

Helen Ward, Commissioner
Larry Granados, Vice Chairman



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Frank Lagrassa, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT MINUTES
JUNE 17, 2021
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Lewis Rice; Vice Chairman Frank LaGrassa; Commissioners: Larry Granados, and Abigail Mayer; Assistant City Manager Cody Petree; Planning Manager J.R. Hames, City Planner Kelly Carlson and Secretary Sherry Gragg.

Absent: Commissioner Helen Ward.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Frank LaGrassa second by Jesse Terrell to approve the minutes from the Regular Zoning Board of Adjustment meeting held on April 15, 2021.
Motion carried unanimously.

C. NEW BUSINESS

1. Public hearing to consider a Special Exception Request (SEP-2021-01) to the general prohibition to cul-de-sacs within the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes to construct a cul-de-sac due to features which prevent a street connection. The proposed project is located on Lots 1, 2, 3, And 4 of the M.E.P. and P.R.R. Survey, Abstract No. 923, Tracts 64 and 65, City of Roanoke, Denton County, Texas, and having a property address of 200 and 212 Pecan Street, Roanoke, Texas.

Public hearing started at 7:02 p.m.



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Developer and owner of properties, Amr Elborai with Elborai Group gave an overview of the proposed project. Mr. Elborai further stated that the request for a cul-de-sac would allow more homes and better lots within this project.

Kathleen Runnels, 506 Dallas Drive, stated she had concerns regarding serious drainage issues. Ms. Runners further state that she had met with Mr. Elborai, who said he would address any drainage issues, at his expense. Ms. Runnels concluded by stating this was her only concern and has no issue with a cul-de-sac.

Les Williamson, 502 Dallas Drive, state that water is a big problem, so he has a sump pump to pump the water from the back yard to the street. Mr. Williamson further stated that he has concerns with the proposed fencing and doesn't want something that will deteriorate. Mr. Williamson asked who would be responsible for the upkeep of the pond and greenspace. Additionally Mr. Williamson asked what will happen to the trees along the fence line due to the trees there.

Mr. Elborai stated that the property lines have not been platted at this time, which will enable him to create a permanent easement to the property owners located to the north, so the trees will not be removed. Mr. Elborai further stated the fence will be a masonry fence.

Board Member Larry Granados stated he has concerns about the placement of the fence with an easement. Mr. Granados asked if the fence line is moved inside the property line, who will maintain the area with trees between his property and the fence, the trees should be removed to avoid this situation. Mr. Granados also express his concerns of a two story home being built behind him. This will allow that home owner to see right into his master bedroom.

Mr. Elborai stated that he take neighbors into consideration when design a home, so it does not allow for the infringement of others privacy.

Debbie Pullen, Main Street, stated she is against this project due to the larger homes and it will increase the property taxes in the area. Ms. Pullen further stated that she would prefer to keep Roanoke small with the community feel.

Jason Kasal, 507 Reed, stated that because of the way the property is laid out, Mr. Elborai can either build 8 homes without approval or 11 with approval. Mr. Kasal further explained that of those 8 homes, 4 on Pecan Street, would be 60'(ft.) wide and 400'(ft.) deep lots, which would not look very good. The request is to allow a cul-de-sac. Mr. Kasal asked, should we approve a cul-de-sac and have 11 nice looking properties, or deny the cul-de-sac and have 8 bad looking properties. Mr. Kasal concluded that his is in favor of this project.

Mr. Williamson stated that he thinks they should only build 4 homes facing Pecan Street to make the lots wider, and doesn't want any homes built behind his property.

Elizabeth Ward, 406 Austin Street, stated that she supports the project.



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Ms. Runnels stated that she loves the small town feel of Roanoke and does not feel this project will impact the community in a negative way.

Lisa Neary, 205 Pecan Street, stated Mr. (Mr. Elborai) has a genuine interest in what happens with the neighborhood. Ms. Neary further stated that she doesn't feel this project will negatively impact the area.

President Lewis Rice read an email from Carolyn Clark, which stated:

"I am unable to attend the planning and zoning meeting tonight, but wanted to drop a note to let the committee know that I am FULLY IN FAVOR of the cul-de-sac design and the new build project on Reed/Pecan as a whole. Mr. Elborai was very open to suggestions from my neighbors and addressed their concerns directly. I believe the drainage concerns are warranted after seeing video of the massive runoff from one of the residents on Turner, and I believe Mr. Elborai will make sure that his plans do not impact this issue any further. I am looking forward to seeing it built!"

Carolyn Clark

Angie Grimm, 609 Meadow Lane, stated that City Council approved the overlay, which did not include cul-de-sacs. Ms. Grimm concluded that she believes it should remain that way.

Public hearing ended at 7:42 p.m.

2. Motion made by Frank LaGrassa second by Abigail Mayer to approve a Special Exception Request (SEP-2021-01) to the general prohibition to cul-de-sacs within the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes to construct a cul-de-sac due to features which prevent a street connection. The proposed project is located on Lots 1, 2, 3, And 4 of the M.E.P. and P.R.R. Survey, Abstract No. 923, Tracts 64 and 65, City of Roanoke, Denton County, Texas, and having a property address of 200 and 212 Pecan Street, Roanoke, Texas, with the condition the number of lots be reduced from 12 to 11 lots, and the following staff recommendations.

1. All lots, streets, and right-of-way areas comply with City and Overlay ordinances;
2. A decorative screening device is constructed along Pecan St. which meets all the screening requirements listed in Section 12.771 of the Comprehensive Zoning Ordinance. (Plans must be submitted with the final subdivision plat by a qualified landscape architect for staff review).
3. The open space will be dedicated as a public space meeting all requirements for parkland dedication listed in Section 9.201 Park and Recreation Dedication requirements.

The newly constructed cul-de-sac meets all City right-of-way requirements and is open to the public. No private gates will be permitted along any portion of the right-of-way.

Motion carried 3-0-1. Commissioner Larry Granados abstained, due to conflict of interest.



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D. ADJOURNMENT

Motion made by Frank LaGrassa by Abigail Mayer to adjourn the meeting at 8:00 p.m.

Motion carried unanimously.


Sherry Gragg, Secretary


Lewis Rice, Chairman