

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**

**JANUARY 13, 2026  
7:00 PM  
500 S. OAK STREET  
ROANOKE, TEXAS 76262**

**A. CALL CITY COUNCIL TO ORDER**

Invocation and Pledge of Allegiance

**B. ANNOUNCEMENTS**

**C. PUBLIC INPUT**

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

**D. PRESENTATION**

1. **Employee Recognition:** Recognize the winners of the 2025 Core Value Keeper awards and the 2025 Overall Employee of the Year.
2. Distribution of Hometown Holiday Parade Float Awards.
3. Swearing-In Ceremony of Police Officer Rion Conely
4. Swearing-in ceremony of Captain Matt Boles and Engineer Justin Smith

**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



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

**January 13, 2026  
Page 2 of 5**

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 December 9, 2025.
2. Consider approval of adding the City of Northlake to the existing Interlocal Agreement with Keller, Southlake, Colleyville, and Trophy Club for participation in the North Tarrant Regional SWAT Team.
3. Interlocal Cooperation Agreement with the City of Grapevine for Jail Services
4. Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of North Walnut Road between Byron Nelson Blvd and North Oak Street.
5. Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of North Oak Street between Byron Nelson Blvd and Dorman Road.
6. Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of Howe Road between Marshall Creek Road and Highway 114 Service Road.
7. Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the Community Center's restrooms and kitchen areas for an amount not to exceed one hundred fifty thousand dollars (\$150,000.00).
8. Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the storage building behind FD #1 for an amount not to exceed four hundred thousand dollars (\$400,000.00).
9. Consider approval of Construction Manager Agent for Main Street Parking Garage.

**F. NEW BUSINESS**



AGENDA FOR THE MEETING  
OF THE ROANOKE CITY COUNCIL

January 13, 2026  
Page 3 of 5

1. Consideration and action to appoint 1 member to the Keep Roanoke Beautiful board for a term expiring January 2028.
2. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)
3. **NO ACTION TAKEN. This item was continued to the February 2nd, P&Z meeting.** Consideration and action on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)
4. Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)
5. Consideration and action on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)
6. Consideration and action on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an



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

January 13, 2026  
Page 4 of 5

approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas; generally located at 905 N Oak Street.

**G. 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:

**Sections 551.071 and 551.072**

To deliberate the purchase, exchange, lease, or value of real property, and to seek legal advice from the city attorney regarding – Lease Agreement with Newco, LLC.

**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:

**Sections 551.071 and 551.072**

To deliberate the purchase, exchange, lease, or value of real property, and to seek legal advice from the city attorney regarding – Lease Agreement with Newco, LLC.

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.

**H. ADJOURNMENT**

**CERTIFICATION**

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

Babette Welch, Executive Assistant

\*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.**



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

**January 13, 2026  
Page 5 of 5**

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:

SUBJECT:

MEETING DATE: January 13, 2026

DEPARTMENT: Administration

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**ITEM SUMMARY:**

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:

None



## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Distribution of Hometown Holiday Parade Float Awards.

MEETING DATE: January 13, 2026

DEPARTMENT: Parks

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**ITEM SUMMARY:**

Distribution of Hometown Holiday Parade Float Awards.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

**ATTACHMENTS:**

None



## AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: January 13, 2026

DEPARTMENT: Police

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**ITEM SUMMARY:**

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

ATTACHMENTS:

None



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  
DECEMBER 9, 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: Hogan Page, David Brundage, Brian Darby, and Bryan Moyers; City Manager Cody Petree, Executive Assistant Babette Welch, and City Attorney Jeff Moore.

**DEPT. STAFF:** Assistant City Manager Jeriahme Miller, Chief of Police Jeff Williams, Fire Chief Chris Addington, Parks and Recreation Director Ray McDonald, Public Works Director Shawn Wilkinson, Library Director Kelly Holt, Economic Development Manager Siale Langi, Events Manager Michael Davenport, Development Services J.R. Hames, and Public Engagement Manager Sandra Pettigrew.

**ABSENT:** Council Member David Thompson

**A. CALL CITY COUNCIL TO ORDER**

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

**B. ANNOUNCEMENTS**

City Manager Cody Petree announced an upcoming event:

- First Responders Breakfast with Santa – Saturday, December 13<sup>th</sup> at the Community Center

City Manager Cody Petree thanked staff for a great Hometown Holiday event.

**C. PUBLIC INPUT**

Shawn Gaby from 228 Crockett addressed Council at the end of the meeting regarding crime in the parking garage.



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

**December 9, 2025  
Page 2 of 5**

**D. PRESENTATION**

1. Benson Chacko, FACHE, President of Methodist Southlake Medical Center presented an update to the Mayor and City Council.
2. Mayor Gierisch presented certificates to the graduating class of the 2025 Citizen's Academy to honor their completion of the program.

**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 November 25, 2025.
2. Consider approval authorizing the application for the Bullet-Resistant Components for Law Enforcement Vehicles Grant.
3. Consider approval of a Memorandum of Understanding (MOU) between the City of Roanoke and United Way of Denton County, Inc.
4. Consider approval of a Professional Service Agreement between the City of Roanoke and Quiddity Engineering for the engineering design of Howe Road for an amount not to exceed Seven Hundred Sixty-Nine Thousand dollars (\$769,000.00).
5. Consider approval to award bid to GenServ for the purchase and installation of emergency backup generator and electrical control cabinets at Gateway Pumpstation, for the amount not to exceed one million seven hundred fifty thousand eight hundred ninety dollars and zero cents (\$1,750,890.00).

Motion made by Holly Gray second by David Brundage to approve Consent Agenda Items \_1,2,3 and 5.\_\_\_\_\_.

Motion carried unanimously.

Holly Gray highlighted item 4 to bring attention to the fact that Howe Road is going To be improved.

Motion made by Holly Gray second by Bryan Moyers to approve Consent Agenda Item 4.

Motion carried unanimously.



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

**December 9, 2025  
Page 3 of 5**

**F. NEW BUSINESS**

1. Motion made by Holly Gray second by Bryan Moyers to approve Resolution No. 2025-117R, casting the city's votes for Mike Hanafer in the election of the Denton Central Appraisal District Board of Directors

Motion carried unanimously.

2. Motion made by Holly Gray second by Bryan Moyers to approve Resolution No. 2025-119R as revised approving the formation of the Roanoke Convention Center Hotel Local Development Corporation; approving the certificate of formation; and resolving other matters related thereto.

Motion carried unanimously.

3. Motion made by Holly Gray second by Hogan Page to approve to appoint Richard Noon to the Parks and Recreation Board for an unexpired term ending October 2027.

Motion carried unanimously.

4. Motion made by Holly Gray second by Bryan Moyers to approve to appoint Eric Heimbrecht to the Planning and Zoning Commission for an unexpired term ending July 2026.

Motion carried unanimously.

5. Motion made by Holly Gray second by Hogan Page to approve to appoint Lewis Rice and Tracy Baker to the Roanoke Economic and Industrial Development Corporation Type A for a term expiring January 2028.

Motion carried unanimously.

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

Motion carried unanimously.

7. Presentation and discussion from Catalyst Commercial regarding the updates to the Oak Street Corridor Ordinance.

**G. EXECUTIVE SESSION**



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

**December 9, 2025  
Page 4 of 5**

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 8:17 P.M.**

**Section 551.071**

To seek legal advice from the City Attorney regarding Interlocal Agreement with the City of Keller.

**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 8:17 P.M.**

1. **Section 551.071 of the TEXAS GOVERNMENT CODE** To seek legal advice from the City Attorney regarding Interlocal Agreement with the City of Keller.
2. **Section 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.

Motion made by Holly Gray second by Brian Darby to send written notice to the City of Keller termination the Interlocal Agreement for Jail Services between the City of Keller and the City of Roanoke, TX

Motion carried unanimously.

**H. ADJOURNMENT**

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 8:30 p.m.

Motion carried unanimously.

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

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Babette Welch, Executive Assistant



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

**December 9, 2025  
Page 5 of 5**



## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ILA - Participation in the North Tarrant Regional SWAT Team

MEETING DATE: January 13, 2026

DEPARTMENT: Police

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### **ITEM SUMMARY:**

This request is submitted to formally seek the inclusion of the City of Northlake Police Department into the established North Tarrant Regional SWAT Team, which has long provided specialized tactical support to the City of Roanoke and surrounding communities.

As the region continues to experience rapid residential, commercial, and infrastructural growth, the expansion of the team's geographic service area has become essential. Incorporating Northlake into the regional SWAT framework will ensure that all communities within this evolving area receive timely, coordinated, and highly trained tactical support. This addition will not only strengthen operational readiness but will also enhance interagency cooperation, resource sharing, and overall public safety capabilities.

The City of Northlake's participation will help ensure that the North Tarrant Regional SWAT Team remains well-positioned to meet current and future demands for specialized law-enforcement services across the region.

### **INFORMATION:**

#### **STAFF RECOMMENDATION:**

Approval of the Interlocal Agreement

#### **SPECIAL CONSIDERATION:**

#### **FINANCIAL CONSIDERATION:**

This addition will have no direct financial impact on the City of Roanoke.



## AGENDA ITEM

### ATTACHMENTS:

1. North\_Tarrant\_Regional\_SWAT\_Agreement\_2025 (Updated) - jlm rev clean - 120325

## **North Tarrant Regional SWAT**

### INTERLOCAL AGREEMENT

#### STATE OF TEXAS

#### DENTON AND TARRANT COUNTIES

This Interlocal Agreement (the 'Agreement') is made and entered into by and between the Cities of Keller ('Keller'), Southlake ('Southlake'), Colleyville ('Colleyville'), Roanoke ('Roanoke'), the Town of Trophy Club ('Trophy Club'), and the Town of Northlake ('Northlake'). The aforementioned municipalities are collectively referred to as the 'Cities.'

WHEREAS, the Cities mutually agree and have determined that there exists an ongoing need for the creation and operation of a jointly operated and funded Special Weapons and Tactical Unit (the 'North Tarrant Regional SWAT Team') to operate and have jurisdiction in the Cities; and

WHEREAS, Chapter 791 of the Texas Government Code (the 'Act') provides the authority for the Cities to enter into this Agreement for the creation, operation, and funding of the North Tarrant Regional SWAT Team;

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, and benefits contained herein, the Cities agree as follows:

#### **1. INCORPORATION OF RECITALS**

The recitals stated above are true and correct and are incorporated into this Agreement in their entirety.

#### **2. EFFECTIVE DATE; TERM; CONSIDERATION**

(a) Effective Date: This Agreement shall become effective upon approval by the governing bodies of all participating Cities, respectively and shall commence upon the date of the last City executes the Agreement.

(b) Term: The term shall be for one (1) year and shall automatically renew for successive one (1) year terms unless a City provides written notice of non-renewal to all other Cities at least ninety (90) days prior to expiration of the current term.

(c) Consideration: This Agreement is executed by the parties voluntarily and for adequate consideration, the sufficiency of which is acknowledged.

### **3. GOVERNING BODY AUTHORIZATION AND APPROVAL**

This Agreement has been duly authorized by the governing bodies of the respective Cities at legally noticed public meetings by Resolution, pursuant to §791.011(d)(1) of the Texas Government Code.

### **4. GRANTS OF AUTHORITY AND APPROVAL**

For law enforcement purposes and jurisdiction associated with the Agreement, peace officers of the Cities are granted full peace officer authority throughout the Cities.

### **5. DESIGNATION**

(a) Team Member Designation. Each City to the Agreement will adhere to the selection and removal process outlined in the NTR SWAT Manual. The Chief of Police of each City respectively may change the number and designation of peace officers or other personnel by written notice to the Chiefs of Police of the remaining Cities.

(b) Team Commander Designation. Police Chiefs of the Cities shall jointly designate one peace officer to serve as the North Tarrant Regional SWAT Team Commander (the Commander). The Commander, who shall report jointly to the Chiefs of Police of the Cities. It is the preference of the Cities that the designation of Commander be reached by unanimous agreement, but if that is not possible, then the choice may be made by a majority vote of the Police Chiefs of the Cities.

(c) Team Members not to be removed during critical incidents. Each city agrees that Team Members will not be removed from a critical event for the duration of the event. The Team Commander will designate if an event is a critical event. Examples of critical events include matters for which the Team Members are called out, including but not limited to hostage situations, high risk search and arrest warrants, suicidal subjects, terrorist events, large scale arrest operations, barricaded persons, or any event involving a high-risk situation.

(d) Each City member to the Agreement agrees that if the Commander requests that a certain member be removed from the SWAT Team that the City will remove that member from the SWAT Team. The City may ask the reason for the request for the removal of the member.

### **6. SWAT TEAM SUPERVISION**

(a) Operations. The day-to-day supervision of the North Tarrant Regional SWAT Team in regard to operation will be the responsibility of the Commander.

(b) Administration. Matters involving personnel, expenditure of funds and all other administrative matters shall be made by the individual Police Chiefs of the Cities. Matters involving any future joint use of funds, grant applications or other administrative matters that would involve the Cities joints will be made jointly by the Police Chiefs of the Cities, provided that the Police Chiefs cannot obligate their City in regard to an expenditure of funds beyond that which has been agreed to in the Agreement.

## **7. SWAT TEAM RESPONSIBILITIES**

(a) The North Tarrant Regional SWAT Team is responsible for responding to, assessing and resolving, critical incidents, including but not limited to, hostage situations, barricaded subjects, high risk warrant service, terrorist events, providing high threat dignitary protection, and other missions as determined and directed by the Chiefs of the Cities.

(b) The North Tarrant Regional SWAT Team will also provide tactical, administrative and training assistance to all members of the police departments and departments of public safety of the Cities and other Law Enforcement Agencies. The North Tarrant Regional SWAT Team will also provide education to the citizenry of the Cities.

## **8. FUNDING AND EXPENDITURES**

(a) Funds for expenditures related to salary, benefits, equipment, supplies and operation of the North Tarrant Regional SWAT Team shall be provided by the respective Cities.

(b) As required by the Act, the Cities acknowledge and agree that funding under the Agreement will be made from current revenues available to each City. Funds for the participation in, and the obligations of, the Agreement have been made or will be made, in successive years, provided and approved, through the respective annual budgets approved by the City Councils of the Cities.

## **9. EFFECT OF TERMINATION**

Upon any termination of the Agreement, each item of equipment purchased for the North Tarrant Regional SWAT Team shall be owned and kept by the purchasing City. If items are jointly purchased or obtained by a grant at some future date, the Cities will establish the procedures regarding where the item is kept and which agency will retain possession at the termination of this Agreement and other matters at the time the funding is sought or the item is purchased.

## **10. PUBLIC INFORMATION OFFICER**

(a) Media Relations During Incident. The City and law enforcement agency with primary jurisdiction during any specific operations of the North Tarrant Regional SWAT Team will be responsible for overall media relations for that specific operation, although that agency may request assistance from any other agency in regard to media operations.

(b) Public Information Requests. Each city shall be responsible for public information requests that are delivered to that City; however, if a public information request involves an operation of the North Tarrant Regional SWAT Team and is made of more than one city and requires a coordinated response, the City with primary jurisdiction over the event will coordinate the response. The Cities agree that they will comply with the Texas Public Information Act, including any applicable exceptions. The Cities agree that, pursuant to Section 552.117 of the Texas Government Code, the Cities will not release information that they may possess or have access to, regarding the home addresses, telephone numbers or family information about the peace officers of other Cities, to the extent allowed by law.

## **11. INCORPORATION OF OTHER DOCUMENTS**

This agreement incorporates the following documents:

(a) Exhibit “A” attached hereto and incorporated herein is included in this Agreement as if fully set out in the Agreement.

(b) The North Tarrant Regional SWAT Manual (the “Manual”), as it may be amended from time to time in conjunction with consultation with all the Cities Police Chiefs, is hereby incorporated in this Agreement. Each City will be provided a copy of the Manual and any amendments and each City will maintain a current copy of the Manual and any amendments in the administrative offices of their respective Police Departments. No amendments may require increased expenditures or commitments by the City beyond those set forth without the approval of the governing bodies of the Cities.

## **12. SEVERABILITY**

If any portion of the Agreement is determined by a court of competent jurisdiction to be invalid for any reason, the remaining provisions shall remain in full force and effect.

## **13. SURVIVAL**

Notwithstanding any termination of this Agreement, the following Sections and the terms and conditions contained therein, shall remain in effect: Sections 8 “Funding and Expenditures;” 9 “Effect of Termination;” 11 “Severability;” 12 “Survival;” 13 “Waiver by Party;” 14 “Entire Agreement; Amendment;” 15 “Venue; State Law;” 19 “Liability; Sovereign Immunity.”

