

Ernie Adams, Commissioner
Eric Heimbrecht, Commissioner
Pam Fenn, Commissioner



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

**MINUTES
PLANNING AND ZONING COMMISSION
APRIL 6, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

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

Absent: None.

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 March 2, 2026.

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

D. OLD 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.

Applicant was available for questions

Motion by Commissioner Adams, seconded by Commissioner Heimbrecht, to approve.

Motion passed 6-1 with Vice Chairman Glacy opposing.

2. 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 7:14 p.m.

Staff provided overview of the item.

Public hearing closed at 7:27 p.m.

Motion by Vice Chairman Glacy to deny and seconded by Commissioner Fenn.

Motion failed 2-5 with Chairman Kasal and Commissioners Adams, McCullough, Smith, and Heimbrecht opposing.

Motion by Commissioner Adams, seconded by Vice Chairman Glacy, to approve with the instruction that the item be presented to the City Council following the May 2, 2026 Special Election and any related runoff election.

Motion passed 6-1 with Chairman Kasal opposed.

3. 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 7:51 p.m.

Staff provided overview of the item.

Applicant was available for questions.

Public hearing closed at 7:53 p.m.

Motion by Commissioner Heimbrecht, seconded by Commissioner Adams, to approve with the stipulation requiring 4,000 square feet of convertible retail space facing Oak Street and the clubhouse shifted to face Union Street.

Motion passed 6-1 with Vice Chairman Glacy opposed.

E. NEW BUSINESS

1. Conduct a public hearing and consider amending Chapter 12, Article I, by amending Section 12.6 of the City of Roanoke, Code of Ordinances, entitled "Definitions" by adding a definition for "Retail Sales of CBD, Tobacco, E-Cigarettes, or Non-Traditional Smoking-Related Products" and amending Chapter 12, Article VI, Section 12.661, Appendix 3, of the City of Roanoke, Code of Ordinances entitled "Use Charts" to authorize "Retail Smoke/Tobacco/CBD Stores" use with a Specific Use Permit (SUP) within the Retail (R), Light Commercial (LC), and Business Park (BP) Districts. (ZTA-2026-02)

Public hearing opened at 8:00 p.m.

Public hearing closed at 8:24 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner McCullough, to approve. Motion passed unanimously

2. Conduct a public hearing and consider amending Chapter 12, Article VII, Division 10, of the City of Roanoke, Code of Ordinances, entitled "Special Regulations for Certain Types of Uses" by adding a new section, 12.932 entitled "Retail Smoke, Tobacco, and CBD Stores", establishing special regulations for Retail Smoke, Tobacco, and CBD Stores. (ZTA-2026-03)

Public hearing opened at 8:25 p.m.

Public hearing closed at 8:26 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner Adams, to approve.
Motion passed unanimously

F. ADJOURNMENT

Motion made by Commissioner Heimbrecht, seconded by Commissioner McCullough to adjourn the meeting at 8:27pm.

Jason Kasal, Chairman

Babette Welch, Executive Assistant