

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

**JUNE 10, 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. PROCLAMATION

1. Mayor Gierisch will read a proclamation in honor of the United States Army's 250th Birthday.

E. 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 27, 2025.



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

**June 10, 2025
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2. Consider approval of Resolution No. 2025-107R approving a Multi-Use Agreement with Texas Department of Transportation (TxDOT).
3. Consider approval of a change order to the GMP contract with Sedalco, reducing their contract amount by \$300,000.

F. OLD 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. Consideration and action to appoint two (2) members to the Zoning Board of Adjustments for a term expiring June 2027.

G. NEW BUSINESS

1. Consideration and action to nominate and elect a City Council Member as Mayor Pro-Tem.

H. EXECUTIVE SESSION

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

Section 551.087

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



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

**June 10, 2025
Page 3 of 3**

RECONVENE INTO REGULAR SESSION

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

Section 551.087

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

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

I. ADJOURNMENT

CERTIFICATION

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

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Proclamation - United States Army 250th Birthday

MEETING DATE: June 10, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Mayor Gierisch will read a proclamation in honor of the United States Army's 250th Birthday.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2025 United States Army's 250th Birthday

Proclamation

United States Army 250th Birthday

- WHEREAS,** the mission of the Sons of the American Revolution, organized in 1889 and federally chartered in 1906, is to promote patriotism, serve communities, and educate and inspire future generations about the founding principles of our Country; and
- WHEREAS,** the Sons of the American Revolution is celebrating the 250th anniversary of the founding of America and have proclaimed 2024 to 2034 as the “Decade of the American Revolution.”; and
- WHEREAS,** the Major K.M. Van Zandt Chapter of Texas SAR, organized and chartered in Fort Worth in 1932, is recognizing and honoring milestone events that occurred throughout the American Revolution; and
- WHEREAS,** on June 14, 1775, the Second Continental Congress established the Continental Army to defend the liberties of the American colonies and to unify their efforts against British forces, laying the foundation for what would become the United States Army; and
- WHEREAS,** June 14th is annually recognized as the official birthday of the United States Army, a day to honor its proud legacy and the bravery and service of soldiers—past and present—who have safeguarded the nation’s freedom; and
- WHEREAS,** the year 2025 marks the 250th Anniversary of the founding of the United States Army, a momentous occasion to reflect on the sacrifices of those who served and to honor the legacy of our nation’s first soldiers;

NOW, THEREFORE, I Carl E. Gierisch, Jr., Mayor of Roanoke, hereby recognize Saturday, June 14, 2025 as the semiquincentennial of the United States Army.

United States Army ~ 205th Birthday

And encourage all Citizens to join with the Sons of the American Revolution and other patriotic, community, and Veterans organizations to commemorate this momentous birthday in the history of our great country.

Dated this 10th day of June, 2025.

Carl E. “Scooter” Gierisch, Jr. Mayor

Witness:

April S. Hill, City Secretary





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 05/27/2025 - CC Minutes

MEETING DATE: June 10, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on May 27, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 05-27-2025

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 27, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Council Members: Hogan Page, Bryan Moyers, and David Brundage; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Fire Chief Chris Addington, Chief of Police Jeff Williams, Parks and Recreation Director Ray McDonald, Development Services Manager J.R. Hames, Economic Development Manager Siale Langi, Communication and Public Administrator/Marketing Carissa Katekaru, and Executive Assistant Babette Welch.

ABSENT: Mayor Pro Tem Holly Gray and Council Members: Brian Darby and David Thompson.

A. CALL CITY COUNCIL TO ORDER

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

B. ANNOUNCEMENTS

City Manager Cody Petree announced the Farmers Market and Evening's on Oak Street Concert Series are in full swing, with great attendance.

C. PUBLIC INPUT

No one wished to speak.

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.



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

**May 27, 2025
Page 2 of 4**

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.
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.

Motion made by Hogan Page second by Bryan Moyers to approve Consent Agenda Items 1 through 4.

Motion carried unanimously.

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) Appeal

Public hearing started at 7:04 p.m.

Motion made by Bryan Moyers second by David Brundage to continue Items #E1 and #E2 until the June 10, 2025 City Council meeting.

Motion carried unanimously.

2. Consideration and action on approval of 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) Appeal

This item has been moved to the June 10, 2025 City Council meeting.



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

**May 27, 2025
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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 was 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 was taken on this item.

5. Motion made by Bryan Moyers second by David Brundage to approve 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.

Motion carried unanimously.

6. Consideration and action to appoint two (2) members to the Zoning Board of Adjustment for a term ending June 2027.

Motion made by Bryan Moyers second by David Brundage to table this item until the June 10, 2025 City Council meeting, due to incomplete information on applications.

Motion carried unanimously.

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:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:08 P.M.

Section 551.071

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

Section 551.087



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

May 27, 2025
Page 4 of 4

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 7:27 P.M.

1. **Sections 551.071 of the TEXAS GOVERNMENT CODE** To seek legal advice from the city attorney regarding Ground Lease Agreement – Hawaiian Falls

Motion made by Bryan Moyers second by Hogan Page to approve the Assignment of Lease-Tenant to Tenant Agreement on the terms as discussed in executive session.

Motion carried unanimously.

2. **Sections 551.087 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.

G. ADJOURNMENT

Motion made by Bryan Moyers second by Hogan Page to adjourn the meeting at 7:27 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: Resolution approval for a Multi-Use Agreement with Texas Department of Transportation (TxDOT)

MEETING DATE: June 10, 2025

DEPARTMENT: Police

ITEM SUMMARY:

Consider approval of Resolution approving Multiple-Use Agreement with TxDOT.

INFORMATION:

Consider approval of a resolution authorizing the police department to enter into a Multiple-Use Agreement with TxDOT allowing the installation and operation of Automated License Plate Recognition cameras (ALPR) in the TxDOT right-of-way. The addition of ALPR's in these specific locations will increase public safety and aid the Police Department in its crime prevention efforts and strategies.

