

Diana Smith, Commissioner  
Donald Glacy, Commissioner  
Jeannie De Fazio, Commissioner



Ernie Adams, Commissioner  
Victor Molaschi, Vice Chairman  
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA**  
**APRIL 21, 2025**  
**7:00 PM**

**500 S. OAK STREET**  
**ROANOKE, TEXAS 76262**

**A. CALL TO ORDER**

**B. PUBLIC INPUT**

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

**C. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 7, 2025.

**D. NEW BUSINESS**

1. Public hearing to consider a rezoning application for 212 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow Amusement-Commercial (Outdoors) Use. (SUP-2025-02 / Ordinance No. 2025-103)
2. Consideration and recommendation on a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street



AGENDA FOR THE PLANNING AND  
ZONING COMMISSION

April 21, 2025  
Page 2 of 2

Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (Ordinance No. 2025-103)

**E. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, April 17, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

---

April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests





## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 04/07/2025 - P&Z Minutes

MEETING DATE: April 21, 2025

DEPARTMENT: City Secretary

---

### **ITEM SUMMARY:**

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 7, 2025.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PZMin 04-07-2025

Diana Smith, Commissioner  
Donald Glacy, Commissioner  
Jeannie De Fazio, Commissioner



Ernie Adams, Commissioner  
Victor Molaschi, Vice Chairman  
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES  
APRIL 7, 2025**

**7:00 P.M.  
ROANOKE CITY HALL  
CITY COUNCIL CHAMBERS – 2<sup>ND</sup> FLOOR  
500 S. OAK STREET  
ROANOKE, TEXAS 76262**

**Present:** Chairman Jason Kasal; Commissioners: Mark McCullough, Donald Glacy, and Diana Smith. Development Services Manager J.R. Hames, and Executive Assistant Babette Welch.

**Absent:** Vice Chairman Victor Molaschi; and Commissioners Ernie Adams and Jeannie De Fazio.

**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 March 17, 2025.

Motion carried unanimously.

**D. NEW BUSINESS**

1. Motion made by Diana Smith second by Donald Glacy to approve a Site Plan (SP 2025-02) request from Integrated Roanoke North, LP for a senior living and single-family development to be located on an approximate 16.698 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey,



**MINUTES FOR THE REGULAR  
PLANNING AND ZONING COMMISSION  
MEETING**

**April 7, 2025  
Page 2 of 2**

abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

2. Motion made by Donald Glacy second by Diana Smith to approve a Preliminary Plat (PP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, Abstract No. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

3. Motion made by Donald Glacy second by Mark McCullough to approve a Final Plat (FP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, Abstract No. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

**E. ADJOURNMENT**

Motion made by Diana Smith second by Donald Glacy to adjourn the meeting at 7:05 p.m.

Motion carried unanimously.

---

Jason Kasal, Chairman

---

Babette Welch, Executive Assistant



## **AGENDA ITEM**

TO: Planning and Zoning Commission

SUBJECT: PH Notice - SUP 2025-02 (ORD NO 2025-103) - Amusement Use

MEETING DATE: April 21, 2025

DEPARTMENT: City Secretary

---

### **ITEM SUMMARY:**

Public hearing to consider a rezoning application for 212 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow Amusement-Commercial (Outdoors) Use. (SUP-2025-02 / Ordinance No. 2025-103)

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice - SUP-2025-02 - Rezone - Oak Street Zoning - Amusement Use - 212 N Oak Street - REPUBLISH



# City of Roanoke Notice of Public Hearing Zoning Amendment

## NOTICE OF PUBLIC HEARING ZONING AMENDMENT

### Roanoke Planning and Zoning Commission SUP 2025-02

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 21, 2025, TO CONSIDER A REZONING APPLICATION FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT-COMMERCIAL (OUTDOORS) USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

### Roanoke City Council SUP 2025-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 22, 2025, TO CONSIDER A REZONING APPLICATION FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT-COMMERCIAL (OUTDOORS) USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

### **CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, April 4 2025, by 5:00 p.m.

April S. Hill, City Secretary

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2025-02) Rydables

MEETING DATE: April 21, 2025

DEPARTMENT: Planning

---

### ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the 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 - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (Ordinance No. 2025-103)

### INFORMATION:

Rydables are an electric motorized cart with an animated character covering. The proposal is to have guided tours of twelve riders, riding on the downtown sidewalks and across intersections visiting various restaurants and businesses.

