



AGENDA

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

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

*December 15, 2016
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 attend 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. Consider approval of Minutes of board meeting held on August 18, 2016.
- IV. Board Policies and Procedures.
- V. Consider Variance Items.

VARIANCE ITEMS:

1. V16-007 DENNIS WALKER (2622 HUGHEY DRIVE)

The application of Dennis Walker, owner of Lot 27 of NCB 835, one lot totaling approximately 0.07 acres of land located at the northeast corner of Hughey Drive and Frankston Highway. The property is currently zoned "R-1A", Single-Family Residential District.

The applicant is requesting a variance to the Tyler City Code Section 10-27, "Dimensional Standards", which specifies that lots zoned "C-1", Light Commercial District must have at least 7,000 square feet of area. The applicant intends to rezone the property for commercial development if granted this variance.

The applicant is requesting a variance of 812 square feet to reduce the minimum lot area to 6,188 square feet.

VI. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2016, 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 _____, 2016, at _____ M., the above notice was posted on the front door of the Tyler Development Center, 423 West Ferguson Street, Tyler, Texas.

Staff Designee