

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
MARCH 4, 2024**

**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 Victor Molaschi to approve the minutes from the Planning and Zoning Commission Special meeting held on January 8, 2024.

Motion carried 6-0-1. Chairman Kristie Womack abstained, as she was not present at this meeting.

2. Motion made by Mark McCullough second by Donald Glacy to approve the minutes from the Planning and Zoning Commission and City Council Joint meeting held on January 23, 2024.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Donald Glacy second by Victor Molaschi to approve 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.

Commissioner Donald Glacy withdrew his motion.

Motion made by Victor Molaschi second by Donald Glacy to approve, 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, with staff recommendation to renumber the lot numbers.

Motion carried unanimously.

2. Motion made by Larry Granados second by Diana Smith to approve a Final Plat (FP 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.

Motion carried unanimously.



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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)

Public hearing started at 7:08 p.m.

Jason Leeds, applicant, gave a presentation and overview of the proposed project.

Public hearing ended at 7:18 p.m.

4. Motion made by Jason Kasal second by Mark McCullough to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent land owner in addition to the church property, 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.

Motion carried 5-2-0. Commissioners Larry Granados and Diana Smith were opposed.

5. Motion made by Mark McCullough second by Donald Glacy to approve a 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.

Motion carried unanimously.

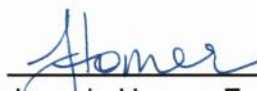
6. Motion made by Donald Glacy second by Victor Molaschi to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent land owner in addition to the church property, a Site Plan (SP 2024-01) request from Leeds Residential for a multifamily and 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.

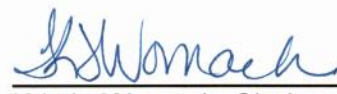
Motion carried 5-2-0. Commissioners Larry Granados and Diana Smith were opposed.

E. ADJOURNMENT

Motion made by Diana Smith second by Donald Glacy to adjourn the meeting at 8:41 p.m.

Motion carried unanimously.


Jeannie Homer, Executive Assistant


Kristie Womack, Chairman