



Helen Ward, Commissioner
Kristie Womack, Vice Chairman

Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
MAY 21, 2026
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 November 20, 2025.

D. NEW BUSINESS

1. **Hold a public hearing and consider a variance request** by Curtis Young, on behalf of WillowTree LLC, seeking relief from the City's Code of Ordinances Section 12.263(a)(3) which requires that lots zoned SF-7 have a minimum average lot depth of 120-feet. The applicant is requesting a variance to allow a property addressed as 212 N. Walnut Street to be subdivided into two lots, with each lot having a depth of 98.54 feet. (V-2026-01 & V-2026-02).
2. **Hold a public hearing and consider a variance request** by True Sign Experts, on behalf of Roanoke Lodging Duo LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a



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variance to allow 3 attached signs at a property addressed as 704 Dallas Drive (V-2026-03).

3. **Hold a public hearing and consider a variance request** by True Sign Experts, on behalf of Roanoke Lodging LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a variance to allow 6 attached signs at a property addressed as 700 Dallas Drive (V-2026-04).

4. **Hold a public hearing and consider three variance requests by** Brandi Nelson, on behalf of Blue Legacy Pool Service LLC & PharmLiving LLC, for properties addressed as 205 & 207 E. Byron Nelson Blvd, seeking relief from the City's Code of Ordinances Sections:

V-2026-05A - 12.930(e)(5): To allow a day care center use within 300 feet of gasoline pumps/underground storage tanks. (V-2026-05A)
V-2026-05B - 12.403(b)(4): To allow a reduced rear yard setback. (V-2026-5B)
V-2026-05C - 12.930(e)(2): To allow reduced outdoor play space for a day care center use. (V-2026-5C)

5. **Hold a public hearing and consider a variance request by** Chris Kirchem, seeking relief from the City's Code of Ordinances Section 12.263(b)(2) regarding the minimum side yard setback requirement, to allow a reduced side yard setback on a single-family residential property addressed as 1808 Collington Drive.(V-2026-06)

6. **Hold a public hearing and consider a variance request by** Doreen Gatobu, on behalf of Roanoke Neighborhood Shops on 377, by Slate, LLC, seeking relief from the City's Code of Ordinances Section 2.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a variance to allow an additional attached sign at the property addressed as 1751 N. US Hwy 377. (V-2026-07)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, May 15, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.



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Lindsay Rawlinson, 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