

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Councilmember
David Brundage, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**APRIL 22, 2025
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council 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.

D. PRESENTATION

1. Communication and Public Administrator/Marketing Carissa Katekaru will present the new City website.

E. PROCLAMATION

1. Mayor Gierisch will read a proclamation declaring May 1, 2025, as National Day of Prayer.
2. Mayor Gierisch will read a proclamation in honor of Mug's Cafe and Bakery 30th Anniversary.

F. CONSENT AGENDA



AGENDA FOR THE MEETING OF THE ROANOKE CITY COUNCIL

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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 held on April 8, 2025.
2. Consider approval of an agreement between the City of Roanoke and Converjint for electronic security.

G. 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 action 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)

H. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.



AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL

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RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

I. 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. **BRILLE 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: Mayor and City Council

SUBJECT: Proclamation - 2025 National Day of Prayer

MEETING DATE: April 22, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Mayor Gierisch will read a proclamation declaring May 1, 2025, as National Day of Prayer.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

1. 2025 National Day of Prayer

Proclamation

National Day of Prayer May 1, 2025

- WHEREAS,** from our nation's humble beginnings, public prayer and national days of prayer have played a vital role in the life and history of America dating back to the first call to prayer in 1775 when the Continental Congress asked the colonies to pray for wisdom in forming a nation, and the call to prayer has continued throughout our history both in times of conflict and peace, including President Lincoln's proclamation of a day of "humiliation, fasting, and prayer" in 1863; and
- WHEREAS,** these times of national supplication were made official in 1952 when President Harry Truman signed a joint resolution of the U.S. Congress which enacted legislation setting aside an annual day of prayer for the nation, and in 1988 this Public Law was amended by Congress and President Reagan, permanently proclaiming the first Thursday of May annually as The National Day of Prayer; and
- WHEREAS,** the National Day of Prayer is thus acknowledged as a vital part of our nation's heritage as it enables us to recall and teach the way in which our forefathers sought the wisdom of God when faced with critical decisions, thereby reaffirming the spiritual principles upon which this nation was founded; and
- WHEREAS,** the National Day of Prayer belongs to all Americans and is a day that transcends differences, bringing together citizens from all backgrounds to seek God for the area and country where we live, learn, work, worship, and serve and to honor God and give Him thanks for the many liberties and blessings we have received, among them the freedom to gather, worship and pray; and
- WHEREAS,** Thursday, May 1, 2025, is the 74th Observance of the National Day of Prayer in our nation and simultaneously the 33rd consecutive observance for the citizens in this 76262 community, having as its theme for this year: **Pour Out to the God of Hope and Be Filled**, based upon Romans 15:13, *"Now may the God of hope fill you with all joy and peace in believing, so that you will abound in hope by the power of the Holy Spirit"*; and
- WHEREAS,** on this National Day of Prayer we come together as leaders and citizens to unite our hearts and voices together in prayer as one nation under God acknowledging our dependency upon Him and to seek His divine guidance, protection, and strength to meet the challenges that we face both present and future, and to pray for peace throughout our nation and the world;

NOW, THEREFORE, I Carl E. Gierisch, Jr., Mayor of Roanoke, hereby proclaim Thursday, May 1, 2025 as

A DAY OF PRAYER IN ROANOKE

And invite all in our city to observe this day in ways appropriate to its importance and significance as a time for united prayer in our city.

Dated this 22nd day of April, 2025.

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

April S. Hill, City Secretary





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Proclamation - Mugs Cafe and Bakery 30th Anniversary

MEETING DATE: April 22, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Mayor Gierisch will read a proclamation in honor of Mugs Cafe and Bakery 30th Anniversary.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

1. 2025 Mugs Cafe & Bakery

Proclamation

Mugs Café & Bakery 30th Anniversary

- WHEREAS,** Kim Chabot's love of baking started in high school homemaking class in Irving, Texas, citing the day they made petit fours, she was hooked; and
- WHEREAS,** Kim took cake decorating classes, and completed a baking program at a local technical college in Washington. Kim later convinced a sandwich shop owner to allow her to sell her pastries in the shop and share the duties of running the store; and
- WHEREAS,** Kim and her daughters decided to move back to Texas and while researching different areas in the metroplex, they saw the potential growth of Roanoke and decided to make it home for the family and the business; and
- WHEREAS,** Mugs Café and Bakery moved into the Town West shopping Center, located at the corner of US Highway 377 and Houston Street in April 1995; and
- WHEREAS,** in 2007, Kim's eldest daughter Lainie started working with her mom in the shop, and has become famous for her incredibly creative cake decorations; and
- WHEREAS,** in 2014 Mugs Café and Bakery moved to Oak Street; and
- WHEREAS,** along with Lainie's creations, Mugs Café and Bakery is also well known for their decadent chocolate dipped brownie, and their fresh strawberry and custard cake; and
- WHEREAS,** the greatest blessings have been the opportunities to serve families through the generations, and Kim and Lainie consider it a privilege to be chosen to play a role in the special moments of others; and
- WHEREAS,** we congratulate Mugs Café and Bakery on 30 years of business in the City of Roanoke.
- NOW THEREFORE,** I, Carl E. "Scooter" Gierisch, Jr., Mayor of the city of Roanoke, Texas do hereby proclaim April 22, 2025 as:

Mugs Café & Bakery Day

In Roanoke, Texas and urge appropriate recognition thereof.

