

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

**MAY 27, 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. 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 May 13, 2025.
2. Consider approval of the purchase of hardware and licenses for network equipment for the new Police Department/Municipal Court building.



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**May 27, 2025
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3. Consider approval of Resolution No. 2025-105R authorizing the filing of a grant application with the North Central Texas Council of Governments for a Regional Solid Waste Grants Program Grant.
4. Consider approval of Resolution No. 2025-106R authorizing the filing of a grant application for the Motor Vehicle Crime Prevention Authority Grant Program.

E. 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)
3. Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, By Amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. (Ordinance No. 2025-106)

No action to be taken on this item.

4. Consideration and action on approval of Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.
- No action to be taken on this item.**



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

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5. Consideration and action on approval of Ordinance No. 2025-109 abandoning, vacating, and closing roadway right-of-way consisting of a twenty-foot (20') wide alley right-of-way adjacent to Block 30, Lots 1-6 of the Brand & Bowen's Subdivision, and authorizing the City Manager to execute a deed conveying said right-of-way to adjacent property owner. This property is generally located at the Southeast corner of North Oak St. & Byron Nelson Blvd.
6. Consideration and action to appoint two (2) members to the Zoning Board of Adjustment.

F. 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 551.071

To seek legal advice from the city attorney regarding Ground Lease Agreement – Hawaiian Falls.

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.

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 551.071

To seek legal advice from the city attorney regarding Ground Lease Agreement – Hawaiian Falls.

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.



AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL

May 27, 2025
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G. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, May 22, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, which appears to read "April S. Hill". The signature is written in a cursive, flowing style.

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



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 05/13/2025 - CC Minutes

MEETING DATE: May 27, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on May 13, 2025.

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

1. CCMin 05-13-2025

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
MAY 13, 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, Hogan Page, Bryan Moyers, and David Thompson; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Fire Chief Chris Addington, Chief of Police Jeff Williams, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Library Director Kelly Holt, Finance Director Kyle Lester, Economic Development Manager Siale Langi, Public Works Superintendent Robby Wallace, Fleet/Facilities Superintendent Clint Harmon, Communication and Public Administrator/Marketing Carissa Katekaru, Human Resources Manager Jamie Seil and Executive Assistant Babette Welch.

ABSENT: Council Members: David Brundage and Bryan Moyers, and Assistant City Manager Jeriahme Miller.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:01 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

City Manager Cody Petree thanked city staff and volunteers for their hard work on making the Annual Roanoke Roundup event successful.

Library Director Kelly Holt invited Mayor and City Council to attend the Living Library event and to participate in the community workday to add tiles to the mural that has been commissioned for the library.

Mayor Gierisch announced the Equipment Rodeo, being hosted by the Public Works Department, will be held on Friday, May 23rd.



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

**May 13, 2025
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C. PUBLIC INPUT

Laura Pearson, Roanoke resident, expressed concerns regarding the dumpsters located behind the restaurants off Morningside Drive, as they are creating an issue with rodents. Ms. Pearson inquired if the city's recent purchase of the 313 S. Walnut property, will be utilized to take Morningside Drive all the way through to S. Walnut Street.

D. PRESENTATION

1. Mayor Gierisch swore in Corporal Coy Goodson to his new position of Sergeant.
2. Mayor Gierisch swore in Officer Kasey Shumake to his new position of Corporal.
3. Sally Aldridge, President and CEO of the Metroport Chamber, presented Mayor and City Council the Metroport Chamber Annual Report.

E. PROCLAMATION

1. Mayor Gierisch read a proclamation declaring May 18-24, 2025, as National Public Works Week.

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 April 22, 2025.
2. Consider acceptance of the FY2024-2025 Quarterly Financial Report and Investment Report for the period ending March 31, 2025.

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 David Thompson to approve Ordinance No. 2025-107 canvassing votes from the Bond Election held on May 3, 2025.

Motion carried unanimously.



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

**May 13, 2025
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2. Public hearing to consider participation in the Texas Enterprise Zone Program, and the nomination of Behr Process LLC (located at 701 Gateway Parkway, Roanoke, TX 76262) to the Office of the Governor Economic Development and Tourism, through the Economic Development Bank, as a half-enterprise project. (Ordinance No. 2025-108)

Public hearing started at 7:31 p.m.

No one wished to speak.

Public hearing ended at 7:31 p.m.

3. Motion made by Holly Gray second by David Thompson to approve Ordinance No. 2025-108 for the first and final reading, nominating BEHR Process LLC for the Texas Enterprise Zone Program.
Motion carried unanimously.
4. Motion made by Brian Darby second by Holly Gray to approve an agreement between the City of Roanoke and Firefly Development, LLC for public art.
Motion carried unanimously.

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:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:36 P.M.

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
- BEHR Process LLC

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.

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:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:44 P.M.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

May 13, 2025
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1. **Sections 551.072 of the TEXAS GOVERNMENT CODE** 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 - BEHR Process LLC

Motion made by Holly Gray second by David Thompson to approve the Chapter 380 Agreement with BEHR Process LLC on the terms as discussed in executive session.

Motion carried unanimously.

2. **Sections 551.072 of the TEXAS GOVERNMENT CODE** 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.

No action taken.

I. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 7:45 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: New PD/Court Building - Hardware and Licenses for Network Equipment

MEETING DATE: May 27, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of the purchase of hardware and licenses for network equipment for the new Police Department/Municipal Court building.

INFORMATION:

This equipment is the core of the new PD network. Without this equipment, there will be no working phones, computers, WiFi or internet service at this location. The equipment being purchased is from the same manufacturer as all of our other networking equipment around the City. This will allow easier management and standardization.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. City of Roanoke-PD Final-AAAQ461620

Quote #:	AAAQ461620
Date:	05/21/2025
Valid for:	30 Days

Customer	Inside Sales	Account Manager
City of Roanoke (TX) bgore@roanoketexas.com 817.491.2411	Meray Doughly MDoughly@netsync.com (o) +1(832)849-0768	Shawn Sutton SSutton@netsync.com

Please send purchase order to: PO@netsync.com

Line #	Part	Description	Qty	Unit Price	Ext Price
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Main Site Sub Total 10,247.30

Meraki Subscription Modification (05/23/2025-04/25/2026)

LIC-MX-L-A	Meraki MX Large Advantage Subscription LIC and Support Unit Price: 225.40 Each per Month Duration: .93 Years, Billing Frequency: Prepaid	1	2,501.94	2,501.94
LIC-MR-E	Meraki MR Essentials Subscription LIC and Support Unit Price: 6.24 Each per Month Duration: .93 Years, Billing Frequency: Prepaid	38	69.26	2,631.88
LIC-MS-300-M-E	Meraki MS300 Medium Essentials Subscription LIC and Support Unit Price: 31.02 Each per Month Duration: .93 Years, Billing Frequency: Prepaid	4	344.32	1,377.28
LIC-MS-100-L-E	Meraki MS100 Large Essentials Subscription LIC and Support Unit Price: 11.22 Each per Month Duration: .93 Years, Billing Frequency: Prepaid	30	124.54	3,736.20

MDF/Server 1027 Sub Total 55,004.74

Distribution Switches

1.0	C9300X-24Y-M	C9300X 24x25GE SFP+, 715wac PS, w/MERAKI	2	12,124.57	24,249.14
2.0	PWR-C1-715WAC-P-M	C9000 715W AC Platinum Power Supply, w/MERAKI	2	680.04	1,360.08
3.0	STACK-T1-50CM-M	C9000 50CM Type 1 Stacking Cable, w/MERAKI	2	57.32	114.64

Access Switches

4.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	8	2,723.50	21,788.00
5.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	8	59.82	478.56
6.0	MA-CBL-100G-3M	Meraki 100GbE QSFP Cable, 3 Meter	1	179.43	179.43

OOBM Switch

7.0	C9300-24P-M	C9300 24-port, PoE+, 715wac PS, w/MERAKI	1	2,699.34	2,699.34
8.0	STACK-T1-50CM-M	C9000 50CM Type 1 Stacking Cable, w/MERAKI	1	57.32	57.32

MX Gateway

9.0	MX105-HW	Meraki MX105 Router/Security Appliance	1	4,078.23	4,078.23
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Additional Hardware Sub Total 29,802.09

Distribution Switches

10.0	C9300X-24Y-M	C9300X 24x25GE SFP+, 715wac PS, w/MERAKI	2	12,124.57	24,249.14
11.0	PWR-C1-715WAC-P-M	C9000 715W AC Platinum Power Supply, w/MERAKI	2	680.04	1,360.08
12.0	STACK-T1-50CM-M	C9000 50CM Type 1 Stacking Cable, w/MERAKI	2	57.32	114.64

MX Gateway

13.0	MX105-HW	Meraki MX105 Router/Security Appliance	1	4,078.23	4,078.23
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IT 144 Sub Total 14,096.03

Access Switches

Quote #:	AAAQ461620
Date:	05/21/2025
Valid for:	30 Days

Line #	Part	Description	Qty	Unit Price	Ext Price
14.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	5	2,723.50	13,617.50
15.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	5	59.82	299.10
16.0	MA-CBL-100G-3M	Meraki 100GbE QSFP Cable, 3 Meter	1	179.43	179.43

Radio Equip 1122 A Sub Total 14,096.03

Access Switches

17.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	5	2,723.50	13,617.50
18.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	5	59.82	299.10
19.0	MA-CBL-100G-3M	Meraki 100GbE QSFP Cable, 3 Meter	1	179.43	179.43

Radio Equip 1122 B Sub Total 11,312.71

Access Switches

20.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	4	2,723.50	10,894.00
21.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	4	59.82	239.28
22.0	MA-CBL-100G-3M	Meraki 100GbE QSFP Cable, 3 Meter	1	179.43	179.43

IDF 1063 Sub Total 19,662.67

Access Switches

23.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	7	2,723.50	19,064.50
24.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	7	59.82	418.74
25.0	MA-CBL-100G-3M	Meraki 100GbE QSFP Cable, 3 Meter	1	179.43	179.43

Site MDF Sub Total 2,783.32

Access Switches

26.0	MS150-48FP-4X	Meraki MS150-48FP-4X L2 Stck Cld-Mngd 48GE 740W PoE Swtch	1	2,723.50	2,723.50
27.0	MA-CBL-100G-50CM	Meraki 100GbE QSFP Cable, 0.5 Meter	1	59.82	59.82

Access Points Sub Total 12,421.82

Access Points

28.0	MR36-HW	Meraki MR36 Wi-Fi 6 Indoor AP	38	326.89	12,421.82
29.0	TARIFF-AAAQ461620	The TARIFF cost if applicable from the manufacturer for the hardware portion will be calculated and incorporated into the invoice.	1	0.00	0.00

Notes: 340001749-176115-08

PD Final v2 port mirroring switch + SUB

Cisco Systems TX | DIR-CPO-5347

Total	169,426.71
Tax/Vat	0.00
Shipping	0.00
Grand Total USD	169,426.71



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: RES NO 2025-105R - Solid Waste Grants Program

MEETING DATE: May 27, 2025

DEPARTMENT: Fire

ITEM SUMMARY:

Consider approval of Resolution No. 2025-105R authorizing the filing of a grant application with the North Central Texas Council of Governments for a Regional Solid Waste Grants Program Grant.

INFORMATION:

The City of Roanoke is applying for a grant to fund the development of a comprehensive Disaster Debris Management Plan. If awarded, the grant will cover 100% of the project costs, allowing the City to hire a qualified consultant to complete the plan, with no matching funds required. A Disaster Debris Plan is a critical component of effective emergency management, helping ensure timely, safe, and cost-efficient removal of debris following a disaster, which supports public safety, speeds recovery, and enhances community resilience.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The quote received from the consultant was for \$49,960, and the grant would cover the full cost, thus saving the city the same amount.

ATTACHMENTS:

1. RES NO 2025-105R - DDMP Solid Waste Grants Program

**CITY OF ROANOKE, TEXAS
RESOLUTION NO. 2025-105R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS,
AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE NORTH
CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR A REGIONAL SOLID
WASTE GRANTS PROGRAM GRANT.**

WHEREAS the City of Roanoke City Council and Mayor authorize Amanda Meneses, Office of Emergency Management, and Shawn Wilkinson, Public Works, to act on behalf of the City of Roanoke in all matters related to the application; and pledging that if a grant is received the City of Roanoke will comply with the grant requirements of the North Central Texas Council of Governments, the Texas Commission on Environmental Quality and the State of Texas.

WHEREAS, the North Central Texas Council of Governments is directed by the Texas Commission on Environmental Quality to administer solid waste grant funds for implementation of the COG's adopted regional solid waste management plan; and

WHEREAS, the City of Roanoke in the State of Texas is qualified to apply for grant funds under the Request for Applications.

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

Section 1. That Emergency Manager, Amanda Meneses, and Director of Public Works, Shawn Wilkinson, is authorized to request grant funding under the North Central Texas Council of Governments Request for Applications of the Regional Solid Waste Grant Program and act on behalf of the City of Roanoke in all matters related to the grant application and any subsequent grant contract and grant project that may result.

Section 2. That if the project is funded, the City of Roanoke will comply with the grant requirements of the North Central Texas Council of Governments, Texas Commission on Environmental Quality and the State of Texas.

Section 3. The grant funds and any grant-funded equipment of facilities will be used only for the purposes for which they are intended under the grant.

Section 4. Activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

_____ For _____ Against _____ Abstained

DULY RESOLVED by the City Council of the City of Roanoke, Texas, on this the 27th day of May, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: RES NO 2025-106R - Motor Vehicle Crime Prevention Authority Grant Program

MEETING DATE: May 27, 2025

DEPARTMENT: Police

ITEM SUMMARY:

Consider approval of Resolution No. 2025-106R authorizing the filing of a grant application for the Motor Vehicle Crime Prevention Authority Grant Program.

INFORMATION:

Consider approval of a resolution authorizing the City of Roanoke to apply for the Motor Vehicle Crime Prevention Authority (MVCPA) Catalytic Converter Grant Program, as provided under Texas Transportation Code Chapter 1006. The resolution designates Captain Christopher Arndt as the Authorized Official to manage the grant application and related documents as well as the Program Director; and Finance Director Kyle Lester as the Financial Officer. The grant aims to support local law enforcement efforts in combating motor vehicle burglary and theft.

STAFF RECOMMENDATION:

Approve the resolution authorizing the City of Roanoke to apply for the Motor Vehicle Crime Prevention Authority (MVCPA) Catalytic Converter Grant Program, as provided under Texas Transportation Code Chapter 1006

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2025-106R - Motor Vehicle Crime Prevention Authority Resolution

**CITY OF ROANOKE, TEXAS
RESOLUTION NO. 2025-106R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS,
AUTHORIZING THE FILING OF A GRANT APPLICATION FOR THE MOTOR
VEHICLE CRIME PREVENTION AUTHORITY GRANT PROGRAM.**

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and

WHEREAS, the SB224 Catalytic Converter Grant Program will assist this jurisdiction to combat motor vehicle burglary and theft; and

WHEREAS, City of Roanoke has agreed that in the event of loss or misuse of the grant funds, City of Roanoke assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

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

Section 1: That Christopher Arndt, Captain, is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

Section 2: That Clint Eustace, Captain, is designated as the Program Director and Kyle Lester, Finance Director, is designated as the Financial Officer for this grant.

DULY RESOLVED by the City Council of the City of Roanoke, Texas, on this the 27th day of May, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - SUP 2025-02/ORD NO 2025-103

MEETING DATE: May 27, 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:

The Planning and Zoning Commission heard this item on May 19, 2025 and voted to recommend denial of the application as submitted. Mr. Goodman requested an appeal to the City Council on May 20, 2025.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

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



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke City Council SUP 2025-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 27, 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 Wednesday, May 7, 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



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: May 27, 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.

The Planning and Zoning Commission heard this item on May 19, 2025 and voted



CITY COUNCIL AGENDA ITEM

to recommend denial of the application as submitted. Mr. Goodman requested an appeal to the City Council on May 20, 2025.

