

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



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

ROANOKE PLANNING AND ZONING MINUTES

JULY 18, 2022

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, and Larry Granados. Development Services Administrator J.R. Hames, and P&Z Secretary Sherry Gragg.

Absent: Commissioner Jesse Terrell, and City Planner Kelly Carlson.

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 Mark McCullough second by Victor Molaschi to approve the minutes from the regular Planning and Zoning Commission meeting held on April 4, 2022.

Motion carried 5-0-1. Vice Chairman Kristie Womack abstained, as she was not present at this meeting.

D. NEW BUSINESS

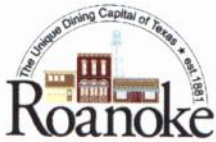
1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District," by amending Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from two (2) stories to four (4) stories for Lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (currently Scotty's Automotive). (Ordinance No. 2022-116)

Public hearing started at 7:02 p.m.

No one wished to speak.

Public hearing ended at 7:02 p.m.

2. Motion made by Larry Granados second by Jason Kasal to approve Ordinance No. 2022-116 amending the Comprehensive Zoning Ordinance, by amending chapter 12, Article III, Division 15, entitled "Oak Street Corridor Zoning District" by amending exhibit C entitled "Oak Street Regulating Plan," by changing the maximum height of buildings from two (2) stories to four (4) stories for lots 7R and 15R, block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (currently Scotty's Automotive).
Motion carried 4-2-0. Chairman Randy Corn and Vice Chairman Kristie Womack were opposed.



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

July 18, 2022
Page 2 of 3

3. Public hearing to consider a rezoning application for Lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Highway 377 Zone to Oak Street Corridor Zoning District – Highway 377 Zone – Specific Use Permit (SUP) to allow live work units use. The property is generally located on Hwy 377, west of Oak Street, between Main and Rusk Street (currently Scotty's Automotive). (SUP-2022-04 / Ordinance No. 2022-117).

Public hearing started at 7:05 p.m.

No one wished to speak.

Public hearing ended at 7:05 p.m.

4. Motion made by Jason Kasal second by Victor Molaschi to approve a Specific Use Permit (SUP 2022-04) request from Randy Primrose, as presented with two qualifiers; 1) applicant to include a 4'(ft.) street screen along Rusk and Main Streets, meeting the zoning requirements, and 2) applicant include parallel parking on the street (Houston and Rusk Streets), subject to City staff review, for lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, for said property to allow Live-Work Units use. The property is generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (currently Scotty's Automotive). (Ordinance No. 2022-117)
Motion carried 5-1-0. Vice Chairman Kristie Womack was opposed.

5. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 4.29 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District; prescribing the permissible uses. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-118)

Public hearing started at 7:18 p.m.

Doug Powell with McAdams Engineering, 201 Country View, gave a presentation on the proposed project.

Public hearing ended at 7:19 p.m.

6. Motion made by Victor Molaschi second by Larry Granados to approve Ordinance No. 2022-118 amending the Comprehensive Zoning Ordinance Of The City Of Roanoke, Texas, on approximately 4.29 acres of land located In The M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City Of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties.

Motion carried unanimously.

7. Motion made by Jason Kasal second by Mark McCullough to approve a site plan request (SP 2022-07), as submitted, without the monument sign and ask City Council to look at the pedestrian accessibility via the egress in the rear parking area, from Kirkman Engineering for a new restaurant to be located in O T Roanoke Addition Block 5 Lot 22, and having an address of 107 S. Oak Street, City of Roanoke, Denton County, Texas. The property is generally located on the West side of Oak Street, between Bowie Street and Main Street, next to Hey Sugar Candy Store.

Motion carried unanimously.



MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING

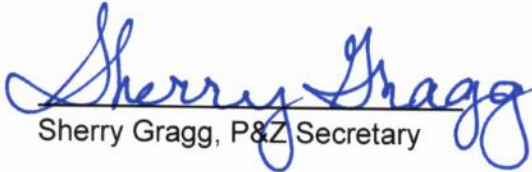
July 18, 2022
Page 3 of 3

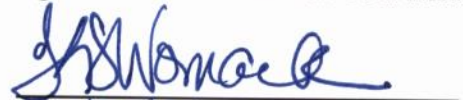
E. ADJOURNMENT

Motion made by Victor Molaschi second by Kristie Womack to adjourn the meeting at 8:00 p.m.

Motion carried unanimously.

*Chairman Randy Corn announced to the Planning and Zoning Commission after 14 years on P&Z, he will not be renewing his term with the Planning and Zoning Commission. Chairman Corn thanked everyone for the opportunity to serve.


Sherry Gragg, P&Z Secretary


Kristie Womack, Chairman