STAFF RECOMMENDATION:

Approve the resolution authorizing the police department to enter into a Multiple-Use Agreement with TxDOT allowing the installation and operation of Automated License Plate Recognition cameras (ALPR) in the TxDOT right-of-way.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

There is no financial obligation associated with resolution no. 2025-107R.

ATTACHMENTS:

1. RES NO 2025-107R - Flock Camera Resolution

**CITY OF ROANOKE, TEXAS
RESOLUTION NO. 2025-107R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS,
AUTHORIZING THE POLICE DEPARTMENT TO ENTER INTO A MULTIPLE-USE
AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION
ALLOWING THE INSTALLATION AND OPERATION OF AUTOMATED LICENSE
PLATE RECOGNITION CAMERAS IN TEXAS DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Roanoke, has determined that the addition of Automatic License Plate Recognition (ALPR) Cameras will increase public safety and aid the Police Department in its crime prevention efforts and strategies; and

WHEREAS, The City of Roanoke desires to engage with the Texas Department of Transportation (TxDOT) and asks that Flock Safety be allowed to place ALPR cameras in the TxDOT right-of-way on behalf of the City of Roanoke; and

WHEREAS, the City of Roanoke finds it to be in the public interest to authorize the Chief of Police to sign a Multiple-Use Agreement with TxDOT

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

Section 1: The City of Roanoke hereby authorizes the Chief of Police to enter into a Multiple-Use Agreement with TxDOT for the installation and operation of ALPR cameras in the TxDOT right-of-way.

Section 2: This Resolution shall take effect immediately upon adoption.

DULY RESOLVED by the City Council of the City of Roanoke, Texas, on this the 10th day of June, 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: Change Order - GMP contract with Sedalco

MEETING DATE: June 10, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of a change order to the GMP contract with Sedalco, reducing their contract amount by \$300,000.

INFORMATION:

This memo serves to document and explain a deductive change order to the GMP contract with Sedalco, reducing their contract amount by \$300,000. These funds will be reallocated for use by the City for critical technology purchases related to the Court's operational infrastructure.

Funding Breakdown

Motorola Purchase Order – \$500,000

- **\$300,000** from the Court's internal technology funds (City-managed)
- **\$200,000** from the above deductive change order to Sedalco's GMP

IT Purchase Order – \$169,426.71

- **\$100,000** from the remaining portion of the GMP deductive change order

This deductive change ensures optimal use of project funds while supporting critical technology infrastructure and services essential to the Court's operation.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CO#1 Owner Contingency Reduction - FGMA signed flattened



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Roanoke Police & Municipal Court
Park & Fairway Drive
Roanoke, Texas 76262

CONTRACT INFORMATION:
Contract For: General Construction
Date: 1/11/2023

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 5/27/2025

OWNER: *(Name and address)*
City of Roanoke, Texas
500 S. Oak St.
Roanoke, TX 76262

ARCHITECT: *(Name and address)*
FGM Architects
300 Throckmorton St., Suite 580
Fort Worth, Texas 76102

CONTRACTOR: *(Name and address)*
Sedalco, Inc.
4100 Fossil Creek Blvd.
Fort Worth, Texas 76137

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Owner Contingency Reduction

The original Guaranteed Maximum Price was	\$ 945,537.00
The net change by previously authorized Change Orders	\$ 44,809,635.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 45,755,172.00
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$ 300,000.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 45,455,172.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

FGM Architects
ARCHITECT *(Firm name)*

SIGNATURE
Brian Meade, Principal
PRINTED NAME AND TITLE
05.23.2025
DATE

Sedalco, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE
John Fischer Sr. Proj. Mgr.
PRINTED NAME AND TITLE
5/27/25
DATE

City of Roanoke, Texas
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: June 10, 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.

The Roanoke City Council voted to continue the public hearing until the June 10, 2025 City Council meeting.

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: June 10, 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



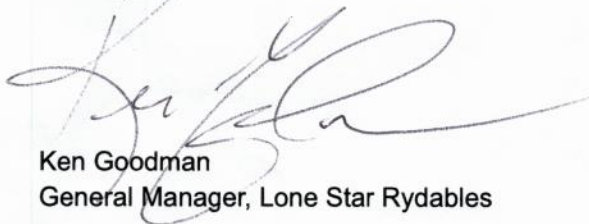
City of Roanoke
500 S. Oak Street
Roanoke, TX 76262

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>
--	-----------------------------------	----------------------------------	--

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



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





Vision / Mission:

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

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

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





Rydables: a part of city events in Roanoke

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

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



Safety / Features

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



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



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

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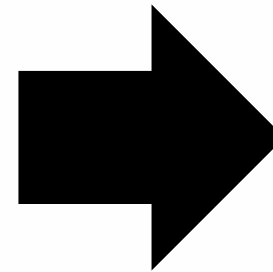
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These are the minimum measurements on Oak St.**