STAFF RECOMMENDATION:

Regarding the use of motorized vehicles on downtown sidewalks, staff supports the SUP contingent on the use being limited to no more than 12 units per tour at any time and stay within the pedestrian right-of-way along the Oak St. Zone or Civic Zone only.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP 2025-02 - Appeal - Rydables
2. ORD NO 2025-103 - SUP-2025-02- Rezone - Oak Street Zoning Corridor SUP - Amusement Use - 212 N Oak Street - Rydables - jlm draft - 022025
3. SUP-2025-02 - Application 212 N Oak St - Amusement - Commercial (1)
4. Rydables Public Safety Viewpoint
5. Economic Development Report
6. Lone Star Rydables VisionMission (1)
7. Rydables Safety History
8. Original Slides from 2.11
9. Planning meeting answers for 4.21
10. oak st hard8 los comp wiseguys bayoujacks
11. Hey Sugar
12. Babes Catch 22
13. Tour Route



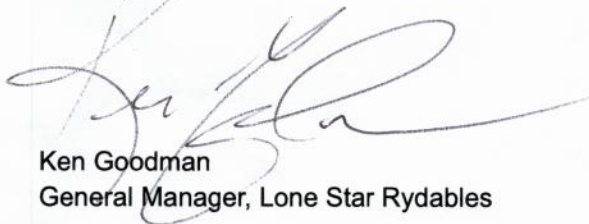
City of Roanoke
500 S. Oak Street
Roanoke, TX 76262

Attention: April Hill, City Secretary

Please accept this letter as a formal request to appeal the Planning and Zoning denial of our specific use permit on May 19, 2025 for 212 North Oak Street.

We, Lone Star Rydables, currently have an item on the May 27th Agenda, and would respectfully request to keep this agenda item for this appeal.

Thank you,

A handwritten signature in blue ink, appearing to read "Ken Goodman", is written over the typed name and title.

Ken Goodman
General Manager, Lone Star Rydables

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



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



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



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



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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.





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Safety / Features

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

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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"!).

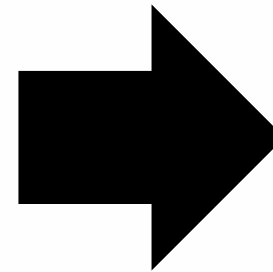
Rydables can easily and safely operate indoors, as well.



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.**



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for Rydables to park while dining as to not obstruct.
only parked for 15/20 min. at a time, over 90 min.*



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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)***



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*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





To Whom It May Concern,

March 24, 2025

From the beginning (13 years ago), one of our primary focuses has been to proactively address safety and the importance of it in every element of our business; from the Rydables themselves, to our business model, and making sure to set everyone and everything up for success every step of the way.

The Rydables themselves (carts, “skins” (covers), technology and/or features, etc...) is where it starts. The Rydables qualify as an ADA compliant electric convenience vehicle (ECV), pass TSA checkpoints ‘As Is,’ and are simple to operate, safe, reliable, and built to operate in multi-terrain settings, for commercial use and can hold up to 400 pounds.

The business model and operations factor in who can drive, who can ride alone, how and where they can ride, the speed is often preset and/or governed.

On our guided tours, including our food tours that can include drinks, everything is predetermined, measured, moderated, and fully supervised. We reserve the right to refuse service to anyone, for any reason. In the past 5 years since first launching the Rydables Guided Tours, we have served tens of thousands of customers, have nearly 1,000 reviews with 99% of those reviews being 5-stars and praising the quality of the experience.

Additionally, our insurance Loss Run record over the past 13 years remains clean and at “0”. This also factors in all of our operations including our free-range rentals at a number of zoos and our Event Rentals. All total, we have had nearly 1.5 million customers in malls, at zoos, on guided tours (including food tours, some including drinks), event rentals and more and maintain a perfect safety record.

We are proud of our safety record and continue to remain vigilant and focused on continuing our success going forward.

Rydables Corporate Team



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- retired law enforcement



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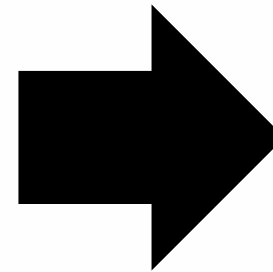
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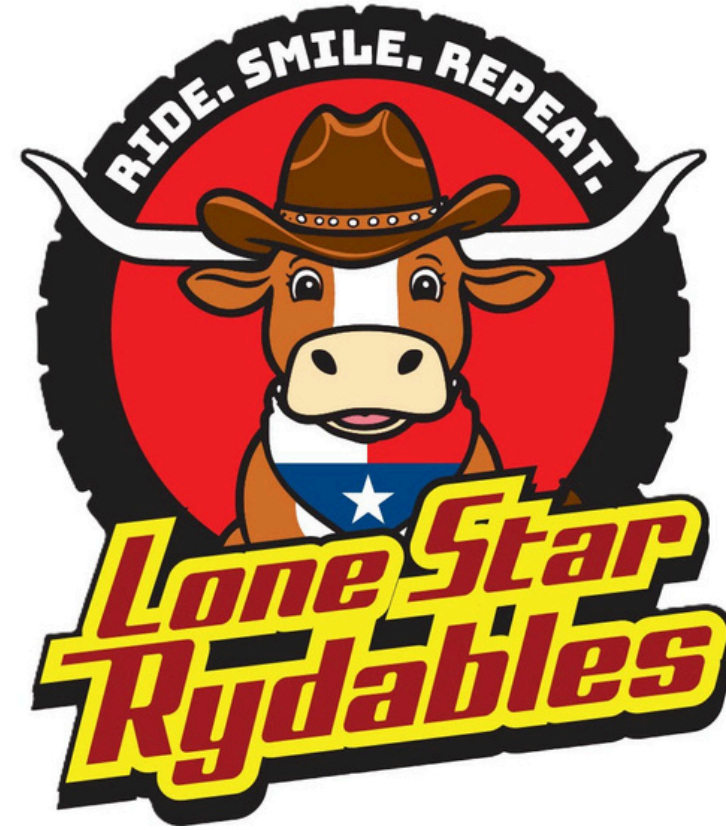
Ken@LoneStarRydables.com
www.LoneStarRydables.com





Rydables:

- Hours of operations
- Routes for tours
- Agreements with businesses



Hours of Operation:

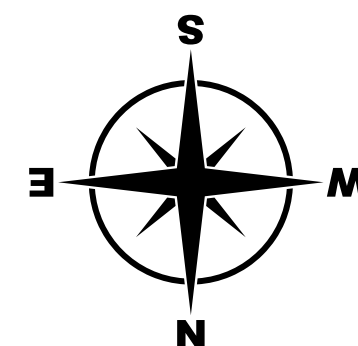
Rydables plans to operate our food & historical tours during the non peak hours of restaurant business. These hours would include:

- 9:00am to 10:30am (historical or brunch tours)
- 1:00pm to 5:00pm (food and or historical tours)
- 8:00pm to 10:pm (food, historical or holiday tours)



**From Austin/Oak street
Rydables will utilize
the West side of the street to
travel South towards Rusk st.**

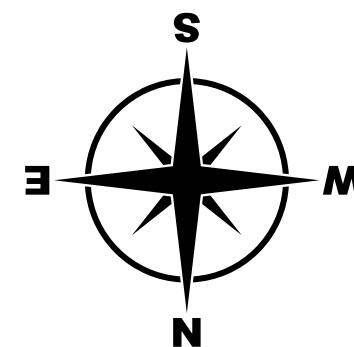
**While visiting Bayou Jacks or
Soul Fire Brewery & Food Hall, a
parking space between Bayou
Jacks & Soul Fire will allow us to
visit these businesses.**





Rydables will continue to travel the West side of Oak street heading South to Main st.

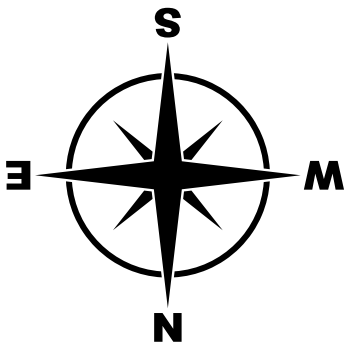
While at the Visitor Center, Oak street Pie Co. or Babe's, a parking space can be utilized between Babe's and Oak street Pie Co. with their permission given. If none are available, further public parking is available to the East

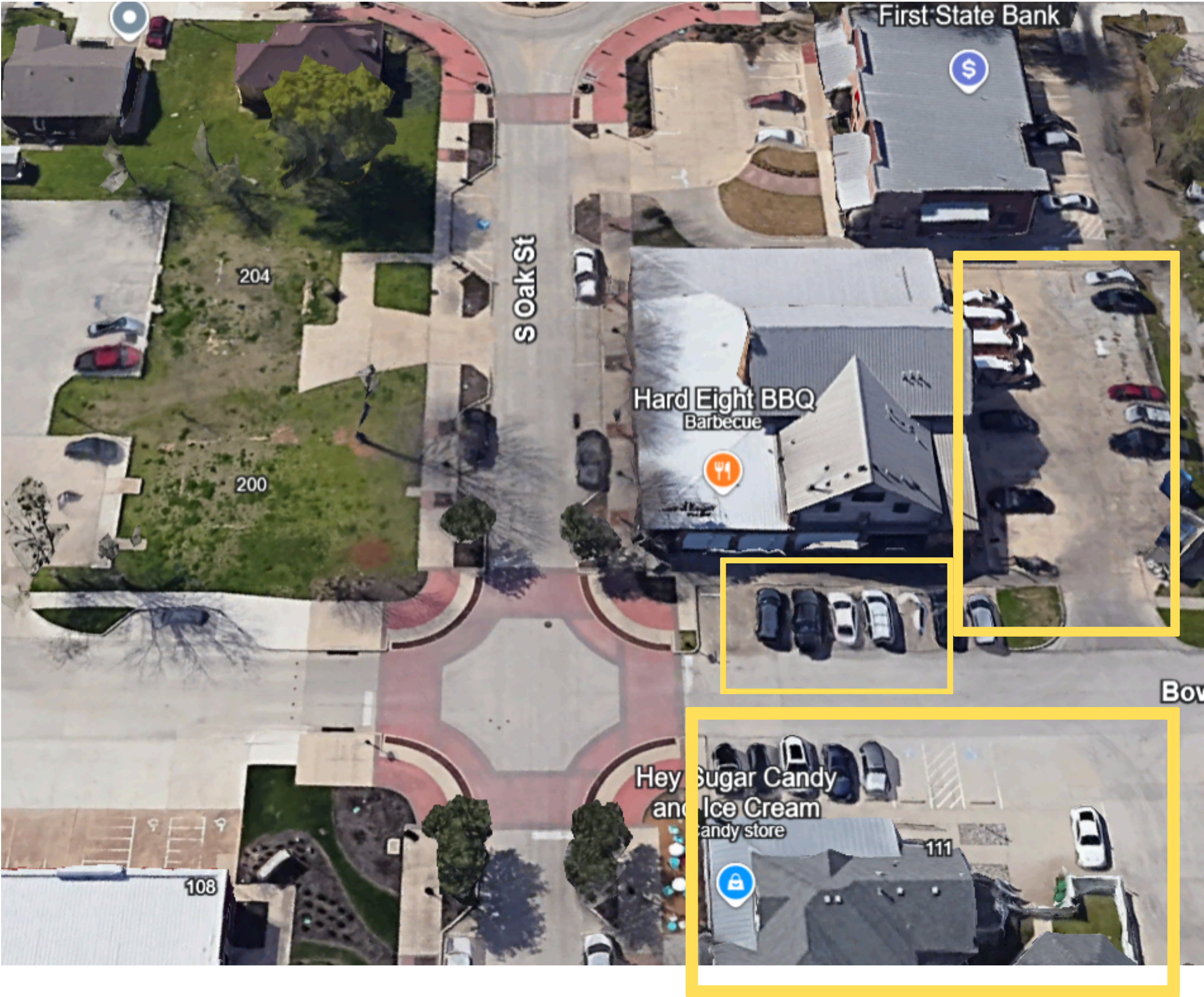




Rydables will cross to the East side of the street at Oak/Main to continue South towards Bowie st.

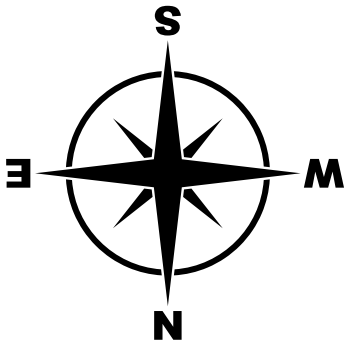
While visiting Baja Cantina, Inzo Italian, Oak & Main, Fire House and the Roanoke Water Tower, Public parking by the water tower can be utilized while visiting these businesses and attractions.

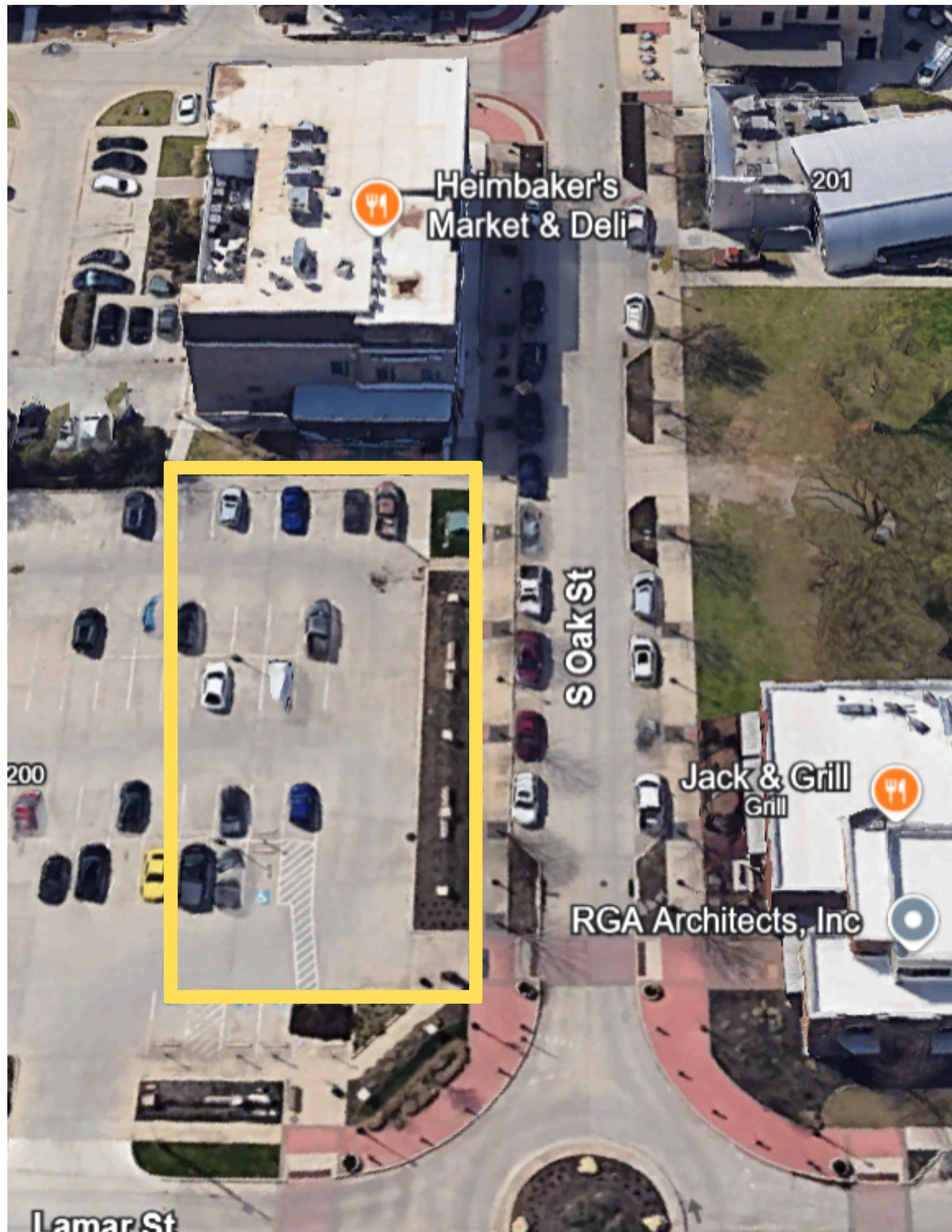




We continue heading South on the East side of Oak st. to Bowie/Oak

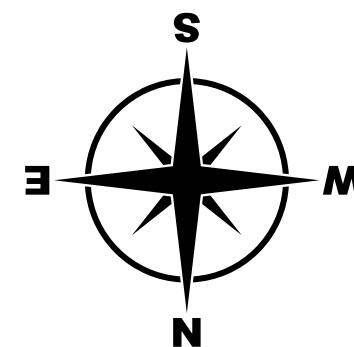
We can then cross for public parking at Hard Eight or Hey Sugar to visit these businesses.





