



Jesse Terrell, Commissioner
Victor Molaschi, Commissioner
Larry Granados, Commissioner

Randy Corn, Chairman

Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING MINUTES

OCTOBER 18, 2021

7:00 P.M.

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

Present: Chairman Randy Corn; Vice Chairman Kristie Womack; Commissioners: Jason Kasal, Mark McCullough, Jesse Terrell, Victor Molaschi, and Larry Granados. Development Services Administrator J.R. Hames, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

A. CALL TO ORDER

Meeting called to order at 7:03 p.m.

B. PUBLIC INPUT

Billy Bowen, 1008 N. Walnut Street, expressed concerns on an increase on property taxes.

Michelle Graves, 300 Helen Street, expressed concerns of the value of property going down.

C. APPROVAL OF THE MINUTES

1. Motion made by Kristie Womack second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on August 2, 2021.

Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 18.504- acres of land from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with multi-family and single family detached uses. (Ordinance No. 2021-123)

Public hearing started at 7:08 p.m.

Developer Kenneth Fambro, Integrated Real Estate Group, gave an overview of the project.

Paul Milosevich, Integrated Senior Housing, stated this project will be a multi-generational community. Mr. Milosevich gave an overview of other projects they have done in the DFW Metroplex.

Rick Simmons, 1851 Broken Bend Drive, Westlake, Texas, gave a history of his business of multi-family development. Mr. Simmons further stated he feels blessed to be involved in this project.



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Commissioner Kristie Womack asked if all of the properties they have developed for the "aged", are 4 story.

Mr. Simmons, stated all of the buildings for this age group are 4 story and elevators are a must. Mr. Simmons further stated it allows seniors to be closer to the amenities.

Commissioner Womack expressed concerns of issues with a power outage, etc., which will cause the seniors to walk up and down 4 flights of stairs. Commissioner Womack asked if the amenities will also include a pool.

Mr. Simmons, stated yes, there will be a heated pool added to that specific building.

Commissioner Jesse Terrell asked if he could get more information regarding the traffic study.

Mr. Fambro stated they are working on some revisions on the traffic study at this time to alleviate the congestion in that area. They are working with TIA to find the best solution for that location, which they will bring back to the Planning and Zoning Commission.

Commissioner Womack stated the information in the packet, is greater than a 5 % increase in the build out, and it should be looked at.

Mr. Fambro stated they would be making adjustments when they receive the feedback from TIA.

Commissioner Terrell stated that given the percentage of high density housing we have in Roanoke, we are above the percentage that the city has planned for, in regard to multifamily housing. Mr. Terrell asked what staff's thoughts are regarding going over the percentage of what was in the City's original master plan, when this property could be used as commercial or office, as opposed to retail or other high traffic outputs.

Mr. Hames stated that part of the property was zoned retail in the past, but it would be more like a hotel, as opposed to retail because of the accessibility of Hwy 114. Mr. Hames stated that he likes the layout the developers have come up with, with the single family buffer being in the higher elevation of the property. Mr. Hames further stated the master plan will have to be reconsidered, because these kind of numbers were not taken into consideration.

Commissioner Terrell stated he likes the concept and idea the developers have invested their hearts and souls into, and he realizes the accessibility is limited. Mr. Terrell further stated that he was just wanting to know how flexible the city is in regards to the master plan.

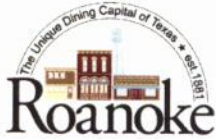
Toni Clark Beckett, representing Ann Clark, who owns the property at N. Walnut and Lois Street, stated the noise from all of the truck traffic on Hwy 144 is ridiculous, and feels the proposed project will block some of that noise. Ms. Beckett further stated this property is best suited for residential.

Billy Bowen, 1008 N. Walnut stated they have been asking the city to work on the streets in the N. Walnut/Oak Street neighborhood, and feels this project is a great idea.

Commissioner Victor Molaschi stated that there are 700 parking spaces in this proposed project and the area cannot handle that many vehicles right now. Mr. Molaschi further stated that the project has a lot of positives, however it may not be the right place for this project right now.

