

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
SEPTEMBER 15, 2022
7:00 P.M.**

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

Present: Chairman Lewis Rice; Vice Chairman Lauren Turner; Commissioners: Helen Ward, Larry Granados, and Abigail Mayer; Interim City Manager Cody Petree; City Planner Kelly Carlson and Secretary Sherry Gragg.

A. CALL TO ORDER

Meeting called to order at 7:01p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Abigail Mayer to approve with corrections, the minutes from the Zoning Board of Adjustment meeting held on December 16, 2021.

Motion carried unanimously.

C. 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.

Public hearing started at 7:04 p.m.



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John Heilman, contractor for this project, gave an overview of the project and stated he is available to answer questions.

Public hearing ended at 7:06 p.m.

2. Motion made by Abigail Mayer second by Helen Ward to approve 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 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.

Motion carried unanimously.

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.

Public hearing started at 7:10 p.m.

John Heilman, contractor for this project, explained the owner wants to have a rear entry garage, which will put the one side over the 25% coverage.

Public hearing ended at 7:11 p.m.

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

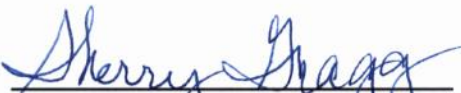
Motion carried unanimously.

D. ADJOURNMENT

Motion made by Helen Ward second by Abigail Mayer to adjourn the meeting at 7:16 p.m.

Motion carried unanimously.


Lewis Rice, Chairman


Sherry Gragg, City Secretary