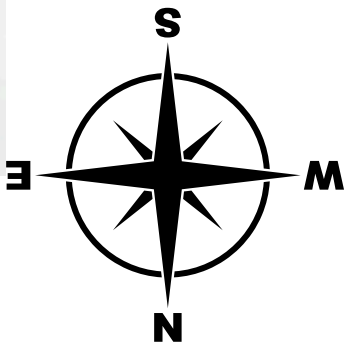
Continuing South on the East side of Oak st. we will utilize public parking at Lamar/Oak to visit the Jack & Grill Restaurant.

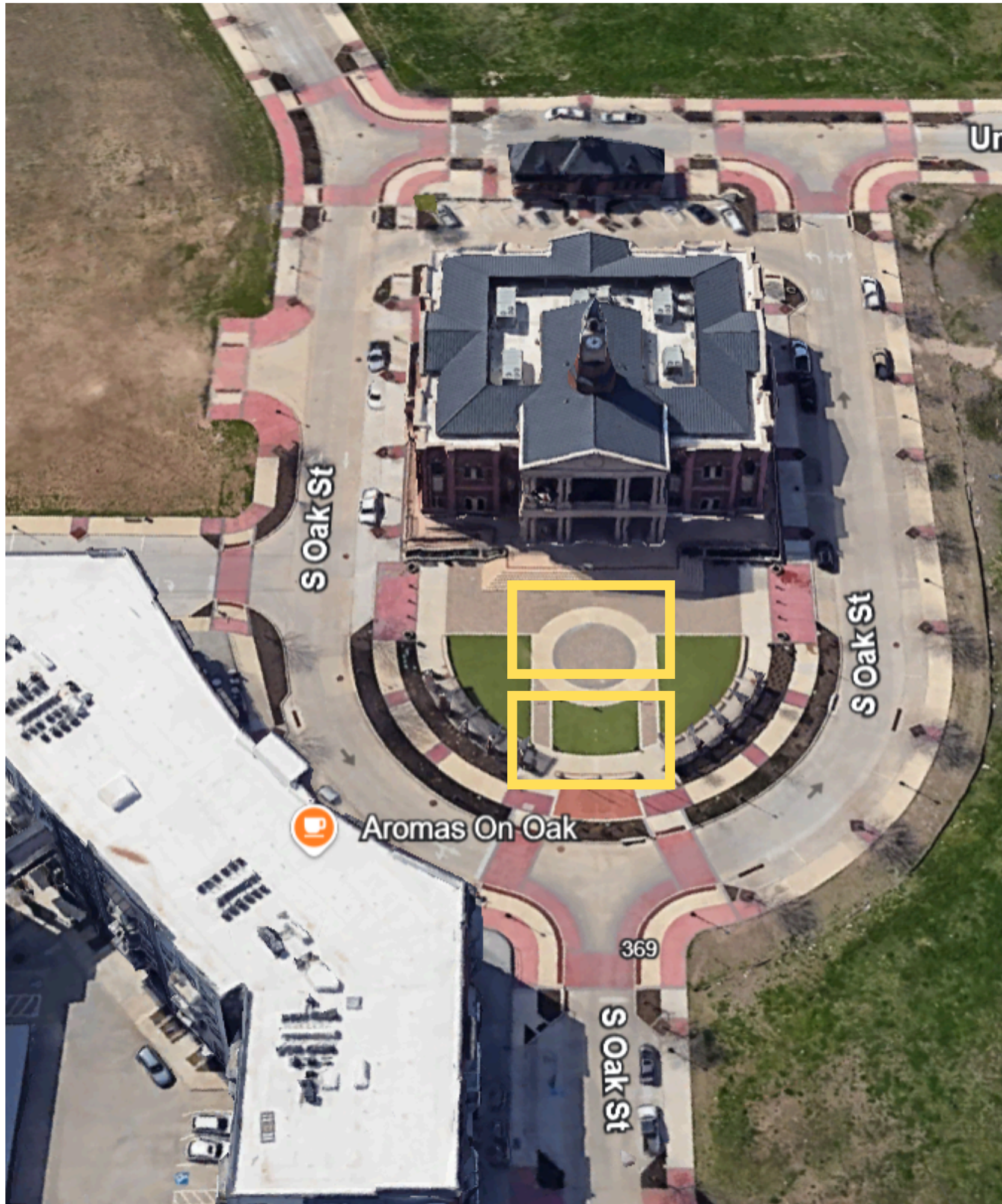
We will then cross at Lamar/Oak to continue heading South on the West side of Oak st. toward Crockett Street.





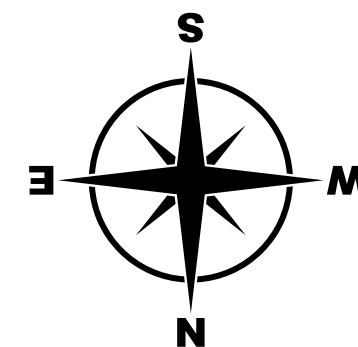
Arriving at Crockett/Oak st. we can then utilize public parking at Wise Guys Pizza, Los Compadres & behind Catch 22 to visit those businesses.

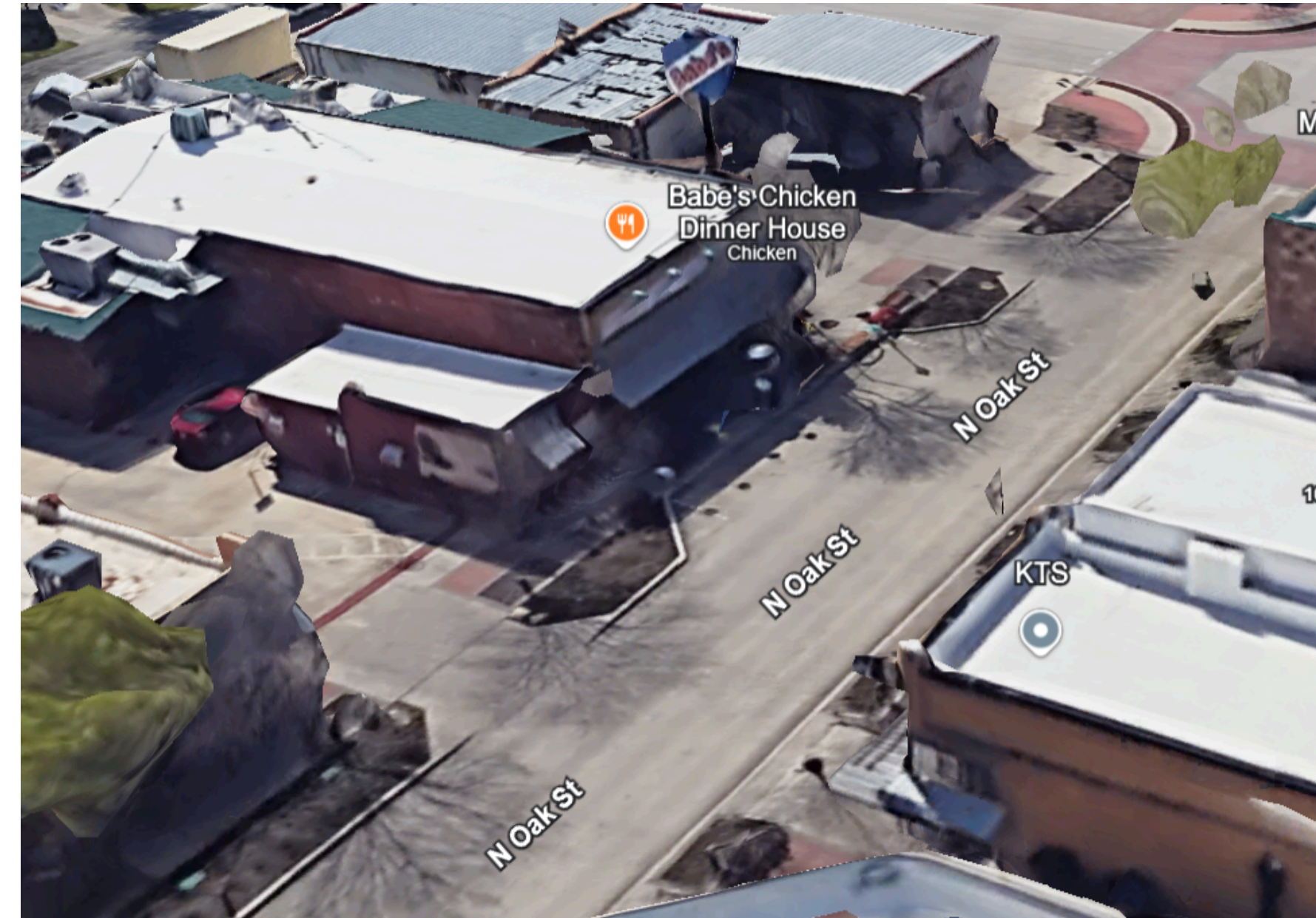
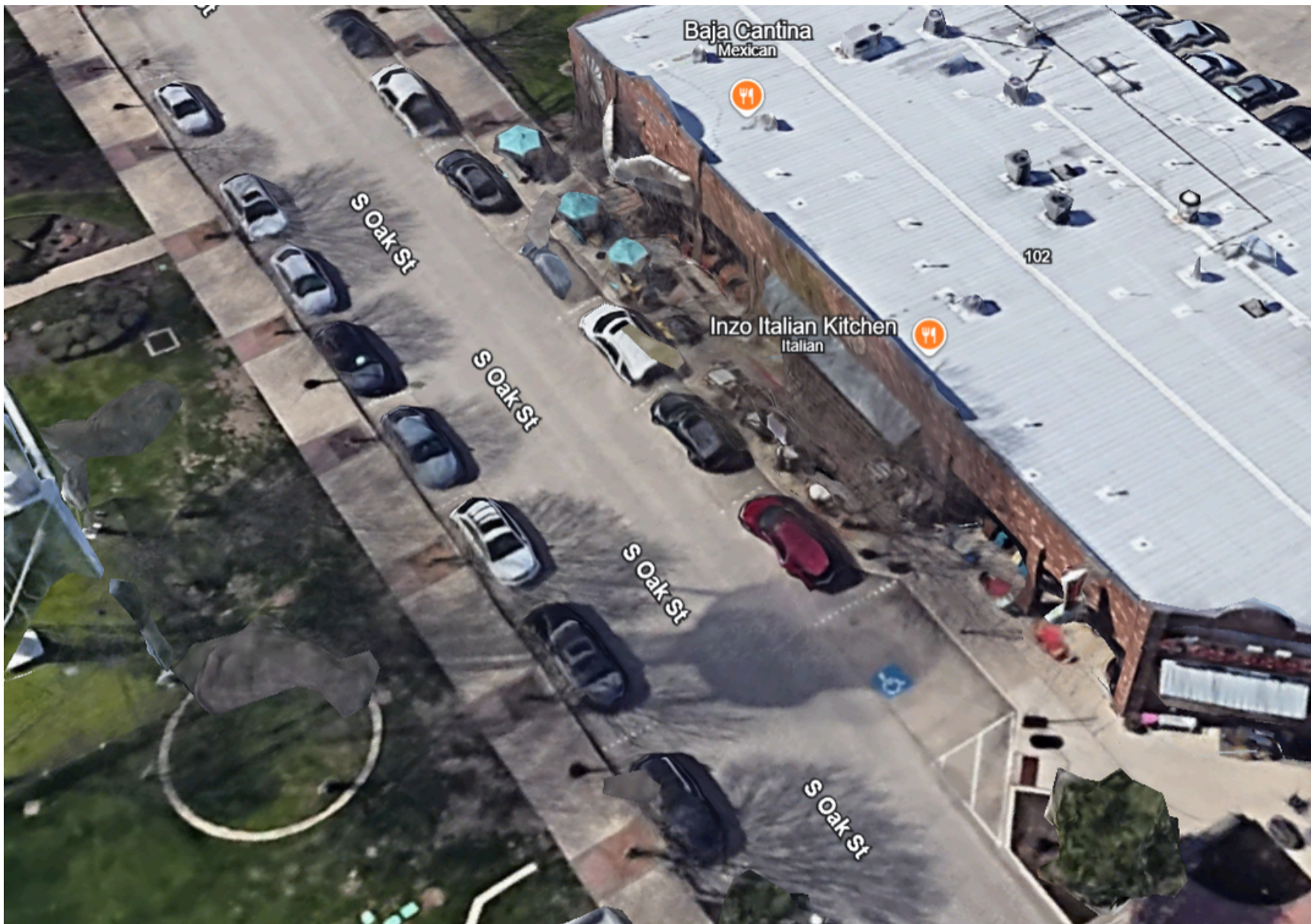




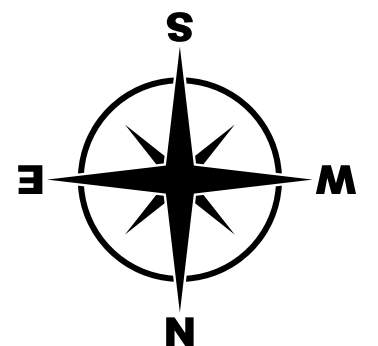
A tour around Town Hall with photo opportunities would be the end of our touring session. We would gather together on the Rydables for group photos with Oak st. and the water tower in background, as well as Town Hall.

We will simply take the same route back to 212 N. Oak st. when finished





We cross the street a couple of times to simply avoid the areas outside of the Baja Cantina and Babe's Chicken Dinner House due to the presence of tables/chairs on the sidewalk. All other parts of the sidewalk are the optimal 6' or 9' travel areas that are made for pedestrians and ADA mobile assist like wheelchairs & mobility scooters.





833.RYDABLES

Rentals.
Sales.
Fundraising.

Rydables
.com

Jump
On!

RIDE.
SMILE.
REPEAT.



To Whom It May Concern,

March 24, 2025

From the beginning (13 years ago), one of our primary focuses has been to proactively address safety and the importance of it in every element of our business; from the Rydables themselves, to our business model, and making sure to set everyone and everything up for success every step of the way.

The Rydables themselves (carts, “skins” (covers), technology and/or features, etc...) is where it starts. The Rydables qualify as an ADA compliant electric convenience vehicle (ECV), pass TSA checkpoints ‘As Is,’ and are simple to operate, safe, reliable, and built to operate in multi-terrain settings, for commercial use and can hold up to 400 pounds.

The business model and operations factor in who can drive, who can ride alone, how and where they can ride, the speed is often preset and/or governed.

On our guided tours, including our food tours that can include drinks, everything is predetermined, measured, moderated, and fully supervised. We reserve the right to refuse service to anyone, for any reason. In the past 5 years since first launching the Rydables Guided Tours, we have served tens of thousands of customers, have nearly 1,000 reviews with 99% of those reviews being 5-stars and praising the quality of the experience.

Additionally, our insurance Loss Run record over the past 13 years remains clean and at “0”. This also factors in all of our operations including our free-range rentals at a number of zoos and our Event Rentals. All total, we have had nearly 1.5 million customers in malls, at zoos, on guided tours (including food tours, some including drinks), event rentals and more and maintain a perfect safety record.

We are proud of our safety record and continue to remain vigilant and focused on continuing our success going forward.

Rydables Corporate Team





Jeff McVay <jeff.mcvay@mesaaz.gov>

To: You



Tue 4/1/2025 11:50 PM

Hello Ken,

Apologies for the delayed response. As I imagine all cases are context sensitive, I can share that to date, we have had no issues with Rydables and the tours use of the public right-of-way, including sidewalks. There have been no issues with the Mesa Police Department or any complaints received from our business community. I would add that the additional exposure to downtown Mesa and the business community is an overall positive that we support. As a final note, the current pedestrian activity on our downtown sidewalks does not result in conflicts with the Rydables tours. However, as pedestrian activity increases over time with our redevelopment efforts, we will continually assess if conflicts need to be addressed. If that does occur, we will work proactively with Rydables to address and keep tours happening.

