

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
JANUARY 19, 2023
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 meeting of the Zoning Board of Adjustment held on September 15, 2022.

D. NEW BUSINESS

1. Public hearing to consider a Special Exception Request (SEP-2023-01) from Brilliant Home Builders seeking relief from City's Code of Ordinances Section 12.601(3) Building Massing and Scale (A.) & (B.) regarding second story offset and lot coverage for Lot 3R, Block 15, O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and generally located at 313 Rusk Street.
2. Consideration and action on a Special Exception Permit (SEP 2023-01) requested by Brilliant Home Builders seeking relief from city's code of ordinances section 12.601(3)a. & b., regarding second story offset and lot coverage for 313 Rusk Street, Lot 3R Block 15 in the O.T. Roanoke Addition, an addition located within the City Of Roanoke, Denton County,



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Texas. The property is generally located on the north side of Rusk, west of Walnut Street.

3. Public hearing to consider a Special Exception Request (SEP-2023-02) from Brilliant Home Builders seeking relief from City's Code of Ordinances Section 12.601(3) Building Massing and Scale (A.) & (B.) regarding second story offset and lot coverage for Lot 2R, Block 15, O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and generally located at 317 Rusk Street.
4. Consideration and action on a Special Exception Permit (SEP 2023-02) requested by Brilliant Home Builders seeking relief from city's code of ordinances section 12.601(3)a. & b., regarding second story offset and lot coverage for 317 Rusk Street, Lot 2R Block 15 in the O.T. Roanoke Addition, an addition located within the City Of Roanoke, Denton County, Texas. The property is generally located on the north side of Rusk, west of Walnut Street.

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 Thursday, January 12, 2023, 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. **BRAILLE 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