

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



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

**ROANOKE PLANNING AND ZONING MINUTES
FEBRUARY 7, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Randy Corn; 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.

Absent: Vice Chairman Kristie Womack.

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 January 3, 2022.

Motion carried 5-0-1. Jesse Terrell abstained as he was not present at this meeting.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VI, Section 12.661, Appendix 3, entitled "Use Charts," by amending the uses within Business Park (BP) Districts to allow School, K through 12 (Private) Use with a Specific Use Permit within the Business Park (BP) Districts. (Ordinance No. 2022-102)

Public hearing started at 7:02 p.m.

Kathy Lyda, Service Head of School for Young Academy, stated they are respectfully asking for the zoning change and can answer any questions the Planning and Zoning Commission may have.

Public hearing ended at 7:03 p.m.

2. Motion made by Jesse Terrell second by Larry Granados to approve Ordinance 2022-102, amending The Comprehensive Zoning Ordinance, Chapter 12, Article VI, Section 12.661, Appendix 3, Entitled "Use Charts," by amending The Uses Within Business Park (BP) Districts to allow "School, K Through 12 (Private)" use with A Specific Use Permit (SUP) within The Business Park (BP) Districts.

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition within the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K through 12 (Private) Use. (Ordinance No. 2022-103)



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Public hearing started at 7:05 p.m.

Kathy Lyda, Service Head of School for Young Academy, stated they are respectfully asking for the Special Use Permit and can answer any questions the Planning and Zoning Commission may have.

Public hearing ended at 7:05 p.m.

4. Motion made by Victor Molaschi second by Mark McCullough to approve Ordinance 2022-103, amending The Comprehensive Zoning Ordinance of The City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, by changing the zoning from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K Through 12 (Private) Use.

Motion carried unanimously.

5. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District," by amending Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from five (5) stories to nine (9) stories for an approximately 3.269 acre tract of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-104)

Public hearing started at 7:06 p.m.

City Planner Kelly Carlson explained this is for the Peabody Hotel, which will have 8 stories, and the zoning only allows for 5 stories at this time. The request for 9 stories is to accommodate an additional story, in the event it is needed.

Commissioner Victor Molaschi asked if this request was specific to this site only.

Ms. Carlson stated that it is.

Public hearing ended at 7:07 p.m.

6. Motion made by Mark McCullough second by Victor Molaschi to approve Ordinance 2022-104 amending Chapter 12, Article III, Division 15, Exhibit C, entitled "Oak Street Regulating Plan" of the Code of Ordinances of the City of Roanoke, Texas, for an approximately 3.269 acre tracts of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the maximum number of floors for said tract of land from five (5) stories to nine (9) stories.

Motion carried unanimously.

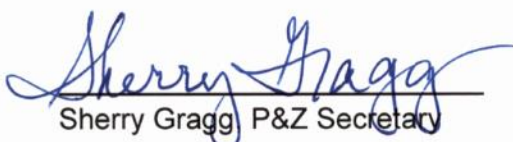
7. Motion made by Jesse Terrell second by Larry Granados to approve a Site Plan (SP 2022-01) request from Bowman Consulting Group, LTD, for a multi-tenant shell building to be located on an approximate 1.116 acre parcel, being a part of the W.D. Bell Survey Abstract No. 82, Block 1 Lot 7, City of Roanoke Denton County, Texas; generally located just north of Bobcat Blvd. (.04 of a mile) on the west side of Hwy 377, and having an address of 1735 N Hwy 377.

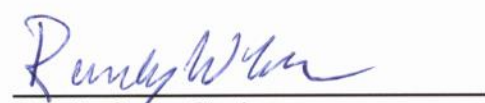
Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jason Kasal second by Mark McCullough to adjourn the meeting at 7:10 p.m.

Motion carried unanimously.


Sherry Gragg P&Z Secretary


Randy Corn, Chairman