Hope this is helpful.

Best,



Jeffrey McVay, AICP

Manager of Urban Transformation
Office of Urban Transformation
City of Mesa

Phone: 480.644.5379

Email: Jeff.McVay@MesaAZ.gov

26 N Macdonald, Suite 200
Mesa, AZ 85201



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

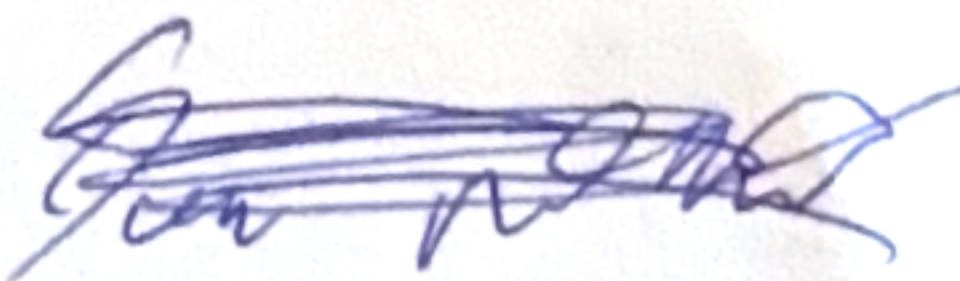
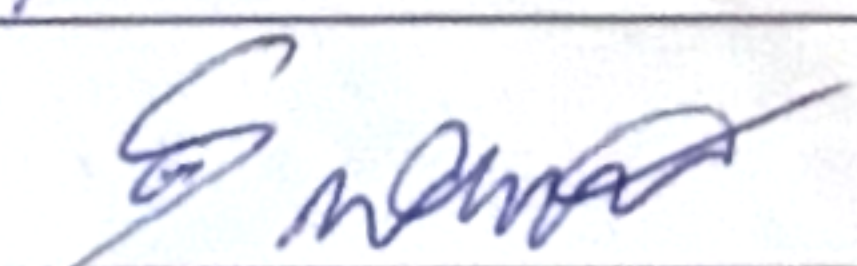
Authorization for Temporary Use of Adjacent Parking Spaces

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

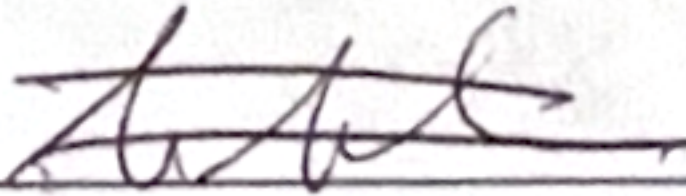
Authorization for Temporary Use of Adjacent Parking Spaces

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 / Bayu 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: [Signature]
- Title: Managing Partner
- Date: 03/24/2025
- Signature: [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

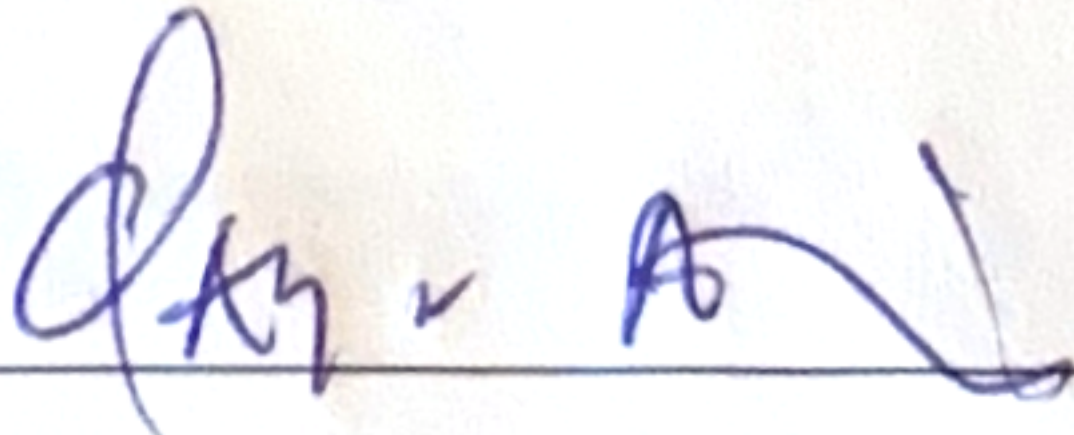
Authorization for Temporary Use of Adjacent Parking Spaces

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





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - ORD NO 2025-106

MEETING DATE: May 27, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, By Amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. (Ordinance No. 2025-106)

INFORMATION:

No action to be taken on this item, as it was tabled by the Planning and Zoning Commission at its May 19, 2025 meeting.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2025 -106 - Zoning Text Amendment - Amend 2000-124 - Townhome Use



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

CITY OF ROANOKE NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 19, 2025, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2000-124, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 2000-124 TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798-ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 27, 2025, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2000-124, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 2000-124 TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798-ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. 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 Wednesday, April 30, 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: Mayor and City Council

SUBJECT: ORD NO 2025-106 - Townhome Use

MEETING DATE: May 27, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

INFORMATION:

No action to be taken on this item, as it was tabled by the Planning and Zoning Commission at its May 19, 2025 meeting.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application- Marshall Creek Townhomes - Use for CivicClerk
2. ORD NO 2025-106 - Zoning Amendment - PD2000-124 - Allow Townhomes - jlm draft - 041825
3. JPI_Concept Plan
4. JPI_Landscape Plan
5. Roanoke Vista Traffic Impact Analysis
6. CFA Support Letter



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411 FAX (817) 491-2242

ZONING APPLICATION

Applicant/Agent Name Rich Darragh		Home Phone	Mobile Phone 314-954-2051
Address 9001 Cypress Waters Blvd.		City / State Irving	Zip 75019
Property Owner(s) Darrell Lake		Home Phone	Work Phone 817-657-1180
Address, City, State, Zip			
Present Zoning Classification PD	Requested Zoning Classification PD "As Is" with the addition of SFA	Acreage/Lot of Requested Zoning Classification 13.3 Acres	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use: Townhomes

Justification for requested zoning change: Tough visibility and site shape for retail to succeed. Furthermore, this site could be developed as multiple hotel sites and townhomes fit in better with the surroundings.

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.


Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

I/We PPR Roanoke Retail Ltd owner(s) of the above described property do hereby authorize _____ to act on my/our behalf in making and representing this zoning change application.


Signature of owner

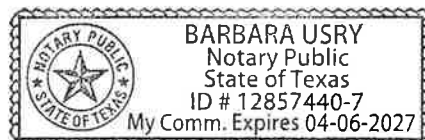
3.17.25
Date

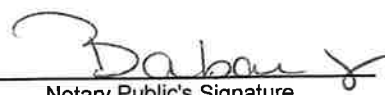
State of Texas

County of Harris

Sworn to and subscribed before me on the 17 day of March, 2025 by William Darrell Lake
(year) (name of owner).

Notary Seal




Notary Public's Signature

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

ORDINANCE No. 2025-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NO. 2000-124, TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798 ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN *EXHIBIT A* OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, 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 Zoning Ordinance should be amended.

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

Section 1. FINDINGS INCORPORATED

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 of the City of Roanoke, Texas, is hereby amended for an approximately 13.798-acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes, by amending Table 1 of Ordinance Number 2000-124 approved by the City Council of the City of Roanoke, Texas, on November 14, 2000, entitled “Allowed Uses” to allow a Townhome use on said 13.798-acres of land.

Section 3. 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 4. 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 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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 27th day of May, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

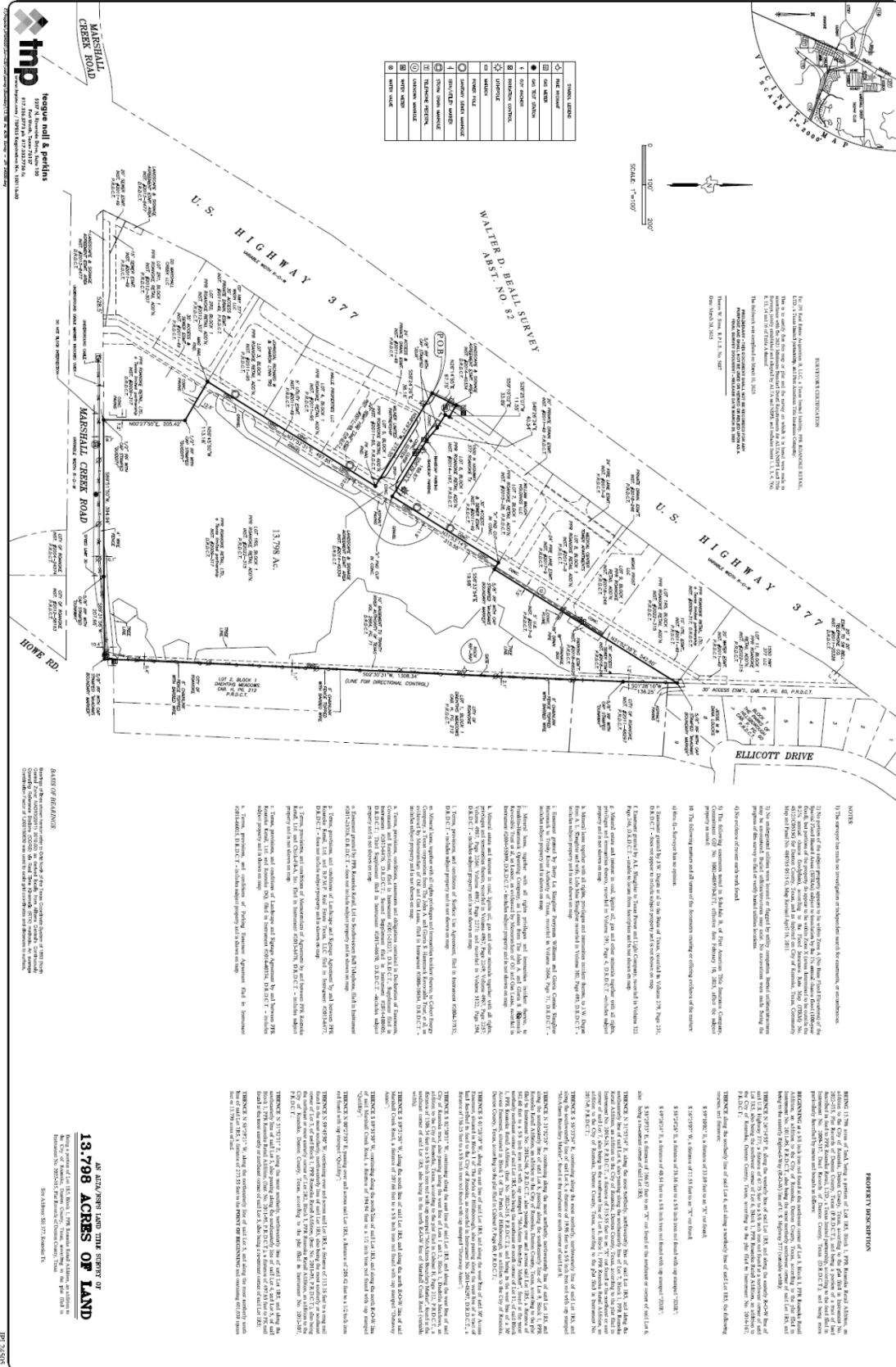
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

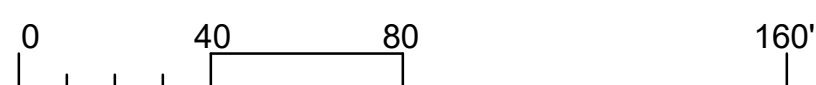
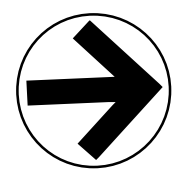
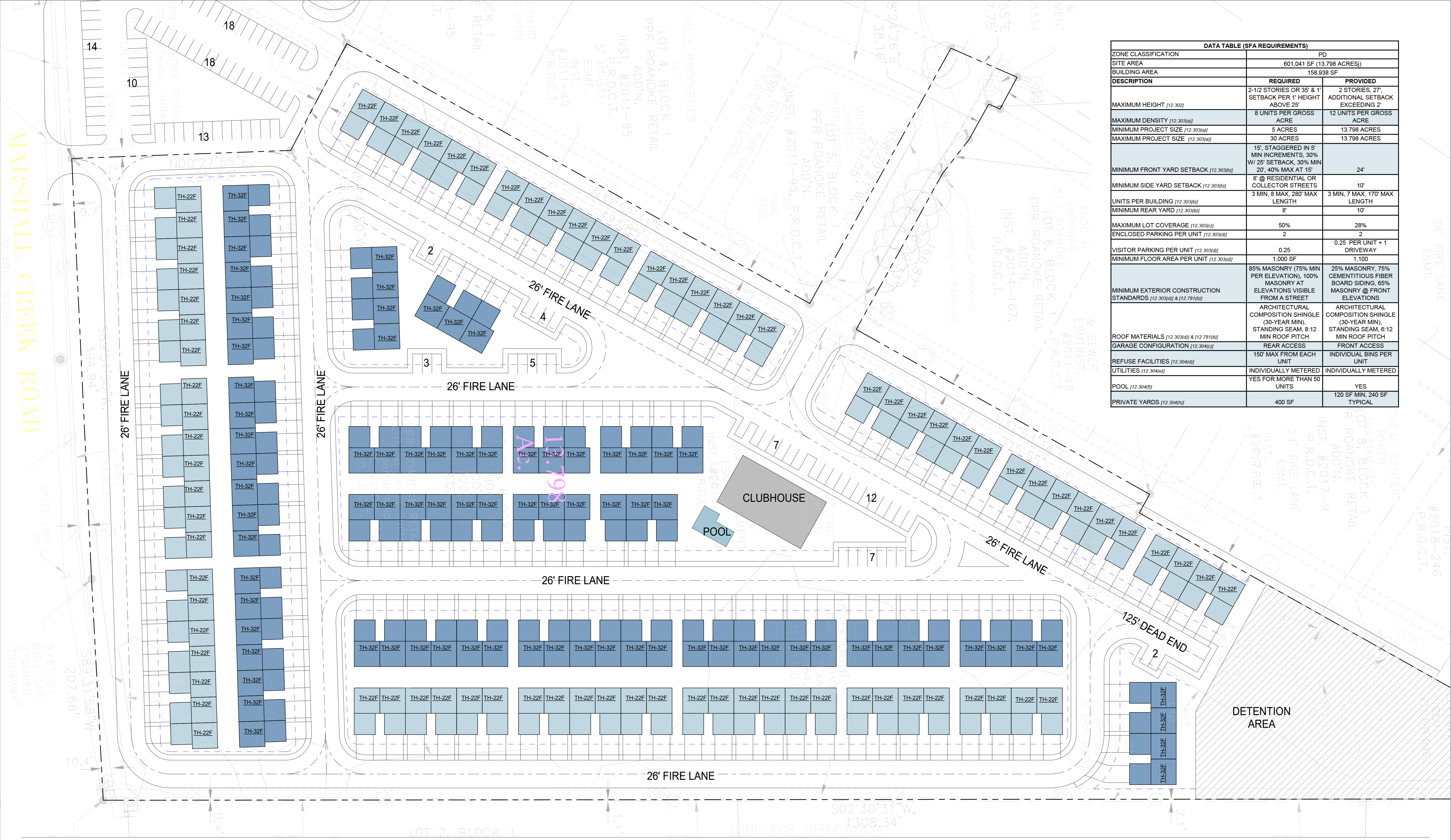
Exhibit A

[Legal Description and/or Depiction of the Property]