#### DIVISION 15. - OAK STREET CORRIDOR ZONING DISTRICT

**Sec. 12.492 - Schedule of Uses:** Amusement, commercial (outdoor) - SUP

### Planning Analysis:

- The sidewalks were designed and intended only for pedestrian use.
- A tour of Rydables will impede pedestrians.
- Anticipate complaints from the public due to being inconvenienced.
- Potential for injury to pedestrians and riders.
- Controlling the speed of the rider is a concern.
- Alcohol consumption while riding is a concern.
- Parking of the carts is anticipated to be an issue.



## **AGENDA ITEM**

### **STAFF RECOMMENDATION:**

Regarding the use of motorized vehicles on downtown sidewalks, staff does not support this practice. Should the board recommend approval of the use, the following are outlined in the SUP ordinance for consideration:

- (a) Limited to guided tours only, no individual leases used in the City;
- (b) Guided tours are allowed between the hours of 1:00 p.m. and 3:00 p.m.;
- (c) The units can only go as fast as walking speed; and
- (d) The units may not park on public sidewalks within the City.

We also recommend consideration of the points outlined in the attached Police Department's Viewpoint report.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

#### **ATTACHMENTS:**

- 1. SUP-2025-02 - Application 212 N Oak St - Amusement - Commercial (1)
- 2. Lone Star Rydables VisionMission (1)
- 3. Rydables Public Safety Viewpoint
- 4. Economic Development Report
- 5. ORD NO 2025-103 - SUP-2025-02- Rezone - Oak Street Zoning Corridor SUP - Amusement Use - 212 N Oak Street - Rydables - jlm draft - 022025
- 6. oak st hard8 los comp wiseguys bayoujacks
- 7. Hey Sugar
- 8. Babes Catch 22





CITY OF ROANOKE  
500 S. OAK STREET  
ROANOKE, TEXAS 76262  
(817) 491-2411

# SPECIFIC USE PERMIT APPLICATION

|                                                                              |                                                                               |                                                                     |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Name of Applicant/Agent<br><b>Ken Goodman</b>                                | Address, City, State, Zip<br><b>2128 Santa Fe Trl<br/>Grapevine, TX 76051</b> | Phone Number and email<br><b>817-300-4648</b>                       |
| Type of permit requested<br><b>entertainment</b>                             | Name of Business<br><b>Lone Star Rydables LLC</b>                             | Email and Website-if applicable<br><b>info@loneStarRydables.com</b> |
| Property Owner(s)<br><b>John &amp; Irene Dancer</b>                          | Address, City, State, Zip<br><b>14760 Regsdale Ln<br/>Roanoke TX 76262</b>    | Phone Number and email<br><b>817-992<br/>5385</b>                   |
| Legal Description - Lot/Block/Subdivision<br><b>O T ROANOKE BLK 14 LOT 9</b> | Property Address<br><b>212 N Oak St<br/>Roanoke TX 76262</b>                  | Present Zoning<br><b>Retail</b>                                     |

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO  
Amusement, commercial (outdoor)

Justification for request for Special Use Permit: engaging entertainment to  
benefit all businesses on Oak St and the  
city of Roanoke as a whole

## Authorization:

I/ We John Dancer owner(s) of the above described property do hereby authorize  
\_\_\_\_\_ to act on my/our behalf in making and representing this Specific Use permit application.

John K Dancer  
Owner(s) Signature  
2/13/25  
Date

\_\_\_\_\_  
Owner(s) Signature  
\_\_\_\_\_  
Date

## Include the following:

Specific Use Permit application fee of \$200.00\*\*. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

Ken Goodman  
Applicant's Signature

2-15-25  
Date

\*\*Fees are subject to change as amended by Ordinance.

