

Diana Smith, Commissioner
Larry Granados, Commissioner
Victor Molaschi, Vice Chairman



Ernie Adams, Vice Chairman
Donald Glacy, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
AUGUST 5, 2024**

**7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Donald Glacy, Ernie Adams, Larry Granados, and Diana Smith. 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 Mark McCullough second by Victor Molaschi to approve the minutes from the regular Planning and Zoning Commission meeting held on June 3, 2024.
Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Victor Molaschi second by Donald Glacy to elect Jason Kasal as Chairman.
Motion carried unanimously.
2. Motion made by Donald Glacy second by Mark McCullough to elect Victor Molaschi as Vice Chairman.
Motion carried unanimously.
3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, by changing the zoning from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Senior Housing and Single-Family Uses and prescribing the development standards. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd. (Ordinance No. 2024-109)

Public hearing started at 7:03 p.m.

Quiva Martin, Roanoke resident stated that the zoning was single-family, when she purchased her property. Ms. Martin further stated she would prefer there be only single-family on the project property, as opposed to a mixture of apartments and single-family homes. Ms. Martin explained it will affect taxes, and will create more traffic and street congestion from parking on the street. Ms. Martin stated, she does not want this project to be approved.

Lindsey Glacy, Roanoke resident stated the four (4) story senior center is too large for the neighborhood and does not fit the density of the neighborhood.



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Public hearing ended at 7:10 p.m.

4. Consideration and action to approve Ordinance No. 2024-109, 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 with Multifamily and Single Family Detached uses. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd.

Motion made by Victor Molaschi second by Larry Granados to approve Ordinance No. 2024-109, with the following conditions:

- With the inclusion of the staff recommended 50' right-of-way
- Including a restriction to multi-family units remaining as age restricted senior living
- No storage to be utilized in garages

Motion carried 5-2-0. Commissioners; Donald Glacy and Ernie Adams were opposed.

E. ADJOURNMENT

Motion made by Ernie Adams second by Donald Glacy to adjourn the meeting at 7:52 p.m.

Motion carried unanimously.


April S. Hill, City Secretary


Victor Molaschi, Vice Chairman