

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



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

ROANOKE PLANNING AND ZONING MINUTES
SEPTEMBER 18, 2023
7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262

Present: Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Diana Smith, and Donald J. Glacy. City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Chairman Kristie Womack, Commissioners: Larry Granados and Victor Molaschi.

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 Diana Smith to approve the minutes from the regular Planning and Zoning Commission meeting held on August 7, 2023.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Donald J. Glacy second by Mark McCullough to approve a site plan (SP 2023-05) request from McAdams, for a new police and municipal court building, to be constructed on approximately six (6) acres of land. The property is located at the southwest corner of Fairway Drive and Park Drive.

Motion carried unanimously.

2. Public hearing to consider amending Chapter 12, Article IV, Division 1, Section 12.601 of the Code of Ordinances of the City of Roanoke, Texas, entitled "Old Town Roanoke Neighborhood Design Overlay," by amending the setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Roanoke Neighborhood Design Overlay District. (Ordinance No. 2023-115)

The public hearing started at 7:06 p.m.

Roger Nash, Roanoke resident, stated the revision looks vague, and asked if this will override the need/request for exceptions? Mr. Nash further stated there needs to be some type of oversight, to manage the charm and character of new homes to fit with the existing homes.

Helen Ward, Roanoke resident since 1995, stated she lives outside the Overlay District, but stated she is concerned with being swallowed up by the big homes. Mrs. Ward further stated there are other places in Roanoke to build the bigger homes, and she would like to maintain the small town charm. Mrs. Ward concluded that she is opposed to the amendments.



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City Manager Cody Petree gave an overview of the amendments, explaining the Overlay District as adopted in 2016.

Lance Oakley, Roanoke resident, explained that he is the owner of one of the small lots that had been denied for a variance request that concerned lot coverage. Mr. Oakley further explained there were other lots who had their requests granted. Mr. Oakley stated the reasons seem misleading, and is in favor of the amendments to the Overlay District.

Andrew Warden, Roanoke resident, stated he is in agreement with both sides of the argument and there has to be some oversight. Mr. Warden further stated the land cost is so high in Roanoke, you need to be able to build enough square footage with value, otherwise you will lose money. Mr. Warden concluded that he is in favor of the amendments to the Overlay.

The public hearing started at 7:22 p.m.

3. Motion made by Mark McCullough second by Donald J. Glacy to approve, as submitted, except leave the current height restriction in place, Ordinance 2023-115, of the Comprehensive Zoning Ordinance of the City of Roanoke Texas by amending Chapter 12, Article IV, Division 1, Section 12.601 entitled "Old Town Roanoke Neighborhood Design Overlay" by amending setback requirements, maximum building coverage requirements, lot coverage requirements, and accessory structure requirements within the Old Town Neighborhood Design Overlay District.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Diana Smith second by Donald J. Glacy to adjourn the meeting at 7:46 p.m.

Motion carried unanimously.



April S. Hill, City Secretary



Jason Kasal, Vice Chairman