



**AGENDA**

**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

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

*September 21, 2017  
9:00 a.m.*

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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.*

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**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 attend this board meeting please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made.

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- 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 August 17, 2017.**
- V. Consider Variance Items.**

**VARIANCE ITEMS:**

**1. V17-011 H.T. HYDE (7630 LAKESIDE LANE)**

The application of H.T. Hyde, owner of Lot 5 of NCB 1660J, one lot totaling approximately 0.40 acres of land located south of the southeast intersection of Lakeside Lane and Crosslake Boulevard (7630 Lakeside Lane). The property is currently split zoned “R-1A”, Single-Family Residential District and “R-1D”, Single-Family Detached and Attached Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, “Dimensional Standards”, which specifies that all “R-1A” properties must maintain a 25 feet rear yard setback.

The applicant is requesting a variance of 10 feet in order to construct a house 15 feet from the rear property line.

**2. V17-012 JOE E. GONAZLEZ (108 WEST SHAW STREET)**

The application of Joe E. Gonzalez, owner of Lot 2A of NCB 281A, one lot totaling approximately 0.14 acres of land located west of the southwest intersection of Shaw Street and South Broadway Avenue and Shaw Street (108 Shaw Street). The property is zoned “R-1C”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, “Dimensional Standards”, which specifies that all “R-1C” properties must maintain a six feet side yard setback.

The applicant is requesting a variance of three feet in order to allow an existing accessory structure to be converted to a primary structure after being replatted into two lots.

**3. V17-013 TYLER INDEPENDENT SCHOOL DISTRICT (1120 NORTH NORTHWEST LOOP 323)**

The application of Tyler Independent School District, owner of Lot 1 of NCB 1246, one lot totaling 63 acres of land located south of the southwest intersection of Van Highway and North Northwest Loop 323. The property is zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-360, “Off-Street Parking Requirements”, which specifies all high schools must provide seven parking spaces per classroom plus parking for administrative offices.

The applicant is requesting a variance of 467 parking spaces in order to reduce the cost of construction.

**4. V17-014 VASCUVENTURES LLC (1040 SOUTH FLEISHEL AVENUE)**

The application of Vascuventures LLC, owner of Lot 41A of NCB 678, one lot totaling approximately 0.49 acres of land located south of the southeast intersection of Medical Drive and South Fleishel Avenue (1040 South Fleishel Avenue). The property is zoned “RPO”, Restricted Professional Office District.

The applicant is requesting a variance to Tyler City Code Section 10-34, “Dimensional Standards”, which specifies that all “RPO” properties adjacent to residential district must maintain a 25 feet rear yard setback.

The applicant is requesting a variance of 18 feet in order to construct a second story on an existing non-conforming structure built seven feet from property line.

**5. V17-015 EDUARDO BETANCOURT (2313 PINE BURR ROAD)**

The application of Eduardo Betancourt, owner of Lot 20 of NCB 753, one lot totaling approximately 0.19 acres of land located west of the northwest intersection of Pine Burr Street and South Lyons Avenue (2312 Pine Burr Road). The property is zoned “R-1A”, Single-Family Residential District.

The applicant is requesting a variance to Tyler City Code Section 10-23, “Dimensional Standards”, which specifies that all “R-1A” properties must maintain a seven and a half feet side yard setback.

The applicant is requesting a variance of one foot and eight inches in order to expand the primary structure to five feet ten inches from the property line.

**VI. Adjourn**

***CERTIFICATE OF POSTING***

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017, at \_\_\_\_\_ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

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Staff Designee