



AGENDA

ZONING BOARD OF ADJUSTMENT

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

*August 18, 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 July 21, 2022.**
- V. Consider Variance Items.**

VARIANCE ITEMS:

1. V22-014 CRIMES LADAWN J (1510 NORTH CONFEDERATE AVENUE)

The application of Crimes Ladawn J, owner of Lot 182 of NCB 669K, one lot totaling approximately 0.19 acres of land located north of the northwest intersection of North Confederate Avenue and Trezevant Street (1510 North Confederate Avenue). The property is currently zoned “R-2”, Two-Family Residential District.

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

The applicant is requesting a variance of one foot, eleven inches in the side to allow for an addition to the existing building at four feet, one inch from the side property line.

2. V22-013 HERRINGTON JAMES BRENT JR (1708 SOUTH COLLEGE AVENUE)

The application of Herrington James Brent Jr, owner of Lot 20 of NCB 297, one lot totaling

approximately 0.30 acres of land located south of the southeast intersection of South College Avenue and West 5th Street (1708 South College Avenue). The property is currently zoned “R-1A”, 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 accessory buildings must not be nearer than five feet from the side lot line.

The applicant is requesting a variance of two feet, three and one-half inches in the side yard to allow for the construction of a detached garage to be placed two feet, eight and one-half inches from the side property line.

3. V22-015 PALUXY PLAZA LLC (1801 EAST SOUTHEAST LOOP 323)

The application of Paluxy Plaza LLC, owner of Lot 3C of NCB 1092, one lot totaling approximately 0.64 acres of land located at the southeast intersection of East Southeast Loop 323 and Paluxy Drive (1801 East Southeast Loop 323). 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 specifies that the required corner side yard setback is 15 feet from the property line.

The applicant is requesting a variance of 15 feet in the corner side yard to allow for the existing building at zero feet from the side property line.

4. V22-016 FLOREZ CORNELIO BENITEZ (2313 AND 2317 OLD GLADEWATER HIGHWAY)

The application of Florez Cornelio Benitez, owner of Lot 28 of NCB 671J, one lot totaling approximately 0.27 acres of land located north of the northeast intersection of Old Gladewater Highway and Duncan Street (2313 and 2317 Old Gladewater Highway). The property is currently zoned “M-2”, General Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, “Dimensional Standards for Commercial and Industrial Districts”, which specifies that properties in the “M-2”, General Industrial District must maintain a minimum lot area of 15,000 square feet and a minimum lot frontage of 80 feet along a street.

The applicant is requesting a variance of 18,239 square feet to allow for the lot to be subdivided into two lots where each is less than 15,000 square feet in area and a variance of 45 feet to allow for a lot frontage of 35 feet.

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