## FOR OFFICE USE ONLY

|                                                                      |                                   |                                  |                                        |
|----------------------------------------------------------------------|-----------------------------------|----------------------------------|----------------------------------------|
| Application Fee<br>PD CK #1004 rec #758973 \$200.00<br>02/18/2025 JM | P&Z Meeting<br><b>MAR 17 2025</b> | CC Meeting<br><b>MAR 25 2025</b> | File for Record<br>SUP. <u>2025-02</u> |
|----------------------------------------------------------------------|-----------------------------------|----------------------------------|----------------------------------------|

07/20/2023

Please submit to [permits@roanoketexas.com](mailto:permits@roanoketexas.com) with supporting documents. City of Roanoke | 500 S. Oak Street | Roanoke, TX 76262 | 817-491-2411





## Meet the Rydables Team



Ken Goodman

- retired law enforcement



Kim Goodman

- teacher



Scott English

- electrical business owner



Kelly English

- CPA



Kayla Murphy

- teacher



Bryce Murphy

- Sales





Rydables brings out the kid in all of us! Captivating stuffed animal on the outside. Super safe electric cart on the inside. Rydables creates a fun, memorable, interactive experience for all sorts of events, venues, fundraisers, and touring opportunities.







## Vision / Mission:

Lone Star Rydables intends to begin operating our Rydables here on Oak Street in Roanoke. A Rydable is a safe, ADA compliant mobility scooter that simply has a fun and entertaining animal “skin” on top. They are a fun and efficient way to bring in groups of people and take them on a food and drink tour of our restaurants.

We want to work with our restaurants to bring in up to ten people once or twice daily (***outside of peak restaurant hours i.e. 1-3 pm or so***) and sample a small, pre-chosen menu with a pre-chosen drink, spending approximately 15-20 minutes. Our tours include the price of all food, drinks and gratuities. We feel this will significantly increase the visibility of our food scene on Oak Street to visitors and tourists alike. We want to bring people to Oak St during off hours when it is NOT crowded.

These are guided, controlled tours that will take the safest routes to our destinations while avoiding any sidewalk or pedestrian obstructions. It is our intention to create a destination “event” that will entice people in the DFW area and tourists alike to spend some of their time and money in the city of Roanoke.







## Rydables: a part of city events in Roanoke

Ready to take your event to the next level? With Rydables Events & Rentals, you can add a one-of-a-kind, playful twist that guests of all ages will love. Working with the city of Roanoke, we believe Rydables will become a resource to enhance guest experiences in the many celebrations the city hosts.

Whether it's a city celebration, birthday party, corporate event, or family gathering, Rydables brings a sense of joy and wonder that's sure to be a highlight. From start to finish, our team ensures a seamless setup, so you can focus on creating memories that your guests will be talking about long after the event is over.





## Safety / Features

First and foremost, RYDABLES are SAFE!! In fact, they classify as an ADA-compliant mobility scooter. (Fun Fact: And as such, they pass all TSA inspections and are protected under Federal regulations. They even fly on airline flights for free!)



All carts feature electromagnetic braking that automatically engages when the throttle is released (squeeze to go, let go to stop...simple). All carts have an anti-roll, hill-lock feature to prevent unwanted rolling when stopped on an incline or decline. All carts are 2-wheeldrive with suspension incorporated at all 4 wheels. Their top speed can be both manually and/or electronically governed, based on the rider and/or the venue.



## Safety / Features

Weight Limit: Rydables can hold up to 400 lbs, and are ADA compliant

SPEED: They can travel 2 mph or up to 7.5 mph (depending on the setting). Their top speeds can be both manually and/or electronically governed, based on the needs of the rider and/or the venue.

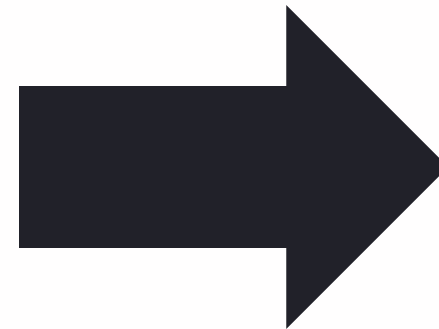
Rydables are multi-terrain capable and are specifically designed for outdoor use. As long as the area they're operating in isn't too thick/deep, Rydables can be used on grass, gravel, dirt, hills, etc... (They're not "all-terrain" but they are definitely "multi-terrain"!).

Rydables can easily and safely operate indoors, as well.



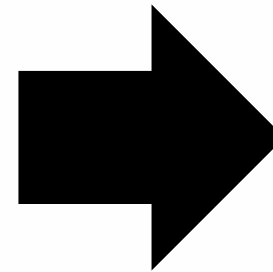


We swap the chair for a bench seat





and put an animal skin on top



**Rydables are 24.5" wide x 48" long.  
These are the minimum measurements on Oak St.**





**Plenty of parking spaces/areas  
for Rydables to park while dining as to not obstruct.  
*\*only parked for 15/20 min. at a time, over 90 min.***





Lone Star Rydables wants to bring this fun, interactive form of entertainment to historic Oak street to celebrate and promote our rich history, shops, food, drinks and fun.





