



Helen Ward, Commissioner
Kristie Womack, Vice Chairman

Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
NOVEMBER 20, 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 July 17, 2025.

D. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.
2. Consideration and action on a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.



AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT

November 20, 2025
Page 2 of 2

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, November 10, 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



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 07/17/2025 - ZBA Minutes

MEETING DATE: November 20, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on July 17, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 07-17-2025



Helen Ward, Commissioner
Kristie Womack, Vice Chairman

Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JULY 17, 2025
7:00 P.M.**

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

Present: Chairman Victor Molaschi; Commissioners: Kristie Womack, Helen Ward, Eric Heimbrecht, and Lewis Rice; City Planner Matthew Ellis, and Executive Assistant Babette Welch.

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 April 17, 2025.
Motion carried 4-0-1. Commissioner Kristie Womack abstained, as she was not present at this meeting.

D. NEW BUSINESS

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



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**July 17, 2025
Page 2 of 2**

3. Public hearing to consider an appeal of an administrative decision, To-Wit: Microschool Use is not an allowed use in the Oak Street Overlay Zoning District for property located at 208 N. US 377, Roanoke. (A-2025-01).

Public hearing started at 7:03 p.m.

Tammy Dwight-Ministero, applicant/owner of Bold School, gave an overview of their philosophy, and the overall operations of the school.

Kathy Green, Decatur, Texas, partner to Bold School as the educational expert, asked the Planning and Zoning Commission to grant permission to move forward with the project.

Public hearing ended at 7:12 p.m.

4. Motion made by Kristie Womack second by Helen Ward to deny an appeal request (A-2025-01) from Tammy Dwight-Ministero, appealing an administrative interpretation regarding microschools for property located at 208 N US Highway 377, Lot 10R-1, Block 13 Old Town of Roanoke.

Motion carried unanimously.

*The Zoning Board of Adjustment recommended the applicant seek a zoning text amendment for the proposed location, to allow microschools.

E. ADJOURNMENT

Motion made by Kristie Womack second by Helen Ward to adjourn the meeting at 8:05 p.m.

Motion carried unanimously.

Victor Molaschi, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Mayor and City Council ZBA Board Members

SUBJECT: PH Notice - V-2025-05 - 307 Oak Street Lot 2 BLK 1 OTD Roanoke

MEETING DATE: November 20, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2025-05 - Vikram Jangam - 307 Oak Street Lot 2 BLK 1 OTD Roanoke



City of Roanoke Notice of Public Hearing Variance Request


NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2025-05

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, NOVEMBER 20, 2025, TO CONSIDER A VARIANCE REQUEST FROM VIKRAM JANGAM, SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES SECTION 12.498(a)(3)(F) REGARDING THE AMOUNT OF TRANSPARENCY REQUIRED ON THE STREET LEVEL FOR PROPERTY LOCATED AT 307 OAK STREET, LOT 2, BLOCK 1 OTD ROANOKE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, October 29, 2025, by 5:00 p.m.



April S. Hill, City Secretary

Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.

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AGENDA ITEM

TO: Zoning Board of Adjustments

SUBJECT: Variance (V-2025-05) 307 Oak Street

MEETING DATE: November 20, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.

INFORMATION:

This lot is located in the Oak Street Corridor zoning district, making it and other buildings around it subject to all rules of Section 12.498. Architectural Standards and Design Guidelines, including the transparency requirement that, "For all new Mixed Use and Commercial construction and renovation, the street-level floor in the Oak Street Core Zone and the Civic/Mixed Use Zone shall have transparent storefront windows covering no less than fifty percent (50%) of the façade area. Each floor of all building façades facing a street or plaza shall contain transparent windows covering at least fifteen percent (15%) of the façade area." However, the applicant cannot meet the allowable openings requirements of the International Building Code due to the close-quarters nature of this block of Oak Street.

The applicant is seeking a variance to the transparency requirements of the Oak Street Corridor to enable them to meet International Building Code Requirements. To approve this variance, the Zoning Board of Adjustments must make affirmative findings of all the criteria below. City staff have supplied the Board with recommended findings.

That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;

Staff finding: This lot is an infill lot attempting to maximize developable space while following the goals of the Oak Street ordinance as much as feasible. Due to the odd shape of the lot and planned development pattern unique to Oak Street, this variance



AGENDA ITEM

does meet the special circumstances required to approve this variance.

The circumstances or conditions are not economic hardships created by the property owner;

Staff finding: The circumstances are not economic in nature; the circumstances relate to compliance with the International Building Code.

That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

Staff finding: Without the variance, the applicant would have to substantially alter the approved development plan. The variance allows them to proceed appropriately.

That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and

Staff finding: Based on the tight nature of development along Oak Street, which is one of the goals of developing the downtown area, the granting of the variance will not be detrimental to public health, safety, or welfare, or injurious to other property owners.

That the granting of the variance will not have an adverse effect on surrounding properties, preventing the use and enjoyment of other land within the area in accordance with the provisions of this chapter.

Staff finding: The granting of this variance will have no effect on adjacent property owners.

STAFF RECOMMENDATION:

Staff recommends the adoption of the staff findings and approval of the variance to permit them a new minimum transparency requirement on the north and south facades to match the maximum openings requirement in the International Building Code.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application



AGENDA ITEM

2. Elevations
3. Elevations (2)
4. Applicant Letter



CITY OF ROANOKE
 500 S. OAK STREET
 ROANOKE, TEXAS 76262
 (817) 491-2411

Zoning Board of Adjustment Application

Variance Special Exception Zoning Board Appeal

Name of Applicant Vikram Jangam (Vik) Founder & Managing Partner LynBa Ventures	Address of Applicant 545 S Kimball Ave Suite 100, Southlake, TX 76092	E-Mail jangam@lynba.com
		Phone
		Mobile Phone 917-250-5147
Name of Business Lynba Holdings LLC		Type of Business Real estate Investments company
Property Address 307 Oak Street, Roanoke, Denton County, Texas 76262		Lot / Block / Subdivision OTD Roanoke Lot 2, Block 1

Explanation of request: Requesting board to allow 25% glazing on each floor on North and South side of the property.

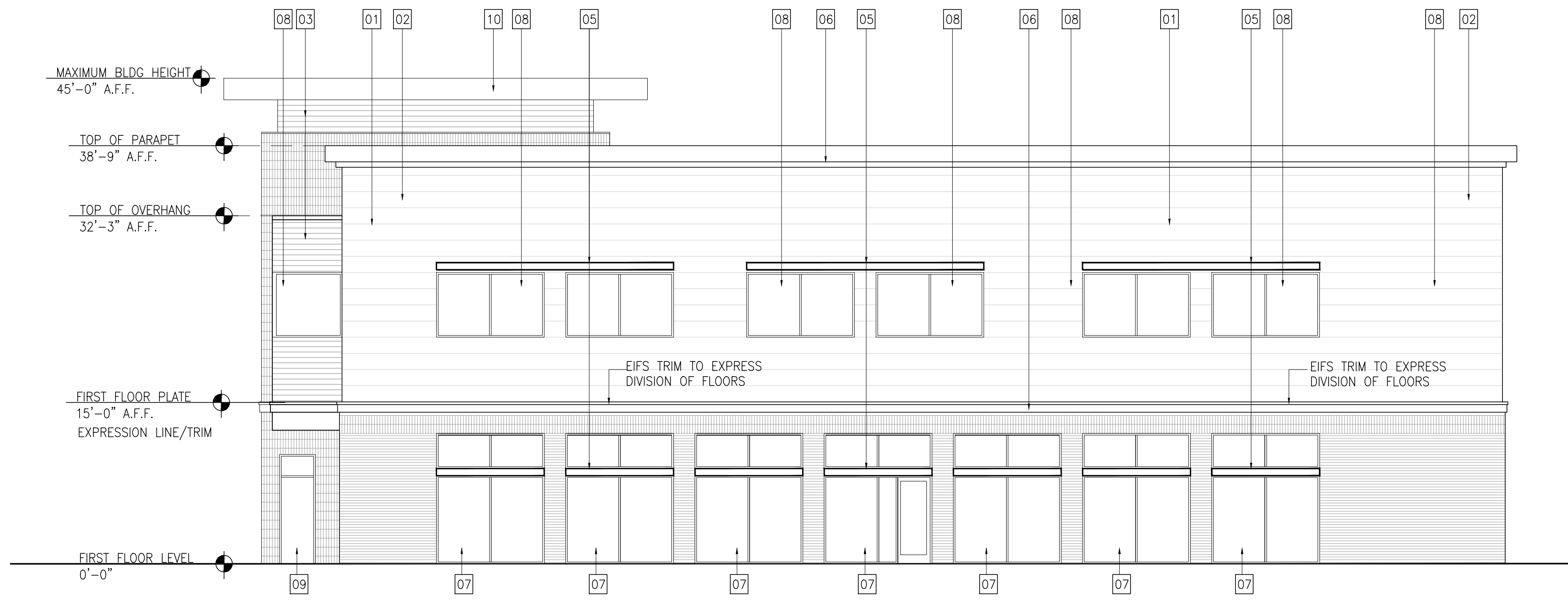
For Variance please state hardship: See attached letter

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

FOR OFFICE USE ONLY

Date Payment Received	Date of Meeting	Date Notified	Item No.
PD MC \$200.00 REC #871497 10/7/2025 JM	11/20/2025	11/06/2025	V - 2025-05

07/20/2023



2 APPROVED P&Z-NORTH ELEVATION
 FP-1 SCALE: 1/8"=1'-0"

PROPOSED P&Z- NORTH ELEVATION:

TOTAL FACADE AREA	=	4,669 SF
GLASS/DOOR AREA	=	1,282 SF (28%)
FIRST FLOOR:		
TOTAL FACADE AREA	=	2014 SF
GLASS/DOOR AREA	=	883 SF (44%)
SECOND FLOOR:		
TOTAL FACADE AREA	=	2446 SF
GLASS/DOOR AREA	=	399 SF (17%)

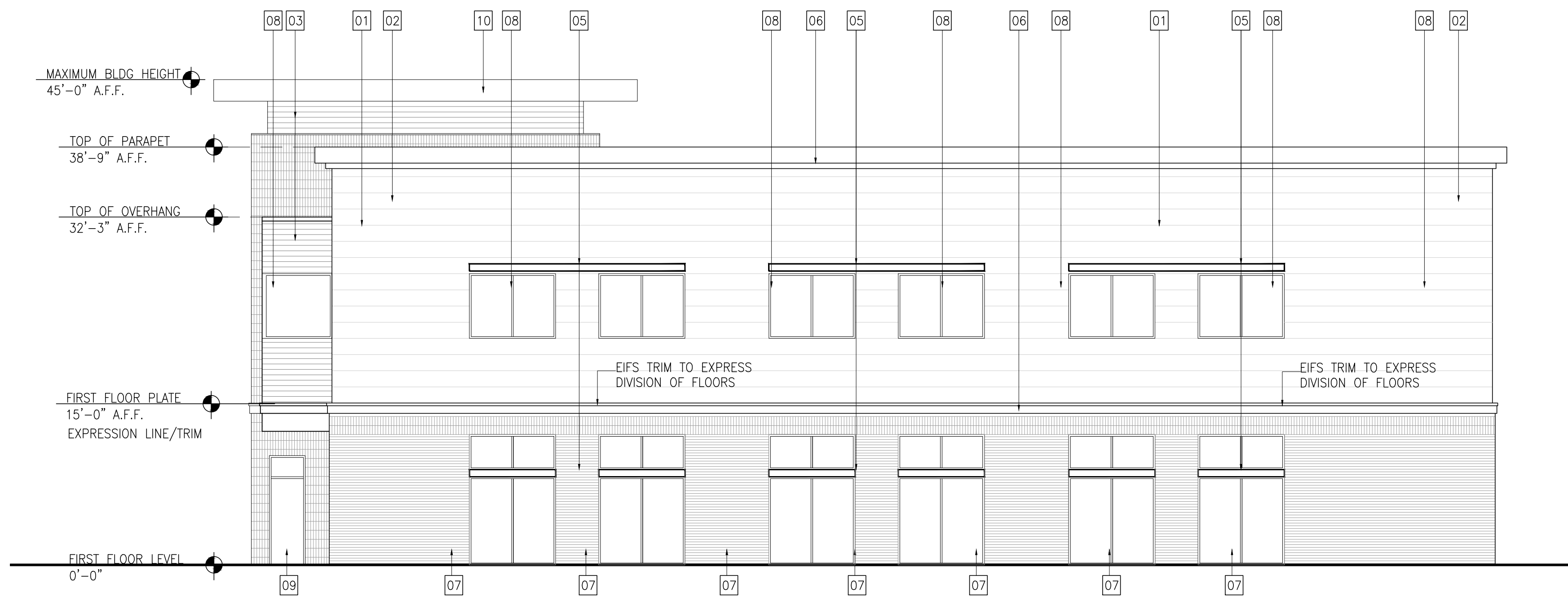
ELEVATION MATERIAL KEY

01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR
02	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: INDUSTRIAL BLOCK- GREY
03	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: VINTAGEWOOD - POPLAR
05	CANTILEVER ALUMINUM AWNING COLOR EQUAL TO MBCI CHARCOAL GRAY
06	STUCCO OVER EIFS FORM TRIM COLOR EQUAL TO MBCI CHARCOAL GRAY
07	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
08	ANODIZED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
09	INSULATED HOLLOW METAL DOOR FINISH: PAINT COLOR EQUAL TO INDUSTRIAL GREY
10	STUCCO OVER SOFFIT & FASCIA COLOR EQUAL TO MBCI CHARCOAL GRAY
11	PRE-FINISHED METAL COPING COLOR EQUAL TO MBCI CHARCOAL GRAY
12	DECORATIVE WALL SCOONCE- REF.ELECTRICAL DRAWINGS
13	EXTERIOR WALL PACK ABOVE DOORS (TYPICAL)
14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND
16	BUILDING/STREET NUMBER SIGNAGE

CITY OF ROANOKE STANDARD NOTES

- ALL SIGNAGE (SHOWN AS DASHED BOX ON FRONT AND SIDE ELEVATIONS) IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL; SEC 22.100.4A
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

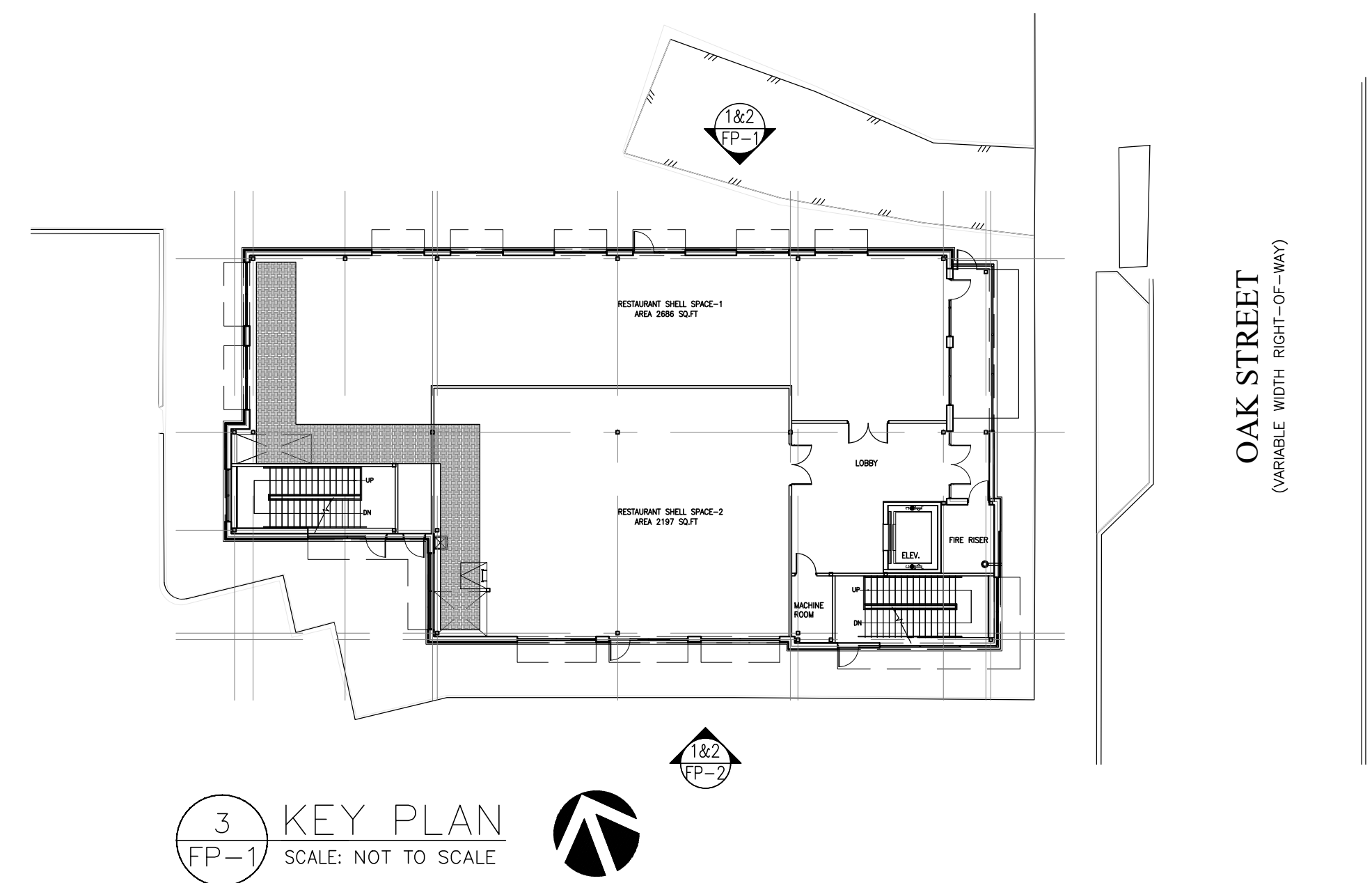
NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.



2 PROPOSED VARIANCE-NORTH ELEVATION
 FP-1 SCALE: 1/8"=1'-0"

PROPOSED VARIANCE- NORTH ELEVATION:

TOTAL FACADE AREA	=	4,669 SF
GLASS/DOOR AREA	=	791 SF (18%)
FIRST FLOOR:		
TOTAL FACADE AREA	=	2014 SF
GLASS/DOOR AREA	=	503 SF (25%)
SECOND FLOOR:		
TOTAL FACADE AREA	=	2446 SF
GLASS/DOOR AREA	=	288 SF (12%)



3 KEY PLAN
 FP-1 SCALE: NOT TO SCALE

PROPOSED VARIANCE- EXTERIOR ELEVATION EXHIBIT
BUSINESS & RESTAURANT DEVELOPMENT

307 SOUTH OAK STREET
 ROANOKE
 TEXAS-76262

DATE OF PREPARATION : 10/06/2025

OWNER/DEVELOPER	#	REVISION DATE
LynBa Ventures 545 S. Kimball avenue, Suite 100, Southlake, TX 76092	1	10/06/2025 VARIANCE REQUEST

Contact: Vikrom Jangam (Vik)
 Cell#: (917)250-5147
 Email: jangam@lynba.com

REGISTERED ARCHITECT
 RASHMINDER CHANDEL
 STATE OF TEXAS
 10/06/2025

rashmi C Inc.
 ARCHITECTURE. PLANNING. INTERIORS
 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016
 CONTACT: RASHMINDER CHANDEL
 PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
 FP-1



1 APPROVED P&Z-SOUTH ELEVATION
 FP-2 SCALE: 1/8"=1'-0"

PROPOSED P&Z-SOUTH ELEVATION:

TOTAL FACADE AREA	= 4,985 SF
GLASS/DOOR AREA	= 1,467 SF (29%)
FIRST FLOOR:	
TOTAL FACADE AREA	= 2068 SF
GLASS/DOOR AREA	= 916 SF (45%)
SECOND FLOOR:	
TOTAL FACADE AREA	= 2511 SF
GLASS/DOOR AREA	= 551 SF (22%)

ELEVATION MATERIAL KEY

01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR
02	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: INDUSTRIAL BLOCK- GREY
03	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: VINTAGEWOOD - POPLAR
05	CANTILEVER ALUMINUM AWNING COLOR EQUAL TO MCCI CHARCOAL GRAY
06	STUCCO OVER EIFS FORM TRIM COLOR EQUAL TO MCCI CHARCOAL GRAY
07	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
08	ANODIZED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
09	INSULATED HOLLOW METAL DOOR FINISH: PAINT COLOR EQUAL TO INDUSTRIAL GREY
10	STUCCO OVER SOFFIT & FASCIA COLOR EQUAL TO MCCI CHARCOAL GRAY
11	PRE-FINISHED METAL COPING COLOR EQUAL TO MCCI CHARCOAL GRAY
12	DECORATIVE WALL SCOONCE- REF.ELECTRICAL DRAWINGS
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14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND
16	BUILDING/STREET NUMBER SIGNAGE

CITY OF ROANOKE STANDARD NOTES

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- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

