

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



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

**ROANOKE PLANNING AND ZONING MINUTES
NOVEMBER 6, 2023
7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Larry Granados, Diana Smith, Victor Molaschi, and Donald J. Glacy. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

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 Donald Glacy second by Mark McCullough to approve, with corrections, the minutes from the regular Planning and Zoning Commission meeting held on October 16, 2023.
Motion carried unanimously.

D. NEW BUSINESS

The Planning and Zoning Commission moved Items # 1 & 2 to the end of the agenda.

1. Public hearing to consider amending the comprehensive zoning ordinance on 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, by changing the zoning on the approximately 18.504-acres of land 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. (PD-2023-18, Ordinance No. 2023-130)

Public hearing started at 7:13 p.m.

Grant Gable, Lois Street resident, stated he has been a long time resident and the proposed project will have a big impact on the surrounding community. Mr. Gable further stated this project will cause a drastic increase in traffic, and exacerbate the current drainage issues in that area.

Bernie Alexander, Inez Street resident, stated the progress in that area has not developed as fast as the growth. Mr. Alexander further stated there is currently traffic issues, with too much construction at one time, and this project will worsen the problem. Mr. Alexander concluded that he would rather see luxury homes for this project versus multi-family apartments.

Jeannie Defazio, Lois Street resident, stated her main concern is traffic and there needs to be another traffic signal on Byron Nelson Blvd., to deter vehicles from using only Lois to Oak, to get to a signal light. Ms. Defazio further stated she has concerns with current drainage issue getting worse.



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Queva Martin, Walnut Street owner, stated the drainage on Walnut is already bad. Ms. Martin further stated Roanoke has enough apartments and not sure adding more is a good idea.

Kenneth Fambro, Chief Operating Officer with Integrated Real Estate Group, gave a presentation of the proposed project. Mr. Fambro stated the input from the residents is appreciated and taken seriously. Mr. Fambro explained the project had been presented before and upon recommendations they made revisions. These revisions included a decrease in multi-family units, an increase in senior housing units, an increase in townhomes, and included single family homes.

Trevor Armstrong, Earl Drive, Trophy Club, stated the multi-family was reduced by 17%, with a total of 227 units. Mr. Armstrong further explained this will include a podium parking garage. This will be comparable to the Two 99 Monroe project in downtown Roanoke.

Andrew Chaffen, Chaplewood Drive, North Richland Hills, stated this project has a large senior component, with many amenities.

Eric Mysliwicz, Lois Street resident, expressed his concerns with drainage issues, stating, flooding will make residents leave.

Public hearing ended at 7:36 p.m.

2. Consideration and recommendation on approval of Ordinance No. 2023-130, amending the Comprehensive Zoning Ordinance, for 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, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District (PD 2023-18) with Multi-Family, Single Family Detached and Single Family Attached uses.

Motion made by Victor Molaschi second by Donald Glacy to take no action, tabling this item until February 5, 2024, and recommend a Joint Workshop to include Planning and Zoning Commission, City Council, and residents, prior to the February 5, 2024 Planning and Zoning Commission regular meeting.

Motion carried unanimously.

3. Public hearing to consider a rezoning application for Lot 8R, Block 14 O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow retail tobacco store use. (SUP-2023-03, Ordinance No. 2023-131)

Public hearing started at 7:04 p.m.

John Dancer, owner of 206 N. Oak Street, stated they would like to put in a cigar lounge at this location, and asked the Planning and Zoning Commission to approve the SUP.

Public hearing ended at 7:05 p.m.

4. Motion made by second by Donald Glacy to Diana Smith to approve Ordinance No. 2023-131 amending the comprehensive zoning ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone Specific Use Permit (SUP) to allow retail tobacco store use for Lot 8R, Block 14 of O.T. Roanoke Addition, City of Roanoke, Denton County, Texas. The property is generally located on the east side of N Oak Street, just south of Austin Street. (SUP-2023-03)

Motion carried unanimously.

5. Motion made by Victor Molaschi second by Mark McCullough to approve a site plan (SP 2023-07) request from Peloton Land Solutions a Westwood Company, for a warehouse to be located on approximately 17.122-acre tract of land in the



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L.H. Dotson survey, abstract no. 383, and the MEP & PRR Co. survey, abstract number 923, City of Roanoke, Denton County, Texas. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of U.S. Hwy 377, behind an existing warehouse having an address of 700-724 Henrietta Creek Rd.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Diana Smith second by Donald Glacy to adjourn the meeting at 8:49 p.m.

Motion carried unanimously.



Jeannie Homer, Executive Assistant



Kristie Womack, Chairman