## **14. ENTIRE AGREEMENT; AMENDMENT**

The Agreement, including any and all Exhibits mentioned herein, constitutes the entire Agreement between the Cities hereto with respect to the subject matter hereof. Any amendments to the Agreement, other than changes in procedure to the Manual as set out above, must be made in writing, approved by the governing bodies of the Cities, respectively and signed by the City Manager of each City, or the person with authority to sign agreements for that City, prior to such amendment(s) becoming effective. However, this provision does not affect the right of each City to designate, through their City Manager or designee, a different person to receive notice than the person set out below.

## **15. VENUE: STATE LAW**

The Agreement is governed by the laws of the State of Texas and venue for any action brought to enforce the terms and conditions of the Agreement shall lie exclusively in Tarrant County, Texas.

## **16. REMEDIES CUMULATIVE**

No right or remedy granted or reserved to the Cities is exclusive of any other right or remedy herein by law or equity provided or permitted, but each right or remedy shall be

cumulative or every other right or remedy given hereunder. No covenant or condition of the Agreement may be waived without the consent of the Cities.

## **17. NOTICES**

Each notice or other communication which may be or is required to be given under the Agreement shall be in writing and shall be deemed to have been properly delivered when delivery is accomplished by one of the following methods: (1) personal delivery to the person designated; (2) delivered by certified mail, return receipt requested; (3) delivered via an overnight, express or other delivery service that provides for written receipt of delivery. The persons designated to receive notices are set out below; however, each City has the right, through their City Manager or designee, at any time, to designate a different person to receive notices by giving the Cities fifteen (15) days written notice of such designation. If the person designated below is not available to receive notices, and the City has not designated another person, delivery to any other person of the same or similar title to the person designated shall be considered effective delivery of notice.

## **18. THIRD PARTIES**

No provision of the Agreement shall create any third-party beneficiary. Nothing contained in the Agreement shall be construed to create, expand, or form a basis for liability to any third party under any theory of law. Further, each City retains, and does not hereby waive, its immunities and defenses provided by law.

## **19. LIABILITY; SOVEREIGN IMMUNITY**

To the extent any liability is found to exist, each City hereto agrees that every City is responsible for its own liability. Each City retains full authority to settle any claims against it as the City chooses. The parties agree that no party has waived its sovereign immunity by entering into and performing their respective obligations under this Agreement.

## **20. AUTHORITY TO EXECUTE**

The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

## **21. REPRESENTATIONS**

Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

**22. MISCELLANEOUS DRAFTING PROVISIONS**

This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

**23. ASSIGNMENT**

This Agreement or any part thereof shall not be assigned or transferred by any party without the prior written consent of the other party.

**24. COUNTERPARTS**

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

**EXECUTION**

IN WITNESS WHEREOF, the undersigned have executed this North Tarrant Regional SWAT Interlocal Agreement, effective HERE TO ON THE DATE, MONTH AND YEAR SHOWN BELOW:

**CITY OF KELLER**

Aaron Rector, City Manager

Brad Fortune, Chief of Police

Date: \_\_\_\_\_

**CITY OF COLLEYVILLE**

Jerald Ducay, City Manager

Michael Miller, Chief of Police

Date: \_\_\_\_\_

**CITY OF SOUTHLAKE**

Alison Ortowski, City Manager

Ashley Casey, Chief of Police

Date: \_\_\_\_\_

**CITY OF ROANOKE**

Cody Petree, City Manager

Jeff Williams, Chief of Police

Date: \_\_\_\_\_

**TOWN OF TROPHY CLUB**

Brandon Wright, Town Manager

Patrick Arata, Chief of Police

Date: \_\_\_\_\_

**TOWN OF NORTHLAKE**

Drew Corn, Town Manager

Robert Crawford, Chief of Police

Date: \_\_\_\_\_

**EXHIBIT 'A'**  
**RESPECTIVE AGENCY EXPENDITURES**

1. Salaries, benefits and insurance of assigned personnel
2. Vehicles and operating expenses for assigned personnel
3. Vehicular and portable radio equipment and operating expenses for assigned personnel
4. Liability insurance coverage for assigned personnel
5. Overtime pay and benefits for assigned personnel
6. Non-SWAT Team related training as required by agency
7. SWAT Team related training as determined by the Commander, and Chief(s) of Police
8. Non-SWAT Team related travel required by agency
9. SWAT related travel as determined by the Commander, Chief(s) of Police
10. SWAT Team equipment and supplies as determined by the Commander, Chief(s) of Police



## AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: January 13, 2026

DEPARTMENT: Police

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### **ITEM SUMMARY:**

This request is for City Council approval to enter into an Interlocal Agreement with the City of Grapevine for the provision of jail services. Under the proposed agreement, the City of Grapevine will provide secure detention, booking, and related jail services for individuals arrested by our Police Department beginning April 1, 2026.

This partnership is intended to ensure continued access to reliable and cost-effective jail operations while maintaining compliance with county standards. The agreement outlines service responsibilities, operational protocols, fee structures, and terms for renewal or termination.

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. Grapevine, Roanoke Detention Agreement Signature Page (11) (12.02.2025)

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

CITY OF GRAPEVINE, TEXAS

CITY OF ROANOKE, TEXAS

By: \_\_\_\_\_  
Bruno Rumbelow  
City Manager

By: \_\_\_\_\_  
Cody Petree  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Notice Address:

Notice Address:

**City of Grapevine**  
Attn: City Manager  
200 S. Main Street  
Grapevine, Texas 76051  
E: brumbelow@grapevinetexas.gov

**City of Roanoke**  
Attn: City Manager  
500 S. Oak Street  
Roanoke, Texas 76262  
E: cpetree@roanoketexas.com



## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval of an Interlocal Agreement between Denton County for funding towards N. Walnut Road reconstruction.

MEETING DATE: January 13, 2026

DEPARTMENT: Public Works

---

### **ITEM SUMMARY:**

Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of North Walnut Road between Byron Nelson Blvd and North Oak Street.

### **INFORMATION:**

In November 2022, Denton County proposed and passed a bond election for transportation and road improvements. Roanoke submitted four (4) street reconstruction projects, totaling twelve million six hundred and ninety-six thousand dollars (\$12,696,000.00) to which the county would contribute 50% funding. These requests include Dorman Road, Howe Road, N. Walnut, and N. Oak, all of which were passed in the bond. This Interlocal Agreement between the County and Roanoke will be funding towards North Walnut Road reconstruction.

### **STAFF RECOMMENDATION:**

Staff Recommends Approval

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

One Million Six Hundred Fifty Thousand Dollars and No Cents (\$1,650,000.00) equal to 50% of proposed construction costs

### **ATTACHMENTS:**

1. ICA\_Roanoke\_N Walnut Street



or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

**II.**

The County and the City hereby agree that the scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of N. Walnut Street as a concrete curb and gutter with sidewalks and drainage improvements between Byron Nelson and N. Oak Street, at an estimated cost of THREE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,300,000.00), with the County agreeing to contribute an amount which shall not exceed ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00), based on current available funding, toward satisfactory completion of the Project. The Project is located entirely within the municipal limits of the City and Denton County Commissioner Precinct #4.

**III.**

The County hereby agrees to contribute an amount which shall not exceed ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

**IV.**

The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall timely provide the County with all invoices and requested documentation in an amount which shall not exceed ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00).

**V.**

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

**VI.**

As the City proceeds with the completion of the Project, the City shall submit all invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit invoices on a monthly basis, and the County shall reimburse the City on a pro rata basis for all approved expenses related to the Project

within thirty calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the City shall prepare and complete a full audit of the Project.

## VII.

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

## VIII.

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

## IX.

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City:                   Honorable Scooter Gierisch, Mayor  
City of Roanoke, Texas  
500 S. Oak Street  
Roanoke, Texas 76262

Copy To:                   April S. Hill, City Secretary  
City of Roanoke, Texas  
500 S. Oak Street  
Roanoke, Texas 76262

For County:               Honorable Andy Eads, Denton County Judge  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76208  
[andy.eads@dentoncounty.gov](mailto:andy.eads@dentoncounty.gov)  
[holly.sadlowski@dentoncounty.gov](mailto:holly.sadlowski@dentoncounty.gov)

Copy To:                   Denton County District Attorney's Office - Civil Division  
1450 East McKinney Street, Suite 3100  
Denton, Texas 76209

**X.**

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Denton County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Denton County, Texas.

**XI.**

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County.

**XII.**

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

**XIII.**

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

**XIV.**

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

**XV.**

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

**XVI.**

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**DENTON COUNTY, TEXAS**

1 Courthouse Drive, Suite 3100  
Denton, Texas 76209

**CITY OF ROANOKE, TEXAS**

500 S. Oak Street  
Roanoke, Texas 76262

By: \_\_\_\_\_  
Honorable Andy Eads  
Denton County Judge  
Acting by and on behalf of the authority  
of the Denton County Commissioners Court

By: \_\_\_\_\_  
Honorable Scooter Gierisch  
Mayor of the City of Roanoke, Texas  
Acting by and on behalf of the authority  
of the City of Roanoke, Texas

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Denton County Clerk

By: \_\_\_\_\_  
City Secretary

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

\_\_\_\_\_  
Denton County Auditor

**APPROVAL OF INTERLOCAL COOPERATION AGREEMENT**

Denton County, Texas, acting by and through the Denton County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of N. Walnut Street as a concrete curb and gutter with sidewalks and drainage improvements between Byron Nelson and N. Oak Street, at an estimated cost of completion of THREE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,300,000.00). The Project shall be located entirely within the municipal limits of the City of Roanoke and Denton County Commissioner Precinct #4.

The County hereby agrees to contribute an amount which shall not ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the City of Roanoke, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Presiding Officer of the Denton  
County Commissioners Court

# EXHIBIT A: PROJECT EXHIBIT





## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval of an Interlocal Agreement between Denton County for funding towards N. Oak Street reconstruction.

MEETING DATE: January 13, 2026

DEPARTMENT: Public Works

---

### **ITEM SUMMARY:**

Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of North Oak Street between Byron Nelson Blvd and Dorman Road.

### **INFORMATION:**

In November 2022, Denton County proposed and passed a bond election for transportation and road improvements. Roanoke submitted four (4) street reconstruction projects, totaling twelve million six hundred and ninety-six thousand dollars (\$12,696,000.00) to which the county would contribute 50% funding. These requests include Dorman Road, Howe Road, N. Walnut, and N. Oak, all of which were passed in the bond. This Interlocal Agreement between the County and Roanoke will be funding towards North Walnut Road reconstruction.

### **STAFF RECOMMENDATION:**

Staff Recommends Approval

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

One Million Eight Hundred Thousand Dollars and No Cents (\$1,800,000.00) equal to 50% of proposed construction costs

### **ATTACHMENTS:**

1. ICA\_Roanoke\_N Oak Street



**WITNESSETH:**

**I.**

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

**II.**

The County and the City hereby agree that the scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of N. Oak Street as a concrete curb and gutter with sidewalks and drainage improvements between Byron Nelson and Dorman Street, at an estimated cost of THREE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,600,000.00), with the County agreeing to contribute an initial amount which shall not exceed ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00), based on current available funding, but upon issuance of additional bond funds, this Agreement is intended to be amended at a future date to increase the County commitment toward satisfactory completion of the Project in an amount which shall not exceed ONE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,800,000.00). The Project is located entirely within the municipal limits of the City and Denton County Commissioner Precinct #4.

**III.**

The County hereby agrees to contribute an initial amount which shall not exceed ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

**IV.**

The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall timely provide the County with all invoices and requested documentation in an amount which shall not exceed ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00).

**V.**

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

**VI.**

As the City proceeds with the completion of the Project, the City shall submit all invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit invoices on a monthly basis, and the County shall reimburse the City on a pro rata basis for all approved expenses related to the Project within thirty calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the City shall prepare and complete a full audit of the Project.

**VII.**

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

**VIII.**

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

**IX.**

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City:                      Honorable Scooter Gierisch, Mayor  
   City of Roanoke, Texas  
   500 S. Oak Street  
   Roanoke, Texas 76262

Copy To: April S. Hill, City Secretary  
City of Roanoke, Texas  
500 S. Oak Street  
Roanoke, Texas 76262

For County: Honorable Andy Eads, Denton County Judge  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76208  
[andy.eads@dentoncounty.gov](mailto:andy.eads@dentoncounty.gov)  
[holly.sadlowski@dentoncounty.gov](mailto:holly.sadlowski@dentoncounty.gov)

Copy To: Denton County District Attorney's Office - Civil Division  
1450 East McKinney Street, Suite 3100  
Denton, Texas 76209

**X.**

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Denton County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Denton County, Texas.

**XI.**

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County.

**XII.**

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

**XIII.**

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

**XIV.**

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

**XV.**

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

**XVI.**

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**DENTON COUNTY, TEXAS**  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76209

**CITY OF ROANOKE, TEXAS**  
500 S. Oak Street  
Roanoke, Texas 76262

By: \_\_\_\_\_  
Honorable Andy Eads  
Denton County Judge  
Acting by and on behalf of the authority  
of the Denton County Commissioners Court

By: \_\_\_\_\_  
Honorable Scooter Gierisch  
Mayor of the City of Roanoke, Texas  
Acting by and on behalf of the authority  
of the City of Roanoke, Texas

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Denton County Clerk

By: \_\_\_\_\_  
City Secretary

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

---

Denton County Auditor

**APPROVAL OF INTERLOCAL COOPERATION AGREEMENT**

Denton County, Texas, acting by and through the Denton County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of N. Oak Street as a concrete curb and gutter with sidewalks and drainage improvements between Byron Nelson and Dorman Street, at an estimated cost of completion of THREE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,600,000.00). The Project shall be located entirely within the municipal limits of the City of Roanoke and Denton County Commissioner Precinct #4.

The County hereby agrees to contribute an initial amount which shall not exceed ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the City of Roanoke, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Presiding Officer of the Denton  
County Commissioners Court

# EXHIBIT A: PROJECT EXHIBIT





## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval of an Interlocal Agreement between Denton County for funding towards Howe Road reconstruction.

MEETING DATE: January 13, 2026

DEPARTMENT: Public Works

---

### **ITEM SUMMARY:**

Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County to provide funds for the design and construction of Howe Road between Marshall Creek Road and Highway 114 Service Road.

### **INFORMATION:**

In November 2022, Denton County proposed and passed a bond election for transportation and road improvements. Roanoke submitted four (4) street reconstruction projects, totaling twelve million six hundred and ninety-six thousand dollars (\$12,696,000.00) to which the county would contribute 50% funding. These requests include Dorman Road, Howe Road, N. Walnut, and N. Oak, all of which were passed in the bond. This Interlocal Agreement between the County and Roanoke will be funding towards North Walnut Road reconstruction.

### **STAFF RECOMMENDATION:**

Staff Recommends Approval

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

Two Million Two Hundred Fifty Thousand Dollars and No Cents (\$2,250,000.00) equal to 50% of proposed construction costs

### **ATTACHMENTS:**

1. ICA\_Roanoke\_Howe Road

THE STATE OF TEXAS   §  
  §  
COUNTY OF DENTON   §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
DENTON COUNTY, TEXAS, AND THE CITY OF ROANOKE, TEXAS**

**THIS AGREEMENT** is made, entered into and executed by and between Denton County, Texas (“the County”), a duly organized political subdivision of the State of Texas; and the City of Roanoke, Texas (“the City”), a duly organized political subdivision of the State of Texas. The County and the City are collectively referred to herein as “the Parties.”

**WHEREAS**, the County and the City mutually desire to enter into this Agreement to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Howe Road as a concrete curb and gutter with sidewalks and drainage improvements between SH 114 and Marshall Creek Road, located entirely in the municipal limits of the City and Denton County Commissioner Precinct #4, hereinafter “the Project”; and

**WHEREAS**, the estimated cost of completion for the Project is FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$4,500,000.00), with the County agreeing to contribute an initial amount which shall not exceed TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00), based on current available funding, but upon issuance of additional bond funds, this Agreement is intended to be amended at a future date to increase the County commitment toward satisfactory completion of the Project in an amount which shall not exceed TWO MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,250,000.00); and

**WHEREAS**, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter “the Act,” provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

**WHEREAS**, the County and the City value the timely completion of the Project which involves roads which are an integral part of the County’s road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway;

**NOW, THEREFORE**, this Agreement is hereby made and entered into by the County and the City upon and for the mutual consideration stated herein:

**WITNESSETH:**

**I.**

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually, and in accordance with Section 791.011(d)(3) of the Act, each Party is paying for the performance of governmental functions and services from current revenues available to the paying party.

