



Dion Jones, Councilmember
Brian Darby, Councilmember
Holly Gray-McPherson, Mayor Pro-Tem

Carl E. Gierisch, Jr., Mayor

Kirby Smith, Councilmember
Steve Heath, Councilmember
Angie Grimm, Councilmember

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
FEBRUARY 23, 2016
CITY HALL COUNCIL CHAMBERS
108 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem, Holly Gray-McPherson; Council Members: Kirby Smith, Brian Darby, Dion Jones, and Steve Heath; City Manager Scott Campbell, City Secretary April S. Hill and City Attorney Jeff Moore.

DEPT STAFF: Fire Chief Mike Duncan, Assistant City Manager/Police Chief Gary Johnson, Director of Community and Business Development Cody Petree, Fiscal and Administrative Services Vicki Rodriguez, Parks & Recreation Director Ronnie Angel, and J.R. Hames City Planner.

ABSENT: Council member Angie Grimm.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and the Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Parks and Recreation Director Ronnie Angel announced the annual will be held Saturday, March 5th from 9:00 a.m. to 12:00 p.m. at Roanoke Community Park.

Mayor Pro Tem Holly Gray-McPherson announced that on February 24th Mayor Gierisch will be celebrating a birthday.

C. PUBLIC INPUT

Chad Jacobson, 519 Main Street, stated he has concerns regarding the City Center Project, as it is turning into an apartment complex with a community center. Mr. Jacobson further stated that he is okay with townhomes as long as they are finished out and priced to help preserve the current home values. The City of Keller made the developer of the Stone Glenn Community guarantee an average price of \$300,000 per unit. Mr. Jacobson stated that he hope the Roanoke City Council will have the same approach as Keller and keep this portion of the project in the \$350,000 to \$500,000 price range, not only to maintain, but to improve the current home values. Mr. Jacobson went on to state that he



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would prefer to see more lofts in the City Center as that will bring in more young professionals and boost retail and the night life. Mr. Jacobson feels the number of apartments are ridiculous, and the Special Use Permit should be denied to allow apartments on the first floor, citing 925 style complex as in Grapevine would be different and best for Roanoke. Do not settle on a subpar development.

John Heilman, 300 Lamar Street, stated that this project is literally in his back yard. Mr. Heilman is in agreement with development, however is not happy with first floor apartments. Mr. Heilman further stated that downtown is a wonderful place to walk around and he would not like walking around first floor apartments as it will be an eyesore. Mr. Heilman suggested the apartments be a wrapped project, which is a nicer development. Mr. Heilman asked the City Council to deny the Special Use Permit, stating that we have one shot to do a good job on this project.

Megan Choate, 106 S. Pine Street, stated that she and her husband currently own two additional properties in the downtown area. Mrs. Choate stated that it has been said that the apartments will be tucked away in the back of the project, however the corner of Walnut and Parish is very visible to the soccer fields, baseball fields, the swimming pool, two parks, library and community center. These areas are visited daily by residents and people from the surrounding cities, in addition to numerous events hosted by the City throughout the year. This area is most visible and would benefit from first floor businesses. The lack of vision by the developer and the approval of it, is concerning. Traffic studies need to be done of the current traffic before adding more residents to that area. The addition of apartments, townhomes and lofts will increase the traffic to this area. Mrs. Choate further explained that there were many residents who oppose this, where not available to attend the meeting and therefore a list was passed out of these concerned residents.* Mrs. Choate why this was not made public, why was there not a power point presentation at last evening's Planning and Zoning meeting so they could better see what they were approving, why are we not seeing renderings and floor plans before committing to a zoning change.

Ryan Delin, 512 Main Street, who is also the developer son, stated that he and his fiancé have been looking for a house since August 2015. Mr. Delin stated that he purchased the property at 512 Main Street because he loves Roanoke and looks forward to the future development. Mr. Delin further stated that it is a mixed use development and in order for the retail and restaurants to thrive, they need people.

* Mayor Gierisch stated for the record that 11 people on the list were not actual Roanoke residents.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the Regular City Council meeting on February 9, 2016.
2. Consider acceptance of the FY2015-16 Quarterly Financial Report for the period



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ending December 31, 2015.