Mr. Fambro requested his item be tabled until the traffic study has been completed.

Commissioner Jason Kasal stated that Mr. Fambro could do that, but the Commission should hear from everyone, who wishes to speak, first.



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Commissioner Mark McCullough asked if the 10' (ft.) backyard will have artificial grass. Mr. McCullough also asked, who would want a 10' (ft.) backyard, as it is very small.

Mr. Fambro stated the backyards will have real grass, and the smaller (patio home style) homes are very popular.

Mr. Hames stated that what they are planning with this project is comparable to what developers did in the Highland Glen and Glenmere subdivisions.

Commissioner McCullough asked if the city will repair all of the streets in that area, to handle all of the increased traffic, prior to the construction of the project.

Planning and Zoning Commission President Randy Corn asked Mr. Fambro if he is wanting to defer this item to a later date.

Mr. Fambro stated he would like to defer/table his item until the next available Planning and Zoning Commission meeting, to allow the completion of the TIA for the traffic study.

Commissioner Kasal stated there are more people who would like to give feedback before ending the public hearing. Mr. Kasal further stated he thinks it would be better if the townhomes were for sale, as opposed to being rented. Mr. Kasal expressed concerns with the unrestricted portion of the multi-family units.

Mr. Fambro asked if the Planning and Zoning Commission had a preference of townhomes for sale vs. single family units.

Commissioner Kasal stated that he is okay with more density, as long as it is with ownership.

Commissioner Molaschi likes the ownership better. Mr. Molaschi stated he is not opposed to renting, however when people invest in the community they put more into it.

Mr. Fambro stated the residents at 299 Monroe spend a lot of money in Roanoke, just as renters. Mr. Fambro further stated renting is a lot different than it was in years past, and 98% are life renters. More and more people prefer renting, as home prices soar.

Mr. Hames asked who will manage the townhomes.

Mr. Fambro stated that under this plan, the townhomes would be managed by the multi-family property.

Mr. Hames stated that even if the townhomes are purchased, the owners could rent them out. In that instance, he would prefer the multi-family manage them, instead of an individual owner.

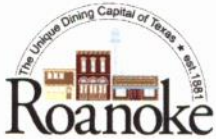
Mr. Fambro stated that he appreciates all of the time and feedback.

Planning and Zoning Commission President Randy Corn stated the applicant has requested to defer/table this item to the December 6, 2021 Planning and Zoning Commission meeting.

Public hearing ended at 8:20 p.m.

2. Consideration and recommendation of Ordinance No. 2021-123, amending the Comprehensive Zoning Ordinance, for approximately 18.504 acres of land located in the M.E. P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family and Single Family Detached uses.

This item has been moved to the December 6, 2021 Planning and Zoning Commission meeting.



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3. Public hearing to consider amending Chapter 12, Article II, Division 4, entitled "Board of Adjustment," by amending Section 12.96 entitled "Variances," by adding permissive criteria the Zoning Board of Adjustment may consider in granting a variance. (Ordinance No. 2021-125)

Public hearing started at 8:22 p.m.

No one wished to speak.

Public hearing ended at 8:22 p.m.

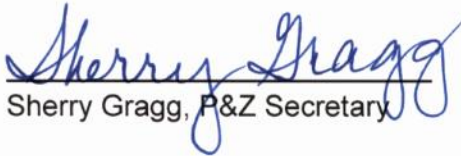
4. Motion made by Kristie Womack second by Larry Granados to approve Ordinance No. 2021-125 amending the Comprehensive Zoning Ordinance by amending Chapter 12, Article II, Division 4, entitled "Board of Adjustment," by amending Section 12.96 entitled "Variances," by adding permissive criteria the Zoning Board of Adjustment may consider in granting a variance.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jason Kasal second by Victor Molaschi to adjourn the meeting at 8:25 p.m.

Motion carried unanimously.


Sherry Gragg, P&Z Secretary


Randy Corn, Chairman