



Ernie Adams, Commissioner
Eric Heimbrect, Commissioner
Pam Fenn, Commissioner

Jason Kasal, Chairman

Diana Smith, Commissioner
Mark McCullough, Commissioner
Donald J. Glacy, Vice Chairman

**MINUTES
ROANOKE ZONING BOARD OF ADJUSTMENT**

**JANUARY 5, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

A. CALL TO ORDER

Meeting began at 7:00pm

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

No public input

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 20, 2025.

Motion by Mark McCulloch second by Eric Heimbrect to approve.
Motion carried unanimously

D. NEW BUSINESS

1. Consideration and recommendation on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas;



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generally located at 905 N Oak Street.

Motion by Mark McCullough second by Eric Heimbrect to approve.
Motion carried unanimously

2. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

No speakers

3. 3. Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

Motion by Mark McCullough second by Diana Smith to table and revisit on February 2nd.

Motion carried unanimously

4. 4. Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

Speaker Taylor Farden, 109 Forest Hill Dr, Trophy Club, represented the developer and was available for questions.

Speaker Don Wilder, 16904 Club Hill Dr., Dallas, architect for the project, explained the retail opportunities of the project.

5. 5. Consideration and recommendation on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the



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remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

Motion by Eric second by Mark to approve

Motion carried unanimously

E. ADJOURNMENT

Motion by Eric second by mark to adjourn at 7:27pm

Motion carried unanimously.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, December 30th, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Babette Welch, Executive Assistant