

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
OCTOBER 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 Zoning Board of Adjustment meeting held on August 17, 2023.

D. NEW BUSINESS

1. Public hearing to consider a variance request (V2023-04) from Binod Aryal, seeking relief from the City's Code of Ordinances Planned Development, PD 2014-14 Marshall Creek Section B(D)(2)(B)(I) regarding side yard setbacks for a property located at 116 Willow Lane , Lot 16A, Block H, Green Acres Estate, Second Section.
2. Consideration and action on a variance request (V 2023-04) from Binod Aryal seeking relief from the city's code of ordinances Planned Development, Pd 2014-14 Marshall Creek Section B(d)(2)(B) regarding side yard setbacks for a property located at 116 Willow Lane, Lot 16A, Block H, Green Acres Estate, Second Section.



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

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3. Public hearing notice to consider a variance request (V-2023-05) from Notes Live (Dba The Hall At 377, LLC), seeking relief from the City's Code of Ordinances Section 12.725(B) regarding landscape buffer requirements for property located at the northeast corner of N Hwy 377 and Bobcat Blvd, A0082a W.D. Beall, Tr 2(Pt),3(Pt), 5.224 Acres, Old Dcad Tr #1.

This item has been withdrawn at applicant's request.

4. Consideration and action on a variance request (V 2023-05) seeking relief from the city's code of ordinances Section 12.725(b) regarding landscape buffer requirements for property located at the northeast corner of N Hwy 377 and Bobcat Blvd, 5.22 acres, A0082A W.D. Beall, Tr 2(Pt),3(Pt), 5.224 Acres, Old Dcad Tr #1.

This item has been withdrawn at applicant's request.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, October 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.**

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: COR-Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 08/17/2023 - ZBA Minutes

MEETING DATE: October 19, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on August 17, 2023.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 08-17-2023



Helen Ward, Commissioner
Larry Granados, Commissioner

Abigail Mayer, Chairman

Lewis Rice, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
AUGUST 17, 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, Larry Granados, and Lewis Rice; Development Services Administrator J.R. Hames, and Secretary Sherry Gragg.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Lauren Turner to approve the minutes from the Zoning Board of Adjustment meeting held on July 20, 2023.
Motion carried 4-0-1. Commissioner Larry Granados abstained, as he was not present at this meeting.

D. NEW BUSINESS

1. Public hearing to consider an appeal of an administrative decision, to-wit: the permit was denied pursuant to Sections 12.262 (2) and 12.751(D) of the Code of Ordinances. The applicant is wanting to build an accessory structure that exceeds the maximum height and also the maximum size of an accessory structure in a Residential Zoning District. The proposed project is located on the south side of Dallas Drive, next to the Church of Christ, legal description: A0923a MEP & PRR, TR 58, 1.0 Acres, Old DCAD TR #19(1) City of Roanoke, Denton County, Texas, and having a property address of 604 Dallas Drive, Roanoke, Texas.

Public hearing started at 7:03 p.m.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**August 17, 2023
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No one wished to speak.

Public hearing ended at 7:04 p.m.

2. Motion made by Lewis Rice second by Helen Ward to deny an appeal of an administrative decision for a permit that was denied pursuant to sections 12.262 (2) and 12.751 (D) of the code of ordinances. The project is located on the south side of Dallas Dr., next to the Church of Christ, Legal Description, A0923A MEP & PRR Tr 58, 1.0 acres, Old DCAD Tr #19(1) City of Roanoke, Denton County, Texas and having a property address of 604 Dallas Dr, Roanoke, Texas
Motion carried 4-1-0. Commissioner Lauren Turner was opposed.

D. ADJOURNMENT

Motion made by Lauren Turner second by Lewis Rice to adjourn the meeting at 7:19 p.m.
Motion carried unanimously.

