



Helen Ward, Commissioner
Larry Granados, Commissioner

Abigail Mayer, Chairman

Lewis Rice, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JULY 20, 2023
7:00 P.M.**

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

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

Absent: Commissioner Larry Granados.

A. CALL TO ORDER

Meeting called to order at 7:02 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Lewis Rice second by Helen Ward to approve the minutes from the Zoning Board of Adjustment meeting held on June 15, 2023.
Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider to consider a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

Public hearing started at 7:04 p.m.

Lance and Estelle Oakley, applicants, explained the reason for their request and gave an overview of their intentions of the project. Mr. Oakley further stated he had



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discussed his project with surrounding neighbors and they were supportive of their intended home plans.

Laura and Roger Nash, residents, stated they have been in this Roanoke neighborhood for 28 years, and love the size of the homes on the size of the lots. Mr. and Mrs. Nash will that the size of the home is excessive for the size of the lot. Mr. and Mrs. Nash are not in support of this project.

Andrew Warden, resides in Trophy Club, and owns property on Main Street in Roanoke, is in support of this project.

Tracie Patterson, resident, is in support of this project.

Mrs. Oakley stated she researched the area to find when the lots were plated. Mrs. Oakley further stated the lots were platted at 50' (ft.) prior to the overlay. The overlay requires a 60' (ft.) lot, which causes a hardship. Mr. and Mrs. Oakley stated the want to work with neighbors, not fight against them on building their home.

Mr. Nash stated the Oakley's knew the lot size when they purchased it, and expected approval of the special exception.

Public hearing ended at 7:25 p.m.

The Zoning Board of Adjustment adjourned into Executive Session

Executive Session started at at 7:27 p.m.

Consideration and action on a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

Executive Session ended at at 7:41 p.m.

2. Motion made by Abigail Mayer second by Helen Ward to approve, second story setbacks from 3' (ft) to 21' (ft.), to reduce the lot coverage to 25%, and to allow the breezeway as it exists in the current plans, to reduce the second floor to 50%, a Special Exception Request (SEP 2023-03) from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(3).a&b regarding lot coverage and 2nd story regulations for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

Motion carried unanimously.

3. Public hearing to consider a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St, Lot 1 Block 23, Old Town Roanoke Addition.



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Public hearing started at 8:14 p.m.

Mr. Oakley stated they are asking for a variance to allow 5' (ft.) on west side and 7' (ft.) on east side of the property. This will put the home in line with the house directly across the street, and provide a more balanced street view.

Andrew Warden, resides in Trophy Club, and owns property on Main Street in Roanoke, is in support of the requested variance.

Tracie Patterson, resident, is in support of the requested variance.

Public hearing ended at 8:16 p.m.

4. Motion made by Lauren Turner second by Lewis Rice to approve a Variance (V 2023-03) request from Lance and Mistelle Oakley, seeking relief from the City's Code of Ordinances Section 12.601.d.(2).a. Table 1 regarding primary building setbacks for a property located at 321 Travis St , Lot 1 Block 23, Old Town Roanoke Addition.

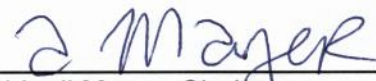
Motion carried unanimously.

D. ADJOURNMENT

Motion made by Lauren Turner second by Lewis Rice to adjourn the meeting at 8:25 p.m.

Motion carried unanimously.


Sherry Gragg, City Secretary


Abigail Mayer, Chairman