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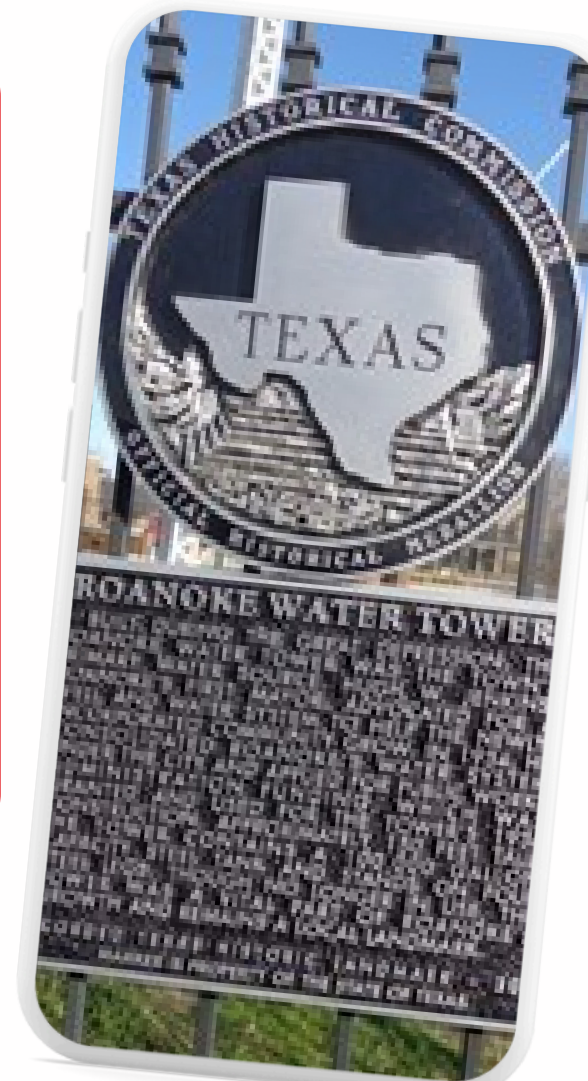
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In speaking with the manager, GM or owner of each of these venues, they are ready and excited to be a stop on the Rydables food tour. We are also endorsed by our proposed landlords John & Irene Dancer to bring the experience to Roanoke. We will work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



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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



Meet the Rydables Team



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- retired law enforcement



Kim Goodman

- teacher



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- electrical business owner



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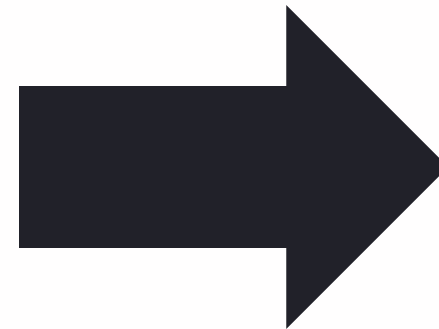
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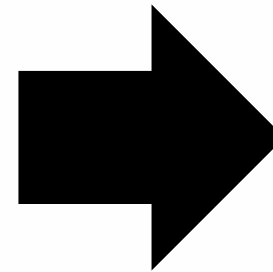
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Manager of Urban Transformation
Office of Urban Transformation
City of Mesa
Phone: 480.644.5379
Email: jeff.mcvay@mesaaz.gov

Ross Heyl
Citizen Advisor for the City of Scottsdale
Head of the Scottsdale Ambassador Program
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rhey1@scottsdaleaz.gov



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Ken Goodman
General Manager
214-494-9421



Ken@LoneStarRydables.com
www.LoneStarRydables.com





Rydables:

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



Hours of Operation:

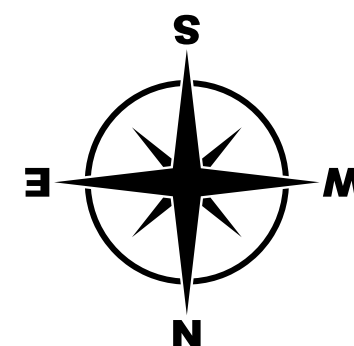
Rydables plans to operate our food & historical tours during the non peak hours of restaurant business. These hours would include:

- 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.**

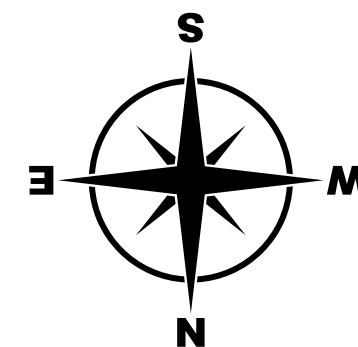
**While visiting Bayou Jacks or
Soul Fire Brewery & Food Hall, a
parking space between Bayou
Jacks & Soul Fire will allow us to
visit these businesses.**





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

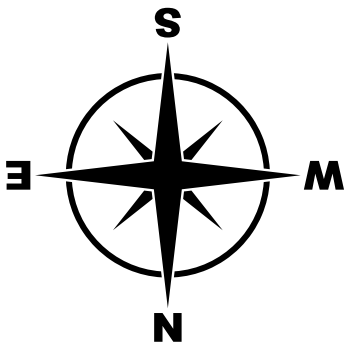
While at the Visitor Center, Oak street Pie Co. or Babe's, a parking space can be utilized between Babe's and Oak street Pie Co. with their permission given. If none are available, further public parking is available to the East