Abigail Mayer, Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2023-04 - 116 Willow Lane

MEETING DATE: October 19, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a variance request (V2023-04) from Binod Aryal, seeking relief from the City's Code of Ordinances Planned Development, PD 2014-14 Marshall Creek Section B(D)(2)(B)(I) regarding side yard setbacks for a property located at 116 Willow Lane , Lot 16A, Block H, Green Acres Estate, Second Section.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2023-04 - 116 Willow Lane - Side Yard Setbacks



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 116 Willow Lane Variance (V-2023-04)

MEETING DATE: October 19, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a variance request (V 2023-04) from Binod Aryal seeking relief from the city's code of ordinances Planned Development, Pd 2014-14 Marshall Creek Section B(d)(2)(B) regarding side yard setbacks for a property located at 116 Willow Lane, Lot 16A, Block H, Green Acres Estate, Second Section.

INFORMATION:

ZONING: Marshall Creek PD 2014-14 (2). Size of Yards (B) Minimum side yard Five feet (5') per approved plat.

The applicant is seeking relief from this section because of an oversight during the construction. According to the survey provided, the side wall of the house, on the east side of the property, is four feet three inches (4'3") from the property line at the front and continues encroaching to four feet one inch (4'1") from the property line to the back wall.

The applicant cannot get an approved final inspection as constructed without a variance.

The city's building department suggested the applicant seek a variance and, if granted, will require revised drainage plans to be approved by the city's engineering consultant prior to final approval.

STAFF RECOMMENDATION:

Staff recommends approval of the variance due to the special circumstance. The house is close to completion and staff does not think that this will have a negative impact on the neighboring properties.



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

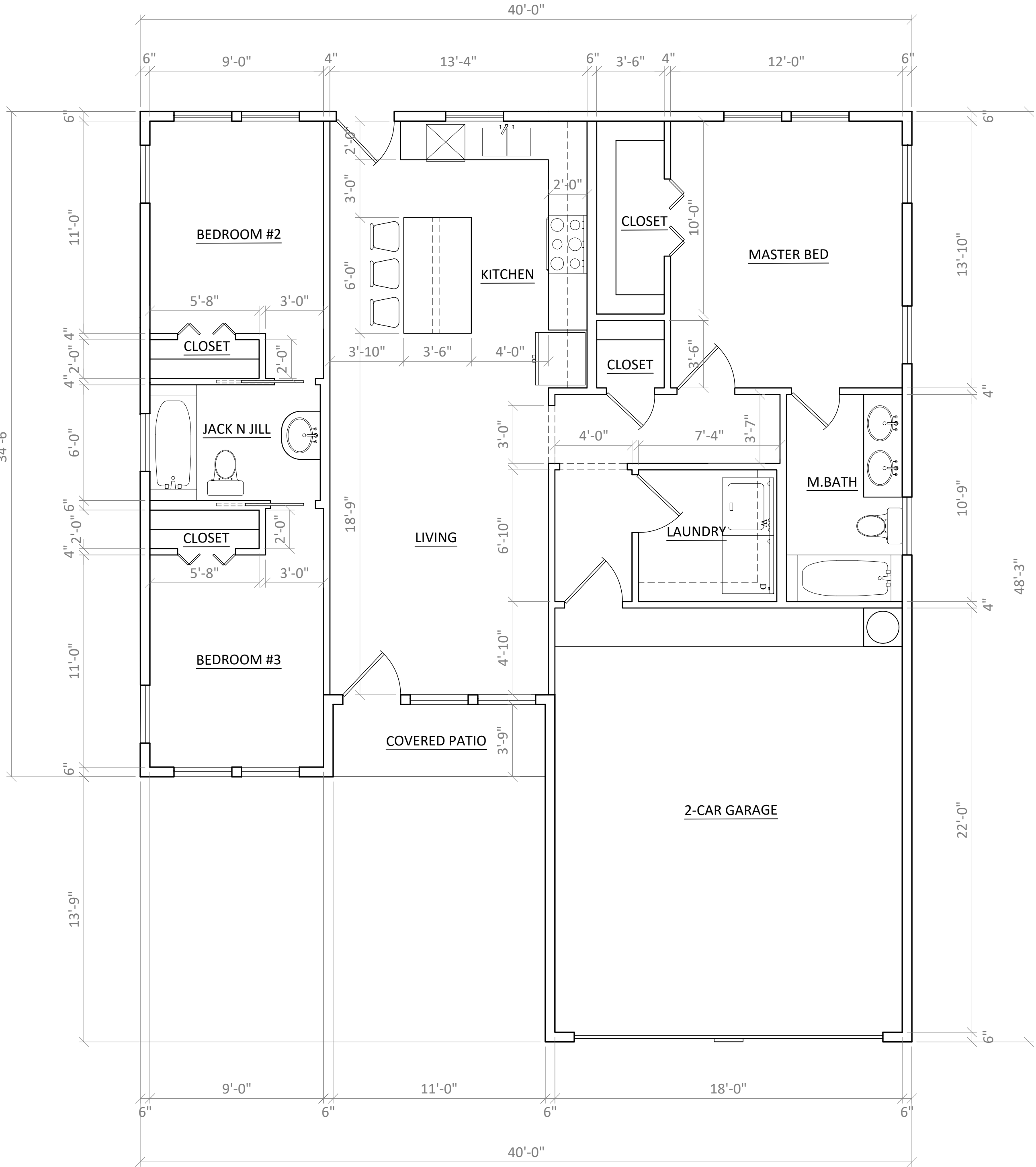
1. V-2023-04 - 116 Willow Ln-16 A Block H Paid App
2. 116 Willow Lane Survey
3. 116 Willow Lane PLANS APPROVED

APPROVED
By chad liford at 10:23 am, Sep 06, 2022

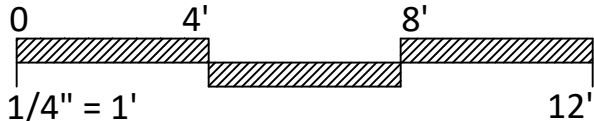
APPROVED
Subject To All
Field Inspections/Approvals

JOB COPY

AREA SUMMARY	
INDOOR AREA	1600 Sft
COVERED PATIO	41 Sft
TOTAL AREA COVERED	1641 Sft



① FIRST FLOOR PLAN

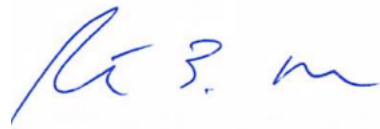


SHEET:	A-1	SHEET TITLE:	FLOOR PLAN	 <i>J. L. O. Burgos Zepeda</i>	ISSUE RECORD		PROJECT:	Date: 07/20/2022 Scale: 1/4" = 1' Drawn By: R.R. Page: 1
					DATE:	COMMENTS:		

Please review this Variance Request application for the landscaping setback buffer zones. We look forward to meeting with the Board of Adjustments next month (October 19). If you have any questions or comments in the interim, our Developer [Rich Couturier of Rubicon Development (214-850-6242, rcouturier@rubiconrep.com)] and our Civil Engineer [John Ainsworth of Kimley-Horn (817-339-2253, john.ainsworth@kimley-horn.com)] are available for further discussion on this Variance Request. I can also be reached at 678-617-4726 if you have any other questions or comments.

Sincerely,

Notes Live
(dba The Hall at 377, LLC)

A handwritten signature in blue ink, appearing to read "R. Mudd", is positioned above a faint, light blue rectangular stamp.

Robert Mudd
Executive Vice President

Attachments

City of Roanoke Board of Adjustments Variance Request Application
City of Roanoke Board of Adjustments Variance Request Site Plan Exhibit
City of Roanoke Pre-Development Meeting Minutes (May 24, 2023)

Cc: Chad Hennings, Rubicon Development
Rich Couturier, Rubicon Development
John Ainsworth, Kimley-Horn

