



Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray, Mayor Pro-Tem

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP
JANUARY 23, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:30 P.M.**

PRESENT CITY COUNCIL:

Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, Hogan Page, David Brundage, and Bryan Moyers; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

PRESENT PLANNING AND ZONING COMMISSION:

Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Donald Glacy, Diana Smith, and Larry Granados.

DEPARTMENT STAFF:

Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Development Services Manager J.R. Hames, Sr. Building Inspector Chad Liford, IT Manager Blake Gore, and Executive Assistant Jeannie Homer.

ABSENT: Council member David Thompson.

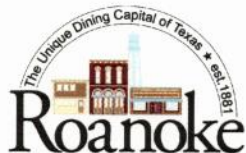
A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the joint meeting to order at 7:41 p.m.

Chairman Kristie Womack called the joint meeting for Planning and Zoning Commission to order at 7:41 p.m.

B. NEW BUSINESS

1. Overview and discussion in regard to approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, for a zoning change from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses.



MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION

January 23, 2024
Page 2 of 7

Kenneth Fambro, Chief Operating Officer with Integrated Real Estate Group, gave a presentation of the proposed project. Mr. Fambro explained the concerns raised by residents during previous discussions, which involved traffic and road improvements, specifically on Byron Nelson Blvd., and flooding of neighboring homes.

Mr. Fambro stated they will remain involved through the process, as a land owner, to ensure everything is adequately sized and the road proportions are done correctly.

Mr. Fambro stated the biggest concern was the traffic in the Byron Nelson Blvd., North Oak Street, and Walnut area.

Mr. Fambro illustrated in his presentation; the project would include detention ponds and there will be drainage improvements, by updating sewer capacity in the area to help alleviate any flooding issues.

Mr. Fambro stated the project will include family homes, high-end townhomes, luxury senior living, and multi-generational residences, which is not traditional "multi family."

Rick Simmons, Founder/Chief Executive Officer with Integrated Real Estate Group, gave an overview of the age demographics of current home purchases. Mr. Simmons explained the number one complaint is the unavailability of senior housing. Mr. Simmons further explained, they are wanting to create housing for the "baby boomer" generation, which is in big demand. The project is geared towards the older generations. The "senior housing" is for the 50-60 age group, and the older/younger age groups do not like to mingle.

Council member Bryan Moyers stated Mr. Simmons made a point about "age groups do not like to mingle", but the presented concept has "multi-age" housing, with senior living, next to a 65+, next to a 45+, what's to keep them from "mingling"?

Mr. Simmons explained they do not want to be at a clubhouse together, or happy hour, etc., so what will happen is the size and price of the units will attract a customer that wants a "life style", not the "cheapness". The amenities will draw those who care about health.

Mayor Gierisch asked for input and discussion from City Council and the Planning and Zoning Commission, to ensure a project that will be pleasing to the Roanoke team and future residents.

Planning and Zoning Commission Chairman Kristie Womack asked if multi-family is being "restricting ages by price," how will the developer manage those demographics, and what will stop the different age groups from "mingling"? Chairman Womack further stated, she understands what the developer is



**MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION**

**January 23, 2024
Page 3 of 7**

targeting, and hears what they are saying, but questions the ability to keep all of it separate.

Mr. Simmons stated there is nothing to stop it. What they provide would attract the specific age groups, based on the amenities and the way its operated. Mr. Simmons further stated, they do not want to restrict the multi-family portion of the project.

Planning and Zoning Commissioner Victor Molaschi asked if a 35-year-old has the money to live in the "65-year-old" units, would that be allowed.

Mr. Simmons stated it would not be allowed in the senior housing, as that building is age restricted. It would be allowed in the multi-family building.

Mr. Simmons stated the multi-family is around 150 units and the senior building is 160 units.

Planning and Zoning Commission Chairman Kristie Womack asked Commissioner Donald Glacy if he would like to speak to the concerns he expressed at the Planning and Zoning Commission meeting, in regard to traffic.

Planning and Zoning Commissioner Glacy stated he was confused, as he has not received any complaints about the senior housing aspect of the project. All the concerns expressed about traffic and water flow, revolve around the density of the multi-family units, and feels this has not been addressed.

Mayor Pro Tem Holly Gray stated there isn't an issue with the senior living or townhomes, the issue is with the multi-family. Mayor Pro Tem Gray further stated the number of units needs to greatly reduced, or completely removed from the project.

Council member Brian Darby stated it still comes down to the density issue.

Mr. Fambro asked if one of the other buildings was age restricted, would that help alleviate the issue.

Mayor Pro Tem Holly Gray stated, leaving the density the same will not fix the issue, regardless of what you call it. Mayor Pro Tem Gray explained that a reduction in the multi-family will fix the issue.

City Manager Cody Petree stated the senior living and an expansion of the townhomes, may help resolve the issue.

Mr. Simmons argued that 55+ requires density, you cannot offer the amenities without density.



MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION

January 23, 2024
Page 4 of 7

Mayor Gierisch stated that by age restricting the units, does not mean only one (1) person would be living in each unit. Mayor Gierisch further stated over population for this site is the issue, so the density has to be reduced.