Carl E. "Scooter" Gierisch, Jr. Mayor

Witness:

April S. Hill, City Secretary





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 04/08/2025 - CC Minutes

MEETING DATE: April 22, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on April 8, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 04-08-2025

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
APRIL 8, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, David Brundage, Hogan Page, Bryan Moyers, and David Thompson; City Manager Cody Petree, and City Secretary April S. Hill.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Fire Chief Chris Addington, Chief of Police Jeff Williams, Parks and Recreation Director Ray McDonald, Public Works Director Shawn Wilkinson, Finance Director Kyle Lester, Communication and Public Administrator/Marketing Carissa Katekaru, Development Services Manager J.R. Hames, Human Resources Manager Jamie Seil and Executive Assistant Babette Welch.

ABSENT: City Attorney Jeff Moore.

A. CALL CITY COUNCIL TO ORDER

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

B. ANNOUNCEMENTS

Mayor Gierisch announced the annual EggAPalooza event will be held on Saturday, April 12th from noon to 3:00 p.m.

City Manager Cody Petree announced the Farmer's Market returned in March. The Farmer's Market will be open every Sunday from 10:00 a.m. to 2:00 p.m.

City Manager Cody Petree announced the Evenings on Oak Street Concert Series at Austin Street Plaza begins on April 10th from 6:30 p.m. to 8:00 p.m., sponsored by the City of Roanoke and ArtsNET. and runs every Thursday evening from April to June.

C. PUBLIC INPUT

No one wished to speak.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**April 8, 2025
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D. PRESENTATION

1. Mayor Pro Tem Holly Gray updated the Mayor and City Council on the Legislative Policy Committee.

E. PROCLAMATION

1. Mayor Gierisch read a proclamation declaring April 2025 as Child Abuse Prevention Month. Heather Johnson, Director of Development for CASA Denton County accepted the proclamation.

F. 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 held on March 25, 2025.
2. Consider approval to award a bid from Freedom Construction to construct a storage building at Fire Station #1 for an amount not to exceed \$350,000.

Motion made by Holly Gray second by David Thompson to approve Consent Agenda Items 1 and 2.

Motion carried unanimously.

G. NEW BUSINESS

1. Motion made by Holly Gray second by Bryan Moyers to approve, contingent upon city approval of access points, 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, 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 Holly Gray second by Bryan Moyers to approve, contingent upon city approval of access points, 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



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**April 8, 2025
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Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

3. Motion made by David Thompson second by Holly Gray to approve a façade grant application from Corey Courtney, owner of Sterling Stylez Barber Shop located at 412 N Oak St, Roanoke, TX.

Motion carried unanimously.

4. Motion made by Hogan Page second by Holly Gray to appoint Eric Heimbrecht to the Keep Roanoke Beautiful board for an unexpired term ending January 2026.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 7:23 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Agreement - Converjint for Electronic Security

MEETING DATE: April 22, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of an agreement between the City of Roanoke and Converjint for electronic security.

INFORMATION:

When the PD goes operational, a new electronic door access and video surveillance system called Genetec will be brought online. All the rest of the City's electronic doors are in a system called Monitorcast. If this agenda item is approved, this would allow us to migrate existing facility doors from Monitorcast into Genetec so that we just have 1 system to manage for door access. This quote also includes migrating the City's existing surveillance cameras into Genetec and away from the aging VideoInsight system. The new PD will also be using Genetec for video surveillance. Having 1 system for all video surveillance and door access will be a great benefit compared to cumbersome management of disparate systems.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

This item was approved during the FY25 budget process. The refreshed quote exceeds the amount budgeted for this project, but the IT budget will be covering the difference. The original budget for this project was \$60,000. The updated quote that included services to do the work is \$75,908. This will be a one-time purchase for the appropriate Genetec licenses. Once we own the licenses, we'll have them forever.

ATTACHMENTS:



AGENDA ITEM

1. CR03776843P- City of Roanoke- Access and Video Migration Combined with Senior Center 4-15-25 (1) (1)

April 15, 2025

City of Roanoke
City of Roanoke- Access Control Migration
,
Attention: Blake Gore

Quotation: CR03776843P
RFP#:
License/Cert B10716

Reference: COR - Access and VMS Migration-
Programming

On behalf of Convergent's global network of colleagues, I would like to personally thank you for providing Convergent with the opportunity to present this proposal addressing your electronic security needs.

**Scope of Work: City of Roanoke- Access and Video Migration – Sourcewell
030421-CTL**

Conversion from Existing Access Control /VMS System to Genetec Enterprise:

UPDATED 2/11/25: Reduced Scope: Removed pretest of all access doors at each site from scope

UPDATED 4/15/25: Addition of “Senior Center Access Control Door Migration to Genetec has been added to his proposal

1. Overview

Convergent will perform the conversion of the existing access control system to **Genetec Enterprise**, ensuring a smooth transition while maximizing the reuse of existing hardware components.

2. Existing Equipment Reuse

The following existing equipment will be retained and integrated into the new system:

- Mercury boards
- Door hardware

- Card readers
- Door contacts
- Power supplies

3. Cardholder Database Migration

- Convergent will **export, via CSV**, the existing cardholder database and coordinate with the customer to assist in **data cleanup** and **access level structuring**.
- Once the **CSV file** is reviewed and completed by the customer, Convergent will **upload the data** into the new **Genetec system**.

