

Helen Ward, Commissioner
Lauren Turner, Vice Chairman



Lewis Rice, Chairman

Victor Molaschi, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
JANUARY 16, 2025
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Zoning Board of Adjustment on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on November 21, 2024.

D. OLD BUSINESS

1. Consideration and action to nominate and elect a Chairman.
2. Consideration and action to nominate and elect a Vice Chairman.

E. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2025-01) from Sean Turner, seeking relief from the City's Code of Ordinances Section 12.242(a)(2) regarding height regulations for property located at 305 Main Street, Lot 3A-R, Block 10, OT Roanoke.
2. Consideration and action on a Variance (V2025-01) request from Sean Turner, seeking relief from the City's Code of Ordinances Section



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**January 16, 2025
Page 2 of 2**

12.242(a)(2) regarding height regulations for property located at 305 Main Street, lot 3A-R, block 10, OT Roanoke. The property is generally located on the north side of Main Street, just east of Pine Street.

3. Public hearing to consider a Variance Request (V-2025-02) from 2MDK Investment, LLC, seeking relief from the City's Code of Ordinances Section 12.403(b)(4), regarding area regulations side or rear yard in the Retail (R) District Adjacent to a Residential District. The proposed project is located in the M.E.P. & P.R.R. Survey, Abstract No. 923, Tr 15a, .42 acres, an addition to the City of Roanoke, Denton County, Texas, and having a property address of 409 E Byron Nelson Blvd.
4. Consideration and action on a variance (V 2025-02) request by 2MDK, LLC, seeking relief of the City's Code of Ordinances, Sec. 12.403.(b) (4), regarding the rear yard setback in the Retail (R) District adjacent to a Residential District, for a property having an address of 409 E Byron Nelson, a .42 acre tract, also known as tract A0923A MEP & PRR, TR 15A, and generally located approximately one-half (.05) mile east of N. Oak Street on the north side of E Byron Nelson.

F. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, January 8, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests