



AGENDA
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

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

*October 20, 2011
9:00 a.m.*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Zoning Board of Adjustment meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to attend a Zoning Board of Adjustment meeting, please contact the Planning & Zoning Department at (903) 531-1175 in advance so accommodations can be made.

- I. Call to Order**
- II. Roll Call**
- III. Board Policies and Procedures**
- IV. Consideration of Minutes from the Zoning Board of Adjustment meeting on September 15, 2011**
- V. Consider Variance Items:**
 - 1. V09-11-023 MCDONALD'S**

The application of McDonald's, owner of Lot 6D of NCB 625A, one lot totaling approximately 1.07 acres of land located at the southeast intersection of South Beckham Avenue and East 1st Street (1300 South Beckham Avenue). The property is currently zoned "C-1", Light Commercial District.

The applicant is requesting a variance to Tyler City Code Section 10-404 Sign Measurements which requires all sign elements to be calculated as one cumulative area. The applicant is also requesting a variance to Tyler City Section 10-409 Sign Standards in Nonresidential Districts which limits drive-thru menu board signs to a maximum area of 32 square feet.

The applicant is requesting the variance to allow for an increase in menu board signage from 32 square feet to 43 square feet. The menu boards are not intended to be viewed from the street.

2. V09-11-024 RALPH L. DAVIS

The application of Ralph L. Davis, owner of Lots 3A and 14 of NCB 742, two lots totaling approximately 0.75 acres of land located west of the southwest intersection of West Erwin Street and Chandler Highway (2822 West Erwin Street). The property is currently zoned "M-1", Light Industrial District.

The applicant is requesting a variance to Tyler City Code Section 10-27, Dimensional Standards which requires a minimum of 15 feet of separation between buildings on one lot. The applicant is also requesting a variance to Tyler City Code Section 10-73, General Requirements for Accessory Buildings and Structures which specifies that accessory buildings or structures that are located closer than ten feet to the principal building or structure will be regarded as a part of the principal building for the purpose of determining the side and rear yard setbacks.

The applicant is requesting a variance of ten feet to allow for the reconstruction of an accessory building placed five feet from the main structure.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2011, at _____ M., the above notice of meeting was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee

This is to certify that on the _____ day of _____, 2011, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

Staff Designee