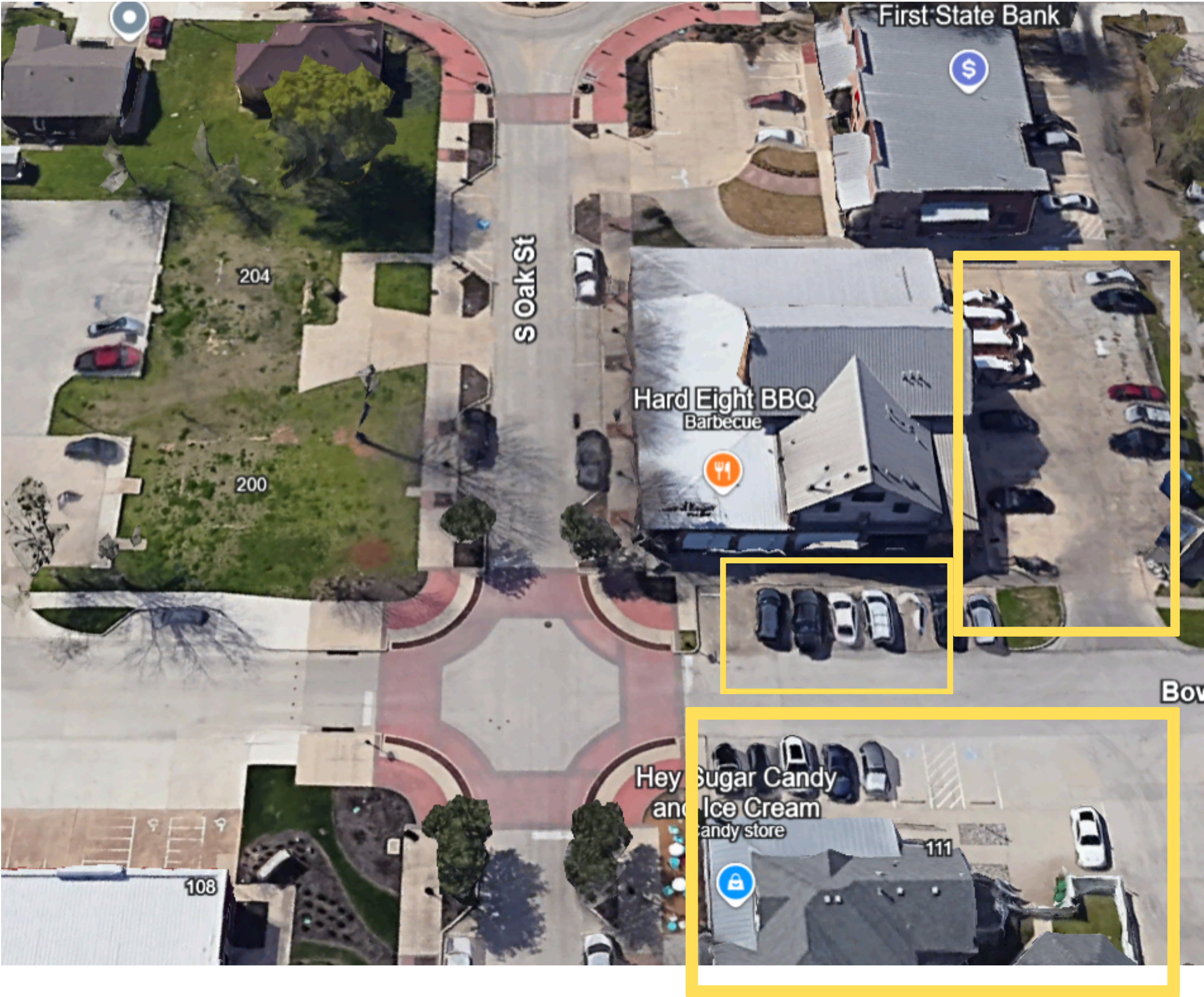




Rydables will cross to the East side of the street at Oak/Main to continue South towards Bowie st.

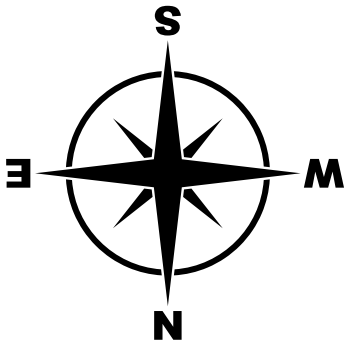
While visiting Baja Cantina, Inzo Italian, Oak & Main, Fire House and the Roanoke Water Tower, Public parking by the water tower can be utilized while visiting these businesses and attractions.