4. Pretesting & Issue Resolution: * **Pretest has been removed from scope of work 2/11/25***

- Any issues identified after programming will be documented, and the customer will be **notified for approval of a change order** to address necessary fixes- post programming and commissioning.

5. Site-Specific Conversion Plan

The conversion will be carried out **one site at a time** with all programming completed before any physical conversion. The following access control panels and door controllers will be converted:

- **Fire House:** Converting **1 LP1502 and 8 MR52**
- **Library:** Converting **1 LP1502 and 1 MR52**
- **Park Maintenance:** Converting **1 LP1501**
- **Rec Center:** Converting **1 LP1502 and 1 MR52**
- **City Hall:** Converting **1 LP1502 and 19 MR52**
- **Fire Truck House:** Converting **1 LP1502**

6. Implementation Strategy

- The **Fire Truck House** will be converted first to **identify and resolve any potential issues** before proceeding with the rest of the sites.
- Convergent will perform all conversions **during normal business hours** to minimize disruption and ensure proper coordination.

7. Functional Testing

As each site is converted, Convergent will perform thorough testing to validate proper system functionality, including:

- **Door Forced Open**
- **Door Held Open**
- **Access Granted**
- **Access Denied**

8. Training

Convergent will provide **8 hours of training** to ensure the customer's team is fully equipped to operate and manage the new Genetec system. This can be used as (1) 8 hour session, or (2) 4 hours sessions.

9. Assumptions & Exclusions

- Any required **hardware replacements** due to incompatibility or failures will require a **separate change order**.
- The customer will be responsible for **validating and finalizing the cardholder database** before uploading.
- Training will be scheduled at a mutually agreed-upon time post-installation.
- City of Roanoke will provide the network connection for the necessary Cloudlink
 - Cloudlink will need to be mounted in existing enclosure or secure space such as an IDF that is access controlled and power is available.

10. Senior Center Access Control Door:

- Convergent will reprogram the existing MP1502 Panel with 2 Card Readers into City of Roanoke's existing Genetec Access System
- Program (2) Card Readers into the Genetec System
- Install (2) External Reader Licenses

VMS- Camera Migration

1. Scope of Work

Convergent will provide the 117 Licenses needed for the conversion of the existing cameras that are currently on the existing Video Insight System

City of Roanoke will provide the programming and migration of the video cameras into the Genetec VMS

Materials

Line	Qty	Part	Description	Unit Price	Extended Price
1	Items priced IAW Sourcwell Contract 030421-CTL				
2	Fire Department				
3	10.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
4	10.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 1,864.50
5	Line 04 not in contract				
6	10.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 339.20
7	Library				
8	4.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
9	4.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 745.80
10	Line 09 not in contract				
11	4.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 135.68
12	1.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
13	1.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 186.45
14	Line 14 not in contract				
15	1.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 33.92
16	Rec Center				
17	3.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
18	4.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 745.80
19	Line 19 not in contract				
20	4.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 135.68
21	City Hall				
22	39.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
23	40.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 7,458.00
24	Line 24 not in contract				
25	40.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 1,356.80
26	Fire Truck House				
27	2.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
28	2.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 372.90
29	Line 29 not in contract				
30	2.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 67.84
31	Senior Center Access Migration				

Line	Qty	Part	Description	Unit Price	Extended Price
32	2.00	CR Conversion	CR Conversion, Labor Only	\$ 0.00	\$ 0.00
33	2.00	GSC-Sy-E-1R	1 External reader connection (required when hardware not purchased from Genetec™)	\$ 186.45	\$ 372.90
34	Line 29 not in contract				
35	2.00	ADV-RDR-E-3Y	Genetec Advantage for 1 Synergis™ Enterprise Reader 3 years	\$ 33.92	\$ 67.84
36	IDF Equipment				
37	1.00	SY-CLOUDLIN K-G2	Synergis™ Cloud Link with 4GB of RAM, 16GB Flash, second generation, installed with Synergis™ access control firmware, four RS-485 ports, PoE.	\$ 1,091.46	\$ 1,091.46
38	IP Video Conversion				
39	117.00	GSC-Om-E-1C	1 Enterprise camera connection, mandatory Genetec Advantage	\$ 210.72	\$ 24,654.24
40	117.00	ADV-CAM-E-3Y	Genetec Advantage for 1 Omnicast™ Enterprise Camera 3 years	\$ 103.43	\$ 12,101.31

Equipment Total	\$ 51,730.32
Total Labor	\$ 24,055.26
Other Costs	\$ 0.00
Freight/Warranty	\$ 122.42
Tax if applicable	\$ 0.00
Total Project Price	\$ 75,908.00

Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Permits or associated fees are not included.
5. Customer to provide static IP addresses and network connections at panel locations.
6. Customer to provide a secured staging & storage area for project related materials.
7. Pricing assumes that electronic Auto CAD files are available from customer for our use in creating submittal drawings.
8. Fifty percent (50%) of the proposed sell price shall be payable to Convergent for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Proposal does not include sales tax unless otherwise noted.
10. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
11. Convergent reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
12. Customer acknowledges that supply-chain and shipping difficulties may result in unavoidable delays in deliveries of materials despite timely placement of orders and efforts by Convergent and its suppliers to avoid such delays. Customer agrees to provide Convergent with reasonable extensions of time to the extent of any such delays and Convergent agrees to make reasonable efforts to avoid or minimize such delays. Customer further acknowledges that the above-referenced supply-chain and shipping difficulties may result in unanticipated increases to Convergent's proposal pricing on products covered by this quote or any resulting agreement and that such increases may occur between the time this quote is provided, or any resulting contract is executed and the time when Convergent actually purchases the products covered by this quote or a resulting agreement. Customer agrees that it will pay any such increase in Convergent's initial pricing of obtaining the products above the proposal pricing upon which the quote or agreement was based, by change order or otherwise, and Convergent agrees that it shall make commercially reasonable efforts to minimize any such increase.

REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGINT-INSTALLED SYSTEM: See the "IMPORTANT PRODUCT

SAFETY AND SERVICE INFORMATION” documentation, available at convergint.com/terms.

IMPORTANT NOTICE

You requested that Convergint provide you with certain security and safety products and services.

By using these products and services, you acknowledge that:

- **Under no circumstances should Convergint-provided products and services be your sole method of security or safety.** Effective security and safety require a multi-layered approach involving people, processes, and technologies. Convergint-provided products and services do not guarantee security or safety, will not detect or prevent all threats or risks all the time (including threats they are designed to detect), and will not ensure overall safety and security. You are ultimately responsible for your people, premises, and property, including for maintaining an effective response plan and promptly implementing your response plan in response to alarms or threats.
- **All security products and services have limitations.** No product or service can guarantee safety or security. It is your responsibility to ensure you are informed about product or service limitations and that you regularly test and validate the products and safety plans. Reach out to your Convergint account executive to learn how our support services can help. And if you have a service plan, you are responsible for promptly notifying Convergint in the event of any defect, malfunction, or performance issue with the products and services.
- **Various factors can impact product performance.** Selecting products and settings may involve tradeoffs between the level of security and safety on the one hand and speed, convenience, and cost on the other hand. Convergint can give you guidance, but you are ultimately responsible for selecting products and settings based on your organization's risk profile and tolerance.
- **The products are made by third-party manufacturers, not Convergint.** You are bound by and must use, test, and maintain the products in accordance with the manufacturer's terms and instructions. Convergint does not independently validate the accuracy of claims or statements made by manufacturers, and makes no assurances regarding their accuracy. You are responsible for using the products and services in compliance with laws and regulations applicable to you or as permitted in your jurisdiction.
- **All products and services are governed exclusively by a final agreement.** No advertisement, literature, brochure, website, or statements made during the sale process or otherwise (whether orally or in writing) should be interpreted as a promise, warranty, or other assurance.
- **You have reviewed the “IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION” documentation, available at convergint.com/terms.**

Total Project Investment:

\$ 75,908.00

Thank you for considering Convergent for your Security needs. If you have any questions or would like additional information, please don't hesitate to contact me immediately. If you would like to proceed with the scope of work as outlined in this proposal, please sign below and return to my attention.

Sincerely,

Conan Rooks

Convergent
Conan Rooks

Throughout this Proposal, including these Terms and Conditions and any attachments, (together, "Agreement") the term "Convergent" refers to the Convergent Technologies affiliate operating in the state/province in which the Work is being performed and "Convergent Related Parties" means Convergent and its contractors, subcontractors, third party product manufacturers or providers.

SECTION 1. THE WORK

This Agreement takes precedence over and supersedes all prior proposals, correspondence, and oral or written agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Work commences on the start date and will be performed pursuant to the schedule specified in the attached scope of work and, subject to any change orders or addendums, represents the entire agreement between Convergent and Customer. This Agreement applies to the exclusion of any other terms that the Customer seeks to impose or incorporate (such as Customer's purchase order form) which are in addition to or inconsistent with the terms and conditions of this Agreement, or which are implied by trade, custom, practice or course of dealing, all of which are deemed expressly rejected and will not be binding.

This Agreement is made without regard to compliance with any special sourcing and/or manufacturing requirements, minority or disadvantaged supplier requirements, or similar government procurement laws. Should such requirements be applicable to this Agreement, Convergent reserves the right to modify and/or withdraw its Agreement.

Customer understands that Convergent is an authorized distributor or reseller and not the manufacturer or developer ("OEM") of software, hardware and equipment (collectively, "Third Party Products") purchased by Customer and certain services are delivered to Customer by such OEM.

Convergent agrees in accordance with the mutually agreed project schedule:

- To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
- To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
- Secure and pay for permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work, unless local regulations provide otherwise; and
- Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergent:

- To promptly approve submittals provided by Convergent;
- To provide access to all areas of the site which are necessary to complete the Work;
- To supply suitable electrical service as required by Convergent;
- To remove site obstacles and job safety hazards;
- To promptly participate and approve acceptance testing, if applicable;
- Upon completion of commissioning or agreed to acceptance criteria, to promptly provide sign-off establishing job closeout; and
- That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period from when Convergent is first notified of the emergency or failure and until such time that Convergent notifies the Customer that the systems are operational or that the emergency has cleared.

THE WORK AND/OR THIRD PARTY PRODUCTS ARE DESIGNED TO HELP REDUCE, BUT NOT ELIMINATE RISKS OF LOSS RELATING TO PEOPLE, PREMISES, OR PROPERTY. THE AMOUNTS BEING CHARGED BY CONVERGENT ARE NOT SUFFICIENT TO GUARANTEE THAT LOSS OR DAMAGE WILL DECREASE OR BE ELIMINATED. Customer acknowledges that proper safety and security requires a multi-layered approach of people, processes, safety, and technologies. The Work, including Third Party Products, provided by Convergent is not sufficient to ensure overall safety and security. Customer acknowledges and agrees that it is responsible for its overall safety and security, including testing and maintenance of the Third Party Products (except to the extent contracted to Convergent by written agreement) and training of its personnel. Customer acknowledges and agrees that it has a duty of care and is solely responsible for its compliance with applicable laws, rules, and regulations, including but not limited to export and re-export restrictions and regulations, privacy and data protection regulations, applicable OEM instructions, terms and conditions, EULAs, and proper product usage.