**II.**

The County and the City hereby agree that the scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Howe Road as a concrete curb and gutter with sidewalks and drainage improvements between SH 114 and Marshall Creek Road, at an estimated cost of FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$4,500,000.00), with the County agreeing to contribute an initial amount which shall not exceed TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00), based on current available funding, but upon issuance of additional bond funds, this Agreement is intended to be amended at a future date to increase the County commitment toward satisfactory completion of the Project in an amount which shall not exceed TWO MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,250,000.00). The Project is located entirely within the municipal limits of the City and Denton County Commissioner Precinct #4.

**III.**

The County hereby agrees to contribute an initial amount which shall not exceed TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

**IV.**

The City agrees to provide all engineering, right-of-way acquisition, utility relocations, inspections, construction, and maintenance of the Project. The City shall timely provide the County with all invoices and requested documentation in an amount which shall not exceed TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00).

**V.**

This exchange of in-kind services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

**VI.**

As the City proceeds with the completion of the Project, the City shall submit all invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit invoices on a monthly basis, and the County shall reimburse the City on a pro rata basis for all approved expenses related to the Project within thirty calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the City shall prepare and complete a full audit of the Project.

**VII.**

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the City.

**VIII.**

This agreement may be terminated in whole, or in part, by the County or the City upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

**IX.**

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City:                      Honorable Scooter Gierisch, Mayor  
   City of Roanoke, Texas  
   500 S. Oak Street  
   Roanoke, Texas 76262

Copy To: April S. Hill, City Secretary  
City of Roanoke, Texas  
500 S. Oak Street  
Roanoke, Texas 76262

For County: Honorable Andy Eads, Denton County Judge  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76208  
[andy.eads@dentoncounty.gov](mailto:andy.eads@dentoncounty.gov)  
[holly.sadlowski@dentoncounty.gov](mailto:holly.sadlowski@dentoncounty.gov)

Copy To: Denton County District Attorney's Office - Civil Division  
1450 East McKinney Street, Suite 3100  
Denton, Texas 76209

**X.**

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**XI.**

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**XII.**

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

**XIII.**

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

**XIV.**

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

**XV.**

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

**XVI.**

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**DENTON COUNTY, TEXAS**  
1 Courthouse Drive, Suite 3100  
Denton, Texas 76209

**CITY OF ROANOKE, TEXAS**  
500 S. Oak Street  
Roanoke, Texas 76262

By: \_\_\_\_\_  
Honorable Andy Eads  
Denton County Judge  
Acting by and on behalf of the authority  
of the Denton County Commissioners Court

By: \_\_\_\_\_  
Honorable Scooter Gierisch  
Mayor of the City of Roanoke, Texas  
Acting by and on behalf of the authority  
of the City of Roanoke, Texas

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Denton County Clerk

By: \_\_\_\_\_  
City Secretary

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

\_\_\_\_\_  
Denton County Auditor

**APPROVAL OF INTERLOCAL COOPERATION AGREEMENT**

Denton County, Texas, acting by and through the Denton County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide engineering, right-of-way acquisition, utility relocations, inspections, and construction of Howe Road as a concrete curb and gutter with sidewalks and drainage improvements between SH 114 and Marshall Creek Road, at an estimated cost of completion of FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$4,500,000.00). The Project shall be located entirely within the municipal limits of the City of Roanoke and Denton County Commissioner Precinct #4.

The County hereby agrees to contribute an initial amount which shall not exceed TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00), provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

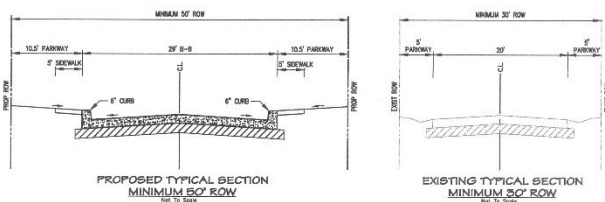
The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the City of Roanoke, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Presiding Officer of the Denton  
County Commissioners Court

# EXHIBIT A: PROJECT EXHIBIT



- LEGEND**
- Proposed ROW
  - ROW Acquisition
  - Schematic Storm Drain

**SPIARS**  
ENGINEERING & SURVEYING  
1000 W. WALNUT STREET, SUITE 100, ROANOKE, TEXAS 76260  
409.855.2811 • 409.855.2812 • www.spiars.com



BUDGETARY EXHIBIT (1 OF 2)  
**STREET RECONSTRUCTION**  
N WALNUT STREET  
N OAK STREET  
DORMAN ROAD  
HOWE ROAD  
CITY OF ROANOKE, DENTON COUNTY, TEXAS  
SCALE: 1" = 100'    19 FEBRUARY 2012    21-48-96-22-028



## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the Community Center's restrooms and kitchen

MEETING DATE: January 13, 2026

DEPARTMENT: Public Works

---

### **ITEM SUMMARY:**

Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the Community Center's restrooms and kitchen areas for an amount not to exceed one hundred fifty thousand dollars (\$150,000.00).

### **INFORMATION:**

As part of the Capital Improvement projects approved in the budget, Zenith Roofing and Waterproofing Company will make renovations to the Community Center's restrooms and kitchen areas.

### **STAFF RECOMMENDATION:**

Staff Recommends approval

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

One Hundred Fifty Thousand and Zero Cents (\$150,00.00)

### **ATTACHMENTS:**

1. ZRFW\_City of Roanoke\_Community Center\_Bathrooms Remodel\_11Dec25\_5151\_R1
2. ZRFW\_City of Roanoke\_Community Center\_Kitchen Remodel\_11Dec25\_5157



312 S Walnut St  
Roanoke, TX 76262

Submitted To:  
Clint Harmon  
December 11, 2025  
TIPS: 210205





**Date:** December 11, 2025

**TIPS:** 210205

**Client:** City of Roanoke  
500 South Oak Street  
Roanoke, TX 76262

**Contact:** Clint Harmon

**Phone:** (817) 846-5244

**Project:** Remodel of Bathrooms

**Location:** 312 S Walnut St

**Quote:** L1225-5151

---

## PROPOSAL

Written acceptance of this proposal is to be received by us within a period of 30 days from the above date. For labor, material, supervision, and equipment necessary to furnish and install the following, we quote the sum of **\$73,556.29 Tax Exempt.**

---

### Work included in this proposal:

#### Demolition and Site Preparation:

- Remove three existing surface mount fluorescent light fixtures and dispose of properly.
- Remove one existing hand dryer and make electrical connections safe.
- Demo existing toilet partitions and urinal screens.
- Remove all existing floor tiles from 440 square feet of bathroom space.
- Remove all existing wall tiles from approximately 800 square feet of wall surfaces.
- Remove existing plumbing fixtures including toilets and urinals.
- Protect and cover adjacent areas during demolition.
- Clean and prepare surfaces for new installations.
- Haul away all demolition debris and dispose of properly.

#### Electrical Work:

- Install surface mounted LED light fixtures with proper spacing for 440 sq ft area.
- Run new electrical circuits as needed for two additional light fixtures.
- Install electrical rough-in for new hand dryer dispenser location.
- Connect new hand dryer system with proper GFCI protection.
- Ensure all electrical work meets commercial code requirements.
- Install proper switching and controls for new lighting system.
- Test all electrical connections and provide final inspection.
- Install two exhaust fans in each bathroom.

### **Plumbing Installation:**

- Install two new commercial grade urinals with flush valves.
- Install two new floor mounted commercial toilets (Women's Four).
- Install one new single hole laboratory faucet at sink location.
- Install one new floor drain with proper slope and connections.
- Connect all new fixtures to existing plumbing rough-in.
- Modify existing plumbing connections as needed for new fixture locations.
- Test all plumbing connections for leaks and proper operation.
- Ensure all work meets commercial plumbing codes.

### **Floor Tile Installation:**

- Prepare substrate and ensure level surface for tile installation.
- Install commercial grade floor tile over 440 square feet.
- Apply proper adhesive and grout for commercial bathroom environment.
- Install tile with proper slope toward floor drain.
- Seal all grout lines with commercial grade sealer.
- Install transition strips and trim pieces as needed.
- Clean and polish completed floor installation.

### **Wall Tile Installation:**

- Prepare wall surfaces for tile installation on approximately 800 square feet.
- Install commercial grade wall tile from floor to ceiling height.
- Apply waterproof membrane behind tile in wet areas.
- Install tile with proper spacing and alignment.
- Apply commercial grade grout and sealant.
- Install trim pieces and edge treatments.
- Clean and finish all tiled wall surfaces.

### **Partition Installation:**

- Install two new toilet partitions with proper mounting hardware.
- Install two new urinal screens with appropriate privacy height.
- Ensure all partitions are level, plumb, and securely fastened.
- Install all necessary hardware including hinges, latches, and door stops.
- Coordinate with tile work for proper integration.
- Touch up and finish all partition installations.



**Job Notes:**

Complete commercial bathroom renovation for two bathrooms:


Area: 22 feet by 20 feet - Demo existing plumbing, partitions, flooring tile, wall tile, and lighting - Remove all existing tile surfaces on floors and walls - Replace with new commercial style tile on floors and walls - Remove three existing surface mount fluorescent light fixtures - Install five new seven inch recessed LED style light fixtures (three replacements + two additional) - Remove one existing hand dryer and make electrical safe - Install new hand dryer system - Install two new urinals with flush valves - Install two new floor mounted toilets - Install one new single hole laboratory faucet - Install one new floor drain - Install two toilet partitions - Install two urinal screens -Install ADA grab bars as specified. -Install baby changing station -Install toilet paper dispensers - Install toilet seat covers dispenser -Install soap dispensers

---

Standard Terms: 50% due at contract execution and 50% due at completion of contract. Quote is valid for 30 days.

---

**Accepted:**  
Firm: \_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**Respectfully Submitted:**  
Zenith Roofing & Waterproofing  
  
\_\_\_\_\_  
Tom Denton



### Conditions

Unless otherwise noted our proposal is based on the following conditions:

1. Unforeseen conditions or circumstances are not assumed nor anticipated in the scope of work proposed above and will be brought to client's attention immediately upon discovery by Zenith Roofing & Waterproofing for prompt resolution.
2. We are to be given reasonable advance notice of required Start Date to adequately schedule and prepare for work.
3. The building is to be ready for contracted work so it may be completed in one continuous operation. Client agrees to furnish complete access to work area free and clear of obstructions at no additional cost to Zenith Roofing & Waterproofing. All deck substrate work (metal, wood or other) is not part of our proposal (unless stated in the proposal.)
4. Adequate and suitable open storage space for our materials is to be provided near each point of operations outside of and adjacent to the building.
5. Our work is to be performed during regular weekday working hours unless, overtime is arranged by mutual agreement.
6. All additional work will be completed on a time and material bases.
7. If additional trips are required, due to others, there will be a trip charge assessed (see T/M terms.)
8. If there is an increase in the actual cost of labor or materials charged to the Contractor in excess of (3%) subsequent to making this Agreement, the price set forth in the Agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Prime Contractor/Owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent, to the making of this Agreement, Contractor at its sole discretion may terminate the contract for convenience.
9. Power washing: Customer to provide adequate water supply, standard proposal does not include water run-off collection. Zenith Roofing & Waterproofing is not responsible for water infiltration or penetration. Zenith Roofing & Waterproofing is not responsible for sealant damage or coating loss or flaking.
10. All colors are to be selected from manufacturer's standard color chart.
11. We are not to be held for responsible for delays due to causes beyond our control. Many of Zenith Roofing & Waterproofing 's products and services are moisture, temperature, and wind sensitive.
12. If a contract resulting from this quotation is terminated prior to completion, we will be reimbursed for all expenses incurred prior to Notice of Termination. If payment terms are not followed based on contract, any and all installed materials will be removed.
13. We are to be reimbursed by the client for cost of repairing any damage done by others to our in progress/completed work, or by destructive job-site conditions beyond our control. All material stored on jobsite are client's responsibility if damaged or stolen.
14. No charges will be made to our account for work performed or materials furnished by others without notifying us in writing and receiving our approval before proceeding with such work.
15. Zenith Roofing & Waterproofing 's warranty excludes failures caused by the failure of the substrate, moisture vapor transmission or hydrostatic over burden, material incidental and consequential damages.
16. This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems, or materials. Therefore, the implied warranties of merchantability and fitness for a particular purpose are hereby excluded.
17. Payment for our work will be within 30 days after completion unless otherwise agreed to. TERMS ARE NET – No discounts from contract price. Any account exceeding 30 days after completion will be subject to interest at 1% the statutory interest rate set forth in Texas Government Code Sec. 2251.025 per month and collection and legal fees. If accepted, this contract will be subject to the approval of our Credit Department.
18. Zenith will conduct a Ground Penetrating Radar (GPR) test before excavation when required. However, we are not responsible for any damage to pipes due to the limitations of this test. Please note that the GPR test is unable to locate PVC lines unless there is a tracer or control wire present, or if the lines are visible to the GPR. Additionally, soil conditions may limit the GPR data to a depth of only 1 foot or less. Generally, we require at least an inch in pipe diameter per foot of burial depth to successfully locate the line with GPR.



## References

Shelly Echols	Director of Construction	Olive Mill Holdings	214-679-3461
Ricky Hoyle	Facilities Manager	Dallas College Richland	214-890-3807
Austin Longacre	Construction Manager	Dallas College Richland	972-238-6922
Kyle Mazac	Maintenance Manager	Birdville ISD	940-255-3915
Greg Pitts	Facilities Supervisor	Texas Christian University	817-257-5334
Eugene Fernandez	Construction Manager	Dallas College Eastfield	972-860-8187
Gabe Santiago	Director	Ritz Carlton	214-922-4892
James Foster	Lead Tech III	Dallas College Eastfield	972-860-7131
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Jeri Hadsell	Sr. Property Manager	Lincoln Property Co.	214-855-3700
Steve Becht	Property Manager	Ft Worth Catholic Diocese	817-945-9402
Steve Niles	Operations Manager	St. Rita Catholic Community	214-451-6581
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Chandra Hamric	Client Manager	Holt Lunsford	972-239-7945
Pris Huntress	Regional Manager	JLL	214-674-0394
Mike Kestler	Senior Engineer	Transwestern	214-502-2597
Richard Hohman	Assistant Director	St. Joseph's Residence	214-948-3597
Allison Millington	General Manager	JLL	817-332-6390



# Some of Our Clients



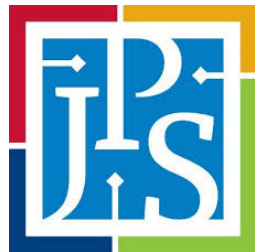
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Member of The Texas A&M University System



THE STAR



BOYS & GIRLS CLUBS



Texas Health Resources®



Catholic Church

# Association Memberships





312 S Walnut St  
Roanoke, TX 76262

Submitted To:  
Clint Harmon  
December 11, 2025  
TIPS: 210205



**Date:** December 11, 2025

**TIPS:** 210205

**Client:** City of Roanoke  
500 South Oak Street  
Roanoke, TX 76262

**Contact:** Clint Harmon

**Phone:** (817) 846-5244

**Project:** Remodel of Kitchen

**Location:** 312 S Walnut St

**Quote:** L1225-5157

---

## PROPOSAL

Written acceptance of this proposal is to be received by us within a period of 30 days from the above date. For labor, material, supervision, and equipment necessary to furnish and install the following, we quote the sum of **\$50,847.93 Tax Exempt.**

---

### Work included in this proposal:

#### Project Render



#### Cabinet Installation and Millwork:

- Remove existing kitchen cabinets including 33 linear feet of base cabinets, 20 linear feet of upper cabinets.
- Install new commercial-grade base cabinets totaling 33 linear feet with soft-close doors and drawers.
- Install new upper cabinets totaling 20 linear feet with adjustable shelving.
- Install new kitchen island cabinets totaling 16 linear feet with appropriate support structure.
- Install laminate base trim throughout the 440 square foot area (approximately 84 linear feet).
- Coordinate with other trades for proper cabinet placement and utility connections.

### **Plumbing Installation:**

- Remove existing kitchen sink and disconnect plumbing connections
- Install new commercial kitchen sink with appropriate mounting and support.
- Install new commercial kitchen faucet with proper water supply connections.
- Install garbage disposal unit with electrical and drain connections.
- Install dishwasher water supply and drain connections under sink area.
- Pull and reset existing stovetop with gas line connections if applicable.
- Test all plumbing connections for leaks and proper operation.

### **Electrical Work:**

- Replace utility receptacle and cover plates as needed.
- Replace three decora-style light switches with new commercial-grade switches.
- Install new lighting fixtures to replace existing fixtures throughout kitchen area.
- Provide electrical connections for garbage disposal unit
- Ensure all electrical work meets commercial kitchen code requirements.
- Test all electrical connections and switches for proper operation.

### **Flooring Installation:**

- Remove existing VCT flooring throughout the 440 square foot area
- Prepare subfloor surface for new flooring installation.
- Install new VCT (Vinyl Composition Tile) throughout entire kitchen area.
- Ensure proper adhesive application and tile alignment.
- Install transition strips where flooring meets adjacent areas.
- Clean and seal VCT flooring upon completion.

### **Wall Preparation and Painting:**

- Repair any wall damage from cabinet removal and installation.
- Patch and sand all wall imperfections to create smooth surface.
- Prime all repaired areas with appropriate commercial primer.
- Apply standard commercial paint to all walls in kitchen area.
- Ensure proper coverage and finish quality suitable for commercial kitchen environment.
- Protect all surfaces and equipment during painting process.

### **Countertop Installation:**

- Remove existing countertops from all cabinet areas.
- Template and measure for new quartz countertop installation.
- Fabricate and install mid-range quartz countertops totaling 98 square feet.
- Cut openings for sink and any appliance installations.
- Polish and finish all countertop edges.
- Seal countertops to cabinet connections to prevent water damage.



**Notes:**

Commercial kitchen renovation:

Area: 22 feet by 20 feet (440 square feet) - Remove and replace kitchen cabinets: • 33 linear feet of base cabinets • 20 linear feet of upper cabinets • 16 linear feet of kitchen island cabinets - Remove and replace countertops with quartz countertops (98 square feet total) - Install new commercial kitchen sink with faucet and disposal - Install dishwasher and new plumbing under sink - Pull and reset existing stovetop - Remove existing tile and replace with new VCT tile throughout area - Repair and paint all walls - Replace utility receptacle and cover plates - Replace three neck Cora style light switches - Install laminate base

---

Standard Terms: 50% due at contract execution and 50% due at completion of contract. Quote is valid for 30 days.

---

**Accepted:**

Firm: \_\_\_\_\_


By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Respectfully Submitted:**

Zenith Roofing & Waterproofing

  
\_\_\_\_\_

Tom Denton



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Allison Millington	General Manager	JLL	817-332-6390



# Some of Our Clients



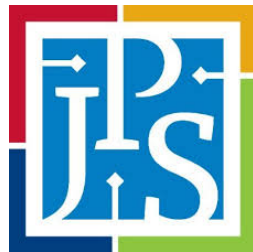
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Member of The Texas A&M University System



THE STAR

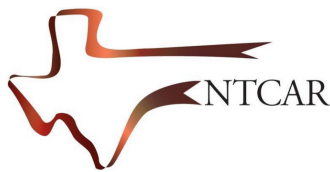


BOYS & GIRLS CLUBS



Texas Health Resources®

# Association Memberships





## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the storage building behind FD #1 for an amount not to exceed four hundred thousand dollars (\$400,000.00).

MEETING DATE: January 13, 2026

DEPARTMENT: Fire

---

### **ITEM SUMMARY:**

Consider approval to award a contract to Zenith Roofing and Waterproofing Company for the renovation of the storage building behind FD #1 for an amount not to exceed four hundred thousand dollars (\$400,000.00).

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

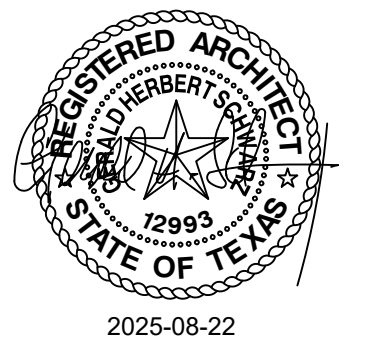
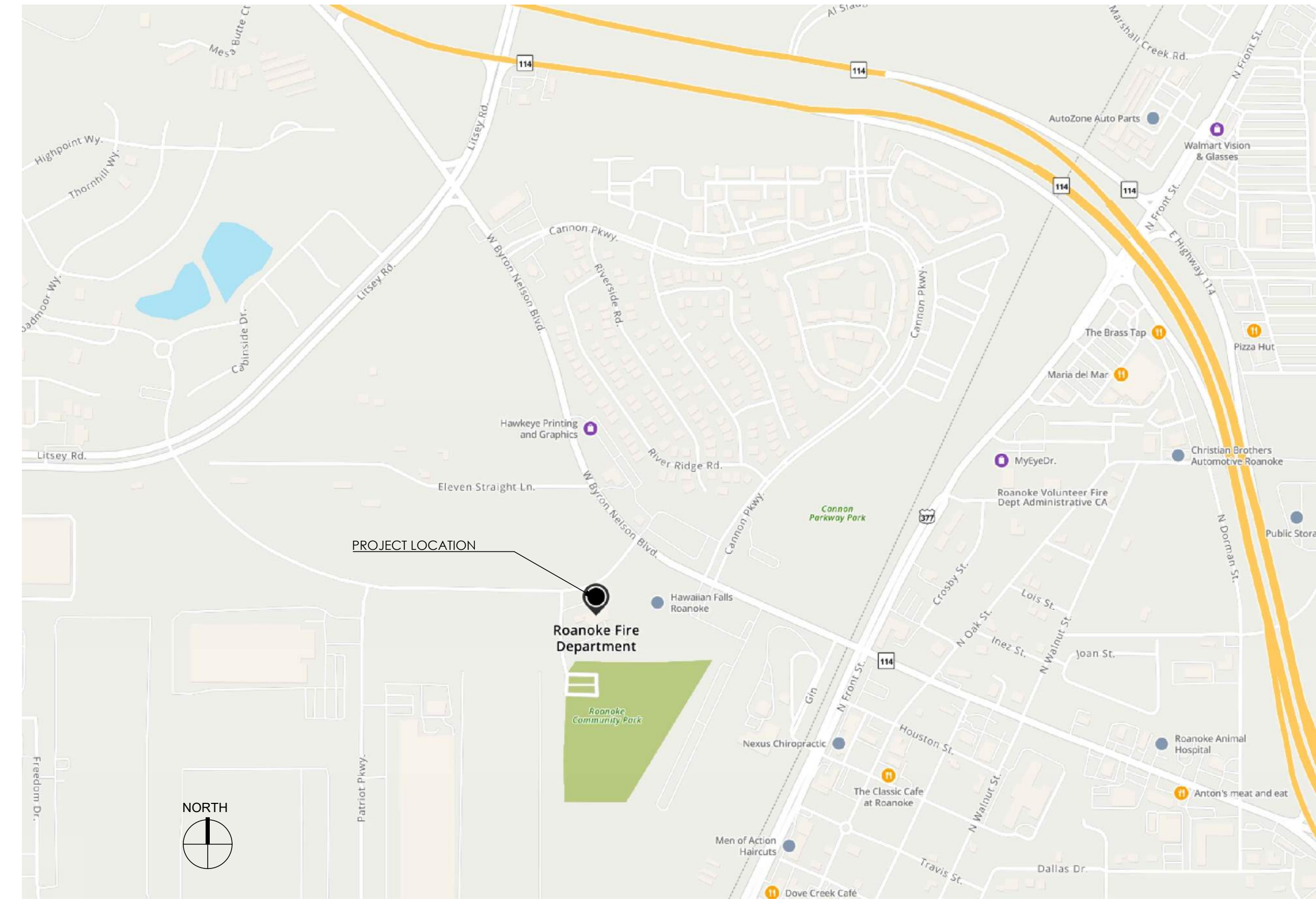
1. ZRFW\_City of Roanoke\_201 Fairway Dr\_FD#1 Storage Building\_10Dec25\_5027



201 Fairway Dr  
Roanoke, TX 76262

Submitted To:  
Clint Harmon  
December 10, 2025  
TIPS: 210205





VICINITY MAP

A NEW STORAGE BUILDING FOR  
**THE CITY OF ROANOKE**

201 FAIRWAY DRIVE  
 ROANOKE, TEXAS 76262

**CONSTRUCTION SET**

PROJECT NUMBER: 25106  
 2025-08-22

**CIVIL**  
**MJ THOMAS ENGINEERING, LLC**  
 4700 BRYANT IRVIN CT, STE 204  
 FORT WORTH, TEXAS  
 817-736-0017

**MEP**  
**MAKO ENGINEERING**  
 FORT WORTH, TEXAS  
 817-914-3083

**STRUCTURE**  
**HnH ENGINEERING INC.**  
 105 SPROLES DRIVE  
 BENBROOK, TEXAS  
 817-713-4977

2627 TILLAR STREET  
 SUITE 131  
 FORT WORTH, TX 76107  
 817-377-3600  
 www.schwarz-hanson.com



# Scope of Work

## 01 - General Requirements

General Conditions

### General Conditions

- Supervision
- Project Management
- Admin
- Submittals, RFI's etc

## 03 - Concrete

- 5" Thick Slab
- 3000psi concrete
- Rebar #3 @ 16" OCEW
- Grade Beams: 12' x 30" w/ (2) #6 T&B & #3 Stirrups @ 15
- 6" Driveway connecting south door to existing driveway, #3 16" OCEW Rebar
- Smooth power trowel finish on foundations
- Broom Finish on Flat Work and Driveway
- Associated Flat Work and Surface Drainage Flume included

### Concrete

Foundation including associated dirt work

## 05 - Metals

### Structural Steel

PEMB Package

- 40x40x12
- 1:2 Pitch Roof
- R13 Roof & Wall Insulation
- (2) 3070 Man Doors w/ Hardware
- (2) Roll-Up Doors
- Galvalume Roof
- Color TBD

## 22 - Plumbing

Plumbing Scope according to Plan Set

- Sanitary Sewer Tap
- 1.5" Water Line Tap
- Underground plumbing at building
- Standard Fixture Package

### Plumbing

Plumbing Scope according to plan set

**23 - HVAC**

Mechanical Scope according to Plan Set

HVAC

Mechanical Scope according to plan set

**26 - Electrical**

Electrical Scope according to Plan Set

Electrical

Electrical Scope according to plan set

**31 - Earthwork & Civil**

Allowance for Utility Boring and Trenching

Underground Utilities

Allowance for Boring and Trenching



**Date:** December 10, 2025

**TIPS:** 210205

**Client:** City of Roanoke  
500 South Oak Street  
Roanoke, TX 76262

**Contact:** Clint Harmon

**Phone:** (817) 846-5244

**Project:** FD#1 Storage Building

**Location:** 201 Fairway Dr

**Quote:** L1225-5027

---

### PROPOSAL

Written acceptance of this proposal is to be received by us within a period of 30 days from the above date. For labor, material, supervision, and equipment necessary to furnish and install the following, we quote the sum of **\$396,558.39 Tax Exempt.**

---

**Work included in this proposal:** See attached scope of work.

---

Standard Terms: 50% due at contract execution and 50% due at completion of contract. Quote is valid for 30 days.

---

**Accepted:**

Firm: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Respectfully Submitted:**

Zenith Roofing & Waterproofing

  
\_\_\_\_\_

Tom Denton



### Conditions

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7. If additional trips are required, due to others, there will be a trip charge assessed (see T/M terms.)
8. If there is an increase in the actual cost of labor or materials charged to the Contractor in excess of (3%) subsequent to making this Agreement, the price set forth in the Agreement shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Prime Contractor/Owner upon request. As an additional remedy, if the actual cost of any line item increases more than 10% subsequent, to the making of this Agreement, Contractor at its sole discretion may terminate the contract for convenience.
9. Power washing: Customer to provide adequate water supply, standard proposal does not include water run-off collection. Zenith Roofing & Waterproofing is not responsible for water infiltration or penetration. Zenith Roofing & Waterproofing is not responsible for sealant damage or coating loss or flaking.
10. All colors are to be selected from manufacturer's standard color chart.
11. We are not to be held for responsible for delays due to causes beyond our control. Many of Zenith Roofing & Waterproofing 's products and services are moisture, temperature, and wind sensitive.
12. If a contract resulting from this quotation is terminated prior to completion, we will be reimbursed for all expenses incurred prior to Notice of Termination. If payment terms are not followed based on contract, any and all installed materials will be removed.
13. We are to be reimbursed by the client for cost of repairing any damage done by others to our in progress/completed work, or by destructive job-site conditions beyond our control. All material stored on jobsite are client's responsibility if damaged or stolen.
14. No charges will be made to our account for work performed or materials furnished by others without notifying us in writing and receiving our approval before proceeding with such work.
15. Zenith Roofing & Waterproofing 's warranty excludes failures caused by the failure of the substrate, moisture vapor transmission or hydrostatic over burden, material incidental and consequential damages.
16. This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems, or materials. Therefore, the implied warranties of merchantability and fitness for a particular purpose are hereby excluded.
17. Payment for our work will be within 30 days after completion unless otherwise agreed to. TERMS ARE NET – No discounts from contract price. Any account exceeding 30 days after completion will be subject to interest at 1% the statutory interest rate set forth in Texas Government Code Sec. 2251.025 per month and collection and legal fees. If accepted, this contract will be subject to the approval of our Credit Department.
18. Zenith will conduct a Ground Penetrating Radar (GPR) test before excavation when required. However, we are not responsible for any damage to pipes due to the limitations of this test. Please note that the GPR test is unable to locate PVC lines unless there is a tracer or control wire present, or if the lines are visible to the GPR. Additionally, soil conditions may limit the GPR data to a depth of only 1 foot or less. Generally, we require at least an inch in pipe diameter per foot of burial depth to successfully locate the line with GPR.



## References

Shelly Echols	Director of Construction	Olive Mill Holdings	214-679-3461
Ricky Hoyle	Facilities Manager	Dallas College Richland	214-890-3807
Austin Longacre	Construction Manager	Dallas College Richland	972-238-6922
Kyle Mazac	Maintenance Manager	Birdville ISD	940-255-3915
Greg Pitts	Facilities Supervisor	Texas Christian University	817-257-5334
Eugene Fernandez	Construction Manager	Dallas College Eastfield	972-860-8187
Gabe Santiago	Director	Ritz Carlton	214-922-4892
James Foster	Lead Tech III	Dallas College Eastfield	972-860-7131
Glenn Covington	Roofing Supervisor	Birdville ISD	817-586-8546
Adam Qualkenbush	Facilities Manager Vice	Dallas College Eastfield	972-860-8378
Jeri Hadsell	Sr. Property Manager	Lincoln Property Co.	214-855-3700
Steve Becht	Property Manager	Ft Worth Catholic Diocese	817-945-9402
Steve Niles	Operations Manager	St. Rita Catholic Community	214-451-6581
Kathy McCoy	Business Manager	St. Maria Goretti	817-274-0643
Chandra Hamric	Client Manager	Holt Lunsford	972-239-7945
Pris Huntress	Regional Manager	JLL	214-674-0394
Mike Kestler	Senior Engineer	Transwestern	214-502-2597
Richard Hohman	Assistant Director	St. Joseph's Residence	214-948-3597
Allison Millington	General Manager	JLL	817-332-6390



# Some of Our Clients



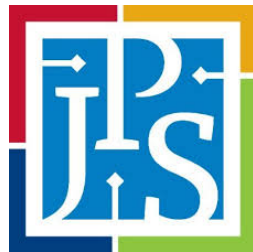
THE RITZ-CARLTON®



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# Association Memberships





## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval of Construction Manager Agent for Main Street Parking Garage.

MEETING DATE: January 13, 2026

DEPARTMENT: Administration

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### **ITEM SUMMARY:**

Consider approval of Construction Manager Agent for Main Street Parking Garage.

### **INFORMATION:**

The City of Roanoke received competitive sealed proposals for the Roanoke Main Street Parking Garage on Tuesday, November 18, 2025. A copy of the proposal tabulation is attached for your reference. The attached document(s) indicate the fees, contingencies, budgets, professional fees, amounts recommended for award, etc. for the project. Gallagher Construction Company recommends that the Owner award all items as indicated on the attached documents contingent upon the contractor selection process and the Owner receiving the required insurance and bonds from each selected contractor. If the awarded contractor does not provide the required documents, award will be made to the respondent with the next highest evaluation. Award of contracts will be made to the respondent offering the best value to the City of Roanoke.

### **STAFF RECOMMENDATION:**

Staff recommends approval

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. Recommendation Letter - City of Roanoke



## ROANOKE MAIN STREET PARKING GARAGE

### LETTER OF RECOMMENDATION FOR COUNCIL APPROVAL 01.13.2026



DIFFERENT FROM THE GROUND UP

**GFF**design

**OAK STREET**  
EST. DISTRICT 1881

DALLAS | FORT WORTH | HOUSTON | WACO



**GALLAGHER**  
A CUMMING GROUP COMPANY

January 6, 2026

Jeriahme Miller  
City of Roanoke  
500 S Oak St.  
Roanoke, Tx 76262

**Re: Roanoke Main Street Parking Garage & Downtown Signage  
Recommendation to Award**

Mr. Miller,

The City of Roanoke received competitive sealed proposals for the Roanoke Main Street Parking Garage & Downtown Signage on Tuesday, November 18, 2025. A copy of the proposal tabulation is attached for your reference.

