

Eric Heimbrecht, Commissioner
E Pam Fenn, Commissioner
VACANT



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

**MINUTES
PLANNING AND ZONING COMMISSION
MAY 18, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

Present: Commissioners: Ernie Adams, Mark McCullough, Diana Smith, Eric Heimbrecht, and Pam Fenn, Development Services Manager J.R. Hames, and Executive Assistant Babette Welch.

Absent: Chairman Jason Kasal and Vice Chairman Don Glacy

A. CALL TO ORDER

Meeting was called to order at 7:00 pm

A motion was made by Commissioner Smith and seconded by Commissioner McCullough to appoint Commissioner Heimbrecht as temporary Chairman. Motion passed unanimously.

B. PUBLIC INPUT

Several residents addressed the Commission regarding New Business Items D1 and D2 to oppose allowing a Quik Trip at Northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. The residents noted potential increased traffic, the proximity to homes and an excessive number of gas stations already in the City as reasons for their opposition.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on May 4, 2026.

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

D. NEW BUSINESS

1. **Consideration and action** on a Preliminary Plat (PP-2026-01), a request by Sandy Brantley for an approximate 6.168 acres located in the W. Beall Survey, Abstract No. 82, City of Roanoke Texas, Denton County Texas. The property is generally located at the Northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (PP-2026-01)

Brandon Osmire was in attendance representing the applicant and was available for questions.

Staff provided an overview of the item and recommended approval.

Motion made by Commissioner McCullough and seconded by Commissioner Fenn to approve. Motion failed 2 – 2 with Chairman Smith and Commissioner Heimbrecht opposing.

- 2. Consider and make a recommendation** on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).

Brandon Osmire was in attendance representing the applicant and was available for questions.

Staff provided an overview of the item and recommended approval.

Motion made by Commissioner McCullough and seconded by Commissioner Fenn to approve. Motion failed 2 – 2 with Chairman Smith and Commissioner Heimbrecht opposing.

- 3. Consider and make a recommendation** on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

Applicant Christopher Webb and Daniel Barr were in attendance representing Scout Cold Storage and available for questions.

Staff provided an overview of the item and recommended approval.

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

4. ADJOURNMENT

Motion made by Commissioner Heimbrecht and seconded by Commissioner Fenn to adjourn the meeting at 7:37 p.m. Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant