

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  
MAY 4, 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 April 6, 2026.

Motion made by Vice Chairman Glacy and seconded by Commissioner McCullough to approve. Motion carried unanimously

**D. NEW BUSINESS**

1. **Consider and make a recommendation** on a Site Plan request by The John McAdams Company and the City of Roanoke for a hotel to be located on an approximately 3.269-acre parcel legally described as Lot 1, Block B, Roanoke City Center Addition, and generally located northeast of the intersection of Parish Lane and South Oak Street. (SP-2026-02)

Motion by Commissioner Heimbrecht, seconded by Commissioner Fenn, to approve. Motion passed 6-0-1 with Commissioner Adams abstaining.

2. **Hold a public hearing and make a recommendation** on a rezoning application for Lots 1 & 2, Block 1, of the Chandler-Chase Estates Addition, an Addition to the City of Roanoke, Denton County, Texas and generally located at 401 S. Walnut Street to change the zoning from Oak Street Corridor Zoning District - Neighborhood Transition Zone to Oak Street Corridor Zoning District - Civic/Mixed Use Zone (ZC-2026-02).

Public hearing opened at 7:05 p.m.

Staff provided overview of the item and recommended approval.

Property owners at the following addresses spoke to the Commission and expressed their opposition to the rezoning application:

236 Morningside Drive, Roanoke  
240 Morningside Drive, Roanoke  
244 Morningside Drive, Roanoke  
244 Crockett Street, Roanoke

Public hearing closed at 7:17 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner Fenn, to deny the rezoning application. Motion passed 5-1-1 with Chairman Kasal opposing and Commissioner Adams abstaining.

- 3. Hold a public hearing and make a recommendation** to consider amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04)

**No action taken on this item.**

- 4. Hold a public hearing and make a recommendation** on a city initiated rezoning application on approximately 57.502-Acres of land located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 57.502-Acres of Land from Single Family-7 District (SF-7) to Planned Development 2014-114 District with Single Family PD Uses. (ZC-2026-03).

Public hearing opened at 7:30 p.m.

Staff provided overview of the item and recommended approval.

Public hearing closed at 7:34 p.m.

Motion by Commissioner Smith and seconded by Commissioner Heimbrecht to approve. Motion carried 6-0-1 with Commissioner Adams abstaining.

- 5. Hold a public hearing and make a recommendation** to consider amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04)

Public hearing opened at 7:39 p.m.

Staff provided overview of the item and recommended approval.

Public hearing closed at 7:42 p.m.

Motion by Vice Chairman Glacy and seconded by Commissioner Fenn to approve. Motion carried 6-0-1 with Commissioner Adams abstaining.

**E. ADJOURNMENT**

Motion made by Commissioner Adams, seconded by Vice Chairman Glacy to adjourn the meeting at 7:45 p.m..

---

Jason Kasal, Chairman

---

Babette Welch, Executive Assistant