MARSHALL CREEK ROAD

DATA TABLE (SFA REQUIREMENTS)		
ZONE CLASSIFICATION	PD	
SITE AREA	601,041 SF (13.798 ACRES)	
BUILDING AREA	158,938 SF	
DESCRIPTION	REQUIRED	PROVIDED
	2-1/2 STORIES OR 35' & 1' SETBACK PER 1' HEIGHT ABOVE 25'	2 STORIES, 27' ADDITIONAL SETBACK EXCEEDING 2'
MAXIMUM HEIGHT [12.302]	8 UNITS PER GROSS ACRE	12 UNITS PER GROSS ACRE
MAXIMUM DENSITY [12.303(a)]	5 ACRES	13.798 ACRES
MINIMUM PROJECT SIZE [12.303(a)]	30 ACRES	13.798 ACRES
MAXIMUM PROJECT SIZE [12.303(a)]	15', STAGGERED IN 5' MIN INCREMENTS, 30% W/ 25' SETBACK, 30% MIN 20', 40% MAX AT 15'	24'
MINIMUM FRONT YARD SETBACK [12.303(b)]	8' @ RESIDENTIAL OR COLLECTOR STREETS	10'
MINIMUM SIDE YARD SETBACK [12.303(b)]	3 MIN, 8 MAX, 280' MAX LENGTH	3 MIN, 7 MAX, 170' MAX LENGTH
UNITS PER BUILDING [12.303(b)]	8'	10'
MINIMUM REAR YARD [12.303(b)]	50%	28%
MAXIMUM LOT COVERAGE [12.303(c)]	2	2
ENCLOSED PARKING PER UNIT [12.303(d)]	0.25	0.25 PER UNIT + 1 DRIVEWAY
VISITOR PARKING PER UNIT [12.303(d)]	1,000 SF	1,100
MINIMUM FLOOR AREA PER UNIT [12.303(d)]	85% MASONRY (75% MIN PER ELEVATION), 100% MASONRY AT ELEVATIONS VISIBLE FROM A STREET	25% MASONRY, 75% CEMENTITIOUS FIBER BOARD SIDING, 65% MASONRY @ FRONT ELEVATIONS
MINIMUM EXTERIOR CONSTRUCTION STANDARDS [12.303(d)] & [12.781(b)]	ARCHITECTURAL COMPOSITION SHINGLE (30-YEAR MIN), STANDING SEAM, 8:12 MIN ROOF PITCH	ARCHITECTURAL COMPOSITION SHINGLE (30-YEAR MIN), STANDING SEAM, 8:12 MIN ROOF PITCH
ROOF MATERIALS [12.303(d)] & [12.781(b)]	REAR ACCESS	FRONT ACCESS
GARAGE CONFIGURATION [12.304(c)]	150' MAX FROM EACH UNIT	INDIVIDUAL BINS PER UNIT
REFUSE FACILITIES [12.304(d)]	INDIVIDUALLY METERED	INDIVIDUALLY METERED
UTILITIES [12.304(e)]	YES FOR MORE THAN 50 UNITS	YES
POOL [12.304(f)]	400 SF	120 SF MIN, 240 SF TYPICAL
PRIVATE YARDS [12.304(h)]		



Townhome Schedule 2	
Name	Count
TH-22F	81
TH-32F	83
	164

LOT 1R5, BLOCK 1
PPR ROANOKE RETAIL ADD'N.
INST. #2022-315
P.R.D.C.T

SITE PLAN
JPI Roanoke
JPI
4/3/25
LAS #P0186-24

ROANOKE TOWNHOMES
US 377 AND MARSHALL CREEK ROAD
ROANOKE, TEXAS

OWNER:
JPI DEVELOPMENT
9001 CYPRESS WATERS BLVD.
SUITE 2A
DALLAS, TX 75019
CONTACT: ANISH JOSPEH

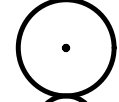
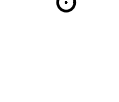
NOT FOR
CONSTRUCTION

DATE:
04/07/2025 SITE PLAN

SHEET TITLE:
LANDSCAPING
PLAN

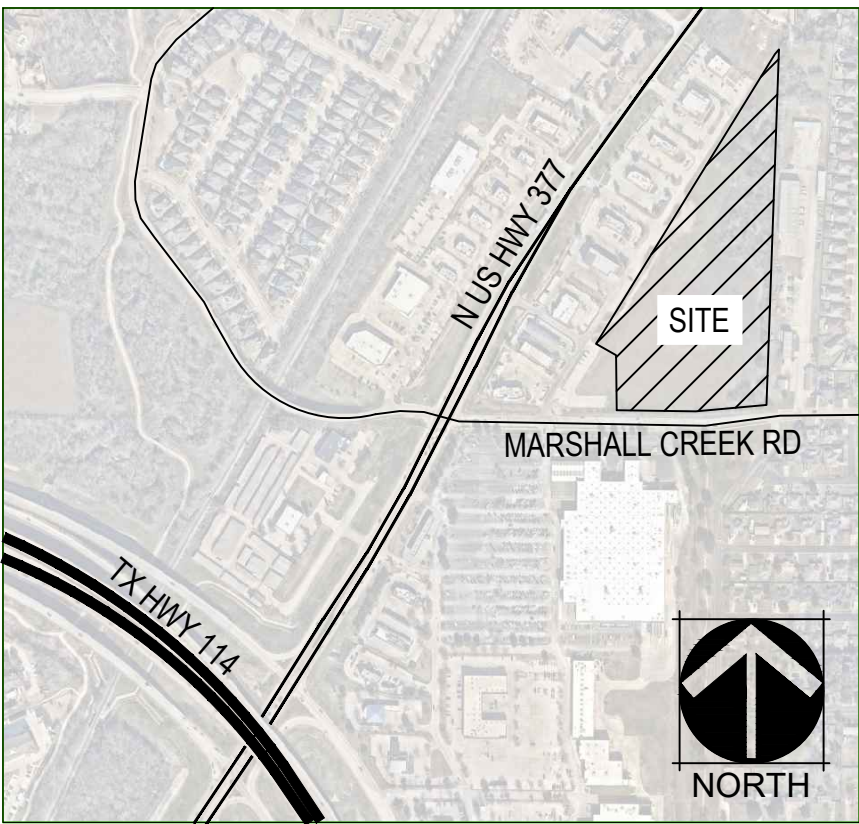
L 1.10

PLANT SCHEDULE

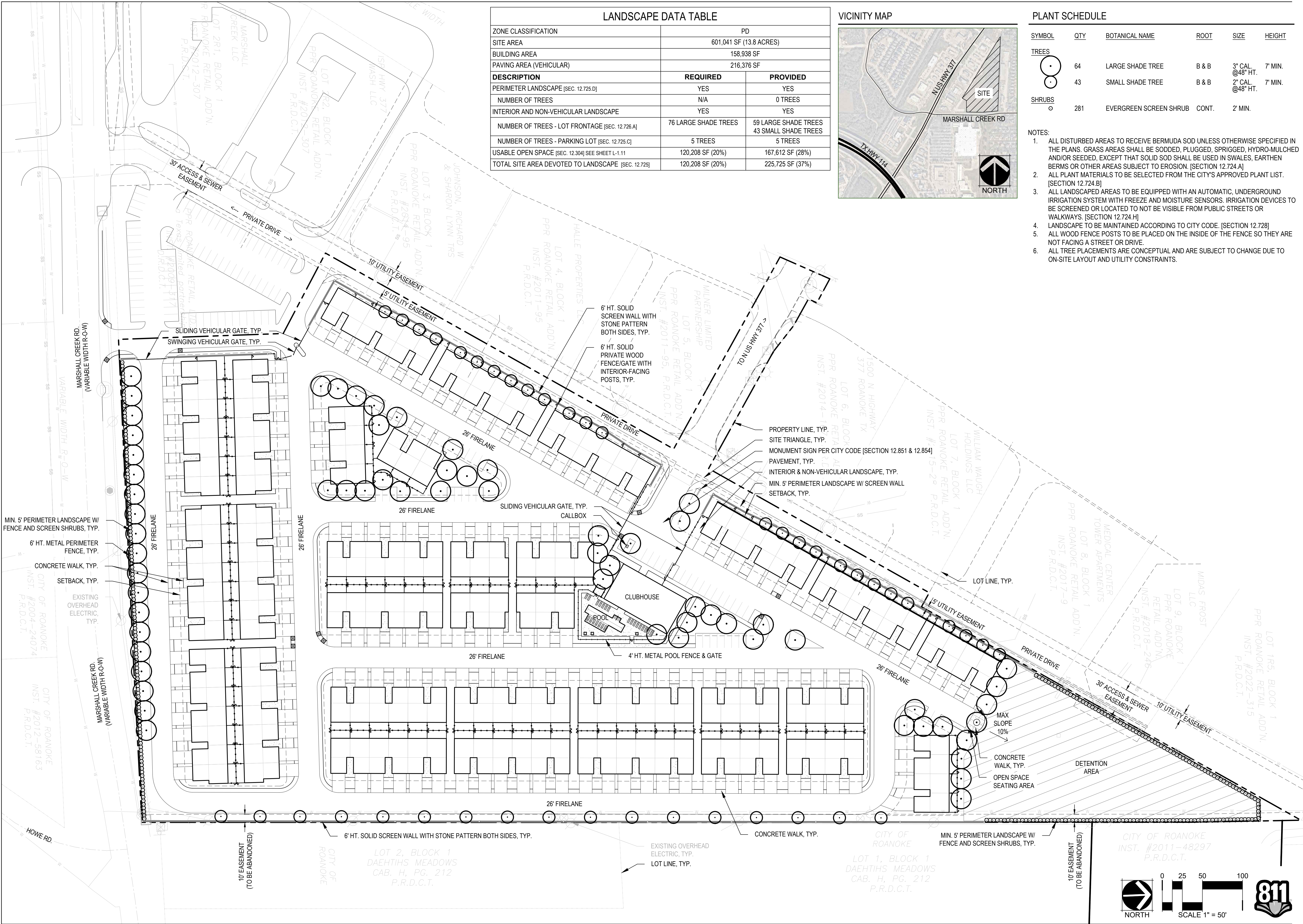
SYMBOL	QTY	BOTANICAL NAME	ROOT	SIZE	HEIGHT
TREES					
	64	LARGE SHADE TREE	B & B	3" CAL. @48" HT.	7' MIN.
	43	SMALL SHADE TREE	B & B	2" CAL. @48" HT.	7' MIN.
SHRUBS					
	281	EVERGREEN SCREEN SHRUB	CONT.	2' MIN.	

- NOTES:
- ALL DISTURBED AREAS TO RECEIVE BERMUDA SOD UNLESS OTHERWISE SPECIFIED IN THE PLANS. GRASS AREAS SHALL BE SODDED, PLUGGED, SPRIGGED, HYDRO-MULCHED AND/OR SEEDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES, EARTHEN BERMS OR OTHER AREAS SUBJECT TO EROSION. [SECTION 12.724.A]
 - ALL PLANT MATERIALS TO BE SELECTED FROM THE CITY'S APPROVED PLANT LIST. [SECTION 12.724.B]
 - ALL LANDSCAPED AREAS TO BE EQUIPPED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH FREEZE AND MOISTURE SENSORS. IRRIGATION DEVICES TO BE SCREENED OR LOCATED TO NOT BE VISIBLE FROM PUBLIC STREETS OR WALKWAYS. [SECTION 12.724.H]
 - LANDSCAPE TO BE MAINTAINED ACCORDING TO CITY CODE. [SECTION 12.728]
 - ALL WOOD FENCE POSTS TO BE PLACED ON THE INSIDE OF THE FENCE SO THEY ARE NOT FACING A STREET OR DRIVE.
 - ALL TREE PLACEMENTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO ON-SITE LAYOUT AND UTILITY CONSTRAINTS.

VICINITY MAP



LANDSCAPE DATA TABLE		
ZONE CLASSIFICATION	PD	
SITE AREA	601,041 SF (13.8 ACRES)	
BUILDING AREA	158,938 SF	
PAVING AREA (VEHICULAR)	216,376 SF	
DESCRIPTION	REQUIRED	PROVIDED
PERIMETER LANDSCAPE [SEC. 12.725.D]	YES	YES
NUMBER OF TREES	N/A	0 TREES
INTERIOR AND NON-VEHICULAR LANDSCAPE	YES	YES
NUMBER OF TREES - LOT FRONTAGE [SEC. 12.726.A]	76 LARGE SHADE TREES	59 LARGE SHADE TREES 43 SMALL SHADE TREES
NUMBER OF TREES - PARKING LOT [SEC. 12.725.C]	5 TREES	5 TREES
USABLE OPEN SPACE [SEC. 12.304] SEE SHEET L-1.11	120,208 SF (20%)	167,612 SF (28%)
TOTAL SITE AREA DEVOTED TO LANDSCAPE [SEC. 12.725]	120,208 SF (20%)	225,725 SF (37%)



