance of 24 square feet in order to construct a freestanding sign 32 square feet in area.

2. V23-008 KAGKALKYN INVESTMENTS LLC (7207 CROSSWATER AVENUE)

The application of Kagkalkyn Investments LLC, owner of Lot 3 of NCB 1660-L, one tract totaling approximately 0.37 acres of land located south of the southwest intersection of Three Lakes Parkway and Crosswater Avenue. The property is currently zoned "C-1", Light Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, "Dimensional Standards for Commercial and Industrial Districts" which stipulates that properties zoned "C-1" maintain a rear yard setback of at least ten feet.

The applicant is requesting a variance of 1.3 feet to allow a rear yard setback of 8.7 feet to bring the existing building into conformance.

3. V23-011 BRIARCREEK GROUP LLC (12273 HIGHWAY 155 SOUTH)

The application of Briarcreek Group LLC, owner of Tract 40-D of ABST A0030 O Anderson, one tract totaling approximately 0.54 acres of land located north of the northeast intersection of Highway 155 South/Frankston Highway and Old Noonday Road. The property is currently zoned "M-1", Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-430(a), Billboard "General Requirements" which stipulates that billboards shall not exceed 35 feet in height from ground level.

The applicant is requesting a variance of 20 feet to allow for a billboard to be constructed 55 feet in height from ground level.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2023, 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 _____, 2023, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee