

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
SEPTEMBER 15, 2022
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 cable broadcast, 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 December 16, 2021.

D. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2022-02) from Larry Merchant, seeking relief from City's Code of Ordinances Section 12.601 (D)(2), regarding area regulations for side yard requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 5 foot side yard setbacks when development standards for the district provide that the minimum side yard setback is 7.5 feet. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.
2. Consideration and action on approval of a Variance (V-2022-02) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(2).a. Table 1 regarding side yard setback



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requirements for the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street.

3. Public hearing to consider a Special Exception Request (SEP-2022-01) from Larry Merchant, seeking relief from the City's Code of Ordinances Section 12.601 (3)(B) Table 2, regarding area regulations for lot coverage requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 28% lot coverage when development standards for the district provide that the maximum lot coverage should be 25%. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.
4. Consideration and action on approval of a Special Exception (SEP 2022-01) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(3).b Table 1 regarding lot coverage standards in the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street. The property is located on the northwest corner of Travis and Walnut.

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 9, 2022, 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.**



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- 📶 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: City Hall Guests