ROANOKE TOWNHOMES

US 377 AND MARSHALL CREEK ROAD

ROANOKE, TEXAS

OWNER:
JPI DEVELOPMENT
9001 CYPRESS WATERS BLVD.
SUITE 2A
DALLAS, TX 75019
CONTACT: ANISH JOSPEH

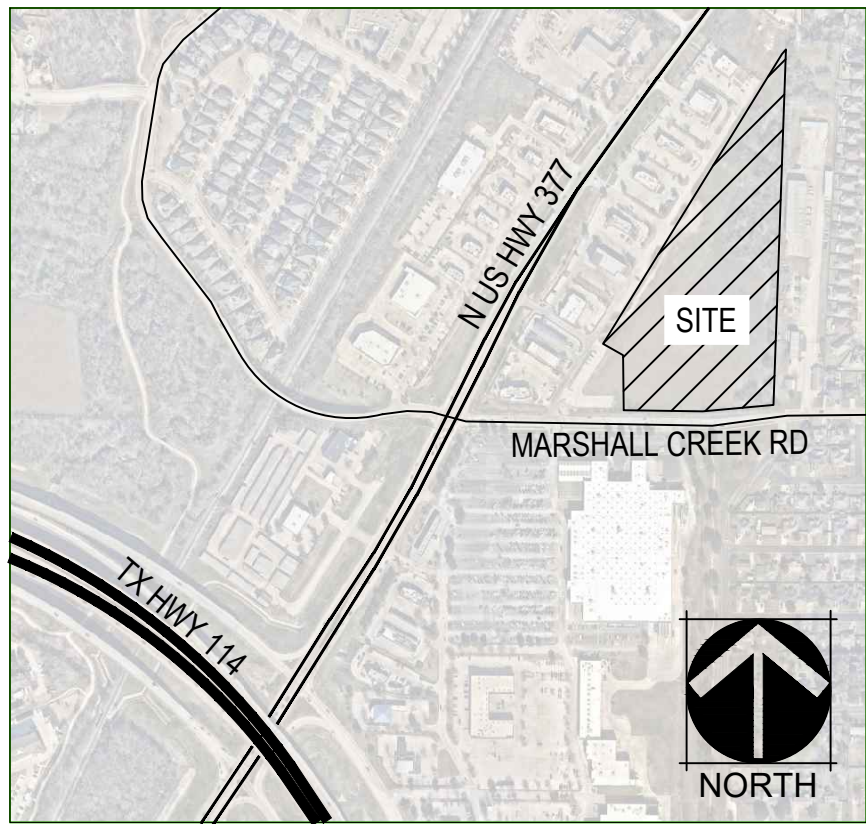
NOT FOR
CONSTRUCTION

DATE:
04/07/2025 SITE PLAN

SHEET TITLE:
OPEN SPACE
PLAN

L 1.11

VICINITY MAP

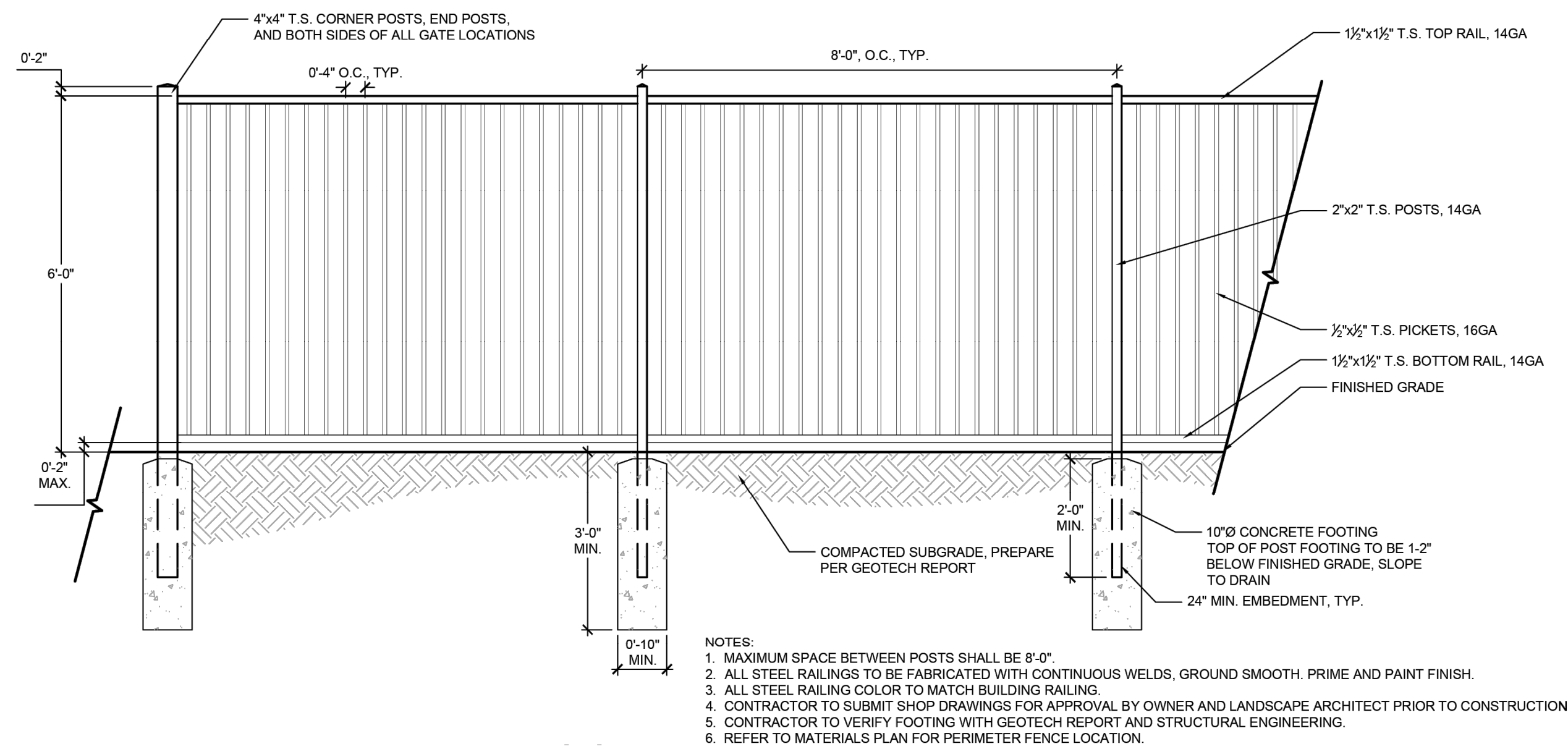


GENERAL LEGEND

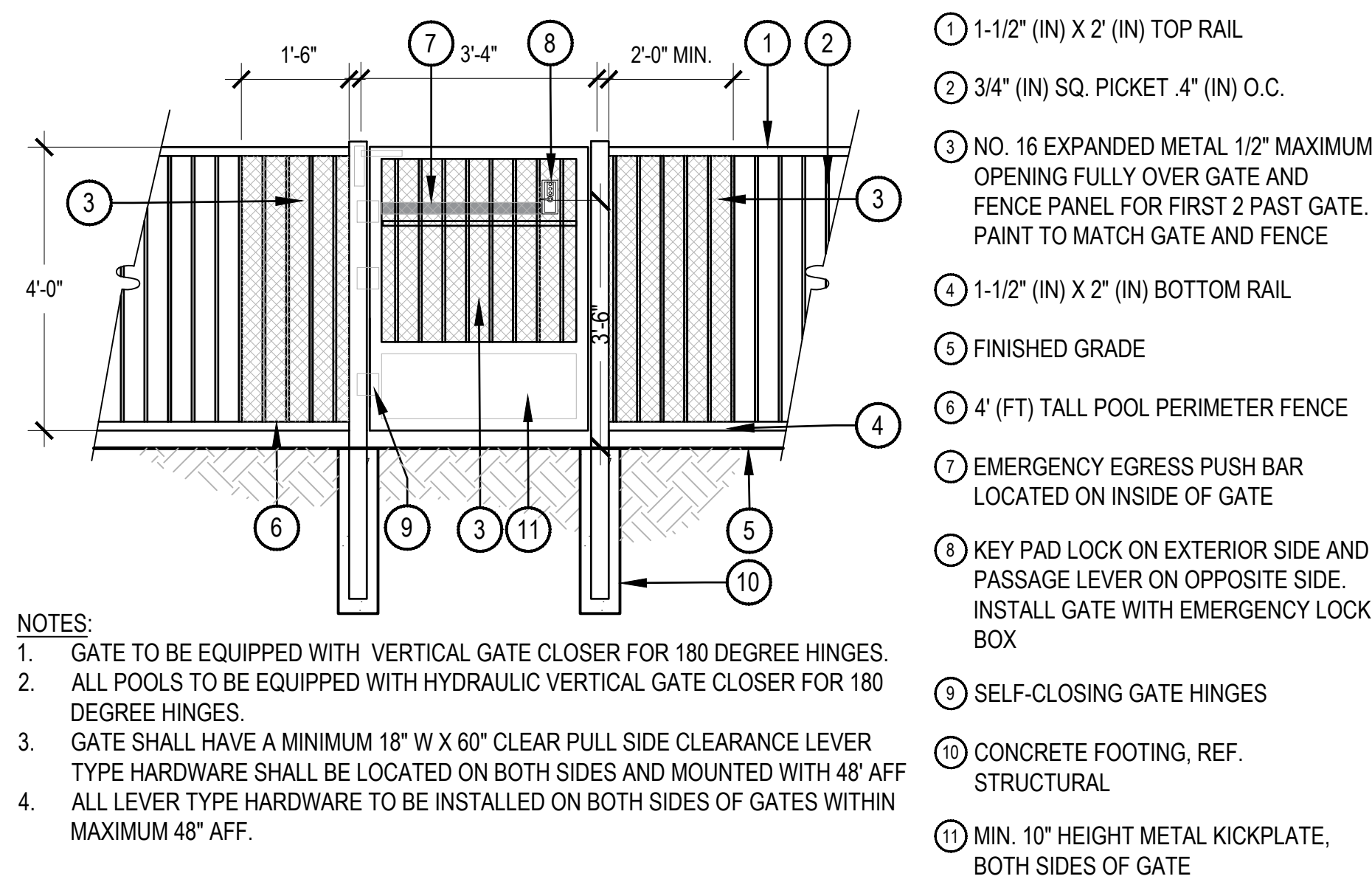
USABLE OPEN SPACE

NOTES:
1. SEE CHART ON SHEET L-1.10 FOR QUANTITIES.





1 PERIMETER FENCE

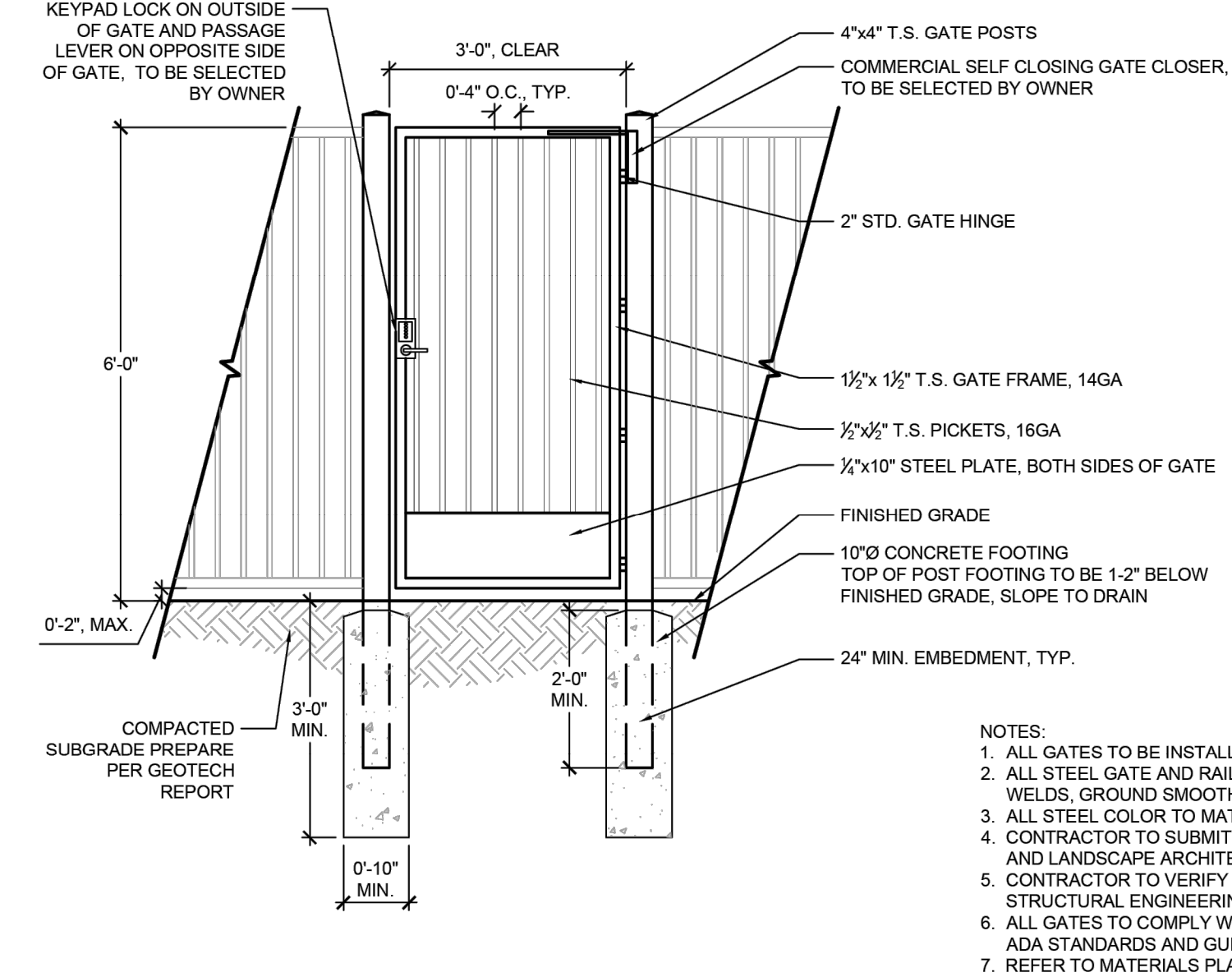


NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
3. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISH GRADE.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER.
5. GATES TO HAVE MIN. 18"W X 60"D NET CLEAR PULL SIDE CLEARANCE AND MIN. 12"W X 48"D NET CLEAR PUSH SIDE CLEARANCES.
6. GATE HARDWARE TO BE LEVER TYPE, LOCATED ON BOTH SIDES OF GATES, MOUNTED WITHIN 48" A.F.F., AND OPERATING FORCE NOT TO EXCEED MAX. 8.5 LBS.
7. STRUCTURAL PLANS, FOOTINGS, AND REINFORCEMENTS TO BE PROVIDED BY CONTRACTOR.
8. PICKET DIMENSIONS MEASURED TO CENTERLINE OF PICKET.
9. FENCE POLES AND STRINGERS TO BE MOUNTED TO THE INSIDE OF THE LOT TO NOT BE SEEN FROM A STREET OR DRIVE.

③ POOL FENCE & GATE

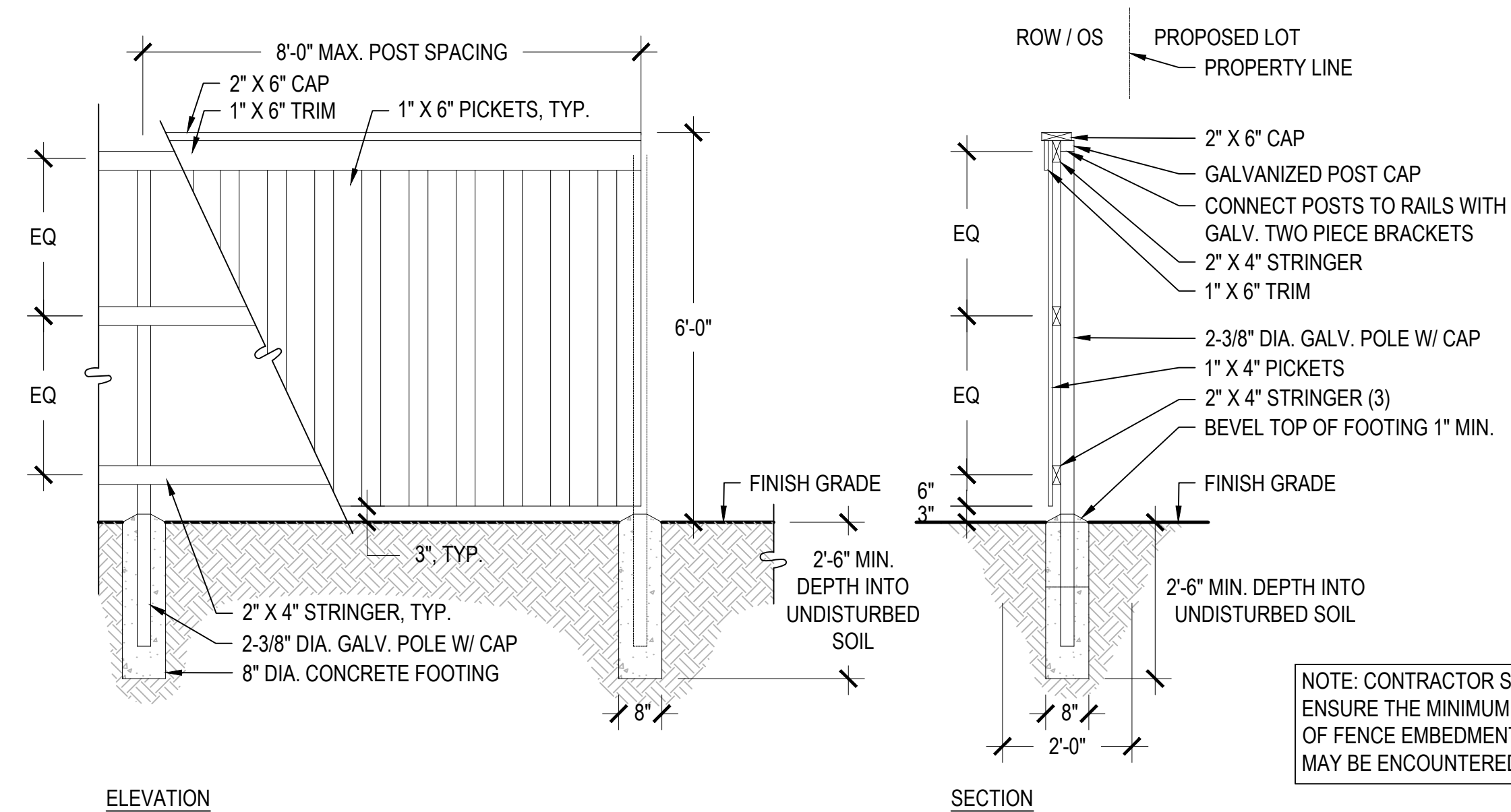
SCALE: 1/2" = 1'-0"



- NOTES:
1. ALL GATES TO BE INSTALLED WITH EMERGENCY LOOKBOX.
2. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND, SMOOTH PRIME AND PAINT FINISH.
3. ALL STEEL COLOR TO MATCH BUILDING RAILING.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FOOTING WITH GEOTECH REPORT AND STRUCTURAL ENGINEERING.
6. ALL GATES TO BE COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
7. REFER TO MATERIALS PLAN FOR PERIMETER GATE LOCATIONS.

