

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Kristie Womack, Chairman

Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
MARCH 4, 2024
7:00 PM**

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

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission 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 Special Planning and Zoning Commission meeting held on January 8, 2024.
2. Consideration and action on approval of the minutes from the Planning and Zoning Commission and City Council Joint Workshop held on January 23, 2024.

D. NEW BUSINESS

1. Consideration and action on a Preliminary Plat (PP 2024-01) request from Westwood Professional Services, for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.
2. Consideration and recommendation on a Final Plat (FP 2024-01) request from Westwood Professional Services for the Roanoke Baseball



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 4, 2024
Page 2 of 3**

Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

3. Public hearing to consider amending the Planned Development District Ordinance No. PD-2022-128, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending planned development standards to allow for multifamily with 6,000 square feet of Commercial – Office Use Only and amending the height restrictions, for an approximate 14.918 acre tract(s) of land, consisting of Lot 1, Block A of the Roanoke Lofts Addition. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property. (Ordinance No. 2024-101)
4. Consideration and recommendation on approval of Ordinance No. 2024-101 amending Planned Development District Ordinance No PD 2022-128 and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the planned development standards to increase building height for a multifamily project that includes 6,000 sf of commercial office use. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.
5. Consideration and action on Preliminary Plat (PP 2024-02) request from Leeds Residential for an approximate 19.86 acres located in the A0943A MEP & PRR, TR 7, 19.86 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.
6. Consideration and recommendation on a Site Plan (SP 2024-01) request from Leeds Residential for a multifamily and office building development on approximately 15 acres of land that is located in the A0943A MEP & PRR, TR 7, 19.85 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, February 29, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 4, 2024
Page 3 of 3**

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. **BRILLE 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