

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
JUNE 16, 2025**

**7:00 P.M.
ROANOKE CITY HALL
COMMUNITY ROOM #132 – 1ST FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Jason Kasal; 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: Vice Chairman Victor Molaschi; 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 Mark McCullough second by Diana Smith to approve the minutes from the regular Planning and Zoning Commission meeting held on May 19, 2025. Motion carried unanimously.

D. OLD BUSINESS

1. 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 Donald Glacy second by Mark McCullough 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 2-2-1. Chairman Jason Kasal and Commissioner Diana Smith were opposed to the denial. Commissioner Ernie Adams abstained due to a conflict of interest.

Motion made by Diana Smith to approve this item as presented subject to satisfactory resolution of Howe Road and Marshall Creek Road improvements, updated with 154 unit, and rear entry garages.

Motion failed due to a lack of a second.

Motion made by Donald Glacy second by Diana Smith to move this item to the August 4, 2025 Planning and Zoning Commission meeting.

Motion carried unanimously.

E. NEW BUSINESS



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

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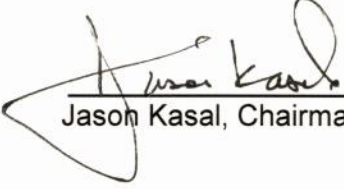
1. Motion made by Ernie Adams second by Mark McCullough to approve a Site Plan (SP 2025-01) request from Bowman Consulting Group, LTD, for 2 buildings, a multi-tenant building and restaurant and bar to be located on approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A, Lot 1, 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 carried 5-1-0. Commissioner Diana Smith was opposed.

F. ADJOURNMENT

Motion made by Ernie Adams second by Donald Glacy to adjourn the meeting at 8:13 p.m.

Motion carried unanimously.



Jason Kasal, Chairman



Babette Welch, Executive Assistant