Risk of loss, including any Third Party Product comprising the Work, shall pass to Customer as the Work is completed and the materials are incorporated into the Work at Customer's site subject to any end user license agreements. If or Third Party Products are earlier stored on Customer's site pursuant to agreement between Customer and Convergent, risk of loss with respect to such or Third Party Product shall pass to Customer upon delivery to Customer's site.

Applicable to Monitoring Services Only: If Monitoring Services are identified in the Proposal, the parties agree that (a) these Terms and Conditions are not applicable, and (b) Monitoring Services are governed by the Monitoring Services Terms and Conditions effective on the Effective Date of the Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Monitoring Services" is defined as "Services" in the Monitoring Services Terms and Conditions.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the Third Party Products listed based on Convergent's interpretation of plans and specifications unless noted otherwise. Additional Third Party Products, unless negotiated prior to order placement, will be billed accordingly. Sales taxes (or as applicable GST, PST, VAT or similar tax) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay Convergent fifty (50%) percent of the total price as a mobilization fee at the time of executing this Agreement.

If the Work is performed over more than one month, Convergent will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If the Work is

completed in less than one month, Customer agrees to pay Convergent in full after the Work has been completed within thirty (30) days of the date of invoice. Invoices shall not be subject to a project retention percentage and payment to Convergent shall not be conditioned on payment by an upstream party. If Customer is overdue in any payment, Convergent shall be entitled to suspend the Work without liability until paid, charge Customer an interest rate 1 and 1/2% percent per month (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergent costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 4. WARRANTY

Warranties for Convergent's services and Third Party Products are described in the Limited Warranty for Products and Services available at <https://www.convergent.com/terms>, which is in effect as of the effective date of this Agreement and is incorporated by reference as if set forth herein in full.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergent may request changes in the Work with a change order signed by both parties. If Customer orders (i) any changes to the Work (e.g. change in objective, deliverables, tasks or hours), (ii) changes to schedule (extension or acceleration), or (iii) causes any material interference with Convergent's performance of the Work, Convergent shall be entitled to an equitable adjustment in the time for performance and in the Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergent shall be liable for any delay or failure in the performance of their respective obligations pursuant to this Agreement due to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: acts of God, pandemic or epidemic, diseases, quarantines, unavoidable casualties, concealed conditions, acts of any civil or military authority; riot, insurrections, and civil disturbances; war, invasion, act of foreign enemies, hostilities (regardless of whether or not war is declared), rebellion, revolution, terrorist activities; strikes, lockouts or other labor disputes; embargoes; shortage or unavailability of labor, supplies, materials, equipment or systems; accident, fire, storm, water, flooding, negligence of others, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting, transportation contingencies; laws, statutes, regulations, and other legal requirements, orders or judgements; acts or order of any government or agency or official thereof, other catastrophes or any other similar occurrences. If performance by either party is delayed due to Force Majeure, the time for performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay and Convergent shall be entitled to an equitable adjustment of the Price.

SECTION 7. INSURANCE

In lieu of any Customer insurance requirements, for Services performed in the United States, Convergent shall maintain the following insurance coverages during the term of this Agreement and upon request, shall provide certificates of insurance to the Customer:

Worker's Compensation	Statutory Limits
Employer's Liability	\$1,000,000 per occurrence/aggregate
Commercial General Liability	\$1,000,000 per occurrence
	\$2,000,000 general aggregate
Automobile Liability	\$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	\$3,000,000 per occurrence/aggregate

Commercial General Liability policy shall name the Customer as "additional insured" on a primary/noncontributory basis with respect to liability arising out of the Services, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergent pursuant to the terms of this Agreement. Convergent shall not provide loss runs or copies of its insurance policies. Convergent shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy. For services performed in Canada, Convergent shall maintain similar insurance coverage dependent upon the local requirements in Canada and upon the insurance available under Convergent's insurance program. All required insurance coverage shall be reasonable in the circumstances and compliant with local regulations.

SECTION 8. INDEMNIFICATION

To the fullest extent allowed by law, Convergent shall indemnify and hold Customer harmless from and against claims, damages, losses, and expenses (excluding loss of use) attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Convergent or Convergent's employees or subcontractors while on Customer's site.

If Convergent is providing products or services for intrusion detection, detection of specific threats to people or property (including gunshot, or drone detection), mass notification, ballistics or explosives protection, or processing of biometric, health, financial, or government identifier data (collectively, "Special Offerings"), then to the fullest extent allowed by law (i) Convergent's indemnification obligations under the Agreement do not apply whatsoever and Convergent Related Parties have no liability to Customer for any losses or damages caused by any Special Offerings; and (ii) Customer shall indemnify, defend, and hold harmless Convergent Related Parties, from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) relating to Special Offerings provided by Convergent, except to the extent of Convergent's gross negligence installing such Special Offerings. Any waiver of damages or limitation of liability contained in the Agreement and as modified herein shall not apply to Customer's indemnification, hold harmless and defense obligations herein.

Applicable to Weapons Detection Only: If Convergent provides Weapons Detection Systems or Services, then such Systems and Services are further governed by the Weapons Detection Addendum effective on the Effective Date of this Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Weapons Detection Systems or Services" means any "Systems" and/or "Services" as each are defined in the Weapons Detection Addendum.

SECTION 9. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED HEREIN, TO THE FULLEST EXTENT ALLOWED BY LAW: (A) IN NO EVENT SHALL EITHER CONVERGINT RELATED PARTIES, OR CUSTOMER BE LIABLE UNDER OR IN CONNECTION WITH THIS PROPOSAL FOR SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (B) THE AGGREGATE LIABILITY OF CONVERGINT RELATED PARTIES ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT UNDER THIS AGREEMENT. THE EXISTENCE OF MORE THAN ONE CLAIM WILL NOT ENLARGE THIS LIMIT. THE LIMITATION SET FORTH IN THIS SECTION SHALL APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER LEGAL THEORY.

SECTION 10. COMPLIANCE WITH LAW, SAFETY, & SITE CONDITIONS

Convergent agrees to comply with all laws, rules, and regulations applicable to its provision of the Work. Customer will comply with all applicable laws and agreements applicable to its use and operation of the Work. Convergent shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergent prior to beginning Work.

If during the course of its Work, Convergent encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, Convergent shall be entitled to an extension of time and additional costs for the performance of its work.

If Convergent discovers or suspects the presence of hazardous materials or unsafe working conditions at Customer's site where the Work is to be performed, Convergent is entitled to stop the Work at that site if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergent. Convergent in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's site. Convergent shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's site. To the fullest extent allowed by law, Customer shall indemnify and hold harmless Convergent from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials or unsafe working conditions at Customer's site.

SECTION 11. PERSONAL DATA & SECURITY

Convergent's obligations and liabilities regarding Processing of Personal Data and information security shall be limited solely to Processing performed by Convergent's personnel. Processing by OEMs or Third Party Products are governed by any applicable OEM end user licensing agreements or terms and conditions. Customer represents and warrants that it will comply with all applicable Data Protection Laws. Although certain products delivered by Convergent may be capable of processing Biometric Information, Personal Health Information, financial information, or government identifiers ("Sensitive Information"), Customer acknowledges that Convergent is not Processing Sensitive Information (or to the extent it is Processing Sensitive Information, it is doing so strictly in accordance with Customer's instructions) and Customer is solely responsible for compliance of all such Processing with Data Protection Laws. To the fullest extent allowed by law, Customer shall indemnify, defend and hold harmless Convergent from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) asserted by a third party arising out of or relating to failure to comply with applicable Data Protection Laws including but not limited to those related to Sensitive Information. Convergent's obligations and liabilities regarding information security and Processing of customer information or data, including Personal Data, are limited to Processing performed by Convergent (if any). OEM and Third Party Product information security and Processing is governed by applicable OEM end user licensing agreements or terms. "Personal Data", "Process(ing)", "Biometric Information", and "Personal Health Information" shall be interpreted in accordance with, and shall include analogous terminology as used in, applicable laws and regulations relating to data privacy, information security, data protection, data breaches, cross-border data flows, and/or the rights and obligations of persons or entities regarding personal information ("Data Protection Laws").

To the extent Convergent accesses Customer's information systems, Convergent will not be responsible or liable for losses or harms caused by following Customer's instructions, caused by Third Party Products, caused by third party or Customer-specified remote access software, or that are otherwise not due to the fault of Convergent. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 12. INTELLECTUAL PROPERTY

Convergent shall retain title and ownership of all intellectual property rights relating to the drawings, technical documentation, or other technical information ("Documentation") delivered under this Agreement. The OEMs shall retain title and ownership of all intellectual property rights relating to the Third Party Products and will grant any license and right to use in connection with the Third Party Product through the OEM's end user license agreement or other terms and conditions. Customer shall not use any Documentation supplied by Convergent for any purposes other than those directly related to this Agreement or for the use and/or maintenance of the Third Party Product.

SECTION 13. PRICE ADJUSTMENT

Convergent may automatically adjust the price, with five (5) days prior written notice, if based on: (a) changes by its vendors to the cost of materials or Third Party Products to be delivered and/or labor costs related to personnel responsible for performing the Work, (b) macroeconomic conditions, such as taxes, tariffs or duties, natural disasters, labor shortages/strikes, etc., (c) market conditions such as price volatility or availability limitations, or (d) other events not within Convergent's control that impact the cost of performing the Work. The adjustment shall be consistent with applicable market indexes, where available, third-party sources or other evidence. Convergent reserves the right to add periodic surcharges, including without limitation, adjustments for the then current price of

fuel, such surcharges to be specified and invoiced by Convergent.

SECTION 14. TERMINATION

If a party materially breaches this Agreement, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate this Agreement upon 15 days written notice to the other party. If Convergent notifies Customer of a material breach pursuant to this paragraph, Convergent may temporarily suspend its work without liability until Customer cures the breach.

SECTION 15. GOVERNING LAW AND DISPUTES

The parties agree that this Agreement shall be governed by the laws of the state/province where the Work is located, and venue for disputes shall be located in that state/province.