② PERIMETER GATE

SCALE: 1/2" = 1'-0"



NOTE: CONTRACTOR SHALL
ENSURE THE MINIMUM DEPTH
OF FENCE EMBEDMENT. ROCK
MAY BE ENCOUNTERED.

④ 6' WOOD FENCE

SCALE: 1/2" = 1'-0"

SCENARIO	LAND USE	QUANTITY	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)			PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)		
				In	Out	Total	In	Out	Total
Site Plan	Townhomes 164 Dwelling Units ITE LUC #215 (Single Family Attached)	164	1,199	20	60	80	56	39	94
	SubTotal		1,199	20	60	80	56	39	94
Scenario 1	3 Hotels 125 keys each ITE LUC #312 (Business Hotel)	375	1,508	53	82	135	64	52	116
	Retail/Medical Space 25,000 sqft ITE LUC #822 (Strip Retail Plaza <40k)	25	1,361	35	24	59	82	82	165
	SubTotal		2,869	88	106	194	146	135	281
Scenario 2	Retail 135,800 sqft ITE LUC #821 (Shopping Plaza 40-150k, Supermarket - Yes)	135.8	12,832	297	182	479	589	638	1,226
	SubTotal		12,832	297	182	479	589	638	1,226



May 19, 2025

Hello Members of the Planning & Zoning Commission for Roanoke, Texas!

My name is James Spitzer and I've had the pleasure of meeting recently with both Roanoke's City Manager, Cody Petree, and J.R. Hames, Development Services Manager, to review and discuss Chick-fil-A's reinvestment plans to purchase just over one-acre of adjoining property owned by an entity managed by Darrell Lake. Our existing CFA restaurant in Roanoke at 1300 N. Hwy 377 has consistently been a strong performing restaurant thanks to both the strong residential and business growth within the Roanoke community and surrounding trade area, and the excellent leadership and exceptional service from our Roanoke Operator Sandy Lamb and her team!

The primary purpose for my letter this evening to each of you Commissioners and Roanoke's Leadership is to express Chick-fil-A's strong support for Amending the existing Planned Development District Ordinance No. 2000-124 from Commercial Retail Zoning to allow for JPI's proposed \$80M quality development of 164 Residential attached Single-Family Townhomes and related Amenity Center/Clubhouse.

My first and foremost reason for Chick-fil-A's complete support for approving the Townhome development is JPI's significant financial commitment with a long-standing reputation as first-class Developer's to help the City of Roanoke, CFA and Roanoke residents solve the long-standing daily traffic congestion at the Hwy 377 & Marshall Creek intersection adjacent to our restaurant! We are excited and 100% onboard with JPI's plan to widen Marshall Creek east of Hwy 377 to install 2 left-turn lanes going southbound on Hwy 377 to help morning traffic flow, 1 thru lane for access to Briarwyck & Roanoke Elementary, and 1 right-turn lane for northbound traffic on Hwy 377. The Marshall Creek widening completion alone will be a tremendous benefit to Chick-fil-A, WalMart, and all the other retail/restaurant tenants near this intersection, as well as the residents of Roanoke!

Secondly, after reviewing the JPI Traffic Impact Analysis, the proposed 164 Townhomes to be developed on under 14-acres will generate significantly less additional traffic flow and daily trips at this already busy intersection than a traditional retail shopping center or potential Grocery tenant. A first-class, well-maintained Townhome development by JPI with only 164 units will be a more complimentary use for the existing Roanoke retail & restaurant tenants, without compounding the daily traffic congestion.

Lastly, JPI has a long-standing reputation as one of the premier Developer's in the country, and these Townhome Units should be excellent housing options for a diverse range of residential prospects looking to live in Roanoke from young couples with or without children. Also, these attractive Townhomes will be appealing to empty-nester residents of Roanoke ready to downsize and forego the burden of ongoing home maintenance! Either way, in my opinion the JPI Townhome development will be

a positive addition to the City of Roanoke, and Chick-fil-A welcomes their new residents as our future neighbors!!

Sincerely,

A handwritten signature in black ink, appearing to read "James Spitzer".

James Spitzer
Director, Real Estate
Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Alley Abandonment (Ord. 2025-109).

MEETING DATE: May 27, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2025-109 abandoning, vacating, and closing roadway right-of-way consisting of a twenty-foot (20') wide alley right-of-way adjacent to Block 30, Lots 1-6 of the Brand & Bowen's Subdivision, and authorizing the City Manager to execute a deed conveying said right-of-way to adjacent property owner. This property is generally located at the Southeast corner of North Oak St. & Byron Nelson Blvd.

INFORMATION:

The property owner has requested 10ft of the 20' alley adjacent to Block 30 Lots 1-3. The remaining 10ft. to be conveyed to the adjacent property owners adjacent to Block 30, Lots 4-6 when requested. Planning staff has verified there are no existing utilities within the alleyway and our Public Works department has agreed to allow the abandonment.

STAFF RECOMMENDATION:

Staff recommends approval contingent on the owner submitting a plat application to include the 10' of abandoned alley prior to any deed being conveyed to the current property owner of any adjacent lot.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2025-109 - Alleyway Abandonment - Block 30, Lots 1-6 - jlm draft - 052125

ORDINANCE NO. 2025-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ABANDONING, VACATING, AND CLOSING UNUSED ROADWAY RIGHT-OF-WAY CONSISTING OF A TWENTY FEET (20') WIDE UNUSED ALLEY RIGHT-OF-WAY ADJACENT TO BLOCK 30, LOTS 1-6 OF THE BRAND AND BOWEN'S SUBDIVISION, AN ADDITION TO THE 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; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING SAID UNUSED RIGHT-OF-WAY TO ADJACENT PROPERTY OWNERS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Roanoke, Texas, is a Texas home-rule municipality; and

WHEREAS, Section 311.001(a) of the Texas Transportation Code generally provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, Section 311.007 of the Texas Transportation Code provides the authority for a home-rule municipality to vacate, abandon or close a street or alley within the municipality; and

WHEREAS, the City Council of the City of Roanoke, Texas, conducted a public hearing on the closure of certain portions of the right-of-way, located within the City of Roanoke, Texas, as depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Roanoke, Texas, finds and determines that the unused approximately twenty foot (20') wide alley right-of-way adjacent to the following properties should be abandoned and conveyed to the abutting property owners:

- (1) Block 30, Lots 1-6 of Brand and Bowen's Subdivision, an addition to the City of Roanoke, Denton County, Texas;

all of which is more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Roanoke, Texas, has determined and finds it is in the public interest that the heretofore described portion of unused alley right-of-way, as described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes, should be abandoned, and conveyed to the abutting property owners.

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

Section 1. FINDINGS INCORPORATED

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

Section 2. ABANDON UNUSED ALLEY RIGHTS-OF-WAY

That the implied, dedicated right-of-way consisting of an approximately twenty foot (20') wide unused alley right-of-way adjacent to Block 30, Lots 1-6 of the Brand and Bowen's Subdivision, an addition to the City of Roanoke, Denton County, Texas, and more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes, is hereby abandoned, vacated, and closed as a public roadway right-of-way or alley right-of-way.

Section 3. AUTHORIZE THE CONVEYANCE OF ALLEY RIGHTS-OF-WAY

That the City Council of the City of Roanoke, Texas, does hereby authorize the City Manager to execute a deed or deeds in a form similar to the deed attached hereto as **Exhibit B**, and any and all documents necessary conveying the unused rights-of-way to the abutting property owners.

Section 4. 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 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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 27th day of May, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

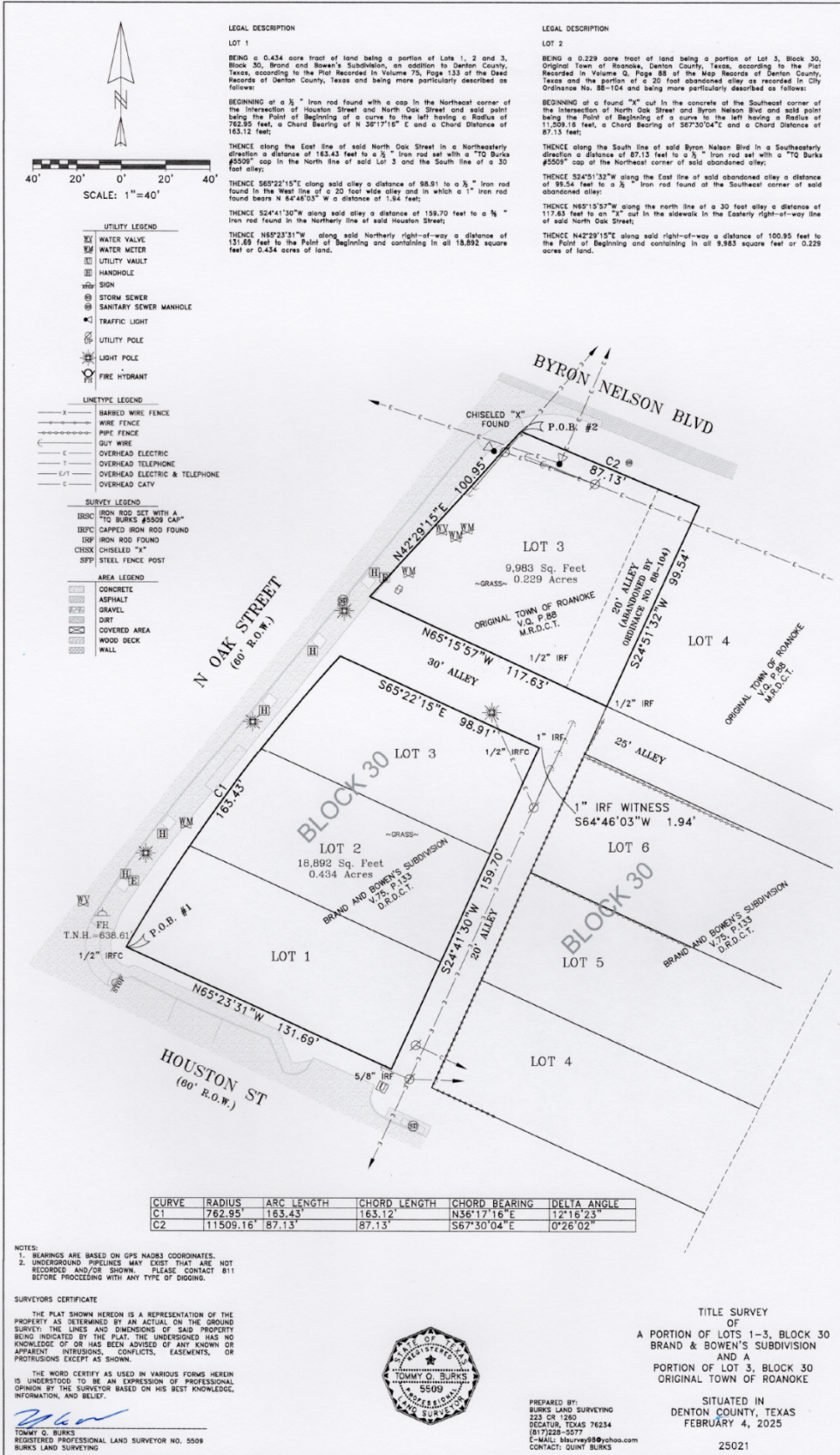
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and or Depiction of Right-of-Way



LEGAL DESCRIPTION

LOT 1

BEING a 0.434 acre tract of land being a portion of Lots 1, 2 and 3, Block 30, Brand and Bowen's Subdivision, as shown on the Plat Recorded in Volume 75, Page 123 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found with a cap in the Northeast corner of the intersection of Houston Street and North Oak Street and said point being the Point of Beginning of a curve to the left having a Radius of 762.95 feet, a Chord Bearing of N 36°17'16" E and a Chord Distance of 163.12 feet;

THENCE along the East line of said North Oak Street in a Northeasterly direction a distance of 163.43 feet to a 3/4" iron rod set with a "TQ Burks #5509" cap in the North line of said Lot 3 and the South line of a 30 foot alley;

THENCE S65°22'15"E along said alley a distance of 98.91 feet to a 3/4" iron rod found bears N 84°46'03" W a distance of 1.94 feet;

THENCE S24°41'30"W along said alley a distance of 159.70 feet to a 3/4" iron rod found in the West line of a 20 foot wide alley and in which a 1" iron rod found bears N 84°46'03" W a distance of 1.94 feet;

THENCE N65°23'31"W along said right-of-way a distance of 131.69 feet to the Point of Beginning and containing in all 18,892 square feet or 0.434 acres of land.

LEGAL DESCRIPTION

LOT 2

BEING a 0.229 acre tract of land being a portion of Lot 3, Block 30, Original Town of Roanoke, Denton County, Texas, according to the Plat Recorded in Volume Q, Page 88 of the Map Records of Denton County, Texas and the portion of a 20 foot abandoned alley as recorded in City Ordinance No. 88-104 and being more particularly described as follows:

BEGINNING at a found "X" cut in the concrete at the Southeast corner of the intersection of North Oak Street and Byron Nelson Blvd and said point being the Point of Beginning of a curve to the left having a Radius of 11,509.16 feet, a Chord Bearing of S67°30'04"E and a Chord Distance of 87.13 feet;

THENCE along the South line of said Byron Nelson Blvd in a Southeasterly direction a distance of 87.13 feet to a 3/4" iron rod set with a "TQ Burks #5509" cap at the Northeast corner of said abandoned alley;

THENCE S24°51'32"W along the East line of said abandoned alley a distance of 98.54 feet to a 3/4" iron rod found at the Southeast corner of said abandoned alley;

THENCE N65°15'57"W along the north line of a 30 foot alley a distance of 117.63 feet to an "X" cut in the sidewalk in the Easterly right-of-way line of said North Oak Street;

THENCE N42°28'15"E along said right-of-way a distance of 100.95 feet to the Point of Beginning and containing in all 9,983 square feet or 0.229 acres of land.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	762.95'	163.43'	163.12'	N36°17'16" E	12°16'23"
C2	11509.16'	87.13'	87.13'	S67°30'04" E	0°26'02"

NOTES:
1. BEARINGS ARE BASED ON GPS NAD83 COORDINATES.
2. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT RECORDED AND/OR SHOWN. PLEASE CONTACT 811 BEFORE PROCEEDING WITH ANY TYPE OF DIGGING.

SURVEYORS CERTIFICATE
THE PLAT SHOWN HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ACTUAL ON THE GROUND SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE UNDERSIGNED HAS NO KNOWLEDGE OF OR HAS BEEN ADVISED OF ANY KNOWN OR APPARENT INTRUSIONS, ENCUMBRANCES, EASEMENTS, OR PROTRUSIONS EXCEPT AS SHOWN.

THE WORD CERTIFY AS USED IN VARIOUS FORMS HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF.

TOMMY O. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5509
BURKS LAND SURVEYING



PREPARED BY:
BURKS LAND SURVEYING
223 CH 1280
DECATUR, TEXAS 76234
(817) 228-5577
E-MAIL: bls@burkslandsurveying.com
CONTACT: QUINN BURKS

TITLE SURVEY
OF
A PORTION OF LOTS 1-3, BLOCK 30
BRAND & BOWEN'S SUBDIVISION
AND A
PORTION OF LOT 3, BLOCK 30
ORIGINAL TOWN OF ROANOKE

SITUATED IN
DENTON COUNTY, TEXAS
FEBRUARY 4, 2025

25021

Exhibit B

[Deeds]

AFTER RECORDING, RETURN TO:

Mr. Cody Petree
City of Roanoke
500 S. Oak Street
Roanoke, Texas 76262

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

QUITCLAIM DEED

(Prepared without benefit of title examination)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS*** ("Grantor"), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by **ROANCO1, LLC**, a Texas limited liability company ("Grantee"), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor's right, title, and interest in and to the following described real estate, to-wit:

BEING the western ten feet (10') of the approximately twenty feet (20'') wide unused alley right-of-way adjacent to Block 30, Lots 1, 2 and 3 of the Brand and Bowen's Subdivision, an addition to the City of Roanoke, Denton County, Texas, which is more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2025-109, a copy of which is attached hereto.