The attached document(s) indicate the fees, contingencies, budgets, professional fees, amounts recommended for award, etc. for the project.

Gallagher Construction Company recommends that the Owner award all items as indicated on the attached documents contingent upon the contractor selection process and the Owner receiving the required insurance and bonds from each selected contractor. If the awarded contractor does not provide the required documents, award will be made to the respondent with the next highest evaluation.

Award of contracts will be made to the respondent offering the best value to the City of Roanoke based on evaluation of the proposals received using the following selection criteria as set forth in the bid documents:

1. Purchase price
2. Ability of Vendor to provide adequate manpower & resources to complete the Project(s) on schedule
3. Reputation of the Vendor
4. Quality of Vendor's work
5. Extent of Vendor's services to meet the needs of the Owner
6. Vendor's past relationship with the Owner and/or Construction Manager
7. Vendor's designation as a historically underutilized business
8. Total long-term cost to the Owner
9. Other criteria:
  - A. Has the Respondent constructed projects of similar size, type and complexity?
  - B. Are Respondent's personnel experienced in similar projects?
  - C. Does the Respondent stay on schedule?
  - D. Does the Respondent work well with the Owner on change orders?
  - E. Does the Respondent timely complete warranty work?

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**GALLAGHER**  
A CUMMING GROUP COMPANY

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We have reviewed all proposals submitted in categories where only one proposal was received and have found the proposed amounts to be within an acceptable range for the scope of work in each respective work category.

Gallagher Construction Company is honored for the continued opportunity to work with the City of Roanoke and GFF Design. We look forward to the successful completion of this project.

Sincerely,

GALLAGHER CONSTRUCTION COMPANY

Jeff Fisher, President

cc:

Heather Abaya – GFF Design  
Garrett Barker – GFF Design

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City of Roanoke  
Main St. Parking Garage  
Total Sheet  
Bid Date: 12-18-25



CSP #	SCOPE	CONTRACTOR	TOTAL
01-B	Final Building Cleaning	ABS Operating LLC Advantage Building Services	\$ 36,276
03-A	Building Concrete	Lithko Contracting, LLC	\$ 5,230,200
04-A	Masonry	RC Masonry, LLC	\$ 1,658,623
05-A	Structural Steel & Erection	Lloyd Plyler Construction, LLP dba Plyler Fabrication	\$ 4,346,800
07-A	Roofing and Sheetmetal	Premiere Roofing	\$ 349,900
07-B	Joint Sealant	Southwest Sealers, Inc. dba Southwest Construction Services	\$ 61,500
07-C	Sprayed-On Fireproofing & Sprayed Insulation	TruTeam Builder Services Group, Inc. dba LCR Contractors	\$ 5,700
07-F	Formed Metal Louvers	Premiere Roofing	\$ 828,500
08-A	Frames, Doors & Hardware	All Door Services	\$ 52,856
08-C	Overhead Coiling Doors and Grilles	Overhead Door Company of Denison DBA Tex-Oma Builders Supply	\$ 13,062
09-A	Drywall and Acoustical	Southwest Drywall LLC	\$ 21,493
09-C	Tiling	Vector Concepts, Inc.	\$ 5,525
09-E	Painting and Wall Covering	Shahan & Son, Ltd.	\$ 423,066
10-A	Building Specialties	Spectrum Resource Group, LTD	\$ 32,566
10-G	Identification Devices	Estimate	\$ 390,883
10-G	Identification Devices - Allowance	Estimate	\$ 10,000
11-K	Parking Control Equipment (Alternate)	Mitchell Adding Machine Co., Inc. dba Mitchell Time and Parking	\$ -
14-A	Elevator(s)	Schindler Elevator	\$ 157,000
21-A	Fire Sprinkler System	Service Fire & Industrial, Inc.	\$ 467,500
22-A	Plumbing	Dallas Mechanical Group, LLC	\$ 227,245
23-A	HVAC	Dallas Mechanical Group, LLC	\$ 89,749
26-A	Electrical	Ticer Electric, LLC	\$ 1,237,508
27-A	Voice and Data Cabling	JL Technology Group	\$ 38,000
27-C	Communication Systems	Included w. 28-B & 28-C	\$ -
28-A	Fire Alarm	Service Fire & Industrial, Inc.	\$ 24,900
28-B	Security - Access Control Systems	Entech Sales & Service, LLC	\$ 156,700
28-C	Security - Video Camera Systems	Entech Sales & Service, LLC	\$ 93,300
31-A	Excavation	DM Services, LLC	\$ 263,125
31-E	Termite Control	Texoma Pest Management	\$ 2,400
32-A	Concrete Paving	Lithko Contracting, LLC	\$ 252,400
32-B	Landscape and Irrigation	Texas Yard Pro. Inc.	\$ 178,000
32-H	Pavement Markings	Johnson & Sons LLC	\$ 325,770
33-A	Site Utilities	Lithko Contracting, LLC	\$ 140,600
<b>COST OF WORK</b>			
1100	Survey and Layout	Estimate	\$ 5,000
1110	Subsurface Investigation - Utility Locate	Estimate	\$ 5,000
	Temporary Crane - Additional Rental Allowance	Estimate	\$ 200,000
	Allowance for Casing Piers	Estimate	\$ 150,000
1220	Laydown Yard and Temp Access	Estimate	\$ 50,000
1300	Temporary Fencing	Estimate	\$ 25,000
1310	Temporary Toilets	Estimate	\$ 50,000
1320	Temporary Power and Water	Estimate	\$ 150,000
1330	Storage Trailers	Estimate	\$ 50,000
1340	Waste Removal Services	Estimate	\$ 50,000
1350	Temporary Protection Provisions	Estimate	\$ 20,000
1370	Clean Up Equipment	Estimate	\$ 10,000
1380	Grading Equipment	Estimate	\$ 50,000
1390	General Cleanup	Estimate	\$ 30,000
1400	SWPPP Book/Inspections/Repairs	Merit Professional Services	\$ 7,446
1410	Traffic Control/TxDot - HWY 377	Estimate	\$ 250,000
1500	Mailing/Shipping Provisions/Printing	Estimate	\$ 2,500
1510	Printing	Estimate	\$ 2,500
1600	Builders Risk Insurance	Estimate	\$ 67,185
1700	CSP Contractor Commitment Contingency	Estimate	\$ 150,000
1710	Construction Contingency	Estimate	\$ 750,000
<b>CONSTRUCTION COSTS TOTAL</b>			\$ 19,195,778
<b>FEES AND OWNER'S DIRECT EXPENSES</b>			
2100	Architectural/Engineering Fees	GFF Design	\$ 916,000
	Alley Survey	TNP Surveying Services	\$ 1,800
2200	Geotechnical Reports	Geotex Engineering	\$ 24,500
2210	Material Testing and Inspection	Geotex Engineering	\$ 250,000
2300	HVAC Test & Balance	Estimate	\$ 7,500
2410	TAS Reviews and Inspections	Estimate	\$ 5,000
2450	Jobsite Security/Surveillance	Estimate	\$ 35,000
<b>FEES AND OWNER'S DIRECT EXPENSES TOTAL</b>			\$ 1,239,800
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT (FF&amp;E)</b>			
3100	Furniture, Fixtures, and Equipment	Estimate	\$ -
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT (FF&amp;E) TOTAL</b>			\$ -
<b>MISCELLANEOUS CONTINGENCIES</b>			
4210	Gas/Electric Utility Allowance	Estimate	\$ 175,000
4220	Technology Allowance	Estimate	\$ 75,000
	Leasing Land - Laydown	Estimate	\$ 39,000

	Leasing Land - Trailer	Estimate	\$	39,000
4250	AES Radio Dialer/Elevator Cell Dialers	Estimate	\$	7,500
4300	Owner Contingency	Estimate	\$	200,000
<b>MISCELLANEOUS CONTINGENCIES TOTAL</b>				\$ 535,500
<b>PROJECT COSTS SUB-TOTAL</b>				\$ 20,971,078
<b>CONSTRUCTION MANAGER FEE</b>				
1800	Constr Mgmt Fee and General Requirements	Gallagher	\$	1,394,577
<b>CONSTRUCTION MANAGER FEE TOTAL</b>				\$ 1,394,577
<b>TOTAL PROJECT COST</b>				\$ 22,365,655
			<b>BUDGET</b>	\$ 23,500,000
			<b>OVER / UNDER</b>	\$ (1,134,345)
<b>SCOPE ADJUSTMENTS TO CONTRACTS</b>				
<b>SCOPE ADJUSTMENTS TO CONTRACTS TOTAL</b>				\$ 764,977
<b>TOTAL COST W/ SCOPE ADJUSTMENTS TO CONTRACTS</b>				\$ 23,130,632
			<b>BUDGET</b>	\$ 23,500,000
			<b>OVER / UNDER</b>	\$ (369,368)
<b>ALTERNATES</b>				
			<b>ADD/DEDUCT \$</b>	<b>ACCEPTED</b>
ALT # 1	VEHICULAR TRAFFIC COATINGS - LEVELS 4 AND 5		\$ 319,789.00	\$ 319,789
ALT # 2	STANDARD GRAY CMU ILO OF BURNISHED CMU - LOCATIONS EXPOSED TO VIEW		\$ (107,104.00)	\$ -
ALT # 3	PARKING CONTROL EQUIPMENT		\$ 278,751.00	\$ -
ALT # 4	DOWNTOWN SIGNAGE - PHASE 1		\$ 1,629,159.00	\$ -
ALT # 5	HOISTING EQUIPMENT FOR SOW IN LIEU OF TOWER CRANE		\$ -	\$ -
<b>ALTERNATE SCOPE ADJUSTMENTS</b>				
			<b>ADD/DEDUCT \$</b>	
<b>ALTERNATES TOTAL - INCL. ALTERNATE SCOPE ADJUSTMENTS</b>				\$ 319,789
<b>TOTAL COST W/ ALTERNATES</b>				\$ 23,450,421
			<b>BUDGET</b>	\$ 23,500,000
			<b>OVER / UNDER</b>	\$ (49,579)

**Project:** Roanoke Main Street Parking Garage & Downtown Signage

**Bid Date:** Tuesday, November 18, 2025

CSP 01-B	FINAL BUILDING CLEANING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Cynthia's Cleaning Services, LLC	x	x	x	x	\$ 8,888						
	Advantage Building Solutions	x	x	x	x	\$ 36,276						
	Member's Building Maintenance, LLC	x	x	x	x	\$ 151,873						
CSP 03-A	BUILDING CONCRETE	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Kent Conrete	x	x	x	x	\$ 5,084,176						
	Lithko Contracting, LLC	x	x	x	x	\$ 5,230,200	\$ 5,794,500					
	United Forming, Inc.	x	x			\$ 5,898,000					\$ 250,000	
	Sizelove Construction	x	x	x	x	\$ 6,039,650						\$ (179,500)
	Capfoam	x	x	x	x	\$ 6,050,000						
	Greco Structures	x	x	x	x	\$ 6,077,345						
	Baker Concrete Construction, Inc.	x	x	x	x	\$ 6,613,700					\$ 125,400	
	McCarthy Building Companies, Inc.	x	x	x	x	\$ 8,762,083					\$ 119,381	\$ (637,557)
LATE @ 7:46pm	PCS Infrastructures											
CSP 04-A	MASONRY	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	RC Masonry, LLC	x	x	x	x	\$ 1,658,623			\$156,665			
	Midtex dba Wilks Masonry					\$ 2,281,050			\$ (128,000)		\$ 243,000	
	J&E Companies					\$ 2,365,600			\$ (159,000)		\$ 140,700	
	Skinner Masonry, LLP	x	x	x	x	\$ 2,398,135			\$ (162,040)		\$ 185,041	
	A Brush Above Services, LLC					\$ 2,795,000	\$ 11,350,000					
		x	x	x	x							
CSP 05-A	STRUCTURAL STEEL & ERECTION	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Viva Railings LLC	x	x	x	x	\$ 787,134						
	A Brush Above Services, LLC					\$ 4,098,500	\$ 11,350,000					
		x	x	x	x							
	Alamo Structural Steel, LLC	x	x	x	x	\$ 5,019,440						

CSP 07-A	ROOFING AND SHEET METAL	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	TRS Roofing Systems	X	X	X		\$ 66,090						
	A Brush Above Services, LLC	X	X	X	X	\$ 203,970	\$ 11,350,000					
	Premiere Roofing	X	X	X	X	\$ 349,900	\$ 1,178,000					\$ 1,500
	Heritage One Roofing, Inc.	X	X	X	X	\$ 429,260						\$ 18,500
	RTI Construction LLC	X	X	X	X	\$ 549,214	\$ 1,378,000					
	Texas Fifth Wall Roofing Systems					\$ 596,157						
CSP 07-B	JOINT SEALANTS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Amcon Waterproofing, LLC					\$ 532,835						
	Southwest Construction Services					\$ 61,500						
CSP 07-C	SPRAYED-ON FIREPROOFING & SPRAYED INSULATION	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	iFoam					\$ 2,500						
	TruTeam Builder Services Group Inc. LCR Contractors	X	X	X	X	\$ 5,700						
	Rollings Plains Construction, Inc.	X	X			\$ 13,930						
	A Brush Above Services, LLC	X	X	X	X	\$ 43,075	\$ 11,350,000					
CSP 07-F	FORMED METAL LOUVERS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Premiere Roofing	X	X	X	X	\$ 828,500	\$ 1,178,000					
	RTI Construction LLC	X	X	X	X	\$ 838,808	\$ 1,378,000					

CSP 08-A	FRAMES, DOORS & HARDWARE	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	All Door Services	x	x	x		\$ 52,856						
	Tex-Oma Builders Supply Co.	x	x	x	x	\$ 53,132						
CSP 08-C	OVERHEAD COILING DOORS & GRILLES	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Overhead Door Company of Denison	x	x	x	x	\$ 13,062						
	OGD Equipment Company, LLC	x	x			\$ 13,815						
CSP 09-A	DRYWALL & ACOUSTICAL	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Southwest Drywall LLC	x	x	x	x	\$ 21,493						
	Morris Drywall Systems, Inc.	x	x			\$ 192,966						
	Sun Drywall, LLC	x	x	x	x	\$ 220,342						\$ 3,550
CSP 09-C	TILING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Vector Concepts, Inc.	x	x	x	x	\$ 5,525						
	San Antonio Tile, Inc.	x	x	x	x	\$ 6,000						

CSP 09-E	PAINING & WALLCOVERING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Dallas Pro Painting & Drywall		X			\$ 176,438						
	Vela Brothers Painting Inc.	X	X	X	X	\$ 270,583						
	Shahan & Son, Ltd.	X	X	X	X	\$ 423,066					\$ 28,188	
CSP 10-A	BUILDING SPECIALTIES	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	D10 Specialties	X				\$ 3,920						
	Spectrum Resource	X	X	X	X	\$ 32,566						
CSP 10-G	IDENTIFICATION DEVICES	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	SSC Signs & Lighting, LLC	X	X	X		\$ 390,883					\$ 855,289	
CSP 11-K	PARKING CONTROL EQUIPMENT	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Mitchell Adding Machine Co., Inc.	X	X	X	X	\$ 257,855				\$ 253,464		
	Designa USA					\$ 294,806				\$ 294,806		

CSP 14-A	ELEVATORS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Schindler					\$ 157,000						
	Kone Elevator	X	X	X	X	\$ 246,000						
CSP 21-A	FIRE SPRINKLER SYSTEM	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	T3 Fire Protection Systems					\$ 99,900						
	Service Fire & Industrial, Inc.	X	X	X	X	\$ 467,500						
	Security Fire Systems	X	X	X	X	\$ 676,809						
CSP 22-A	PLUMBING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Dallas Mechanical Group	X	X	X		\$ 227,245	\$ 316,994					
	IMSI Mechanical					\$ 314,453						
	Premier Services	X	X	X	X	\$ 528,613	\$ 628,853					
	3D Mechanical Service Company	X	X	X	X	\$ 608,000						
	A Brush Above Services, LLC	X	X	X	X	\$ 950,000	\$ 11,350,000					
CSP 23-A	HVAC	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	A Brush Above Services, LLC	X	X	X	X	\$ 82,145	\$ 11,350,000					
	Dallas Mechanical Group	X	X	X		\$ 89,749	\$ 316,994					
	Premier Services	X	X	X	X	\$ 103,400	\$ 628,853					
	3D Mechanical Service Company	X	X	X	X	\$ 127,900						
	IMSI Mechanical					\$ 169,126						
	Rambos Mechanical					\$ 262,700						

CSP 26-A	ELECTRICAL	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Ticer Electric LLC	X	X	X	X	\$ 1,237,508				\$ 2,000	\$ 273,736	
	A Brush Above Services, LLC	X	X	X	X	\$ 1,634,775	\$ 11,350,000			\$ 221,235	\$ 442,110	
	System Electric Co.	X	X	X	X	\$ 1,732,104						
CSP 27-A	VOICE AND DATA CABLING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	J&L Technology Group, LLC	X	X	X	X	\$ 38,000				\$ 600		
	Xylin Technology Solutions	X	X	X	X	\$ 55,533						
	Lantek AVC	X	X			\$ 58,947						
	Advanced Connections Inc.	X	X			\$ 74,287						
	Lynk Automation LLC	X	X	X	X	\$ 85,319						
CSP 27-C	COMMUNICATION SYSTEMS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
CSP 28-A	FIRE ALARM SYSTEMS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...

