

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
OCTOBER 17, 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, and Larry Granados, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Commissioners: Jesse Terrell and Donald J. Glacy.

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 Larry Granados to approve the minutes from the regular Planning and Zoning Commission meeting held on September 19, 2022.
Motion carried unanimously.

D. OLD BUSINESS

1. Motion made by Victor Molaschi second by Larry Granados to approve, subject to two (2) points of entrance/exit to Hwy 114, 6,000 square feet of commercial permitted space prior to residential leasing. Ordinance No. 2022-128, a zoning request from Adam Smith to amend the Comprehensive Zoning Ordinance of the City Of Roanoke, Texas, on approximately 15.036 acres of land situated in the M.E.P. & P.R.R CO. Survey, Abstract Number 943, City Of Roanoke, Denton County, Texas, by changing the zoning from Retail (R) District to Planned Development (PD) District with multi-family uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property.
Motion carried unanimously.

Chairman Kristie Womack read the following emails, which were submitted regarding Old Business Item #D1.

- Larry William Merchant, Dallas:
"Please consider this correspondence my approval of the development of the multi-family home develop on 114 behind the Compass Church. It is my thought this will be a win for tax revenue and with a minimal anticipated increase of school-age children will not put a strain on our school system."
- Tacy Baker, Heimbakers Market & Deli, Roanoke:
"I am writing to you in support of the development John Heilman with BrairPath is proposing. As a business owner and resident of Roanoke, I believe the multi-family plans he has presented to the City to develop on 114 behind the Compass Church would be a widely beneficial development that would bring more residents to Oak Street. I believe his plans are the absolute best use of the undeveloped land."



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Brairpath has a solid reputation and I know they will ensure to protect the values, vision and mission of Roanoke, Texas."

- Richard Rushton, Cathedral City, California:
"My name is Rick Rushton. As a local resident and the fact that I know John Heilman I thought it appropriate to voice my resounding approval for the Elizabeth Creek development. I honestly believe that it will greatly benefit Roanoke and it's residents. I also believe the impacts to the city will be only positive. It will provide much needed rental housing that is in very short supply. The future residents will bolster the vitality of the local businesses especially the downtown that could really use their support. The economics of this type of development for the city would strengthen its budget. It seems to me that this project is the best use for this property."
- Todd Whitehurst, Trophy Club, Texas:
"I'm sending this email in support of the proposed multi-family project on the parcel of land behind Compass Church, on the north side of Hwy. 114 in Roanoke. I believe the property to be conducive for multi-family development and I think it would be an asset to the community, while providing an attractive and needed housing option for that corridor."
- Brittany Blyth, Roanoke, Texas:
"I am writing to support the development for the multifamily project on 114 behind Compass Church. I have been a resident in downtown Roanoke since 2019 and think this will provide great value to our city!"
- Leilani Steffan, Grapevine, Texas:
"Good evening. I'm writing as a native Texan and long-time local to the area. I'm also writing as not only a lover of the Roanoke and surrounding area, but also as a mother of a small child and master-degreed citizen who is a proponent for our community."

I would like to express my support for the multifamily development that is being proposed in Roanoke behind HWY114 and Compass Church for various reasons.

First and foremost, I came to this area from Grapevine and had the privilege of watching it not only grow but absolutely blossom over the last 5+ years. I did so first as a young professional who enjoyed luxury living and a safe and community-driven environment for restaurants and bars and now as a new mother with a different eye for family and healthy economic growth while maintaining safety. That said, I am proud to be in Roanoke, having come from such a thriving community as Grapevine and pray to see Roanoke continue to flourish. As a believer in family, I support this proposal and believe it will foster a further growing community while maintaining the close-knitness that we all love.

