



Helen Ward, Commissioner
Larry Granados, Commissioner

Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JANUARY 19, 2023
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 7:00 p.m.

B. PUBLIC INPUT

Kerry Ward, Roanoke resident, stated she is concerned that there are no dog parks in the city.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Lauren Turner to approve with corrections, the minutes from the Zoning Board of Adjustment meeting held on September 15, 2022.

Motion carried unanimously.

C. 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.

Public hearing started at 7:05 p.m.



MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING

January 19, 2023
Page 2 of 3

Aaron Brown, Builder, showed the Zoning Board of Adjustment renderings of the homes they want to build. Mr. Brown stated they are trying to stay with the designs currently in the downtown area. Mr. Brown further stated the Special Exception would help them obtain this goal.

Public hearing ended at 7:09 p.m.

2. Motion made by Abigail Mayer second by Helen Ward to deny 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, Texas. The property is generally located on the north side of Rusk, west of Walnut Street. Motion carried 4-0-1. Chairman Lewis Rice abstained.

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.

Public hearing started at 7:50 p.m.

Laura Nash, Roanoke resident, has concerns with the sizes of the proposed homes, which are larger than the homes currently in that area. Mrs. Nash further stated that she is hoping they can keep future homes similar in size as the existing homes.

Public hearing ended at 7:52 p.m.

4. Motion made by Helen Ward second by Larry Granados to deny 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. Motion carried 4-0-1. Chairman Lewis Rice abstained.

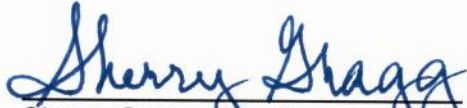
D. ADJOURNMENT

Motion made by Helen Ward second by Lauren Turner to adjourn the meeting at 7:53 p.m.
Motion carried unanimously.



MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING

January 19, 2023
Page 3 of 3


Sherry Gragg, City Secretary


Lewis Rice, Chairman