

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
MAY 19, 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, and Diana Smith. Development Services Manager J.R. Hames, City Planner Matthew Ellis, and Executive Assistant Babette Welch.

Absent: Chairman Jason Kasal; Commissioner Jeannie De Fazio.

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 Diana Smith second by Donald Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on April 21, 2025. Motion carried unanimously.

D. OLD BUSINESS

1. Motion made by Donald Glacy second by Diana Smith to deny 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. (Ordinance No. 2025-103)
Motion carried unanimously.

E. NEW BUSINESS

1. Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, By Amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. (Ordinance No. 2025-106)

Public hearing started at 7:19 p.m.

No one wished to speak.



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

May 19, 2025
Page 2 of 2

Public hearing ended at 7:20 p.m.

2. Consideration and recommendation on approval of Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

Motion made by Mark McCullough second by Donald Glacy to deny Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

Motion failed 1-3-1. Vice Chairman Victor Molaschi, Commissioner Donald Glacy and Commissioner Mark McCullough were all opposed, and Commissioner Ernie Adams abstained due to a conflict of interest.

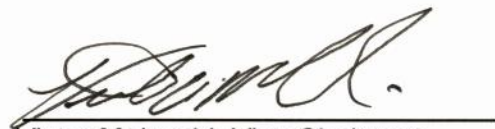
Motion made by Donald Glacy second by Diana Smith to table this item until the June 16, 2025 Planning and Zoning Commission meeting.

Motion carried unanimously.

F. **ADJOURNMENT**

Motion made by Ernie Adams second by Donald Glacy to adjourn the meeting at 8:08 p.m.

Motion carried unanimously.


Victor Molaschi, Vice Chairman
Babette Welch, Executive Assistant