



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
DECEMBER 6, 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, Victor Molaschi, Jesse Terrell, 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 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on November 1, 2021.

Motion carried 5-0-2. Vice Chairman Kristie Womack and Commissioner Jesse Terrell abstained, as they were not present at this meeting.

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). **This item was moved from the October 18, 2021 Planning and Zoning Commission meeting.**

Continuation of public hearing at 7:02 p.m., from October 18, 2021 Planning and Zoning Commission meeting.

Kenneth Fambro, Integrated Real Estate Group, stated this development is called "Roanoke North". Mr. Fambro gave an overview of the project, with the modifications that were suggested at the October 18, 2021 Planning and Zoning Commission meeting. These modifications included (but not limited to) the reduction of density, reduced parking, increased "for sale" items (instead of rentals), site plan adjustments, and increased cottages for sale.

Rick Simmons, 1851 Broken Bend Drive, Westlake, stated he was disappointed with what was presented at the last meeting. Mr. Simmons further stated that he was involved with the development of Watermere in Southlake, which has assisted living memory care, with skilled nurses. Mr. Simmons gave an overview of other projects he has been involved in, which the majority of residents are older in age. Mr. Simmons stated that he believes that a large percentage of residents in this project (Roanoke North) will be older.



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John Delin, Integrity Group, has worked with Kenneth and Rick and thinks this is a quality product and is in support of it.

Tim and Annette Hamilton, owner of Wine:30 on S. Oak Street, are in support of this project, as this will increase the patronage to the local businesses and restaurants.

Kim and Taylor Murphy, Across the Times, agree with Mr. and Mrs. Hamilton, and are in support of the project.

Queva Martin, stated the city does not need more apartments because of the necessary parking requirements and added traffic in the area. Ms. Martin stated that she would prefer more single family homes.

Billy Bowen, 1008 N. Walnut, state he is very much in support of this project and thinks it will be great for the city.

Commissioner Jesse Terrell stated this is a very nice project, but agrees with Ms. Martin, the city does not need more apartments. Mr. Terrell further stated he feels the city has met its obligation for multifamily units and not interested in adding more.

Commissioner Kristie Womack stated she is in agreement with Commissioner Terrell regarding how nice the project is, but the city has maxed out on multifamily. Ms. Womack further stated that she is not in support of this project, with one concern being the issues with parking.

Commissioner Mark McCullough stated he does not have an issue with the project, however he does have issue with all of the traffic that will be trying to access Byron Nelson Boulevard. Mr. McCullough stated a traffic signal will be required for that area.

Commission Victor Molaschi stated he appreciates the work the developer has put into the submittal, however, he has a big concern with the added traffic from a multifamily project.

Commissioner Larry Granados stated the traffic will be an issue on all of the streets in that area (Lois, Dorman, Walnut), unless they make them one way only streets.

Commissioner Jason Kasal asked if they are close enough to submit to City Council, or is the multifamily too much.

President Randy Corn stated he thinks it is ready for City Council.

Kelly Parma, with Lee Engineering, stated he conducted the traffic study for this project. Mr. Parma stated they identified some mitigation that would help with increased traffic.

Public hearing ended at 8:06 p.m.

2. Motion made by Jason Kasal second by Victor Molaschi to approve (with the recommendation that City Council focus on traffic, parking, and multiple Commissioner's concerns regarding the amount of multifamily), 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.

Motion carried 5-2-0. Commissioners Jesse Terrell and Mark McCullough were opposed.

E. ADJOURNMENT

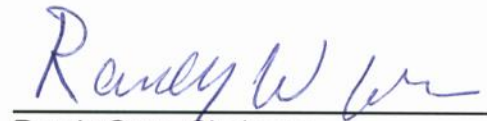


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Motion made by Kristie Womack second by Victor Molaschi to adjourn the meeting
at 8:10 p.m.
Motion carried unanimously.


Sherry Gragg, P&Z Secretary


Randy Corn, Chairman