In the event of any dispute between Convergent and Customer, Convergent and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, unless the dispute requires injunctive relief, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association (if the Services are performed in the United States) or Arbitration Rules of the ADR Institute of Canada, Inc. (if the Services are performed in Canada) currently in effect by a single arbitrator and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any award by the arbitrator may be entered as a judgment in any court having jurisdiction.

SECTION 16. MISCELLANEOUS

The parties have required that this Agreement be written in English and have also agreed that all notices or other documents required by or contemplated in this Agreement be written in English. Les parties ont requis que cette convention soit rédigée en anglais et ont également convenu que tout avis ou autre document exigé aux termes des présentes ou découlant de l'une quelconque de ses dispositions sera préparé en anglais.

Any changes to this Agreement shall be in writing signed by both Customer and Convergent.

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

Customer waives all claims against Convergent arising from or related to suspension of work pursuant to this Agreement.

Customer and Convergent are independent contractors, and nothing in this Agreement creates any agency, joint venture, partnership, or other form of joint enterprise, employment, or fiduciary relationship between them. Nothing contained in this Agreement shall be deemed to create a relationship of employee or employer between the parties, and neither party shall be entitled to any benefits that the other party provides for its own employees, including workers compensation and unemployment insurance. Each party shall have exclusive control over its own employees, agents, and subcontractors, its labor and employee relations, and its policies relating to wages, hours, working conditions, or other conditions.

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Notwithstanding the foregoing, Convergent may assign this Agreement without notice or consent (i) to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergent; or (ii) in connection with a merger, acquisition, reorganization, sale of all of the equity interests of Convergent, or a sale of all or substantially all of the assets of Convergent to which this Agreement relates.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

In no event will Convergent be obligated to comply with any project labor agreements or other collective bargaining agreements.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer and Convergent. No waiver by Customer or Convergent shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, indemnity, limitation of liability, confidentiality and disputes shall survive the termination of this Agreement.

Convergent provides additional product safety and service information at <https://www.convergent.com/terms/> (see "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION"), which it encourages Customer to review prior to use.



CITY COUNCIL AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: April 22, 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. **BRILLE 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



CITY COUNCIL AGENDA ITEM

TO: City Council

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

MEETING DATE: April 22, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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.

STAFF RECOMMENDATION:



CITY COUNCIL AGENDA ITEM

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

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 PD CK #1004 rec #758973 \$200.00 02/18/2025 JM	P&Z Meeting MAR 17 2025	CC Meeting MAR 25 2025	File for Record SUP. <u>2025-02</u>
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07/20/2023

Please submit to 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"!).

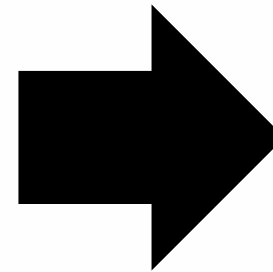
Rydables can easily and safely operate indoors, as well.



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.*



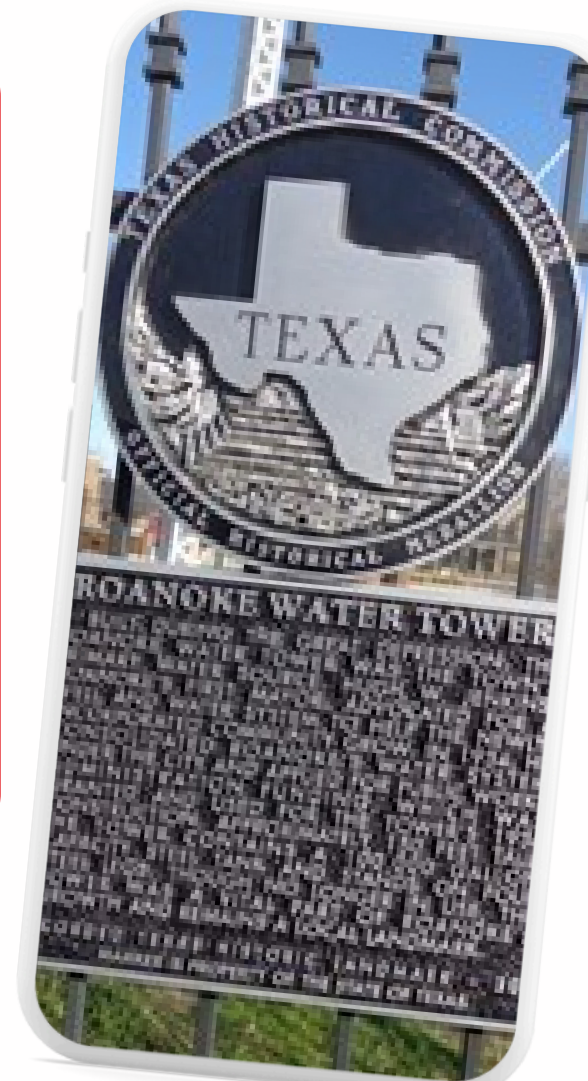
Lone Star Rydables wants to bring this fun, interactive form of entertainment to historic Oak street to celebrate and promote our rich history, shops, food, drinks and fun.