Together with all and singular Grantor's right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD all its right, title and interest to the above described property and

premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns forever, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the 27th day of May, 2025.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DENTON

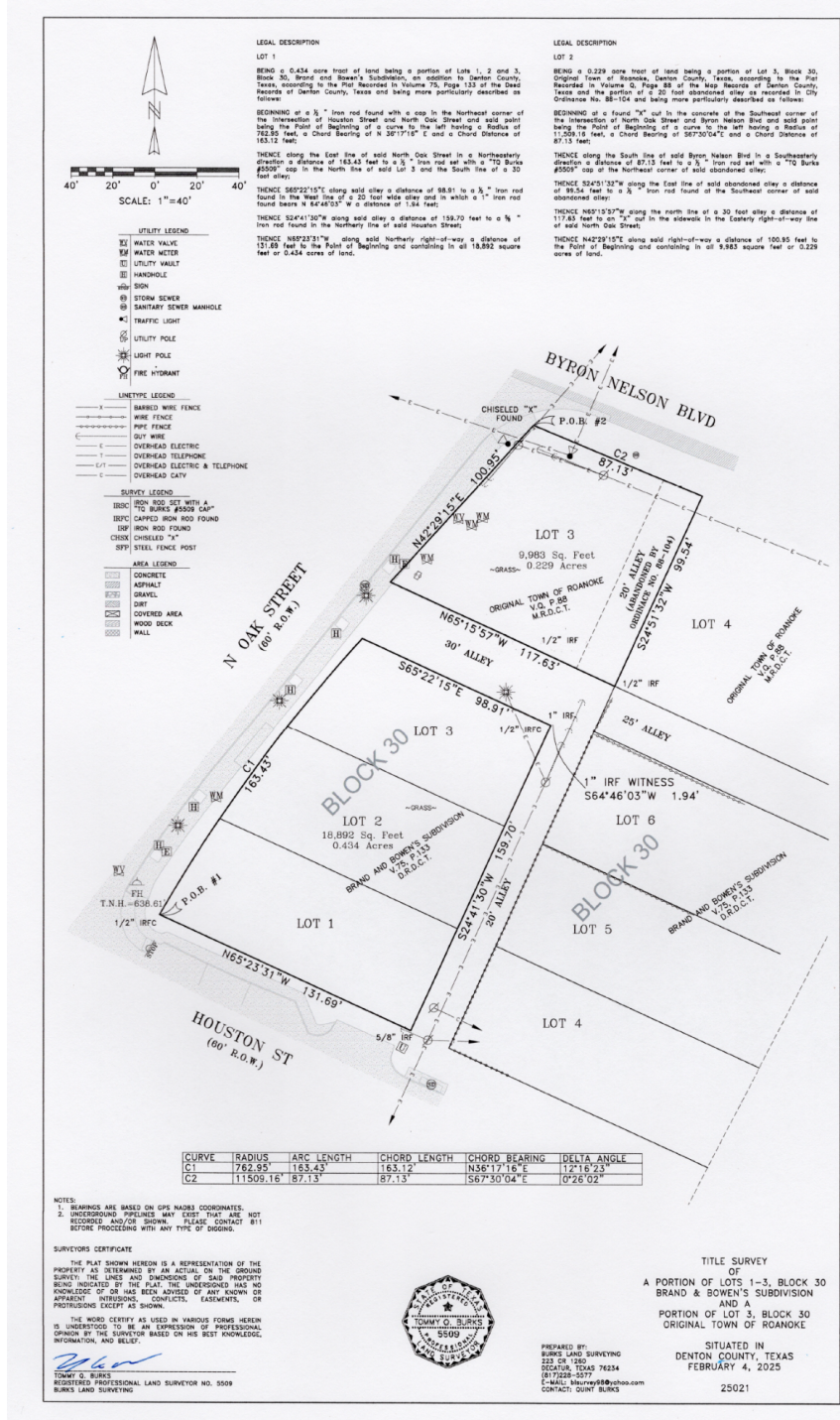
§

This instrument was acknowledged before me on the 27th day of May, 2025, by Cody Petree, City Manager for the City of Roanoke, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit A

Legal Description and/or Depiction of Abandoned Right-of-Way



AFTER RECORDING, RETURN TO:

**Mr. Cody Petree
City of Roanoke
500 S. Oak Street
Roanoke, Texas 76262**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

QUITCLAIM DEED

(Prepared without benefit of title examination)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS*** (“Grantor”), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by **THE SEMLER COMPANIES MALIBU/TEXAS LLC**, a Texas limited liability company (“Grantee”), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor’s right, title, and interest in and to the following described real estate, to-wit:

BEING the eastern ten feet (10') of the approximately twenty feet (20'') wide unused alley right-of-way adjacent to Block 30, Lot 6 of the Brand and Bowen’s Subdivision, an addition to the City of Roanoke, Denton County, Texas, which is more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2025-109, a copy of which is attached hereto.

Together with all and singular Grantor’s right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD all its right, title and interest to the above described property and

premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns forever, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the 27th day of May, 2025.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DENTON

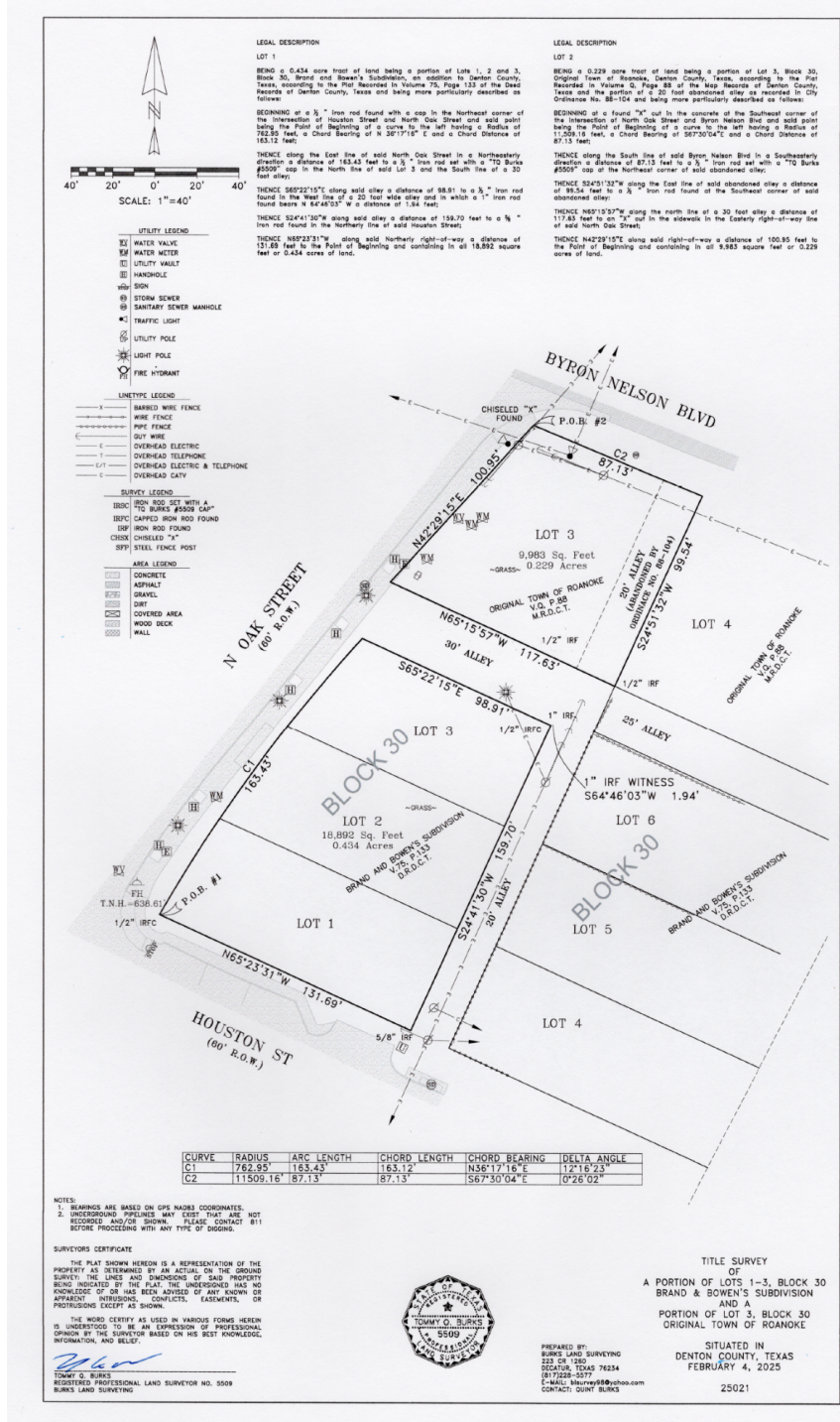
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This instrument was acknowledged before me on the 27th day of May, 2025, by Cody Petree, City Manager for the City of Roanoke, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit A

Legal Description and/or Depiction of Abandoned Right-of-Way



AFTER RECORDING, RETURN TO:

**Mr. Cody Petree
City of Roanoke
500 S. Oak Street
Roanoke, Texas 76262**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

QUITCLAIM DEED

(Prepared without benefit of title examination)

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS*** (“Grantor”), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by **DAVID R. FLOWERS LIFE ESTATE, KATHRYN CAMPBELL AND LINDA F. WHITAKER** (“Grantee”), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor’s right, title, and interest in and to the following described real estate, to-wit:

BEING the eastern ten feet (10’) of the approximately twenty feet (20’’) wide unused alley right-of-way adjacent to Block 30, Lots 4-5 of the Brand and Bowen’s Subdivision, an addition to the City of Roanoke, Denton County, Texas, which is more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2025-109, a copy of which is attached hereto.

Together with all and singular Grantor’s right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD all its right, title and interest to the above described property and

premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns forever, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the 27th day of May, 2025.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DENTON

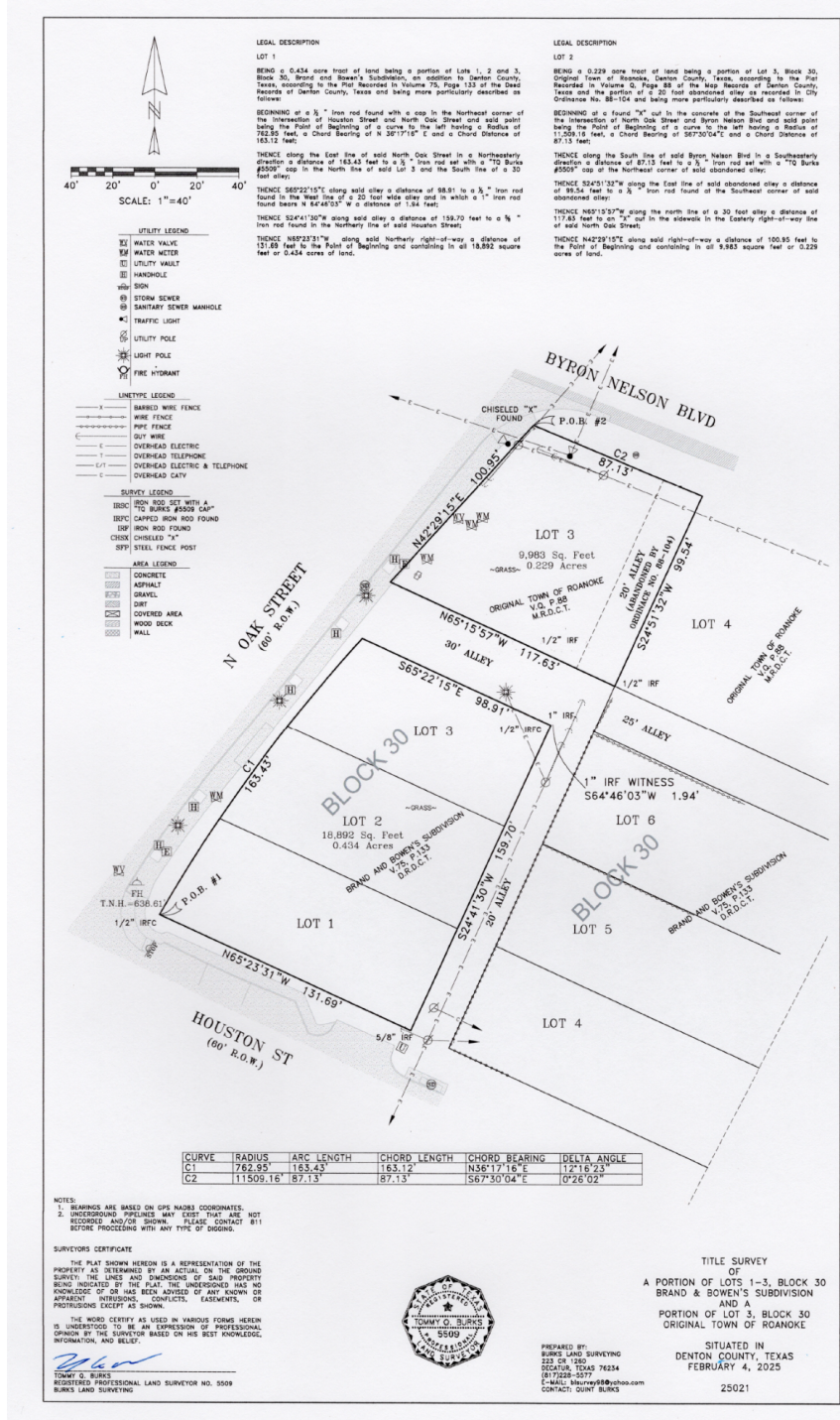
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AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ZBA Board Appointments - 2025

MEETING DATE: May 27, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to appoint two (2) members to the Zoning Board of Adjustment.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2025 - ZBA Application - Lauren Turner
2. 2025 - ZBA Application - Helen Ward

RECEIVED

MAY 21 2025

WARD 1

Zoning Board of Adjustment

To be eligible to serve on a board or commission, you must be a Roanoke resident for a minimum of twelve (12) months.

Meeting Time, Day and Location *

7:00 PM

Third (3rd) Thursday of each month

Roanoke City Hall

500 S. Oak Street

Roanoke, TX 76262

☒ Available to attend on specified day and time

☐ Unavailable to attend on specified day and time

Do you agree to the attendance requirements? *

Roanoke Home Rule Charter

Section 8.01 - Authority, composition and procedures.

(5) Any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve-month (12-month) period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall, upon approval of the City Council forfeit his or her position on the board, commission, or committee.

☒ Yes

☐ No

Applicant First & Last Name *

Lauren Turner

Address *

Home/Cell Phone *

Email Address *

Eligibility

How long have you lived within the Roanoke City Limits? *

7 years

Are You Registered to Vote in Roanoke? *

☒ Yes

☐ No

Voter Registration (VUID) Number *

You can obtain your VUID from the [Denton County Elections Administration](#) website.

Occupation *

Homemaker

Work Experience Applicable to the board position to which you are applying.

Previous board terms, as well as personal experience in various leadership roles.

Other Special Knowledge or Experience Applicable to the board position to which you are applying.

Previous Volunteer Experience (Church Civic, Youth, etc.)

Volunteer with church, children's school, for liberty and justice, the Justice reform, and State rep Nate Schatzline

Have you attended a meeting of the board/commission for which you have applied?

☒ Yes

☐ No

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Google Forms

RECEIVED

MAY 21 2025

WARD 1

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☒ Yes

☐ No

Applicant First & Last Name *

Helen Ward

Address *

Home/Cell Phone *

Email Address *

Eligibility

How long have you lived within the Roanoke City Limits? *

30 years

Are You Registered to Vote in Roanoke? *

☒ Yes

☐ No

Voter Registration (VUID) Number *

You can obtain your VUID from the [Denton County Elections Administration](#) website.

Occupation *

Retired

Work Experience Applicable to the board position to which you are applying.

Currently serve on this board. I'm actively involved in community as a member of the CCPD and Economic Development Type A boards. I attend most city council meetings. I volunteer frequently to support out First Responders thru the Citizens Fire and Police Alumni Associations. I frequently serve as a poll worker.

Other Special Knowledge or Experience Applicable to the board position to which you are applying.

Previous Volunteer Experience (Church Civic, Youth, etc.)

Have you attended a meeting of the board/commission for which you have applied?

☒ Yes

☐ No

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Google Forms