Mayor Pro Tem Holly Gray stated we do not want more multi-family in the city, and coming back with only a 2% reduction in units, is insulting.

Mr. Simmons apologized and stated we do not classify senior living as multi-family.

Mayor Pro Tem Holly Gray stated this project does not work.

Mr. Simmons stated when the project was going to be a hotel, the study showed more of a traffic impact, than multi-family. Mr. Simmons asked would City Council prefer the hotel?

City Manager Cody Petree stated it is currently zoned retail, so a hotel could be placed there.

Mayor Pro Tem Holly Gray stated they prefer a hotel over multi-family.

Mayor Gierisch stated it also adds additional stress on our Fire/EMS.

Mr. Simmons asked if they built more townhomes, would that work.

Planning and Zoning Commissioner Mark McCullough asked what can be done about Byron Nelson Blvd. (bypass Hwy 114). Commissioner McCullough asked if there were plans to widen it or add additional turn lanes.

Mayor Gierisch explained TxDOT is working on widening areas of Byron Nelson Blvd. and will continue to do so, as it is needed.

City Manager Cody Petree stated once State Hwy 114 completely opens up, it will alleviate some of the traffic that currently uses Byron Nelson Blvd.

Mayor Gierisch explained that TxDOT acts to improve the roads, as projects are created. Mayor Gierisch asked the City Council and Planning and Zoning Commission to decide on what is feasible on this project.

Council member Bryan Moyers stated he would prefer the multi-family be removed completely from the project and add additional townhomes.

Planning and Zoning Commission Chairman Kristie Womack would like the project to stick to the lot regulations in regard to townhomes.

Planning and Zoning Commissioner Victor Molaschi stated there are concerns with



**MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION**

**January 23, 2024
Page 5 of 7**

traffic speed on Lois Street.

Mayor Pro Tem Holly Gray asked if a traffic study has been conducted on Lois Street.

Mr. Simmons stated there was a traffic study conducted a couple of years ago, so it is a bit outdated.

City Manager Cody Petree stated the Dorman Road, Walnut Road, North Oak Street and Howe Road improvements are part of the Denton County Road Project, which the city is paying half the cost. Mr. Petree further stated the project is moving forward.

Planning and Zoning Commission Chairman Kristie Womack asked that when they resubmit plans for this project, could the parking be discussed, more specifically the on-street parking.

Mr. Fambro explained rear entry parking vs front entry parking, due to front yard requirements, so is the question to not have on street parking? Mr. Fambro further explained the front parallel parking was created to make it more palatable with the rear entry parking.

Planning and Zoning Commission Chairman Kristie Womack stated she has concerns with on street parking, causing issues with services being able to go down the street.

Mayor Pro Tem Holly Gray explained it would be comparable to Oak Street, where there are two (2) lanes with designated parallel parking.

Mr. Fambro explained there will be a designated driveway, with the rear entry being off of an alleyway.

Mayor Pro Tem Holly Gray stated the concern is with the front (on-street) parking.

Mr. Fambro stated the lot depth will allow for tandem parking in front.

Mayor Gierisch asked if the consensus is more townhomes.

Mayor Pro Tem Holly Gray stated they would like more of anything else, except for multi-family.

Mr. Fambro stated they will expand the senior living and scale back on the multi-family.

Planning and Zoning Commission Vice Chairman Jason Kasal asked if the total number of 450 units will come down.



MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION

January 23, 2024
Page 6 of 7

Mr. Fambro stated it would.

City Manager Cody Petree asked if they are going to expand the senior living.

Mr. Fambro stated they would rework the project to address the City Council and Planning and Zoning Commission concerns.

Council member Hogan Page asked if they remove the multi-family, keep the senior housing, replace the multi-family with more townhomes, what are we comfortable with, in regard to density.

Planning and Zoning Commission Vice Chairman Jason Kasal asked what the total unit count would be with 12 per acre and 18 per acre.

Planning and Zoning Commissioner Victor Molaschi stated it would be around 216 - 220.

Planning and Zoning Commission Chairman Kristie Womack stated she would like to see more single-family homes as opposed to townhomes in place of the multi-family.

City Manager Cody Petree asked if they are interested in having garden homes as single-family homes in the project.

Council member Hogan Page stated the current density currently proposed for this project, is too much and the multi-family needs to be removed.

Mr. Simmons asked if they build the senior living, single family, townhomes, and leave the multi-family out, until a later time, would that be doable.

City Council Hogan Page stated this could be an option.

After much discussion, the consensus from City Council and the Planning and Zoning Commission is as follows:

- Reduce the total unit count to 296
- Lower the density

C. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the joint workshop at 9:20 p.m.

Motion carried unanimously.

Motion made by Diana Smith second by Mark McCullough to adjourn the joint workshop at 9:20 p.m.



MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION

January 23, 2024
Page 7 of 7

Motion carried unanimously.

April S. Hill, City Secretary

Carl E. "Scooter" Gierisch, Jr., Mayor