## Roanoke History

We will work directly, and extensively, with Kelli & Stacy at the Roanoke Historical Society to ensure that we are providing the MOST accurate and interesting historical facts, stories, and sights to see!

Cowboys became notorious for blowing off steam in rambunctious – and often illegal – ways. A relic of that reputation still stands today in Roanoke. The rock building at 114 North Oak Street houses the Roanoke Visitor's Center and Museum today, but in the 1880s it was the Silver Spur Saloon: a popular two-story watering hole and, as legend has it, a brothel. Patrons could visit the brothel covertly through a hidden door between the bank next door and the saloon. Today, the rock building is the oldest extant commercial building in the community, and houses artifacts and local legends from Roanoke's rowdy past.





## Food Tours:

In speaking with the manager, GM or owner of each of these venues, they are ready and excited to be a stop on the Rydables food tour. We are also endorsed by our proposed landlords John & Irene Dancer to bring the experience to Roanoke. We will work together to create a signature taste of each. ***(Done during the restaurant off hours to promote business)***





## Christmas time: Rydables Rudolph Run:

Rydables invites you & your loved ones for a jolly holiday cruise down Oak Street and City Hall. With Christmas music, fun photo opportunities, and a sweet treat at the end of your journey... you and your Rydables Reindeer will have so much FUN even Santa and his Elves will want to join!







*Contacts in our other locations that can speak to the  
safety record and popularity of the Rydables*

Keri Henningsen B1400  
Crime Prevention Police Aide  
McKellips District  
Scottsdale Police Department  
480-312-8168

Jeffrey McVay, AICP  
Manager of Urban Transformation  
Office of Urban Transformation  
City of Mesa  
Phone: 480.644.5379  
Email: [jeff.mcvay@mesaaz.gov](mailto:jeff.mcvay@mesaaz.gov)

Ross Heyl  
Citizen Advisor for the City of Scottsdale  
Head of the Scottsdale Ambassador Program  
480.312.2832  
[rhey1@scottsdaleaz.gov](mailto:rhey1@scottsdaleaz.gov)



If there are any questions or concerns that I have not addressed, I would welcome the opportunity to provide any clarifications needed.

Thank you for your consideration.



**Ken Goodman**  
General Manager  
214-494-9421



**Ken@LoneStarRydables.com**  
**www.LoneStarRydables.com**







# ROANOKE POLICE DEPARTMENT

Jeffrey T. Williams  
Chief of Police

## Public Safety Viewpoint for Special Use Permit (SUP) Application for Rydables

### Overview:

As the Council reviews the application for the Rydables business and its request for a Special Use Permit (SUP), it is important to carefully consider the public safety implications of this new commercial activity. The current ordinance prohibits amusement for outdoor uses without approval of an SUP. While the proposed business may appear to have economic benefits for the businesses on Oak Street, several public safety concerns must be addressed to ensure that the safety and well-being of both the community and the riders are adequately protected.

### 1. Pedestrian Safety:

Our sidewalks and streets are narrow, particularly in more tightly populated areas and especially during city special events. While the business owner has indicated that Rydables will be kept in a single line to ensure there is room for both pedestrians and riders within the current width of the sidewalks, there remains concern regarding potential accidents due to distracted pedestrians or riders.

### Considerations:

- A comprehensive review of **sidewalk conditions and widths the full length of Oak Street** to ensure whether the infrastructure can safely accommodate Rydables without compromising pedestrian space.
- Providing clear safety protocols for riders and developing a system to raise awareness among pedestrians of the presence of Rydables could reduce potential hazards.

### 2. Traffic Congestion:

The introduction of Rydables has the potential to worsen existing traffic congestion, particularly in areas where streets are already busy with vehicles and delivery trucks. The business owner has confirmed that Rydables will not be ridden on the streets but will use crosswalks. However, the interaction between vehicles, pedestrians, and riders may still present safety risks.

### Considerations:

- A traffic impact study could help assess whether the presence of Rydables will affect traffic flow and congestion in any unintended ways.

### **3. Infrastructure and Space Availability:**

Although the business owner has provided measurements confirming that Rydables can fit within the current sidewalk width alongside pedestrians, narrow sidewalks may not consistently provide the necessary space for both safe pedestrian movement and Rydable operation, particularly during peak times.

