

Diana Smith, Commissioner
Donald Glacy, Commissioner
Jeannie De Fazio, Commissioner



Ernie Adams, Commissioner
Victor Molaschi, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
MARCH 17, 2025**

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

Present: Vice Chairman Victor Molaschi; Commissioners: Mark McCullough, Donald Glacy, Ernie Adams, Jeannie De Fazio, and Diana Smith. City Planner Kelly Carlson, City Secretary April S. Hill, and Executive Assistant Babette Welch.

Absent: Chairman Jason Kasal.

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 Ernie Adams to approve the minutes from the regular Planning and Zoning Commission meeting held on December 2, 2024.
Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider a rezoning application for 212 N. Oak Street, 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 Amusement-Commercial (Outdoors) Use. (SUP-2025-02/Ordinance No. 2025-103)

Public hearing started at 7:02 p.m.

Jonathan Ackmann, Roanoke resident stated he has reservations on whether or not this would be good for the downtown area, due to the size of the sidewalks, and alcohol consumption while driving a scooter. Ackmann further stated this may deter visitors to come to the downtown area, and there needs to be enforceable regulations.

Tim Hamilton, owner of Wine:30 on Oak stated there needs to be something to bring more people into Roanoke and he does not see any issue during non-peak hours. Mr. Hamilton further stated he is in favor of SUP 2025-02, and feels this would be a good thing for the area.

John Dancer, owner of 212 N. Oak Street stated he believes businesses on Oak Street will greatly benefit from this, tying into the convention center. Mr. Dancer further stated he has 2 letters from business owners/residents of Roanoke, who are in favor of this.



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Jonathan Ackmann stated he would like clarification of operating hours, and if it will be during peak hours.

Public hearing end at 7:11 p.m.

2. Consideration and recommendation on approval of a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (SUP-2025-02 / Ordinance No. 2025-103)

Motion made by Ernie Adams second by Donald Glacy to table this item until the applicant submits additional information pertaining to routes the scooters will take, the business (operating) hours, and parking details of the scooters in the downtown area.

Motion carried unanimously.

3. Consideration and recommendation on approval of a Site Plan (SP 2025-01) request from Curtis Young, for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

Motion made by Donald Glacy second by Jeannie De Fazio to table this item, subject to alternative redesign of the façade.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jeannie De Fazio second by Donald Glacy to adjourn the meeting at 7:59 p.m.

Motion carried unanimously.



April S. Hill, City Secretary



Victor Molaschi, Vice Chairman