Secondly, this proposal is healthy for our growing community for simple economic reasons. From a supply/demand perspective, there is only upside to increasing residential options in Roanoke right now, particularly with the relatively limited multifamily housing options available. People want to live here and the tightness in the market reflects limited supply for more to do so without proposals like this moving forward. This kind of local investment would also allow for increased tax dollars and general growth as well as keep the funds (and gains) local (vs building-to-sell where outside investors drive up housing by acquiring investment properties to lease out).

Finally, I support this proposal simply for the fact that those wanting to build our community should be allowed to continue to do so, particularly when they have successfully done so with other investments in the past, which have only led to the thriving of both this city economically and the community locally. It's important to maintain our local culture and I believe this group can continue to build our community while staying integrous to our local values and community/family feel."

E. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by



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granting a change in zoning from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (Oak Street Corridor Zoning District – Oak Street Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, and having a street address of 409 N. Oak Street, Roanoke, Denton County, Texas. The property is generally located on the SW corner of N Oak Street and Denton Street. (Ordinance No. 2022-129 / SUP 2022-07)

Public hearing started at 8:07 p.m.

Jennifer Carol, manager for Tasting Room Grapevine and Roanoke location, stated they will be opening a wine tasting room, and not a bar at 409 N. Oak Street.

Public hearing ended at 8:08 p.m.

2. Motion made by Mark McCullough second by Victor Molaschi to approve Ordinance No. 2022-129 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Oak Street Corridor - Oak Street to Oak Street Corridor-Oak Street - Specific Use Permit (SUP 2022-07) to allow the sale of alcoholic beverages on block 21 lot 10R in the Old Town Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 409 N Oak Street suite #100. The property is generally located on the SW corner of N Oak Street and Denton Street.

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR 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 said tract of land from Office (O) District to Office– Specific Use Permit District (O-SUP) to allow a limited service hotel use. 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. 2022-131 / SUP 2022-03)

Public hearing started at 8:11 p.m.

Doug Powell, Roanoke, with McAdams gave an overview of the project and stated he is available for any questions the Planning and Zoning Commission may have.

Gary Cantrell, Colleyville, stated he and his wife own the shopping center to the north of this property (Roanoke Center). Mr. Cantrell stated the ingress/egress to Byron Nelson Blvd. is Dorman Street and believes this will create more traffic through the retail shopping center.

Public hearing ended at 8:16 p.m.

4. Motion made by Victor Molaschi second by Mark McCullough to approve a Specific Use Permit (SUP 2022-03) request from Icon Lodging to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 4.29-acre tract of land in the MEP & PRR 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 said tract of land from Office (O) District to Office– Specific Use Permit District (O-SUP) to allow a limited service hotel use. 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. 2022-131)

Motion carried unanimously.

5. Motion made by Mark McCullough second by Larry Granados to approve a site plan (SP 2022-10) request from ICON Lodging for two hotels on an approximately 4.29-acre tract of land in the MEP & PRR 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. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the



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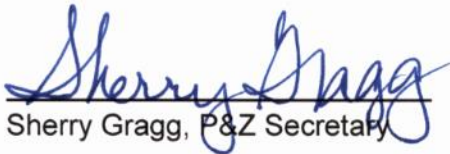
Cinemark and Church of Christ properties.
Motion carried unanimously.

6. Motion made by Jason Kasal second by Larry Granados to approve a site plan (SP 2022-11) from Dino Idoski for townhomes on an approximate 0.96 acre tract of land located in the First United Methodist Church Of Roanoke Blk A Lot 2(E Pt), and having an address of 620 Lois, Roanoke, Denton County, Texas. The property is generally located at the intersection of Lois Street and Hwy 114.
Motion carried unanimously.

7. Motion made by Mark McCullough second by Victor Molaschi to approve a site plan (SP 2022-12) 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 townhome development, approximately .08 of a mile from city hall.
Motion carried unanimously.

F. ADJOURNMENT

Motion made by Victor Molaschi second by Mark McCullough to adjourn the meeting at 8:30 p.m.
Motion carried unanimously.


Sherry Gragg, P&Z Secretary


Kristie Womack, Chairman