#### **Considerations:**

- A comprehensive review of sidewalk conditions and widths the full length of Oak Street could help determine whether the infrastructure can safely accommodate Rydables without compromising pedestrian space.

### **4. Parking and Storage of Rydables:**

There is no designated parking area for Rydables during tours, which raises concerns about potential obstructions to pedestrian traffic. The business owner has indicated that efforts will be made to coordinate with partnering businesses to secure appropriate parking locations.

#### **Considerations:**

- A formal parking plan for each potential business partner should be provided to ensure that Rydables are stored in locations that do not obstruct walkways or traffic flow.
- Potential solutions, such as designated parking hubs or collaboration with nearby businesses, should be explored to mitigate the risk of cluttering public spaces.

### **5. Tour Group Size and Timing:**

The business owner has committed to limiting tour group sizes to 10-12 people and scheduling tours during off-peak times, such as weekdays and outside of the lunch or dinner rush. These measures are intended to minimize pedestrian congestion and ensure a manageable number of riders.

#### **Considerations:**

- The implementation of group size limits should be closely monitored to ensure compliance and maintain safety standards.
- Continued evaluation of off-peak tour times will be important to ensure that they effectively reduce potential conflicts with pedestrians and traffic.

### **6. Alcohol Consumption on Tours:**



The business owner has proposed limiting alcohol consumption during restaurant tours to 4 oz servings, with the aim of reducing the risk of intoxication and the associated safety concerns.

**Considerations:**

- The proposed alcohol limits could help mitigate the potential for unsafe behavior among riders. Clear guidelines for alcohol consumption, including oversight during tours, would be necessary to maintain safety standards.

**Conclusion:**

While the Rydables business has taken steps to address some public safety concerns, there are several considerations that must be carefully evaluated before approval. These include the potential risks related to rider and pedestrian safety, traffic congestion, infrastructure constraints, parking, and tour management. It is important to ensure that appropriate safety measures and infrastructure improvements are in place to protect both the community and the users of the service. **Please keep in mind that the responsibility for maintaining these safety measures falls on the business owner, placing it outside the direct control of the City of Roanoke.**

We recommend that the Council greatly consider these public safety concerns during the decision-making process, and ensure that adequate provisions are made to address these issues prior to considering an approval.

## **ECONOMIC DEVELOPMENT**

In consideration of the Specific Use Permit application from Lone Star Rydables:

A guided group tour, such as Lone Star Rydables, that looks to operate on Oak Street can potentially provide a number of economic benefits.

- **Boosting Local Tourism:** The applicant's goal is to attract area visitors looking for a unique, social experience that cannot be found anywhere else. Guided tours, whether for restaurants, shops, or historical, can appeal to groups celebrating birthdays, weddings, etc; as well as corporate outings and casual visitors. Cities such as Austin and Nashville that allow similar concepts (guided restaurant tours, pedal bars, etc) have reported an increase in visitor spending into hospitality sectors.
- **Increase in Foot Traffic:** By targeting "first time visitors" to Oak Street, it exposes participants to local businesses creating return visits. Increased foot traffic often translates into higher sales for restaurants and retailers.
- **Encourages Spending:** Rydables looks to tap into a growing "experience economy" where consumers are prioritizing their spending dollars on memorable activities over goods. Although Rydables' initial concept is to prepay for set items at restaurants, the exposure to other goods and menu items can potentially spur more sales.

Although there are many potential benefits to increasing overall visitation to Oak Street, we are certainly mindful of concerns regarding public safety and traffic disruptions (vehicular and pedestrian). Overall, we feel that it would be a benefit to our Oak Street businesses and comparable studies of experiential tours show a boost to the local economy through direct and indirect spending.

\*Information and study from Visit Nashville and Visit Austin reports on downtown revenue as well as The Urban Land Institute, "The Economic Benefit of Walkable Communities".