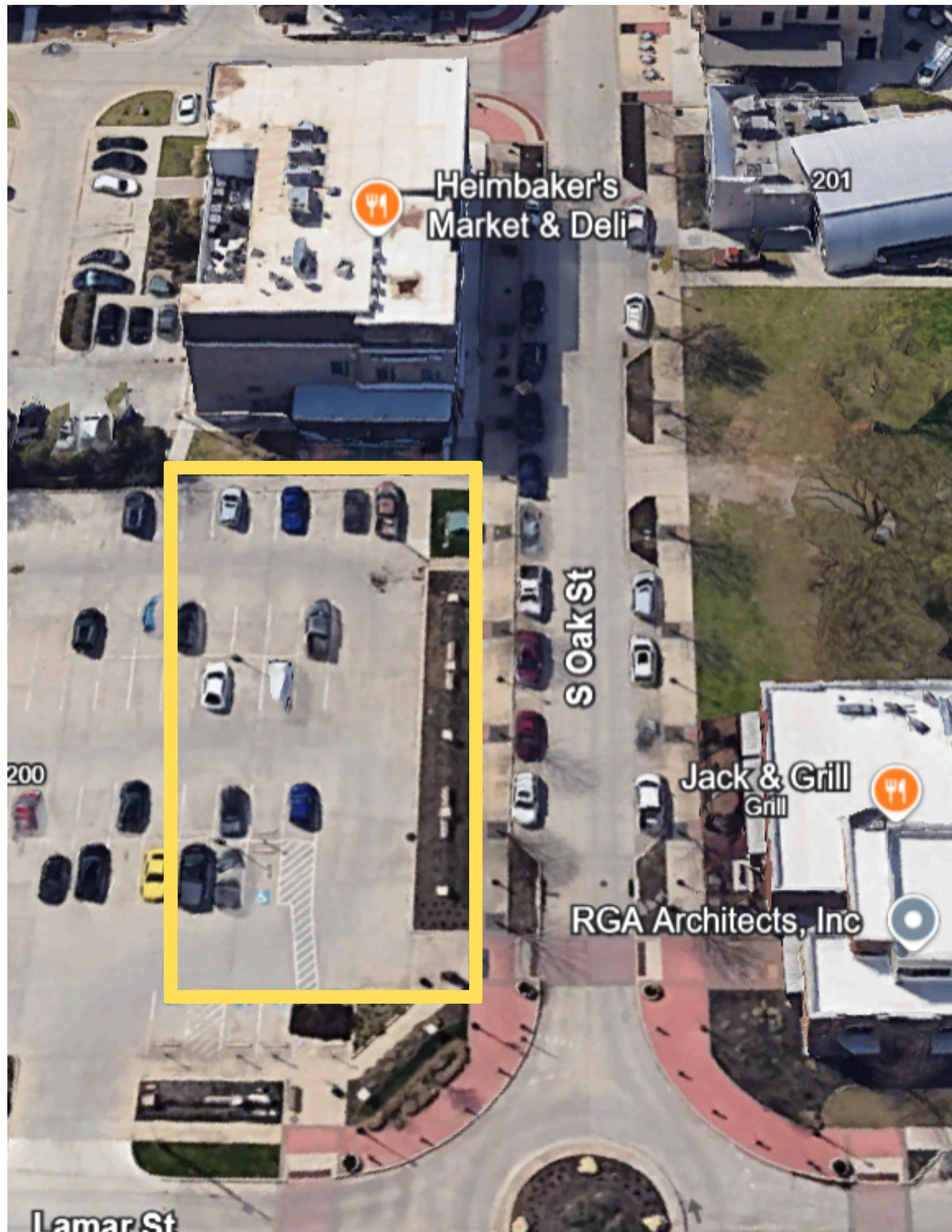




We continue heading South on the East side of Oak st. to Bowie/Oak

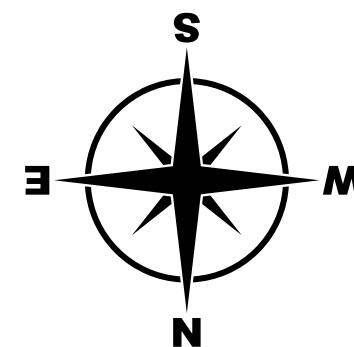
We can then cross for public parking at Hard Eight or Hey Sugar to visit these businesses.





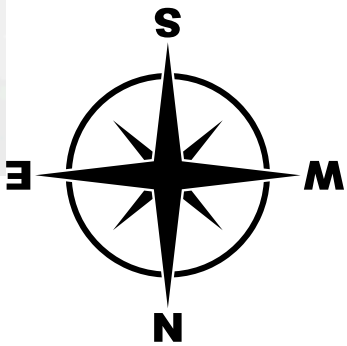
Continuing South on the East side of Oak st. we will utilize public parking at Lamar/Oak to visit the Jack & Grill Restaurant.

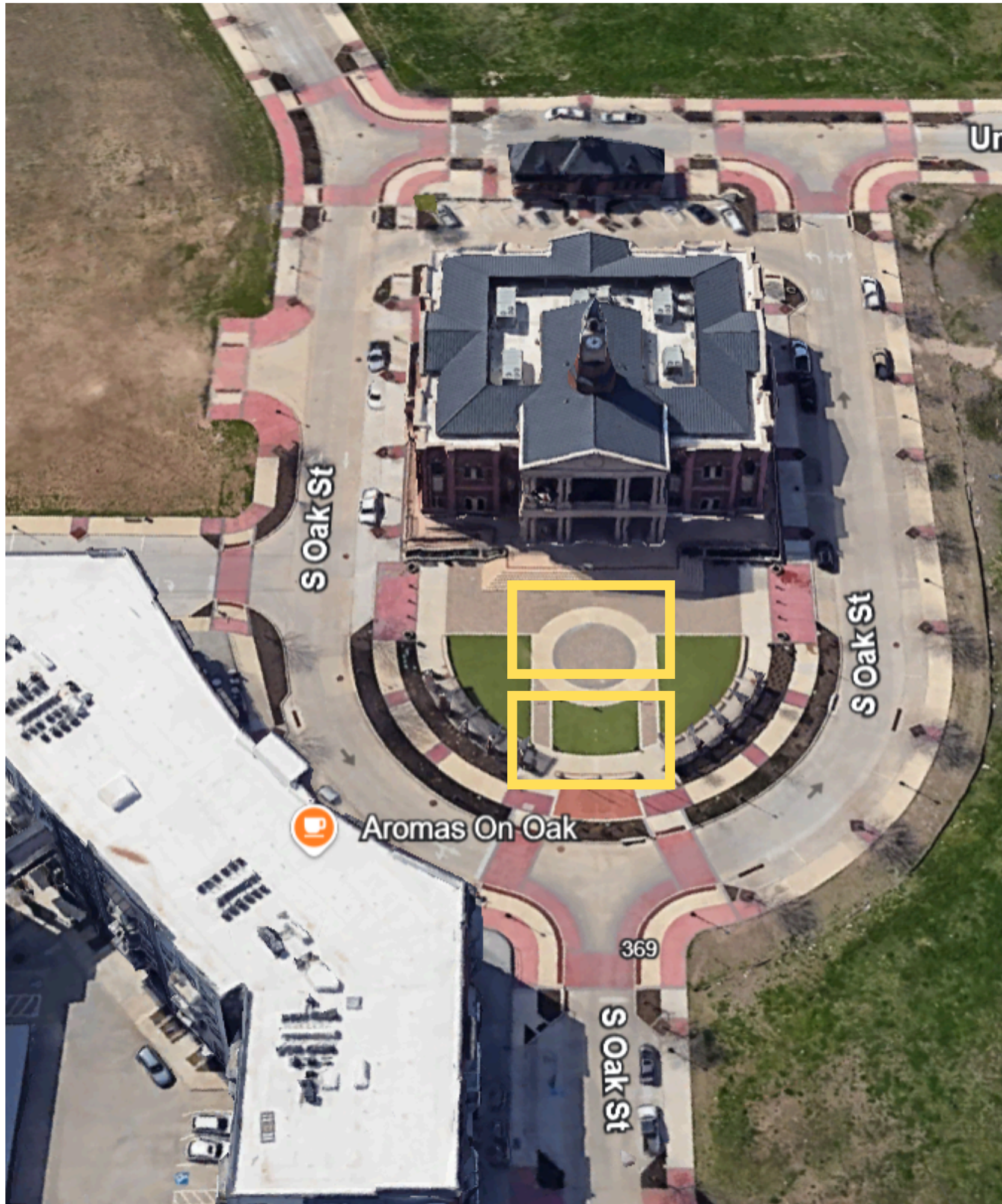
We will then cross at Lamar/Oak to continue heading South on the West side of Oak st. toward Crockett Street.





