

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



Jason Kasal, Chairman

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

## MINUTES

### PLANNING AND ZONING COMMISSION

MARCH 2, 2026

500 S. OAK STREET

ROANOKE, TEXAS 76262

7:00 PM

**Present:** Chairman Jason Kasal; Vice Chairman Don Glacy; Commissioners: Ernie Adams, Mark McCullough and Pam Fenn. City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

**Absent:** Diana Smith and Eric Heimbrecht

#### **A. CALL TO ORDER**

Meeting was called to order at 7:00 pm

#### **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 February 2, 2026.

Motion made by Commissioner McCullough and seconded by Commissioner Adams to approve. Motion carried unanimously

#### **D. NEW BUSINESS**

1. Consideration and recommendation on a Site Plan (SP-2026-01) request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street.

Motion by Commissioner Glacy and seconded by Commissioner Adams to table item until applicant can be present. Motion passed unanimously.

2. Conduct a public hearing and consider a request to change the zoning for an approximately 4.077-acre tract of land consisting of Lot 1, Block 1, of the Homestead Addition, an addition to the City of Roanoke, Denton County, Texas, from Planned Development District Ordinance No. 96-117 to Business Park (BP) District to allow Business Park (BP) uses on said tract. (ZC-2026-001).

Public hearing opened at 7:09

Applicant was available for questions. The applicant addressed the Commission to explain his intent to build an office showroom spec warehouse.

Staff recommended approval.

Public hearing closed at 7:15

Motion by Commissioner McCullough and second by Commissioner Fenn to approve. Motion passed unanimously.

3. Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

Public hearing opened at 7:16

Applicant addressed council regarding the plans and history for the property and was available for questions.

Several Oak Street business owners and managers addressed council to encourage approval.

Public hearing closed at 7:45

Motion made by Commissioner Glacy and seconded by Commissioner McCullough to table item until April 2 meeting.

Motion passed 4-1 with Chairman Kasal opposing.

4. Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center

Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03)

Public hearing opened at 8:05

Applicant was available for questions.

Public hearing closed at 8:10

Motion made by Commissioner Glacy and seconded by Commissioner Adams to table item until April 2 meeting.

Motion passed unanimously.

**E. ADJOURNMENT**

Motion made by Commissioner McCullough and seconded by Commissioner Fenn to adjourn the meeting at 8:11pm.

---

Jason Kasal, Chairman

---

Babette Welch, Executive Assistant