Siale Langi | Economic Development Manager



## ORDINANCE No. 2025-103

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY 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 (SUP) TO ALLOW AMUSEMENT - COMMERCIAL (OUTDOORS) USE FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Lot 9, Block 14 of O.T. Roanoke addition, an addition located within the City of Roanoke, Denton County, Texas, and located at 212 N. Oak Street, Roanoke, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow amusement-commercial (outdoors) use; and

**WHEREAS,** the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:**

### **Section 1. FINDINGS INCORPORATED**

That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

### **Section 2.**

That the Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on Lot 9, Block 14 of O.T. Roanoke addition, an addition located within the City of Roanoke, Denton County, Texas, and located at 212 N. Oak Street, Roanoke, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow amusement-commercial (outdoors) use with the following conditions:

- (a) Limited to guided tours only, no individual leases used in the City;
- (b) Guided tours are allowed between the hours of 1:00 p.m. and 3:00 p.m.;

- (c) The units can only go as fast as walking speed; and
- (d) The units may not park on public sidewalks within the City.

**Section 3.**

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

**Section 4. PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

**Section 5. SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 6. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Roanoke, Texas, on this the 25<sup>th</sup> day of March, 2025.

**APPROVED:**

\_\_\_\_\_  
Carl E. Gierisch, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
April S. Hill, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jeff Moore, City Attorney



***Exhibit A***

Legal Description and/or Depiction  
of the  
Property





## Permission Signature Page

### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Dak St Pre Co.
- Business Address: 110 N Oak St
- Contact Person: Daniel Southern
- Contact Phone Number: 817 490 0994

### Signature

- Authorized Representative: Daniel Southern
- Title: Owner
- Date: 3-24-25
- Signature: [Handwritten Signature]





## Permission Signature Page

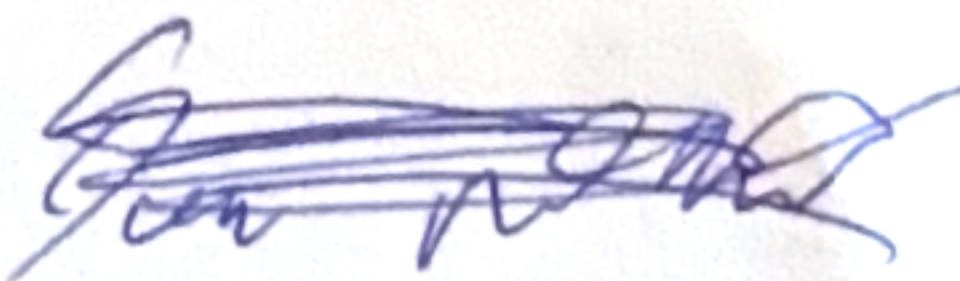
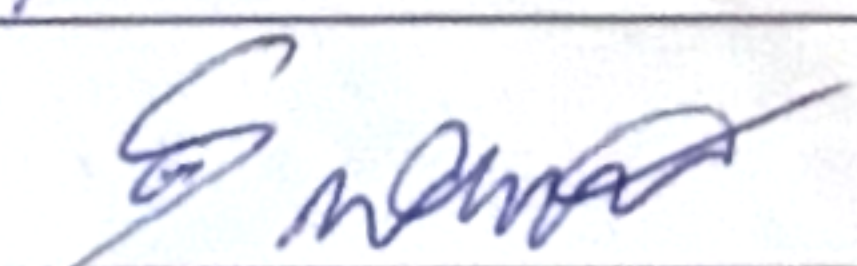
### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Hard Eight BBQ
- Business Address: 209 S Oak St
- Contact Person: Dean McVitt
- Contact Phone Number: 817-320-3926

### Signature

- Authorized Representative:  Dean McVitt
- Title: GM
- Date: 3/27/25
- Signature: 





## Permission Signature Page

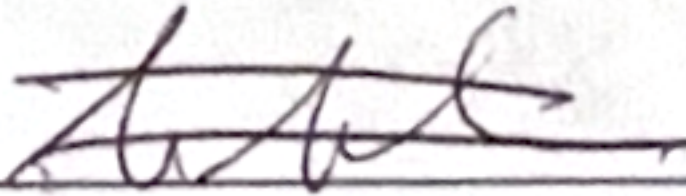
### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Los Capullos Cantine / Baya Tacos
- Business Address: 240 N. Oak St  
320 S. Oak St, Rounder, TX
- Contact Person: Mila Anderson
- Contact Phone Number: 303-447-4645

### Signature

- Authorized Representative:  Mila Anderson
- Title: Director of Operations
- Date: 3/24/2025
- Signature: 