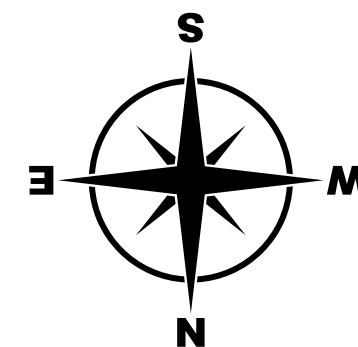
Arriving at Crockett/Oak st. we can then utilize public parking at Wise Guys Pizza, Los Compadres & behind Catch 22 to visit those businesses.

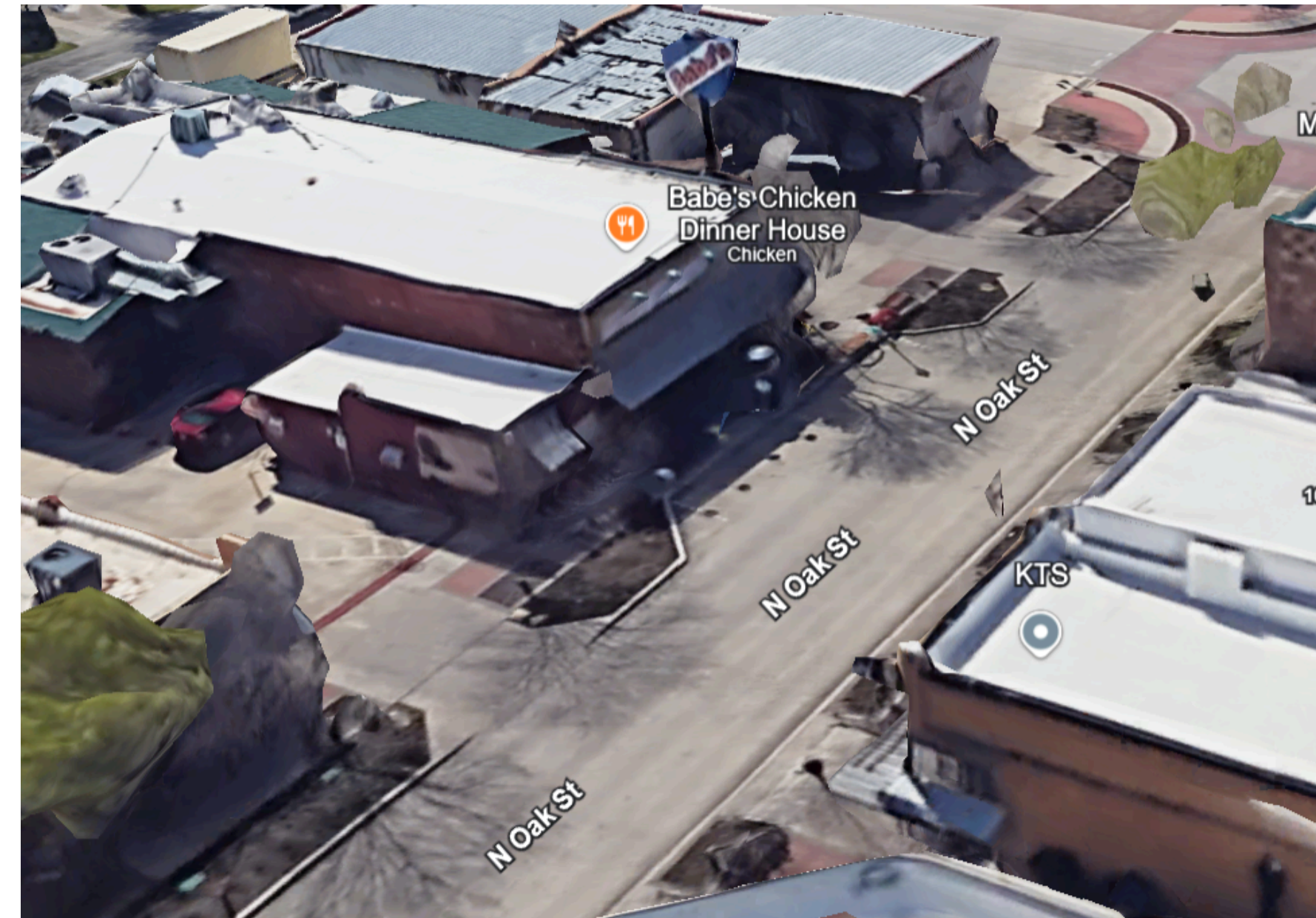
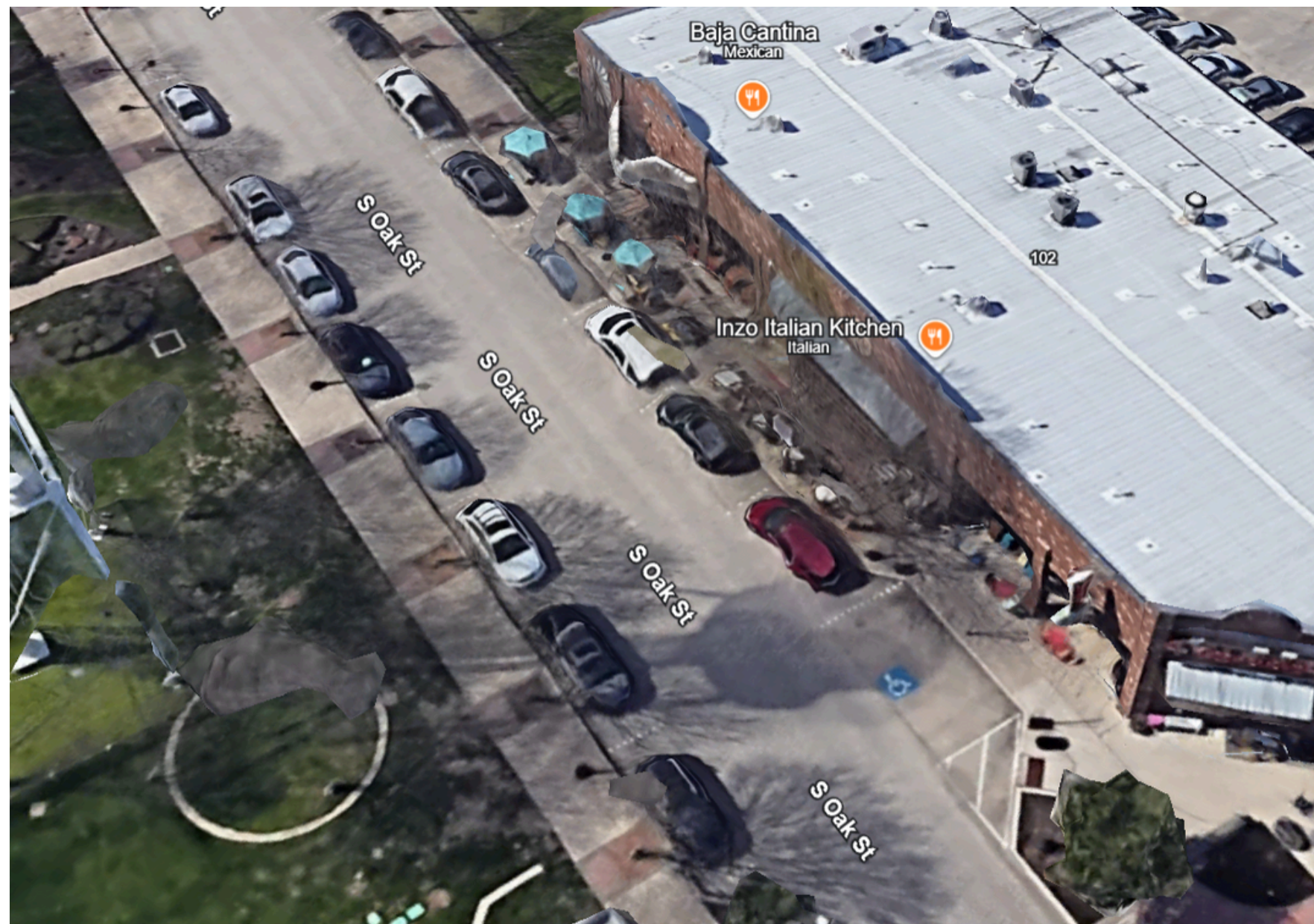