CSP 28-B	SECURITY - ACCESS CONTROL SYSTEMS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Entech Sales & Service LLC	x	x	x	x	\$ 156,700	\$ 250,000					
	Caruth Protection Services, LLC	x	x	x	x	\$ 171,876	\$ 265,000			\$ 7,500		
	Convergint					\$ 189,702						
CSP 28-C	SECURITY - VIDEO CAMERA SYSTEMS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Entech Sales & Service LLC	x	x	x	x	\$ 93,300	\$ 250,000					
	Caruth Protection Services, LLC	x	x	x	x	\$ 100,680	\$ 265,000					
	Convergint					\$ 189,702						
CSP 31-A	EXCAVATION	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Lithko Contracting	x	x	x	x	\$ 171,300	\$ 5,794,500					
	DM Services, LLC	x	x	x	x	\$ 263,125						
	Creator Dallas Development					\$ 273,798						
	J&K Moore Enterprises LLC	x	x	x	x	\$ 300,000	\$ 440,000				\$ 35,000	
	Montesdeoca Excavation					\$ 331,687						
	CT Excavating, Inc.	x	x	x		\$ 421,466					\$ 29,005	
	Lennon Construction, Inc.	x	x	x	x	\$ 485,000	\$ 850,000					
	Obra Ramos Construction, LLC	x	x	x	x	\$ 700,000					\$ 45,000	
	A Brush Above Services, LLC	x	x	x	x	\$ 716,468	\$ 11,350,000				\$ 90,000	
CSP 31-E	TERMITE CONTROL	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Texoma Pest Management	x	x	x	x	\$ 2,400						
	A Brush Above Services, LLC	x	x	x	x	\$ 5,835	\$ 11,350,000					
LATE - @ 3:43pm	Advantage Pest Control											

CSP 32-A	CONCRETE PAVING	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Lithko Contracting	X	X	X	X	\$ 252,400	\$ 5,794,500				\$ 134,700	
	Sizelove Construction	X	X	X	X	\$ 345,775					\$ 345,775	
Stamped Concrete Only	Texas Bomanite					\$ 73,021						
CSP 32-B	LANDSCAPING AND IRRIGATION	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	American Landscape Systems, Inc.	X	X	X	X	\$ 105,423						
	Texas Yard Pro, Inc.	X	X	X	X	\$ 178,000					\$ 95,500	
	Clients First Landscape Solutions	X	X	X	X	\$ 229,098					\$ 80,024	
CSP 32-H	PAVEMENT MARKINGS	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Miller Striping					\$ 8,024						
	Stripe King DFW LLC					\$ 13,728						
	Semper Fi Striping					\$ 14,238						
	Stripe-A-Zone LLC					\$ 23,070						
	JDS Pavement Marking and Repair, LLC					\$ 23,613						
	Parking Mates					\$ 36,000						
	Creedmoor Construction					\$ 49,218						
	Alvarez Striping Services					\$ 50,158						
	Quest Mark					\$ 198,595						
	Floor Prep Technology LLC					\$ 243,145						
	Johnson & Sons	X	X	X	X	\$ 325,770		\$ 325,770				
CSP 33-A	SITE UTILITIES	1	2	3	4	TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1	Alt #5 Price to provide hoisting equipment...
	Lithko Contracting	X	X	X	X	\$ 140,600	\$ 5,794,500					
	J&K Moore Enterprises LLC	X	X	X	X	\$ 180,000	\$ 440,000					
	PayDirt Utilities LLC	X	X	X	X	\$ 181,000	\$ 181,000					
	Venus Construction	X	X	X	X	\$ 200,000						
	Lennon Construction, Inc.	X	X	X	X	\$ 405,000	\$ 850,000					

**Project:** Roanoke Main Street Parking Garage & Downtown Signage - Re-Proposal

**Bid Date:** Thursday, December 18, 2025

CSP 05-A	STRUCTURAL STEEL & ERECTION	1	2	3	4	5	Roanoke Main Street Parking Garage TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1
	Barrier Cable Systems, Inc.						\$ 138,800					
	Plyer Fabrication	X	X	X	X	X	\$ 4,346,800					
	Alamo Structural Steel						\$ 5,266,520					
CSP 10-G	IDENTIFICATION DEVICES	1	2	3	4	5	Roanoke Main Street Parking Garage TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1
	Knight Sign Industries, Inc.	X	X	X	X	X	\$ 252,783					
	SSC Signs & Lighting	X	X	X	X	X	\$ 390,883					
	Fusion LED Inc. dba: Sign-Express	X	X	X	X	X	\$ 414,020					\$ 256,535
	Casteel Sign						\$ 715,973					
CSP 28-A	FIRE ALARM SYSTEMS	1	2	3	4	5	Roanoke Main Street Parking Garage TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1
	Service Fire Industrial, Inc.	X	X	X	X	X	\$ 24,900					
	MISCELLANEOUS	1	2	3	4	5	Roanoke Main Street Parking Garage TOTAL	COMBINATION PROPOSAL	Alt #1 Vehicular Traffic Coatings	Alt #2 CMU	Alt #3 Parking Control Equipment	Alt #4 Downtown Signage Phase 1



## AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consideration and action to appoint 1 member to the Keep Roanoke Beautiful board for a term expiring January 2028.

MEETING DATE: January 13, 2026

DEPARTMENT: City Secretary

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**ITEM SUMMARY:**

Consideration and action to appoint 1 member to the Keep Roanoke Beautiful board for a term expiring January 2028.

**INFORMATION:**

**STAFF RECOMMENDATION:**

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

**ATTACHMENTS:**

1. 2025 - KRB Application - Todd Nicholson



# Keep Roanoke Beautiful

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** \*

6:00 PM  
First (1st) Wednesday every other 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 \*

Todd Nicholson

Address \*

Home/Cell Phone \*

Email Address \*

Eligibility

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

20 months

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 General Director BNSF Railway / Personal Consultant Railroad Industry

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

30+ years leading and managing large teams and multi-million dollar projects.

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

30+ years leading and managing large teams. Passion for Excellence. Excellent Team Player.

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

Volunteer at church, food bank, American Heart Association, Youth Coach, etc...

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



## CITY COUNCIL AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - SUP-2026-01 - Installation of equipment not to exceed one hundred fifty feet (150')

MEETING DATE: January 13, 2026

DEPARTMENT: City Secretary

---

### **ITEM SUMMARY:**

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice - SUP-2026-01 - ORD NO 2026-101 - Rezone - BP to BP-SUP - maximum height 150 feet - jlm draft - 120325



# City of Roanoke Notice of Public Hearing Zoning Amendment

## NOTICE OF PUBLIC HEARING ZONING AMENDMENT

### Roanoke Planning and Zoning Commission SUP 2026-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 5, 2025, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

### Roanoke City Council SUP 2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 13, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). 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, December 17, 2026, 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: City Council

SUBJECT: Specific Use Permit (SUP-2026-01) Texas Lehigh Cement Co.

MEETING DATE: January 13, 2026

DEPARTMENT: Planning

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### **ITEM SUMMARY:**

Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

### **INFORMATION:**

Mr. Kriston is requesting a Specific Use Permit to allow for the expansion of the existing concrete facility to include a new bucket elevator, stair tower, air slide conveyor system, and bag filters. The Business Park Zoning District allows a maximum height of 40 feet, which may be increased through the Specific Use Permit process only.

As reflected in the renderings, the existing equipment reaches a height of almost 90'. In the staff's opinion, the expansion of this facility is in line with the existing uses in this industrial section of the City and will not have a negative impact.

### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission recommend approval of this application to the City Council.

### **SPECIAL CONSIDERATION:**

The Planning and Zoning Board made no recommendation at the meeting on Jan. 5th.

### **FINANCIAL CONSIDERATION:**



## AGENDA ITEM

### ATTACHMENTS:

1. ORD NO 2026-101 - SUP-2026-01 - Rezone - BP to BP-SUP - Block 33, 38, 39 OT  
Roanoke - 150 foot equipment
2. Application
3. Survey
4. Concept View 1
5. Concept View 2
6. Concept View 3

**ORDINANCE No. 2026-101**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR BLOCKS 33, 38, AND 39 OF THE O.T. ROANOKE ADDITION, 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, BY AMENDING THE UNDERLYING ZONING FOR SAID TRACTS OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT (BP-SUP) DISTRICT TO ALLOW INSTALLATION OF EQUIPMENT TO A MAXIMUM EIGHT OF 150 FEET WITH A SPECIFIC USE PERMIT (SUP); PRESCRIBING THE PERMISSIBLE USES THEREOF; 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 Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, 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 Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet; 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**

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 Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, 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 Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet.

**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 13<sup>th</sup> day of January, 2026.

**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 Kevin Kriston	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-971-1851 kkriston@texaslehigh.com
Type of permit requested Commercial Building	Name of Business Texas Lehigh Cement Co., LP	Email and Website-if applicable www.texaslehigh.com
Property Owner(s) Texas Lehigh Cement Co., LP	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-295-6111
Legal Description – Lot/Block/Subdivision MEP & PRR Survey, Abstract 923	Property Address 400 Hwy 377, Roanoke TX 76262	Present Zoning Business Park (BP)

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? no

Justification for request for Special Use Permit: expanding existing facility to continue to do business

**Authorization:**

I/ We Texas Lehigh Cement Co., LP owner(s) of the above described property do here by authorize Kevin Kriston to act on my/our behalf in making and representing this Specific Use permit application.

Neil Elick  
 Owner(s) Signature

11-12-2025  
 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.

Kevin M. Kriston  
 Applicants Signature

17 Nov. 2025  
 Date

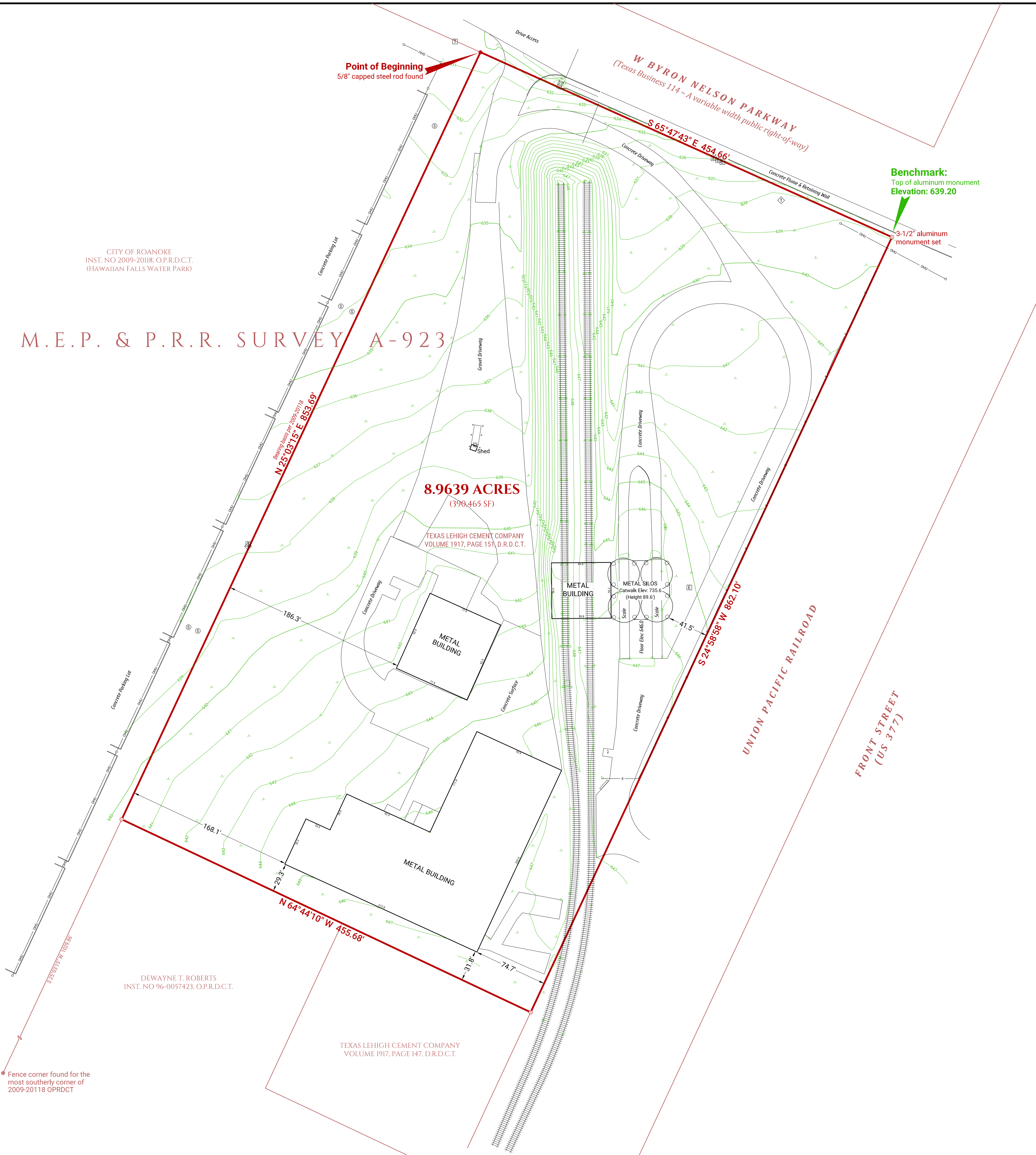
\*\*Fees are subject to change as amended by Ordinance.

**FOR OFFICE USE ONLY**

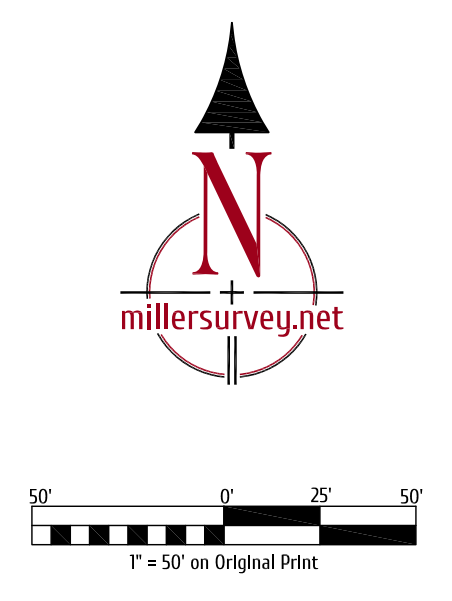
Application Fee	P&Z Meeting <b>JAN 05 2026</b>	CC Meeting <b>JAN 13 2026</b>	File for Record SUP- <u>2026 - 01</u>
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# M.E.P. & P.R.R. SURVEY A-923

CITY OF ROANOKE  
INST. NO 2009-20118, O.P.R.D.C.T.  
(HAWAIIAN FALLS WATER PARK)



Symbol Legend			
□	Telecom Access	⊗	Water Vault
○	Telecom Manhole	⊗	Fire Hydrant
○	Telecom Marker	⊗	Water Valve
△	Telecom Pedestal	⊗	Water Meter
⊗	Electric Cabinet	⊗	Water Manhole
⊗	Electric Manhole	⊗	Fire Dept. Connect
⊗	Electric Marker	⊗	Sanitary Manhole
⊗	Electric Service	⊗	Cleanout
⊗	Light Pole/Post	⊗	Sanitary Marker
⊗	Electric Cabinet	⊗	Storm Manhole
⊗	Gas Marker	⊗	Drop Inlet
⊗	Gas Meter/Service	⊗	Grate Inlet
⊗	Gas Test Station	⊗	Traffic/Parking Sign
⊗	Gas Manhole	⊗	Traffic Control
—○—○—○—	Overhead Utility Line & Pole		
—x—x—x—x—	Center of Fence		
●	Steel rod found/capped (SRF/CSRF)		
○	1/2" MILLER 5665" steel rod set (CSRS)		
⊗	Cross in concrete found/set (CF/CS)		



- NOTES:**
- 1) Elevations are based on NAVD 1988
  - 2) Directional control based on the easterly boundary line of the City of Roanoke tract per Inst. No. 2009-20118

**LEGAL DESCRIPTION OF SURVEYED TRACT:** Being a tract of land out of the M.E.P. & P.R.R. Survey, Abstract No. 923, and situated in the City of Roanoke, Denton County, Texas, said tract being the same tract of land described in the deed to Texas Lehigh Cement Company recorded in Volume 1917, Page 151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**Beginning** at a 5/8 inch capped steel rod found for the most northerly corner of said Lehigh tract, said rod being the most easterly corner of the same tract of land described in the deed to City of Roanoke recorded as Instrument No. 2019-201118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

**Thence** South 65 degrees 47 minutes 43 seconds East with the northeasterly boundary line of said Lehigh and with said right-of-way line a distance of 454.66 feet to a 3-1/2 inch aluminum monument set for the most easterly corner of said Lehigh tract, said monument being in the northwesterly right-of-way line of the Union Pacific Railroad;

**Thence** South 24 degrees 58 minutes 58 seconds West with the southeasterly boundary line of said Lehigh tract and with said northwesterly railroad right of way a distance of 862.10 feet to 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lehigh tract;

**Thence** North 64 degrees 44 minutes 10 seconds West with the southwesterly boundary line of said Lehigh tract a distance of 455.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof, said rod being in the southwesterly boundary line of said City of Roanoke tract from which a fence corner found for the most southerly corner thereof bears South 25 degrees 03 minutes 15 seconds West at 1029.86 feet;

**Thence** North 25 degrees 03 minutes 15 seconds East with the northwesterly boundary line of said Lehigh tract and the southeasterly boundary line of said City tract a distance of 853.69 feet to the **point of beginning** and containing 8.9639 acre of land, more or less.

