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

Kristie Womack, Chairman

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

ROANOKE PLANNING AND ZONING MINUTES
AUGUST 7, 2023
7:00 P.M.
ROANOKE CITY HALL
COMMUNITY ROOM #132 - 1ST FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262

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

Absent: Commissioner Donald J. Glacy.

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Kristie Womack to approve the minutes from the regular Planning and Zoning Commission meeting held on May 1, 2023.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Jason Kasal second by Victor Molaschi to nominate and elect Kristie Womack as Chairman.
   Diana Smith made a motion to nominate herself as Chairman. The motion failed for a lack of a second.

First motion carried 5-1-0. Commissioner Diana Smith was opposed.

2. Motion made by Kristie Womack second by Larry Granados to nominate and elect Jason Kasal as Vice Chairman.

Motion carried unanimously.

3. Motion made by Jason Kasal second by Larry Granados to approve a site plan (SP 2023-02) request from Pacheco Koch for a baseball complex, Roanoke Baseball Plex, on an approximate 116 acre parcel, Lot 1, Block 1 Fairway Ranch Addition, Roanoke, Denton County, Texas. The property is generally located at the southeast corner of Cleveland Gibbs Road and Hwy 114, with the following qualifications, 1. Full Fema Approval. 2. Food catering benefits Roanoke restaurants first. 3. The entire site, including all structures and parking on the site plan are completed prior to a Certificate of Occupancy. 4. The adjacent commercial site will be maintained and vegetated to keep the site looking nice prior to construction and there is no long-term temporary construction fence.

Motion carried unanimously.

4. Motion made by Victor Molaschi second by Jason Kasal to approve a site plan request (SP 2023-04) from Icon Lodging for two hotels, Residence Inn and Home 2 Suites on an approximate 4.521 acres, Lots1 & 2, Block 1, Roanoke Lodging

Addition, an addition of the City of Roanoke, in the Richard Eads survey abstract no. 393, Memphis El Paso and Pacific Railroad Company survey abstract no. 923, and John Bacon survey abstract no. 1565, City of Roanoke, Denton County, Texas. The property is generally located on the south side of Dallas Drive, across from Dorman Rd. The lots are adjacent to the Church of Christ and Cinemark properties.

Motion carried unanimously.

5. Public hearing to consider amending Chapter 12, Article III, Division 13, by amending Section 12.452 of the Code of Ordinances, entitled "Height Regulations" for Business Park Districts by authorizing the maximum height in Business Park Districts to exceed forty feet (40') in height by Specific Use Permit (SUP) Only. (Ordinance No. 2023-108)

The public hearing started at 7:46 p.m.

Samuel Ray, with Hillwood Properties stated he is available to answer any questions.

The public hearing started at 7:47 p.m.

6. Motion made by Larry Granados second by Mark McCullough to approve a text amendment request to consider amending Chapter 12, Article III, Division 13 of the code of ordinances by amending Section 12.452, entitled "Height Regulations" for The BP, Business Park, district by authorizing the maximum height in The BP, Business Park, district to exceed forty feet (40') in height by Specific Use Permit (SUP) only. (Ordinance No. 2023-108)

Motion carried unanimously.

7. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 17.122-acre tract of land in the L.H. Dotson Survey, Abstract No. 383, and the Mep & Prr Co. Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow a building or accessory structures exceeding forty feet (40'). (Ordinance No. 2023-109)

The public hearing started at 7:49 p.m.

Samuel Ray, with Hillwood properties gave an overview of the project and stated he is available to answer any questions.

The public hearing started at 7:51 p.m.

8. Motion made by Victor Molaschi second by Mark McCullough to approve a Specific Use Permit (SUP 2023-02) for an approximately 17.122-acre tract of land in the L.H. Dotson survey, abstract no. 383, and the MEP & PRR Co. survey, abstract number 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow a building or accessory structures exceeding the height of forty feet (40'). The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of U.S. Hwy 377. The property is behind an existing warehouse with the address of 700-724 Henrietta Creek Rd. (Ordinance No. 2023-109)

Motion carried unanimously.

9. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 1.00 acres of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton county, Texas, and generally located at 105 Dorman street, Roanoke, Texas, by changing the zoning on the approximately 1.00 acres of land from Single Family-7 (SF-7) District to Retail (R) District; prescribing the permissible uses. (Ordinance No. 2023-110)

The public hearing started at 7:56 p.m.

Jerry Boyle, with Oldenwood stated is available to answer any questions.

Commissioner Jason Kasal asked what the facility would be used for.

Dr. Amin Sanober stated will be used as a dermatologist office.

The public hearing started at 7:58 p.m.

10. Motion made by Mark McCullough second by Jason Kasal to approve a zoning change request to consider amending the comprehensive zoning ordinance of The City Of Roanoke, Texas, on an approximate 1.00 acre of land located in the M.E.P. & P.R.R. Company Survey, abstract no. 923, City Of Roanoke, Denton County, Texas, by changing the zoning on the approximately 1.00 acres of land from Single Family-7 (Sf-7) District to Retail (R) District; prescribing the permissible uses. The property is generally located on the west side of Dorman Street, at the intersection of Dorman Street and Dallas Drive. (Ordinance No. 2023-110)

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Diana Smith second by Mark McCullough to adjourn the meeting at 7:59 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

April S. Hill, City Secretary