## Permission Signature Page

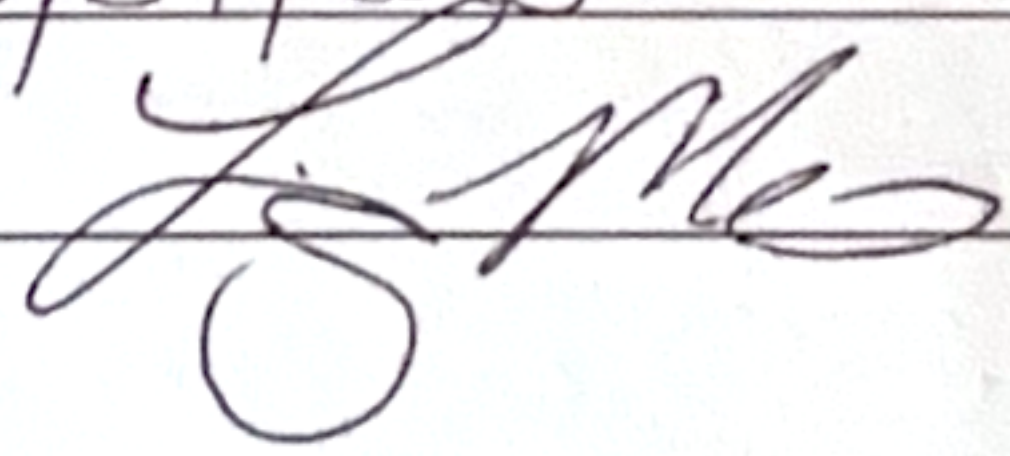
### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Wise Guys Pizzeria
- Business Address: 311 S Oak St
- Contact Person: Larry McClure
- Contact Phone Number: 682-237-2201

### Signature

- Authorized Representative: 
- Title: Managing Partner
- Date: 03/24/2025
- Signature: 





## Permission Signature Page

### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Hey Sugar Candy Store
- Business Address: 111 S. Oak St Roanoke, TX
- Contact Person: Kacee Sullivan
- Contact Phone Number: 682-831-9900

### Signature

- Authorized Representative: Kacee Sullivan
- Title: Senior Store Manager
- Date: 3/29/2025
- Signature: Kacee Sullivan





## Permission Signature Page

### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: Babes Chicken
- Business Address: 104 W Oak St
- Contact Person: Troy Scoggins
- Contact Phone Number: 817 491 2900

### Signature

- Authorized Representative: Troy Scoggins
- Title: General Manager
- Date: 3/26/25
- Signature: Troy Scoggins





## Permission Signature Page

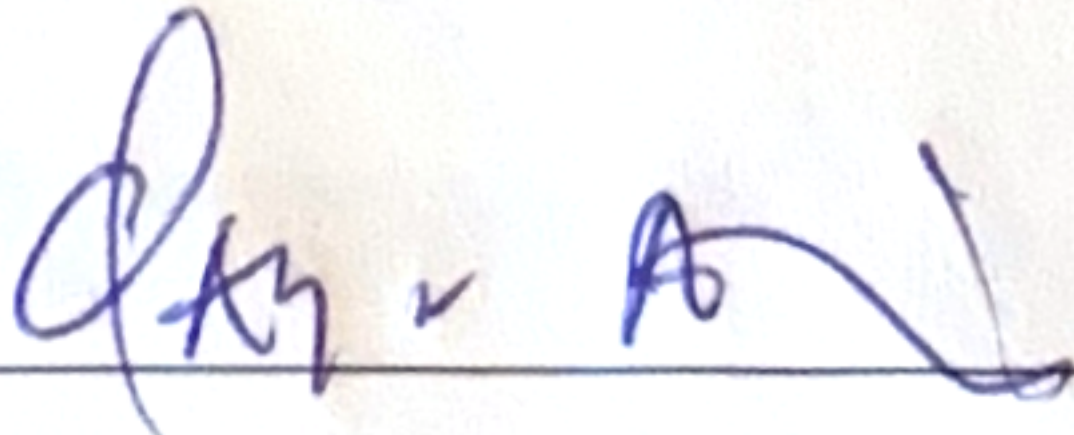
### Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

### Business Information

- Business Name: CATCH 22
- Business Address: 400 SOAK ST STE 100
- Contact Person: CLAY ARLING
- Contact Phone Number: 832 904 5029

### Signature

- Authorized Representative: 
- Title: G.M.
- Date: 27 MAR 25
- Signature: CLAY M. ARLING