## BOUNDARY & TOPOGRAPHIC SURVEY 400 FRONT STREET ROANOKE, DENTON COUNTY, TEXAS

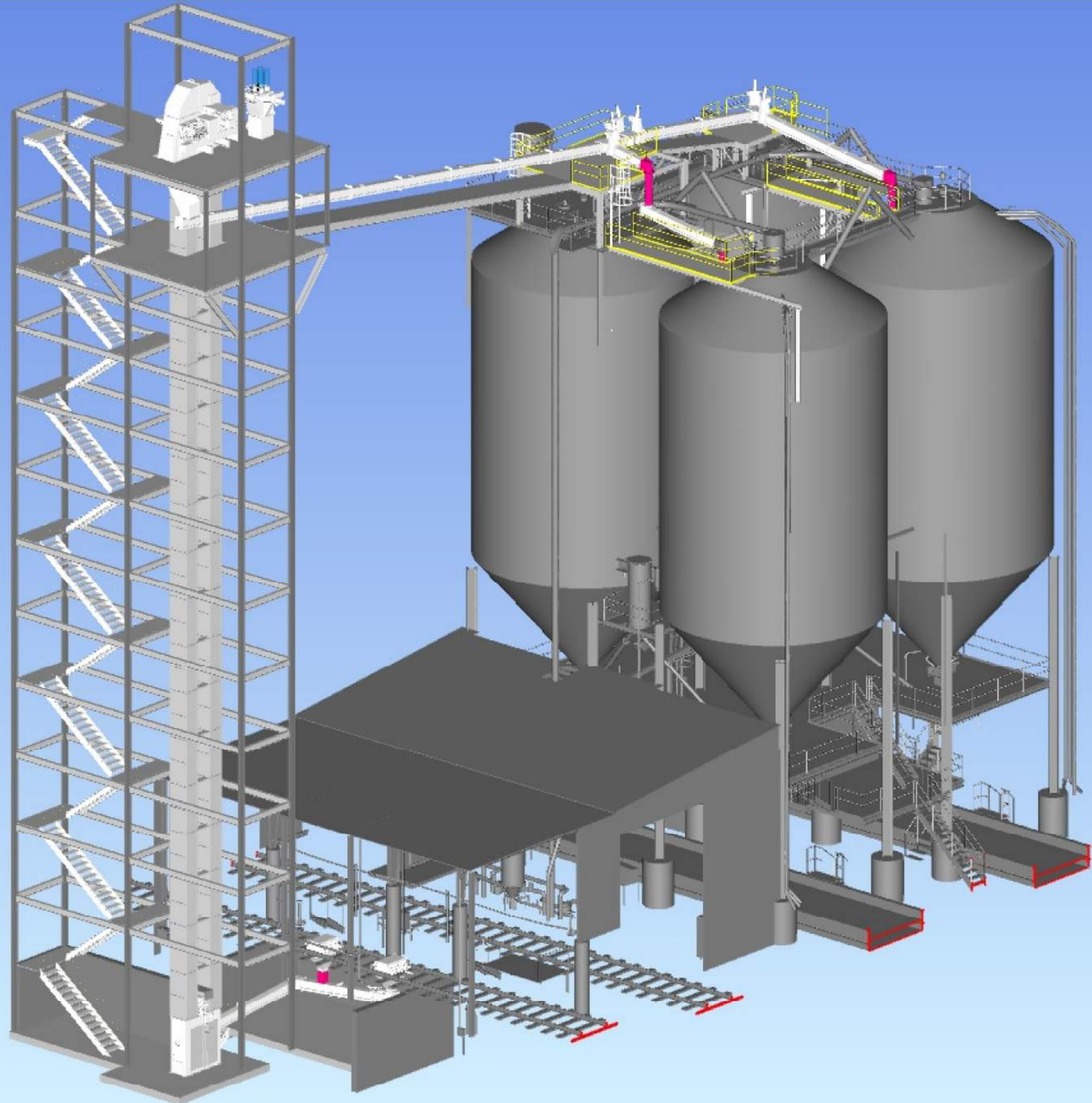
I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 8.9639 acre tract of land shown and described hereon (the "Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on September 26, 2025; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has vehicular access to one or more public rights-of-way.

Date of Certification: October 9, 2025



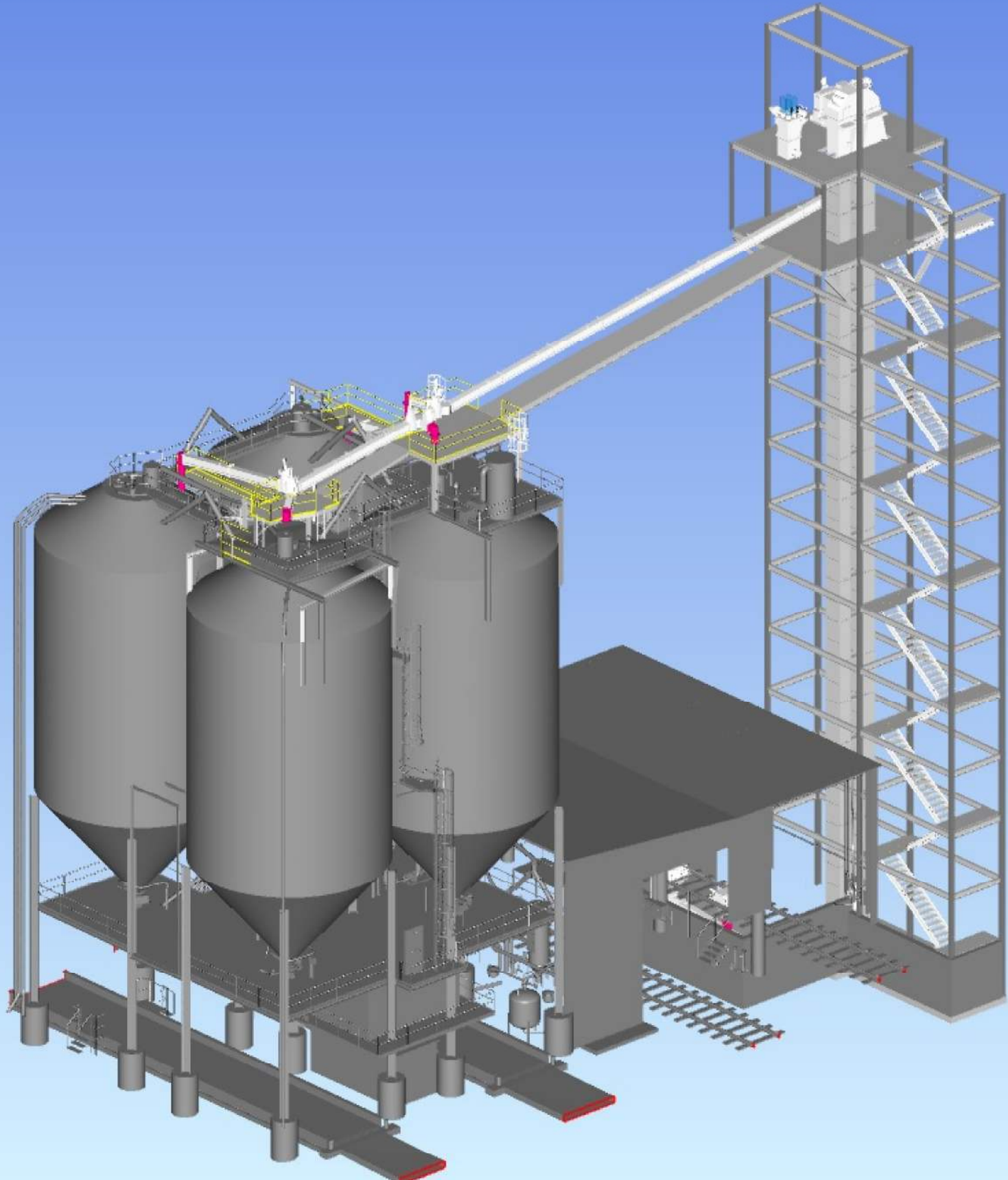
TEXAS LEHIGH CEMENT  
ROANOKE TERMINAL  
CONCEPT SKETCH 01 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
  - AIR SLIDE CONVEYORS
  - BAG FILTERS



TEXAS LEHIGH CEMENT  
ROANOKE TERMINAL  
CONCEPT SKETCH 02 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
  - AIR SLIDE CONVEYORS
  - BAG FILTERS



TEXAS LEHIGH CEMENT  
ROANOKE TERMINAL  
CONCEPT SKETCH 03 - 251113

EQUIPMENT SHOWN IN WHITE  
IS NEW

- BUCKET ELEVATOR &  
STAIR TOWER
- AIR SLIDE CONVEYORS
- BAG FILTERS

142'-0"

89'-6"

FRONT





## CITY COUNCIL AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - 604 N. Oak Street Live/Work Units

MEETING DATE: January 13, 2026

DEPARTMENT: City Secretary

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### **ITEM SUMMARY:**

Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

### **INFORMATION:**

### **STAFF RECOMMENDATION:**

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. PH Notice SUP-2026-02- ORD NO 2026-102 - Rezone - Oak Street Zoning SUP - live work units - 604 N. Oak Street



# City of Roanoke Notice of Public Hearing Zoning Amendment

## NOTICE OF PUBLIC HEARING ZONING AMENDMENT

### Roanoke Planning and Zoning Commission SUP 2026-02

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 5, 2026, TO CONSIDER A REZONING APPLICATION FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S ADDITION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 604 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 LIVE WORK UNITS USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

### Roanoke City Council SUP 2026-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 13, 2026, TO CONSIDER A REZONING APPLICATION FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S ADDITION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 604 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 LIVE WORK UNITS 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, December 17, 2026, 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: City Council

SUBJECT: SUP-2026-102 / ORD NO 2026-102 - Live Work Units

MEETING DATE: January 13, 2026

DEPARTMENT: Planning

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### **ITEM SUMMARY:**

Consideration and action on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 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 Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

### **INFORMATION:**

The applicant is requesting a SUP to allow 32 upper floor multifamily units and 12 first floor live-work units fronting Oak St.

### **STAFF RECOMMENDATION:**

Recommend Approval

### **SPECIAL CONSIDERATION:**

The Planning and Zoning Board made a recommendation to approve at the January 5th meeting.

### **FINANCIAL CONSIDERATION:**

#### **ATTACHMENTS:**

1. ORD NO 2026-102 - SUP-2026-02 - Oak Street Zoning Corridor SUP - Oak Street Zone - live work units - 604 N. Oak Street - jlm draft - 120525
2. SIGNED Special Use Permit Application 12-3-25
3. 2507.015-02 CAT 1A - signed
4. Magnolia Oak2 Concept Package UPDATE



## **AGENDA ITEM**

**ORDINANCE No. 2026-102**

**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 LIVE WORK UNITS USE FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN’S SUBDIVISION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE LOCATED WITHIN 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; 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 Lots 1, 2, and 3, Block 30 of the Brand and Bowen’s Addition and Remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, 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 live work units 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 Lots 1, 2, and 3, Block 30 of the Brand and Bowen’s Addition and Remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, 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 live work units use. The property is generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas.

**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 \_\_\_ day of \_\_\_\_\_, 2026.

**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 Randy Primrose	Address, City, State, Zip 850 S Village Center Drive, Southlake, TX 76092	Phone Number and email 214-500-6763
Type of permit requested Special Use Permit	Name of Business Magnolia Property Company	Email and Website-if applicable randy@mpcres.com
Property Owner(s)	Address, City, State, Zip	Phone Number and email
Legal Description – Lot/Block/Subdivision Portion of Lot 1, Lot 2, Lot 3, Block 30 Brand and Bowen's Subdivision & Remainder of Lot 3 Block 30 Town of Roanoke	Property Address 604 N Oak Street	Present Zoning Oak Street Zoning

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? No

Justification for request for Special Use Permit: Live/Work units on ground floor and upper floor residential

**Authorization:**

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

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

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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 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.

Randy Primrose  
 Applicants Signature

12/3/25  
 Date

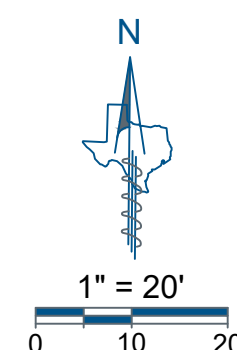
\*\*Fees are subject to change as amended by Ordinance.

