

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



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

ROANOKE PLANNING AND ZONING MINUTES

APRIL 4, 2022

7:00 P.M.

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

Present: Chairman Randy Corn; 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.

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 March 7, 2022.

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

D. NEW BUSINESS

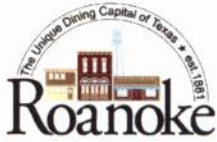
1. Public hearing to consider amending the Comprehensive Zoning Ordinance by granting a change in zoning from Retail (R) Zoning District to Retail – Specific Use Permit (R-SUP) Zoning District to authorize the following use: Contractor's Office/Sales, with Outside Storage Including Vehicles Use, On Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112).

Public hearing started at 7:01 p.m.

Planning and Zoning Commission President Randy Corn read a statement from Leslie Sagar:

"I received the Notice of Public Hearings for the above referenced project since I own properties within 200 feet. The City Secretary and Planning staff were very helpful in providing me with information regarding the proposed project. Based on my review of the proposed plans that were provided to me by the City staff, I have no objections to the proposed project.

My only concern is that the storm drainage from this project does not exacerbate the existing drainage issue at the culvert under State Highway 377 adjacent to Starbucks and located at the rear of Lots 1 and 2, Block A, North Highland Addition. During heavy rain events, the creek that crosses James Street and flows to the culvert frequently backs up, causing James Street to flood. I thought TXDOT was going to enlarge the culvert as part of the current widening of State Highway 377; however, this has not occurred. If there are plans in the works for this drainage



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

April 4, 2022
Page 2 of 3

issue to be corrected, please let me know.

Thank you for the opportunity to provide comment on the proposed project.

Sincerely,
Leslie V. Sagar"

Planning and Zoning Commission President Randy Corn read a statement from Von Beougher:

"As the owner of Lot 6R and 0.144 acres of Lot 4R in Country View Business Park, I am writing in opposition to the proposed zoning change. Specifically, the SUP provides for outdoor storage including vehicles, which is not in keeping with the initial development of a garden office park, which is how the existing four (4) buildings in the development are constructed.

There are other places in Roanoke that may be suitable for outdoor storage including vehicles, but unless there are hidden access points and substantial screening to hide the fenced in vehicles, trailers, sales stock, and other storage outside, I cannot support this change.

Kindest regards,
Ray Von Beougher
Kelray Holdings, LLC"

Development Services Administrator J.R. Hames stated he had spoken with the applicant in regard to outside storage; and informed them they will have to meet the outside storage requirements.

Commissioner Jesse Terrell asked if the glass wall on the elevations, be what passersby will see.

Mr. Hames stated the north end will be glass elevations, and the south end will have overhead doors.

Commissioner Victor Molaschi asked where, in the city, is this allowed?

Mr. Hames stated the office warehouse on Bobcat, where they have overhead doors, but do not have outside storage.

Commissioner Mark McCullough asked if the current tenants (dentists, offices, professional businesses), are going to agree with this.

President Randy Corn stated that was included in the second letter, he had previously read.

Commissioner Mark McCullough asked if notices were sent out.

City Planner Kelly Carlson stated they had be sent out to the property owners, as required.

Commissioner Jason Kasal stated that this is a great use of the property, as long as it is approved with the clarification that there will be no storage in the front.

Commissioner Jesse Terrell stated that he agrees with Mr. Kasal.

Public hearing ended at 7:03 p.m.

2. Motion made by Jason Kasal second by Jesse Terrell to approve, with clarification of no outside storage will be allowed (including vehicles) in the front of the buildings and all outside storage must comply with current City restrictions, a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, With Outside Storage Including Vehicles Use, On Lot 4R And 5R, Block A of The Country View Business Park Addition; an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112)



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

April 4, 2022
Page 3 of 3

Motion carried 4-2-0. Commissioners Victor Molaschi and Mark McCullough were opposed.

3. Motion made by Jason Kasal second by Larry Granados to approve a site plan request (SP 2022-05) from Clay Moore Engineering for an Office Warehouse development situated on 3.25 acres, Block A Lot 4R and 5R in the Country View Business Park Phase II Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas.

Motion carried 4-2-0. Commissioners Victor Molaschi and Mark McCullough were opposed.

4. Motion made by Victor Molaschi second by Mark McCullough to approve a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton County, Texas.

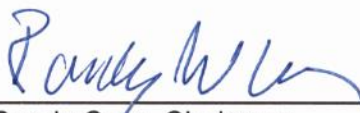
Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jesse Terrell second by Victor Molaschi to adjourn the meeting at 7:18 p.m.

Motion carried unanimously.


Sherry Gragg, P&Z Secretary


Randy Corn, Chairman