



Kirby Smith, Councilmember
Steve Heath, Councilmember
Holly Gray-McPherson, Mayor Pro-Tem

Carl E. Gierisch, Jr., Mayor

Dion Jones, Councilmember
Brian Darby, Councilmember
Angie Grimm, Councilmember

**ROANOKE CITY COUNCIL AND
PLANNING & ZONING COMMISSION
JOINT WORKSHOP
MINUTES
JUNE 27, 2016
7:00 P.M.**

**ROANOKE CITY HALL
108 S. OAK STREET
ROANOKE, TEXAS 76262**

PRESENT CITY COUNCIL:

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

PRESENT PLANNING AND ZONING:

Commissions: Jason Kasal, Jesse Terrell, Mark McCullough, Larry Granados,
and Dennis Wiechman.

DEPARTMENT STAFF:

Director of Community and Business Development Cody Petree, City Planner
J.R. Hames, and Plans Examiner Kelly Carlson.

ABSENT:

Council Members: Brian Darby and Steve Heath. Planning and Zoning
Commissions: Kristie Womack, and Randy Corn.

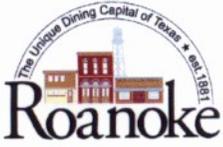
A. CALL TO ORDER

Mayor Gierisch called the joint meeting for City Council to order at 7:01 p.m.

Planning and Zoning Commissioner Jason Kasal called the joint meeting for Planning
and Zoning to order at 7:01 p.m.

B. NEW BUSINESS

1. Overview and discussion of the proposed ordinance establishing the Old Town
Roanoke Neighborhood Design Overlay District for an area of the city consisting
of east of Oak Street, south of Byron Nelson (Business State Highway 114), west
of the commercial development on State Highway 170, and north of Lamar Street,
located within the City of Roanoke, Denton County, Texas, by establishing exterior
remodel and new residential design standards including block standards, building
setbacks, building height standards, building façade and materials standards, roof



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design and material standards, location of driveway and garage standards, lot coverage standards and building scale standards, accessory building standards, and administrative review and submittal requirements.

Mayor Pro Tem Holly Gray-McPherson gave a back history as to how this ordinance came to be. Mayor Pro Tem Gray-McPherson stated that last year during the long range planning process the consultant had asked what has the City done to maintain the improvements and uniqueness of the Oak Street area. Mayor Pro Tem Gray-McPherson's reply was "nothing has been done." So in an effort to maintain all of the hard work that has been put into the Oak Street area the City Council and Planning and Zoning are having this joint workshop to discuss the standards and to ensure they are both on the same page in regards to standards for the Oak Street area.

Mayor Pro Tem Gray-McPherson thanked everyone for coming to the meeting and being a part of the process.

Mayor Gierisch stated that the new development of Downtown began in 2005 and involved numerous meetings with input from the businesses and property owners to make sure they were included during the process. Mayor Gierisch stated that the development went well and would like to maintain what has and will be done to the Oak Street development.

City Manager Scott Campbell stated that after the Strategic Planning process, the City entered into a contract with Hardin & Associates to help the staff put together an ordinance to obtain the goal of preserving the Old Town area. Mr. Campbell further stated that a comprehensive ordinance was assembled, but the purpose of the meeting is to get input and discuss if changes need to be made within the ordinance.

Michelle Hardin and Jay Narayana with Hardin & Associates gave a presentation with the details of the ordinance and proposed suggested standards.

The area south of Lamar Street needs to be included in the overlay district, but can be added at a later date.

Mayor Pro Tem Gray-McPherson stated that the area north of Byron Nelson should be considered to be included as well, since it is a part of the down town area.

P&Z Commissioner Jason Kasal stated that he is a big fan of the work City Council has accomplished in the Old Town area, however he is on the opposite side of this issue. Mr. Kasal further stated that he does not care for uniformity and does not want to try and create the same look up and down the streets. Mr. Kasal requested that if staff is given the flexibility to approve administratively on any standard, that it be more than 10%, to alleviate everything going before City Council and Planning and Zoning.

City Manager Scott Campbell stated that it is the intention to limit the processes that go before City Council and Planning and Zoning.



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Planning and Zoning Commissioner Larry Granados stated that he is the last person to say what can be done, it should be whatever the owner wants.

City Council member Dion Jones stated that they are not trying to force any specific style of home. The reason people move to Roanoke is because of the "feel" of Old Town, without standards, everything will change the feel of Old Town. Mr. Jones further stated that he would like to keep the walkability of the area.

Director of Community and Business Development Cody Petree stated that the proposed ordinance is less restrictive than most cities.

City Council member Angie Grimm stated that there is no issue with the home looking different, but would like the homes to be proportionate to the size of the lot.

City Council member Kirby Smith stated that the proposed standards is not really that much different than what is currently in place. However, he does not want to see uniformity in Old Town. The area currently has eclectic mix of homes with different architectural styles and he personally likes that.

Planning and Zoning Mark McCullough stated that he is in agreement and likes the big porch and the large set back and being able to talk to the neighbors or listen to the music while he sits on his porch. He enjoys the walkability of the area. Mr. McCullough further stated that he wants to preserve that. There is no problem with building different designs of homes, however there is a problem with building large homes on tiny lots.

Planning and Zoning Commissioner Dennis Wiechman stated that he agrees with Mark McCullough and loves the overlay. Mr. Wiechman further stated that he likes the idea that more wood on the homes will be allowed, and likes the direction that it's going.

Mayor Pro Tem Holly Gray-McPherson stated that she likes the direction this is going and have traveled all over the state and seen the different downtown areas and would like to preserve what we have. Mayor Pro Tem Gray-McPherson further stated that there may need to be some revisions to the standards, but we are heading in the right direction.

Planning and Zoning Jesse Terrell stated that he has gone back and forth on this issue and is a proponent of preserving the Old Town area. However, feels there will be some backlash from potential developers who want to build large homes on small lots and reduce the number of interested persons who may want to build a home in Old Town, but he does not feel this to be a problem.

City Council and Planning and Zoning Commission received the following feedback from the residents in attendance.

Bryan Delin, 531 Main Street stated that he has just purchased a long and narrow lot and wants the kind of life Old Town offers, however with the proposed changes he will not be able to build his home large enough to get a return on his investment.



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Mr. Delin further stated that in 20-30 years it may severely limit who wants to buy homes here.

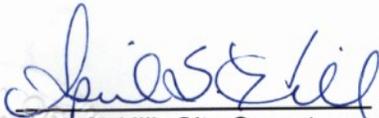
Reagan Choate, 106 S. Pine Street stated that he owns several properties in Old Town and is in agreement with Bryan Delin. Mr. Choate stated that he has his home listed on the market, and plans to build a new home on one of his other properties in the area. He doesn't want "cookie cutter" homes in the neighborhood, so creativity should be allowed.

Mayor Gierisch stated that City Council understands there are a lot of things market driven and real estate being the most expensive part of it. That is the purpose of this meeting is to discuss and gather all of the information and ideas to balance out Old Town with new development.

After much discussion Mayor Gierisch stated that there has been good feedback. Mayor Gierisch asked everyone to take a print out of the presentation and make notes and suggestions and give to staff.

C. ADJOURNMENT

City Council adjourned joint meeting at 8:24 p.m.
Planning and Zoning adjourned joint meeting at 8:24 p.m.



April S. Hill, City Secretary



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