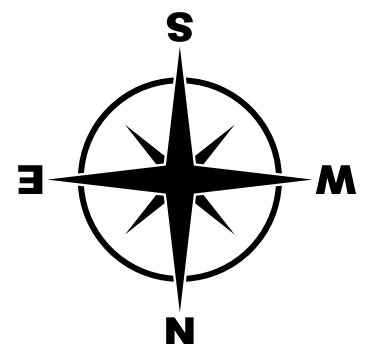
A tour around Town Hall with photo opportunities would be the end of our touring session. We would gather together on the Rydables for group photos with Oak st. and the water tower in background, as well as Town Hall.

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.



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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

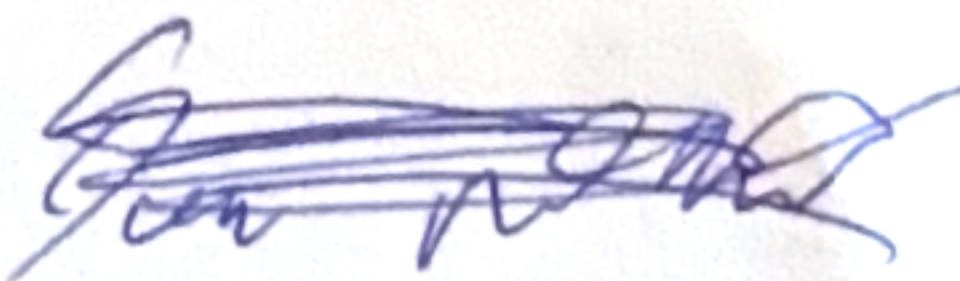
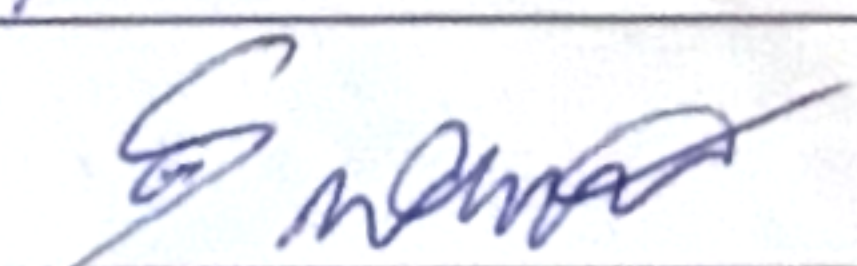
Authorization for Temporary Use of Adjacent Parking Spaces

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 McVett
- Contact Phone Number: 817-320-3926

Signature

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



Permission Signature Page

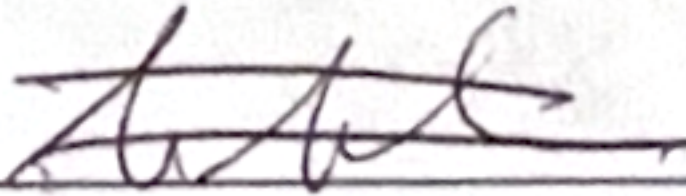
Authorization for Temporary Use of Adjacent Parking Spaces