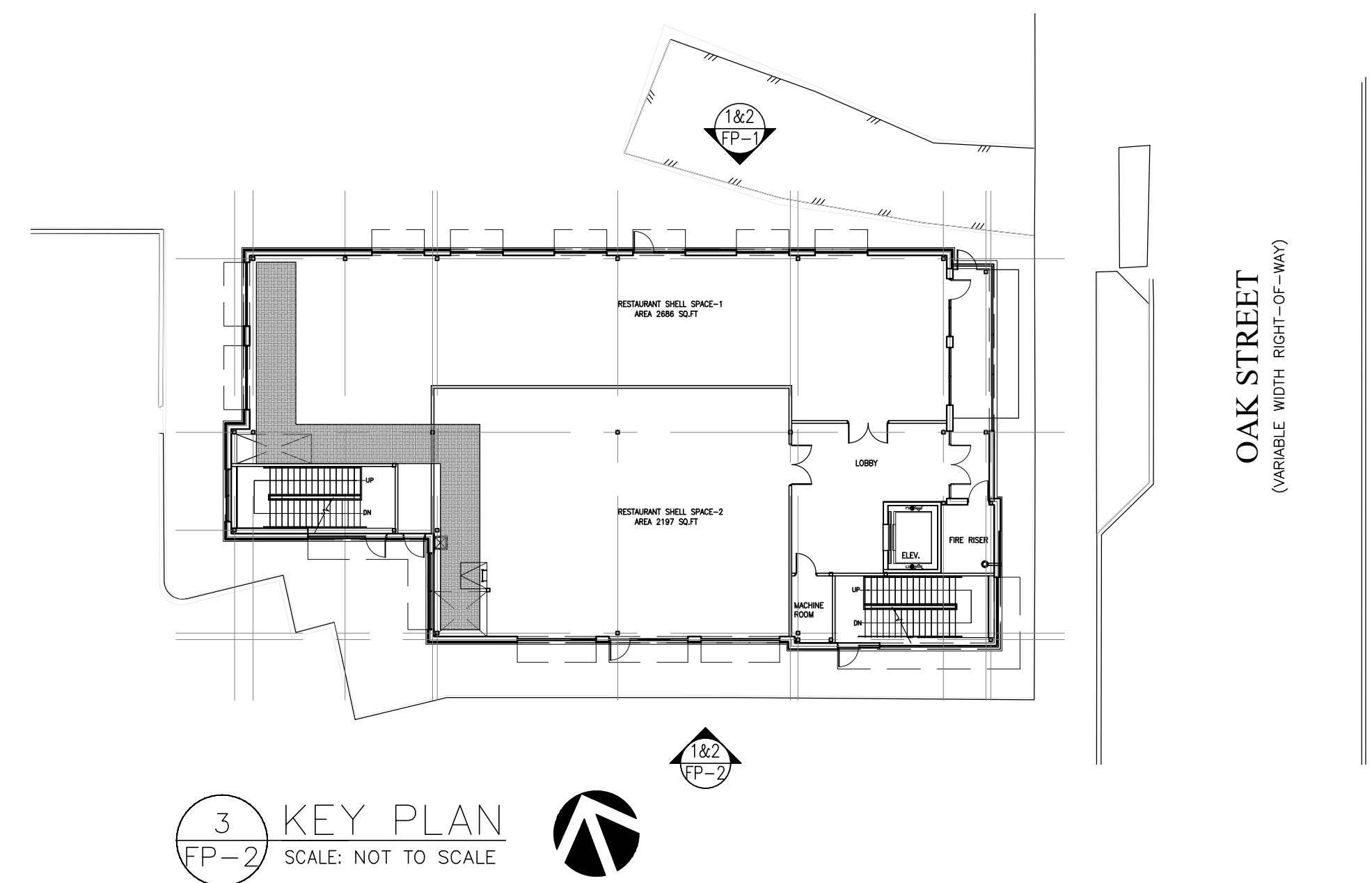
NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.