3. Consider approval to award the Janitorial Services for City facilities bid to Open Works for an amount of \$49,968.00.
4. Consider approval of Resolution No. 2016-104R authorizing the Roanoke Economic and Industrial Development Corporation, a Type A Economic Development Corporation and a Texas Non-Profit Corporation to execute a real estate sales contract and any and all documents necessary for the purchase of an approximately 3.269 acre tract of land located within the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas.

Motion made by Holly Gray-McPherson second by Kirby Smith to approve Consent Agenda Items 1 thru 4.

Motion carried unanimously.

E. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 2.337 acre tract of land situated in the D.O. Hoover Survey, Abstract Number 603, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District – Oak Street Zone To Oak Street Corridor Zoning District – Civic/Mixed Use Zone. (Ordinance No. 2016-105)

Public hearing stated at 7:18 p.m.

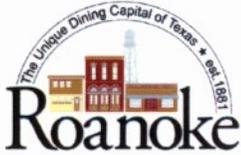
John Delin, developer/applicant, gave an overview and PowerPoint presentation of the concept idea for the Morningside Townhomes project which will be of the highest quality with a price range of \$350,000 and up. Mr. Delin explained that the hope is to use this as a transition into the City Center project. A mixed use development needs people to help the area grow and be more active.

Kenneth Fanbrow, Vice President of Integrated Real Estate Group, and partners with John Delin with Integrity Group on the multifamily aspect of the project. They are fully prepared to produce the floor plans for residents to review. Mr. Fanbrow gave an overview of other projects they have been involved with in different communities.

John Heilman, 300 Lamar Street, expressed his concerns with getting \$300,000 for a 1400 square foot townhome. Mr. Heilman also has concerns about deflated values. The Special Use Permit first floor apartments/townhomes and the current rendering do not go with what we currently have on Oak Street.

Public hearing ended at 7:35 p.m.

2. Motion made by Holly Gray-McPherson second by Dion Jones to approve the amending of the Comprehensive Zoning Ordinance of the City of Roanoke, Texas,



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for an approximately 2.337 acre tract of land situated in the D.O. Hoover Survey, Abstract Number 603, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District – Oak Street Zone To Oak Street Corridor Zoning District – Civic/Mixed Use Zone. (Ordinance No. 2016-105)

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 7.979 acre tract of land situated in the D.O. Hoover Survey, Abstract Number 603 and the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District – Civic/Mixed Use Zone To Oak Street Corridor Zoning District – Civic/Mixed Use Zone Specific Use Permit (SUP) to allow residential apartments and/or condominiums on the first/ground floor. (Ordinance No. 2016-106)

Public hearing stated at 7:39 p.m.

No one wished to speak.

Public hearing ended at 7:39 p.m.

4. Motion made by Holly Gray-McPherson second by Dion Jones to approve the amending of the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 7.979 acre tract of land situated in the D.O. Hoover Survey, Abstract Number 603 and the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District – Civic/Mixed Use Zone To Oak Street Corridor Zoning District – Civic/Mixed Use Zone Specific Use Permit (SUP) to allow residential apartments and/or condominiums on the first/ground floor. (Ordinance No. 2016-106)

Motion carried 4-1-0. Council member Steve Heath was opposed.

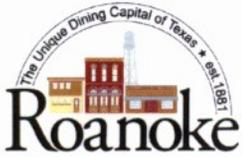
5. Public hearing to consider approval of Ordinance No. 2016-107 abandoning, vacating and closing unused roadway right-of-way consisting of approximately 33,821 square feet (old Schooling Road) and authorizing the city manager to execute a deed or deeds conveying said unused right-of-way.

Public hearing stated at 7:41 p.m.

No one wished to speak.

Public hearing ended at 7:41 p.m.

6. Motion made by Holly Gray-McPherson second by Steve Heath to approve Ordinance No. 2016-107 abandoning, vacating and closing unused roadway right-



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of-way consisting of approximately 33,821 square feet (old Schooling Road) and authorizing the city manager to execute a deed or deeds conveying said unused right-of-way.

Motion carried unanimously.

F. ADJOURNMENT

Motion made by Holly Gray-McPherson second by Brian Darby to adjourn the meeting at 7:42 p.m.

Motion carried unanimously.


April S. Hill, City Secretary



Carl E. "Scooter" Gierisch, Jr., Mayor

