

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING MINUTES
AUGUST 15, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

Present: Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Jesse Terrell, Donald J. Glacy, and Larry Granados, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Development Services Administrator J.R. Hames.

A. CALL TO ORDER

Meeting called to order at 7:02 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Donald J. Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on August 1, 2022.

Motion carried 6-0-1. Chairman Kristie Womack abstained, as she was not present at this meeting.

D. NEW BUSINESS

1. Public hearing to consider a rezoning application for Lots 4, 5, and 6, Block A of the Morningside 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP 2022-06) to allow Single-Family Residential Attached Dwelling Unit (Townhomes) Use. The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)

Public hearing started at 7:04 p.m.

Dennis Lantrip, Lamar Street, expressed concerns regarding 3-4 story buildings overlooking their back yard.

Public hearing ended at 7:06 p.m.

2. Motion made by Mark McCullough second by Victor Molaschi to approve, with a non-see-through solid 10' (ft.) fence (upon neighbor approval of fence), a Specific Use Permit (SUP 2022-06) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing



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townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)

Motion carried unanimously.

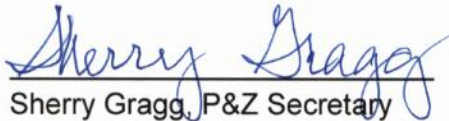
3. Motion made by Victor Molaschi second by Larry Granados to approve, contingent upon compliance with current sign ordinances and regulations, a site plan (SP 2022-08) request from SLI Group, Inc. for a new building to replace the existing Prosperity Bank building located on approximate 3.79 acres situated in the MEP & PRR Co. Survey, abstract No1565A J. Bacon and A0923A, and having an address of 615 E Byron Nelson Blvd, City of Roanoke, Denton County, Texas. The property is generally located on the northwest corner of E Byron Nelson Blvd. and Dorman Street.

Motion carried unanimously.

E. **ADJOURNMENT**

Motion made by Donald J. Glacy second by Victor Molaschi to adjourn the meeting at 7:40 p.m.

Motion carried unanimously.


Sherry Gragg, P&Z Secretary


Kristie Womack, Chairman