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

Ross Heyl
Citizen Advisor for the City of Scottsdale
Head of the Scottsdale Ambassador Program
480.312.2832
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 25th 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

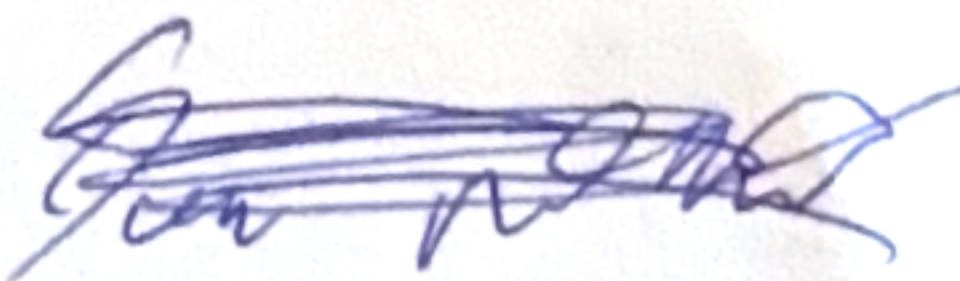
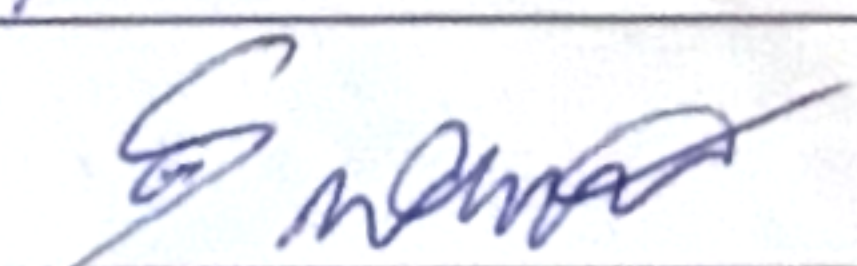
Authorization for Temporary Use of Adjacent Parking Spaces

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

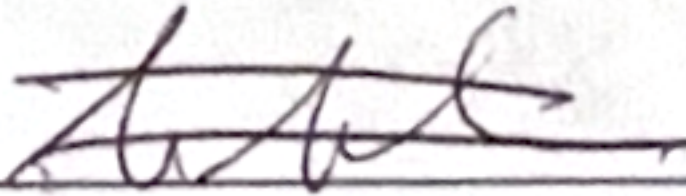
Authorization for Temporary Use of Adjacent Parking Spaces

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: 2nd 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

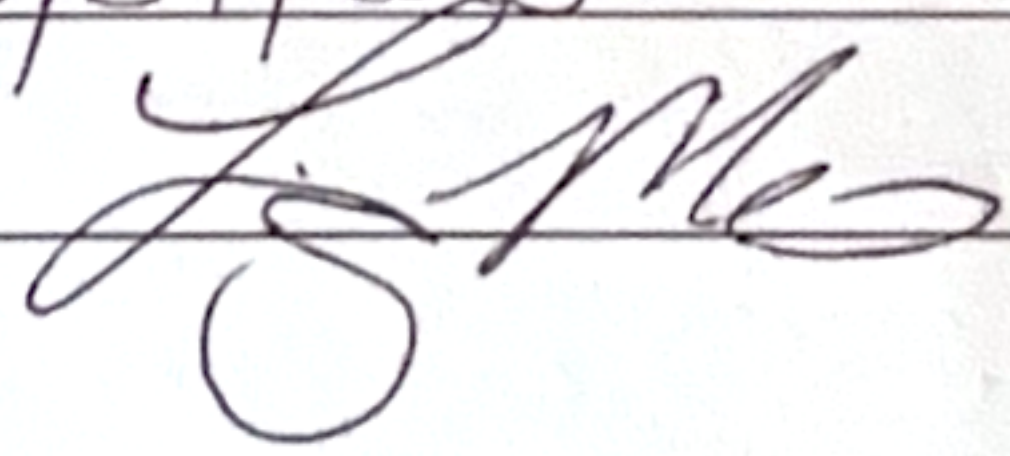
Authorization for Temporary Use of Adjacent Parking Spaces

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: [Handwritten Signature]



Permission Signature Page

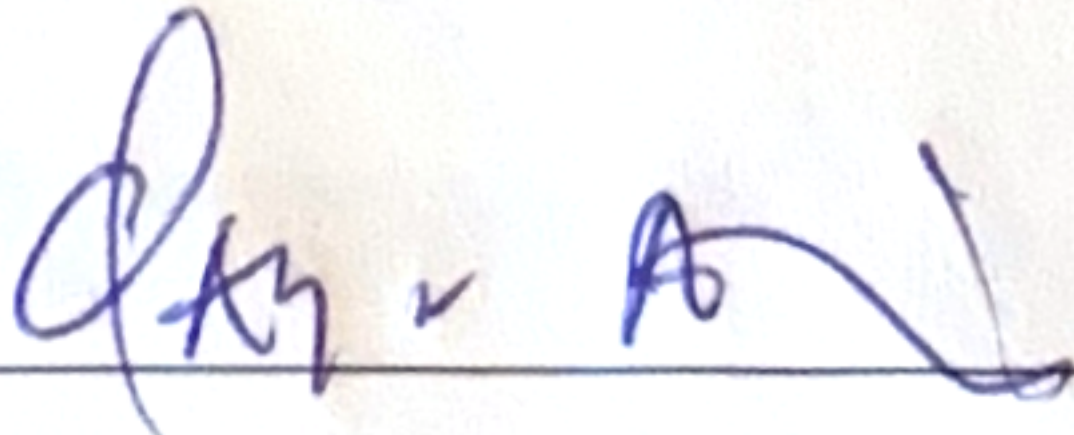
Authorization for Temporary Use of Adjacent Parking Spaces

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: 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