2 PROPOSED VARIANCE-SOUTH ELEVATION
 FP-2 SCALE: 1/8"=1'-0"

PROPOSED VARIANCE -SOUTH ELEVATION:

TOTAL FACADE AREA	= 4,985 SF
GLASS/DOOR AREA	= 832 SF (16%)
FIRST FLOOR:	
TOTAL FACADE AREA	= 2068 SF
GLASS/DOOR AREA	= 508 SF (25%)
SECOND FLOOR:	
TOTAL FACADE AREA	= 2511 SF
GLASS/DOOR AREA	= 323 SF (12%)



3 KEY PLAN
 FP-2 SCALE: NOT TO SCALE

PROPOSED VARIANCE- EXTERIOR ELEVATION EXHIBIT
BUSINESS & RESTAURANT DEVELOPMENT

307 SOUTH OAK STREET
 ROANOKE
 TEXAS-76262

DATE OF PREPARATION : 10/06/2025

OWNER/DEVELOPER	#	REVISION DATE
LynBa Ventures 545 S. Kimball avenue, Suite 100, Southlake, TX 76092	1	10/06/2025 VARIANCE REQUEST

Contact: Vikrom Jangam (Vik)
 Cell#: (917)250-5147
 Email: jangam@lynba.com

REGISTERED ARCHITECT
 RASHMINDER CHANDEL
 STATE OF TEXAS
 10/06/2025

rashmi C Inc.
 ARCHITECTURE. PLANNING. INTERIORS
 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016
 CONTACT: RASHMINDER CHANDEL
 PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
 FP-2

October 6, 2025
City of Roanoke
Planning & Zoning Department
500 S. Oak Street
Roanoke, TX 76262

Subject: Variance Request — Glazing Requirement at 307 Oak Street, Roanoke, TX 76262
On behalf of our client, **Mr. Vikram Jangam**, owner of the property located at **307 Oak Street, Roanoke, Denton County, Texas 76262 (OTD Roanoke Lot 2, Block 1)**, we respectfully submit this request for a variance from the glazing requirements outlined in the City’s Planning & Zoning (P-Z) Design Guidelines to allow compliance with the **International Building Code (IBC)** while preserving the viability of the project.

Project Background & Site Constraints

The subject property is an unusually shaped lot along the Oak Street Corridor. The site is zoned to allow **100% lot coverage**; however, our proposed building covers only **68.6%** of the lot, respecting open space and functional circulation.

The proposed building placement is as follows:

- **10 feet** setback along Oak Street (east side) — per required front setback.
- **16.8 feet** from the west property line (facing State Hwy 377).
- **5 feet** from the north property line.
- **8.3 feet** from the south property line.

In alignment with the Oak Street P-Z Design Guidelines, our exterior design — previously presented and approved at the P-Z hearing — achieves the following:

- **50% glazing on the first floor**
- **Minimum 15% glazing on the upper floor(s)**

Conflict with IBC Glazing Limitations

While the approved design meets P-Z aesthetic goals, it conflicts with the **International Building Code (IBC) Table 705.8** regarding allowable openings near property lines. Specifically:

- The north and south façades are located **5 to 10 feet** from the property lines.
- Per IBC Table 705.8, the maximum permitted glazed openings in this proximity is **25% per floor**, not the 50% required by the Oak Street P-Z Design Guidelines.

Complying with the 50% glazing requirement would require significantly increasing setbacks on both the north and south sides, resulting in an impractically narrow building footprint and a severe loss of

leasable and functional space. This would render the project economically unfeasible and prevent the development of this challenging site.

Variance Request & Supporting Conditions

We respectfully request that the **Board of Adjustment** grant a variance to allow **25% glazing on the north and south façades** of the building in lieu of the 50% glazing requirement.

This request is reasonable because:

- **Non-Street Visibility** — The north and south façades are **not street-facing** and have limited public visibility.
- **Contextual Adjacency** — The **south side is adjacent to an existing building** that covers nearly the entire south façade, and the **north side also faces another structure**, further limiting exposure.
- **Preserves Design Integrity** — The building maintains full compliance with Oak Street design intent on its **public-facing east and west façades**, supporting the corridor’s aesthetic goals while meeting IBC safety and code requirements.
- **Encourages Redevelopment** — Approving this variance allows a feasible, code-compliant, and attractive development of a uniquely shaped lot that would otherwise remain underutilized.

Conclusion

Granting this variance will enable the applicant to construct a building that aligns with both **IBC life safety standards** and the **City’s design vision**, while making practical use of a challenging site. We appreciate the City’s consideration of this request and look forward to collaborating to achieve a high-quality development that enhances the Oak Street Corridor.

Thank you for your time and thoughtful review.

Respectfully,

Rashminder Chandel, Architect

For: **Mr. Vikram Jangam, Property Owner**