

Helen Ward, Commissioner
Lauren Turner, Vice Chairman



Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JANUARY 16, 2025
7:00 P.M.**

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

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

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak

C. APPROVAL OF THE MINUTES

1. Motion made by Lewis Rice second by Helen Ward to approve the minutes from the Zoning Board of Adjustment regular meeting held on November 21, 2024.
Motion carried unanimously.

D. OLD BUSINESS

1. Motion by Helen Ward second by Lewis Rice to nominate and elect Victor Molaschi as Chairman.
Motion carried unanimously.
2. Motion by Lewis Rice second by Helen Ward to nominate and elect Lauren Turner as Vice Chairman.
Motion carried unanimously.



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D. 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.

Public hearing started at 7:06 p.m.

Sean Turner, applicant, gave an overview of the requested variance.

Abigail Durden, Roanoke resident stated she is against this variance request, due to possible privacy issues with the 2 story having windows facing towards her adjacent property.

Public hearing ended at 7:10 p.m.

2. Motion made by Helen Ward second by Lewis Rice to deny a Variance (V2025-01) request 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. The property is generally located on the north side of Main Street, just east of Pine Street.

Motion carried 4-0-1. Commissioner Lauren Turner abstained due to a conflict of interest.

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.

Public hearing started at 7:21 p.m.

No one wished to speak.

Public hearing ended at 7:22 p.m.

4. Motion made by Helen Ward second by Lauren Turner to approve 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.

Motion carried unanimously.



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E. ADJOURNMENT

Motion made by Helen Ward second by Lewis Rice to adjourn the meeting at 7:26
p.m.
Motion carried unanimously.

April S. Hill, City Secretary

Lauren Turner, Vice Chairman