



Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray-Moore, Mayor Pro-Tem

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
WORKSHOP MEETING
JANUARY 13, 2022
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray-Moore; Council Members: Brian Darby, Hogan Page, David Thompson, and Bryan Moyers; City Manager Scott Campbell, and City Secretary April S. Hill.

DEPT. STAFF: Assistant City Manager Cody Petree.

ABSENT: Councilmember David Brundage.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. NEW BUSINESS

1. Discussion regarding proposed 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 Attached uses.

City Manager Scott Campbell stated there is a lot of information contained within the packet. Mr. Campbell explained there are a couple of fundamental issues the city has been discussing with the developer, 1) how does this compare with the future land use plan (is it the best use of the property), and 2) the overall number of units.

Kenneth Fambro, thanked the Mayor and City Council for the opportunity to speak on this matter. Mr. Fambro gave a PowerPoint presentation of the proposed project. Mr. Fambro explained during this process, they went before the Planning



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and Zoning Commission and took their comments and reevaluated the overall project and a lot of time has went into creating an actual site plan, researching density, traffic, etc. In the process of reevaluating this project, they implemented an age restricted (55+) development, steering away from traditional multi-family units.

Assistant City Manager Cody Petree stated townhomes require rear garage and alleyway.

Mr. Fambro stated efforts have been made to

Mayor Gierisch stated there is concern with drainage on the hill, which has been an issue for quite some time. Mayor Gierisch asked if retention would be adequate to correct the issue of drainage.

Mr. Fambro stated the intent is to include two (2) retention ponds to address drainage issues.

Mayor Gierisch asked if the streets would be curbed and guttered, to help carry water away from properties, with underground drainage.

Councilmember Bryan Moyers asked if it is a 5'(ft.) retaining wall.

Mr. Fambro stated it was a 5'(ft.) retaining wall.

Mayor Pro Tem Gray-Moore asked the developer what the future plans are on improving Walnut Street and Lois Street, concerning traffic. Mayor Pro Tem Gray-Moore further stated that area could not currently handle the increased traffic.

Mr. Fambro stated they would realign Lois Street to allow a better flow of traffic and push traffic to service road as opposed to Lois Street.

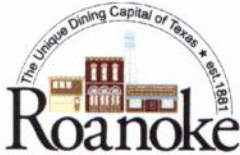
Mayor Pro Tem Gray-Moore asked staff where we are at for future street improvements for Walnut Street and Lois Street.

Mr. Campbell stated there is a list of streets that are coming up for improvements, so it is several years out for those specific streets.

Mr. Fambro...

Mayor Pro Tem Gray-Moore asked if traffic counts for that area were conducted, and if so, when what it done.

Mr. Petree stated those roads had a count of approximately 2500 tripe per day and were graded an "F".



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Mayor Pro Tem Gray-Moore stated she would like to see a traffic count that was conducted when it is at its peak.

Mr. Fambro stated the traffic count was conducted during peak traffic.

Mr. Campbell stated that one thing to take into consideration of the economic impact is move up the street improvements to coincide with the project.

Mayor Gierisch stated the city has discussed with the county to possibly get on a bond package and take that cost off the city's CIP, which would help.

Mr. Campbell stated the county has asked for a list of possible streets to include on the bond package.

Councilmember David Thompson asked how traffic would get in and out of the area, taking traffic pattern and direction issues into consideration.

Mr. Fambro stated anything built in that area will add to the traffic issues.

Councilmember Brian Darby asked if the project is making the traffic better or worse.

Mr. Fambro stated there would be more traffic going through that area.

Councilmember Darby asked the developer what they are providing to the city, as a whole, that will address the traffic issue.

Mr. Fambro asked for clarification.

Councilmember Darby asked what the developer would do within the project to help ease an increase of traffic.

Mr. Fambro stated that they are not sure how they would help with improvements, when it is a Texas Department of Transportation (TxDOT) road.

Rick Simmons, Westlake, founder of firm, stated improvements would need to be made and looking at the three (3) uses of the plan; the highest traffic will come from the multi-family portion of the project.

Mayor Pro Tem Holly Gray-Moore stated she likes the concept of the project, but has an issue with the multi-family as it has too high of density.

Mr. Campbell stated the project consists of Tract 1; 265 units of multi-family, Tract 2; 131 units of age restricted (55+), and Tract 3; 45 townhomes.



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Mayor Pro Tem Gray-Moore stated the developer should contribute some participation on road improvements.

Mr. Campbell state the staff report shows the different density of the different tracts.

Mr. Fambro stated they look at the tracts differently, with one being tradition multi-family and the other being age restricted. The higher density is to meet the price point.

Mayor Pro Tem Gray-Moore asked Victor Molaschi (Planning and Zoning Commission member) what was the biggest issues seen by the Planning and Zoning Commission.

Victor Molaschi stated the Planning and Zoning Commission biggest issues is the number of parking spaces in relation of the actual number of car owners living there, narrow roads and fire access, and multi-family.

Mr. Campbell asked if there a ballpark of what the developer could do to lower the number of units and still meet their price point.

Mr. Fambro stated that if they participated in street improvements, it would be difficult to lower the number of units.

Mayor Pro Tem Gray-Moore stated that if they meet all of the zoning requirements, then there would be no need to participate in the street improvements.

Mr. Simmons gave an overview of the history of their developments. Watermere in Southlake is a senior housing and multi-family and the traffic is lower due to the senior residents using the streets at different hours, such as peak hours.

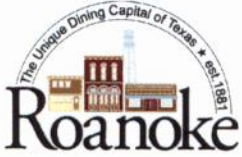
Mayor Pro Tem Gray-Moore stated she agrees the city needs more senior living in the area, however the density is too high and will not support a higher density.

After much discussion, Mr. Fambro asked if they could defer to a later meeting.

Mr. Campbell stated that this was a workshop to discuss this matter, so it would be more appropriate to defer at the January 25, 2021.

Mayor Gierisch stated that by the January 25, 2021 we would need to know a set date on which they wish to defer.

D. **ADJOURNMENT**



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Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting
at 8:02 p.m.
Motion carried unanimously.



April S. Hill, City Secretary



Carl E. "Scooter" Gierisch, Jr., Mayor