

Lewis Rice, Commissioner
Helen Ward, Commissioner
Lauren Turner, Vice Chairman



TBD, Chairman

Victor Molaschi, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
NOVEMBER 21, 2024
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

LAUREN CONDUCTED THIS MEETING

Present: Vice Chairman Lauren Turner; Commissioners: Helen Ward, Eric Heimbrecht, and Lewis Rice; City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Commissioner Victor Molaschi

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Lewis Rice to approve the minutes from the Zoning Board of Adjustment Special meeting held on December 7, 2023.
Motion carried unanimously.

D. NEW BUSINESS

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

Motion by Lewis Rice to nominate and elect Lauren Turner as Chairman.
Motion failed due to a lack of a second.

Board members agreed to table this item until the next meeting, when all board members are present.



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

Board members agreed to table this item until the next meeting, when all board members are present.

3. Public hearing to consider a variance request (V-2024-01) from Brett James, seeking relief from the City's Code of Ordinances Section 12.855(a) regarding sign requirements for property located at 1751 N US Highway 377, Suite 100, Lot 7, Block 1 Bobcat Corner's.

Public hearing started at 7:06 p.m.

Noshad Magani stated that he was the applicant and owner of Smoothie King. Mr. Magani stated he is asking for a side sign elevation on the façade of the building since it is an end cap location.

Public hearing ended at 7:09 p.m.

4. Motion made by Helen Ward second by Lewis Rice to approve a variance request (V-2024-01) from Brett James, seeking relief from the City's Code of Ordinances section 12.855(A) regarding sign requirements for property located at 1751 N US Highway 377, Suite 100, Lot 7, Block 1 Bobcat Corner's.
Motion carried unanimously.

D. ADJOURNMENT

Motion made by Helen Ward second by Lewis Rice to adjourn the meeting at 7:18 p.m.

Motion carried unanimously.

April S. Hill, City Secretary

Lauren Turner, Vice Chairman