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Business Information

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

Signature

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



Permission Signature Page

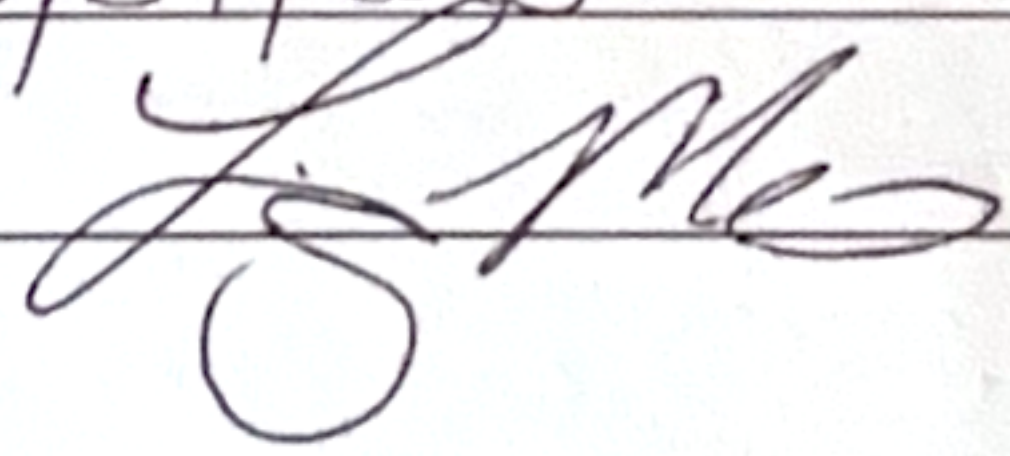
Authorization for Temporary Use of Adjacent Parking Spaces

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

Business Information

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

Signature

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



Permission Signature Page

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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

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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

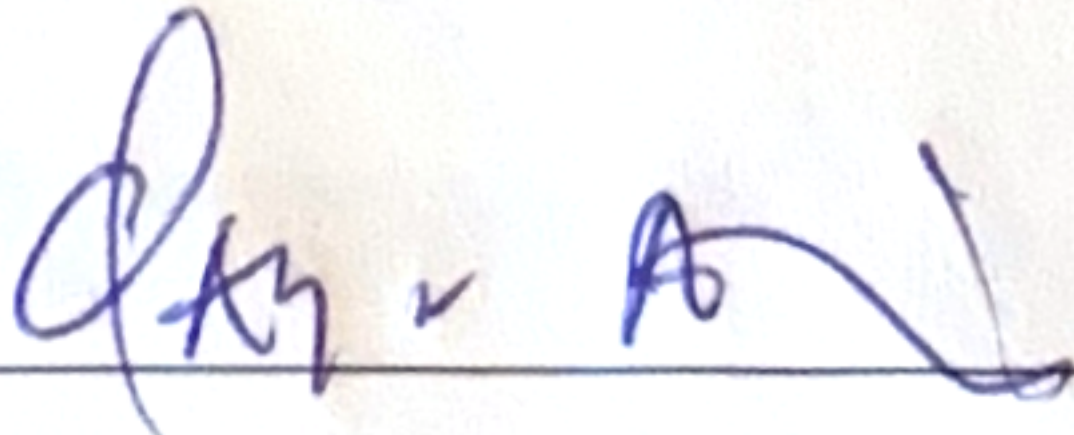
Authorization for Temporary Use of Adjacent Parking Spaces

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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





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2025 - ZBA Appointments

MEETING DATE: June 10, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to appoint two (2) members to the Zoning Board of Adjustments for a term expiring June 2027.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2025 - ZBA Application - Lauren Turner
2. 2025 - ZBA Application - Helen Ward
3. 2025 - ZBA Application Kristie Womack

RECEIVED

MAY 28 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? *

8 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. *

Have served two previous terms on this specific board. As well having many years experience as a leader of volunteers in different areas.

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

I have worked as a HR professional which requires immense attention to detail and understanding of issues from many points of view.

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

At my children's previous school I spear headed the creation of the schools PTA. I have helped plan many large events for various organizations, including fundraisers for civic leaders. I currently volunteer at my church on a regular basis as well.

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

☒ Yes

☐ No

This form was created inside of City of Roanoke, Texas.

Google Forms

RECEIVED

MAY 28 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. *

37 years in corporate job where I was heavily involved in leadership development, capital budget management, and daily interventional and negotiation tactics.

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

Strong verbal and written communication skills. Actively listen in order to ask pertinent and objective questions

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

Active volunteer with Citizens Police and Fire Alumni groups and serve on the boards of both groups

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

☒ Yes

☐ No

This form was created inside of City of Roanoke, Texas.

Google Forms

RECEIVED

MAY 29 2025

WARD 1

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☒ Yes

☐ No

Applicant First & Last Name *

Kristie Womack

Address *

Home/Cell Phone *

Email Address *

Eligibility

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

26 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 *

Business Analyst

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

I worked for the Town of Trophy Club Planning and Zoning Department from 1997 to 2000.

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

I served on the Roanoke P&Z for over 20 years.

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

PTA - back when my kids were in school, Roanoke P&Z, ran a not for profit billiards league

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

☐ Yes

☒ No

This form was created inside of City of Roanoke, Texas.

Google Forms



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Nominate and Elect Mayor Pro-Tem

MEETING DATE: June 10, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a City Council Member as Mayor Pro-Tem.

INFORMATION:

SECTION 3.04 Mayors and Mayor Pro-Tem

(2) The Mayor Pro-Tem shall be a Council Member elected annually by the City Council at the first regular meeting after each election of Council members and/or Mayor, or at the first regular meeting in June, in the event there is no election for Council members and/or Mayor. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None