**FOR OFFICE USE ONLY**

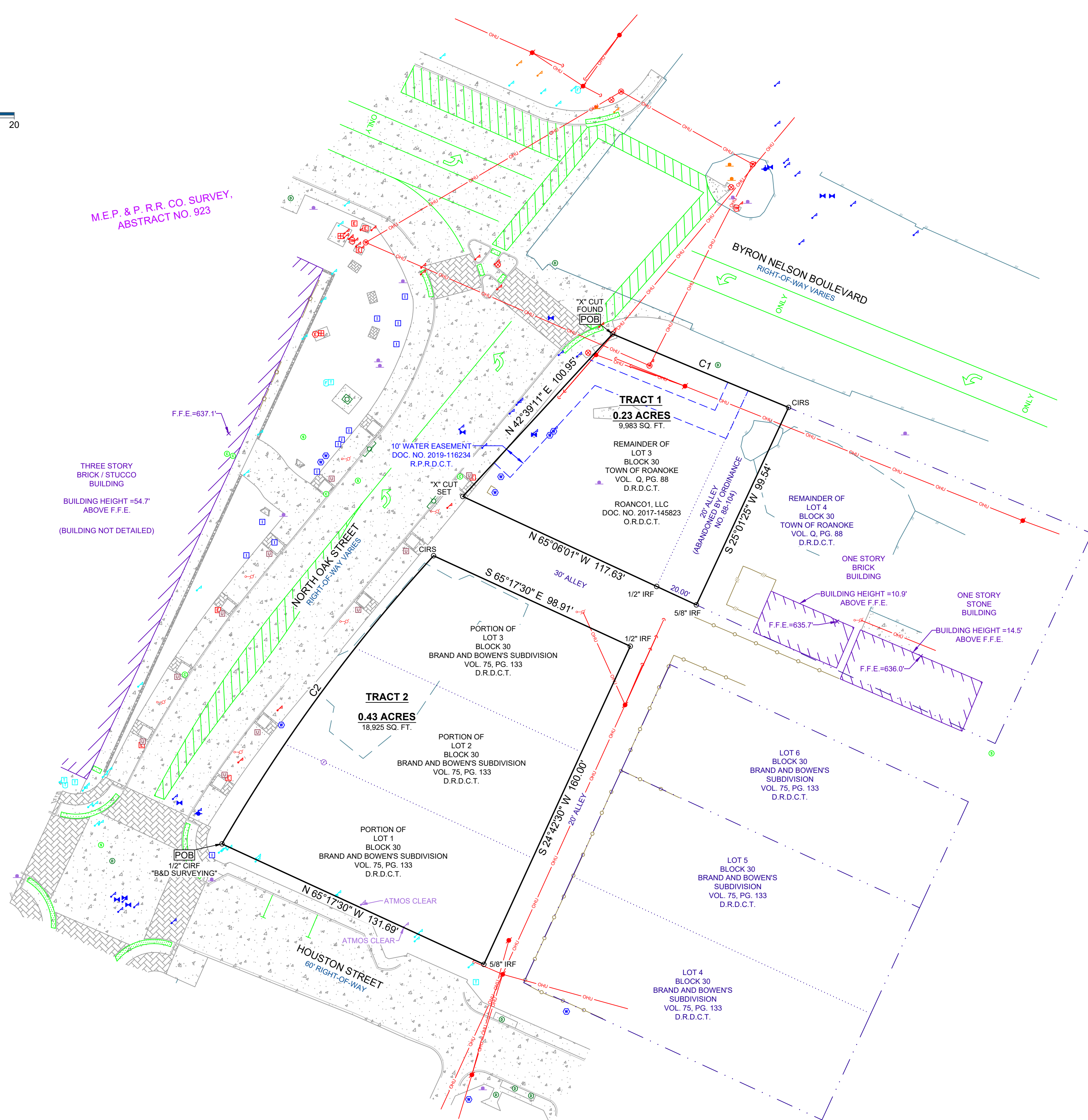
Application Fee	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
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07/20/2023

**LAND TITLE SURVEY**



M.E.P. & P. R.R. CO. SURVEY,  
ABSTRACT NO. 923



**LEGAL DESCRIPTION**

**Tract 1:** Being a 0.23 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lot 3, Block 30 of Original Town of Roanoke, a subdivision of record in Volume Q, Page 88 of the Deed Records of Denton County, Texas, also being all of a 20' Alley as abandoned by Ordinance Number 88-104, as conveyed to Roanoco, LLC by deed of record in Document Number 2017-145823 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:  
**BEGINNING** at an "X" cut found at the intersection of the Southeast right-of-way line of North Oak Street (a variable width right-of-way) and the curving Southwest right-of-way line of Byron Nelson Boulevard (a variable width right-of-way), being the North corner of said Roanoco, LLC Tract and hereof;  
**THENCE**, along the curving Southwest right-of-way line of said Byron Nelson Boulevard, being the common North line of said Roanoco, LLC Tract and along a non-tangent curve to the left, having a radius of 11,509.16 feet, a chord bearing of S67°20'06"E, a chord length of 87.13 feet, a delta angle of 00°26'02", an arc length of 87.13 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the East corner said abandoned 20' Alley and hereof;  
**THENCE**, S25°01'25"W, leaving the Southwest right-of-way line of said Byron Nelson Boulevard, along the Northwest line of Lot 4, Block 30 of said Original Town of Roanoke, being the common Southeast line of said abandoned 20' Alley, a distance of 99.54 feet to a 5/8 inch iron rod found in the North line of a 30' Alley, being the West corner of said Lot 4, also being the South corner of said abandoned 20' Alley and hereof;  
**THENCE**, N65°06'01"W, along the Northeast line of said 30' Alley, being the common Southwest line of said Roanoco, LLC Tract, passing at a distance of 20.00 feet, a 1/2 inch iron rod found at the South corner of said Lot 3, a total distance of 117.63 feet to an "X" cut found at the intersection of the Northeast line of said 30' Alley and the Southeast right-of-way line of said North Oak Street, being the West corner of said Roanoco, LLC Tract and hereof;  
**THENCE**, N42°39'11"E, along the Southeast right-of-way line of said North Oak Street, being the common Northwest line of said Roanoco, LLC Tract, a distance of 100.95 feet to the **POINT OF BEGINNING** and containing an area of 0.23 acres (9,983 square feet) of land, more or less.  
**Tract 2:** Being a 0.43 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lots 1, 2 and 3, Block 30 of Brand and Bowen's Subdivision, a subdivision of record in Volume 75, Page 133 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:  
**BEGINNING** at a 1/2 inch iron rod with red plastic cap stamped "B&D SURVEYING" found at the intersection of the Northeast right-of-way line of Houston Street (60' right-of-way) and the curving Southeast right-of-way line of North Oak Street (a variable width right-of-way), for the West corner hereof;  
**THENCE**, along the curving Southeast right-of-way line of said North Oak Street and along a non-tangent curve to the right, having a radius of 762.95 feet, a chord bearing of N36°17'12"E, a chord length of 163.32 feet, a delta angle of 12°17'19", an arc length of 163.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the Southeast right-of-way line of said North Oak Street and the Southeast line of a 30' Alley, for the North corner hereof;  
**THENCE**, S65°17'30"E, leaving the Southeast right-of-way line of said North Oak Street, along the Southeast line of said 30' Alley, being the common Northeast line of said Lot 3, a distance of 98.91 feet to a 1/2 inch iron rod with broken red plastic cap found at the intersection of the Southwest line of said 30' alley and the Northwest line of a 20' Alley, being the East corner of said Lot 3 and hereof;  
**THENCE**, S24°42'30"W, along the Northwest line of said 20' Alley, being the common Southeast lines of said Lots 3, 2 and 1, passing at a distance of 53.33 feet, a 1/2 inch iron rod found at the East corner of said Lot 2, being the South corner of said Lot 3, a total distance of 160.00 feet to a 5/8 inch iron rod found at the intersection of the Northwest line of said 20' Alley and the Northeast line of said Houston Street, being the South corner of said Lot 1 and hereof;  
**THENCE**, N65°17'30"W, along the Northeast right-of-way line of said Houston Street, being the common Southwest line of said Lot 1, a distance of 131.69 feet to the **POINT OF BEGINNING** containing an area of 0.43 acres (18,925 square feet) of land, more or less.

**SCHEDULE B EXCEPTIONS OF COVERAGE**

- Subject to the easements as shown on Schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 25003774FTW as listed below:
- 10(h.) Terms and provisions of Oak Street Corridor Zoning District, filed February 18, 2011, recorded in Clerk's File No. 2011-15958, Real Property Records, Denton County, Texas. **DOES AFFECT, NO PLOTTABLE EASEMENTS**
  - 10(i.) Easement created in instrument filed March 20, 2018, recorded in Clerk's File No. 2018-30747, Real Property Records, Denton County, Texas. **DOES NOT AFFECT**
  - 10(j.) Easement created in instrument filed September 17, 2019, recorded in Clerk's File No. 2019-116234, Real Property Records, Denton County, Texas. **AFFECTS AS SHOWN**
  - 10(k.) Mineral Deed dated 6/28/1946, recorded in Volume 329, Page 1, Real Property Records, Denton County, Texas. **NOT A SURVEY MATTER**

**FLOOD NOTE**

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 4812C0515G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

**SURVEYOR NOTES**

1. This survey is certified to First National Title Insurance Company, MPC Interests, LLC, a Texas Limited Liability Company, ROANOCO, LLC, a Texas limited liability company and is only valid for G.F. No. 25003774FTW.
2. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
3. This document represents an accurate on the ground survey of 604 North Oak Street in the City of Roanoke, Denton County, Texas, on July 25th, 2025.

**ALTERATIONS AND ERRORS**

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

**JOB NUMBER**  
2507.015

**DATE**  
07/31/2025

**REVISION**  
08/15/2025

**DRAWN BY**  
HSB

**Eagle Surveying, LLC**  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**SURVEYOR'S CERTIFICATION**  
I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey, was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

*Patrick Mallon*  
Patrick Mallon  
R.P.L.S. # 7170 08-15-2025



**LEGEND**

Crosswalk Signal	Metal Post	Water Meter	Building	Wrought Iron Fence	Finished Floor Elevation
Traffic Signal Pole	Utility Clear Mark	Water Valve	Clean Link Fence	Boundary Monument	
Electric Meter	License Clear Mark	Ingrain Control Valve	Wire Fence	CIRS	
Electric Valve	Water Utility Mark	Fire Hydrant	Brick	Capped Iron Rod Found	Iron Rod Found
Electric Transformer	Telecommunications Utility Mark	Water Utility Mark	Stone	D.R.D.C.T.	D.R.D.C.T.
Cup Wire	Telecommunications Utility Mark	Storm Drain Manhole	Ramp	Edge of Asphalt	D.R.D.C.T.
Power Pole	Flow Optic Utility Sign	Scale Hole	Hill Parking	Edge of Gravel	D.R.D.C.T.
Light Pole	Buried Gas Utility Sign	Sanitary Manhole	Undisturbed Vault	Volume	DOC NO.
Electric Utility Mark	Gas Utility Mark	Sanitary Clean Out	Point of Beginning	Page	
	Volume				

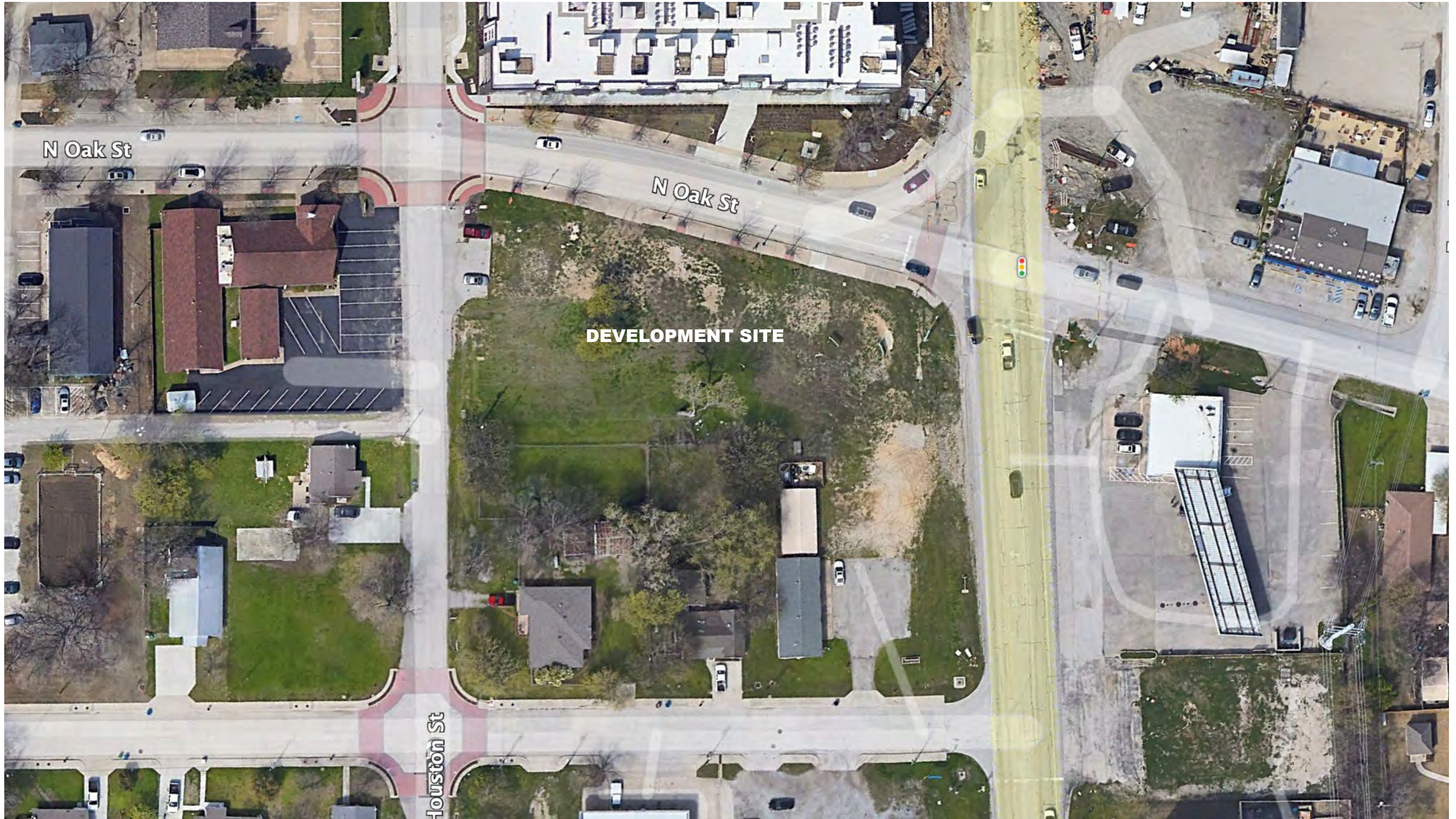
# CONCEPTUAL DESIGN PACKAGE

19 NOVEMBER 2025



## MAGNOLIA OAK STREET II

Roanoke, Texas



N Oak St

N Oak St

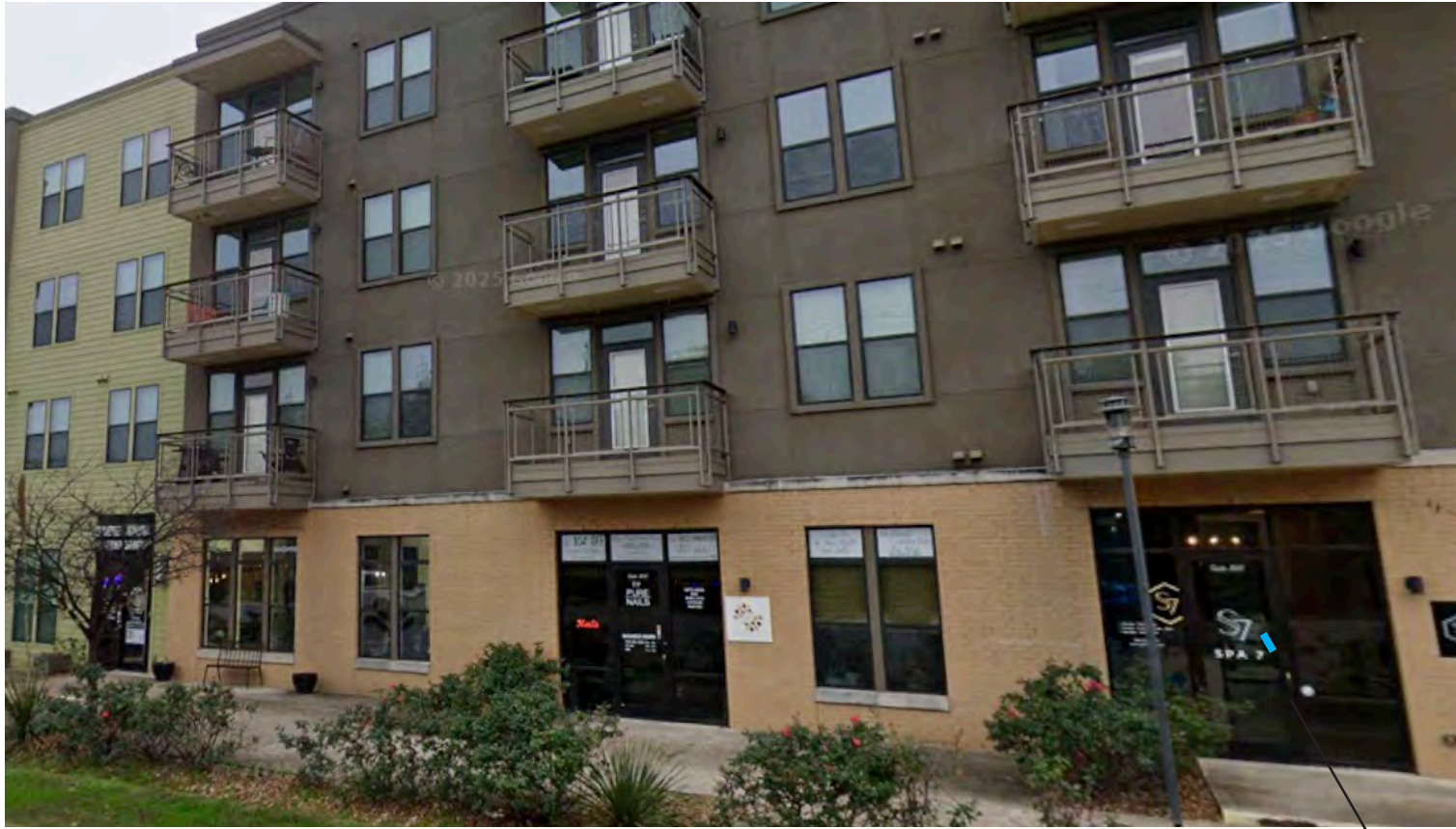
DEVELOPMENT SITE

Houston St

19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC

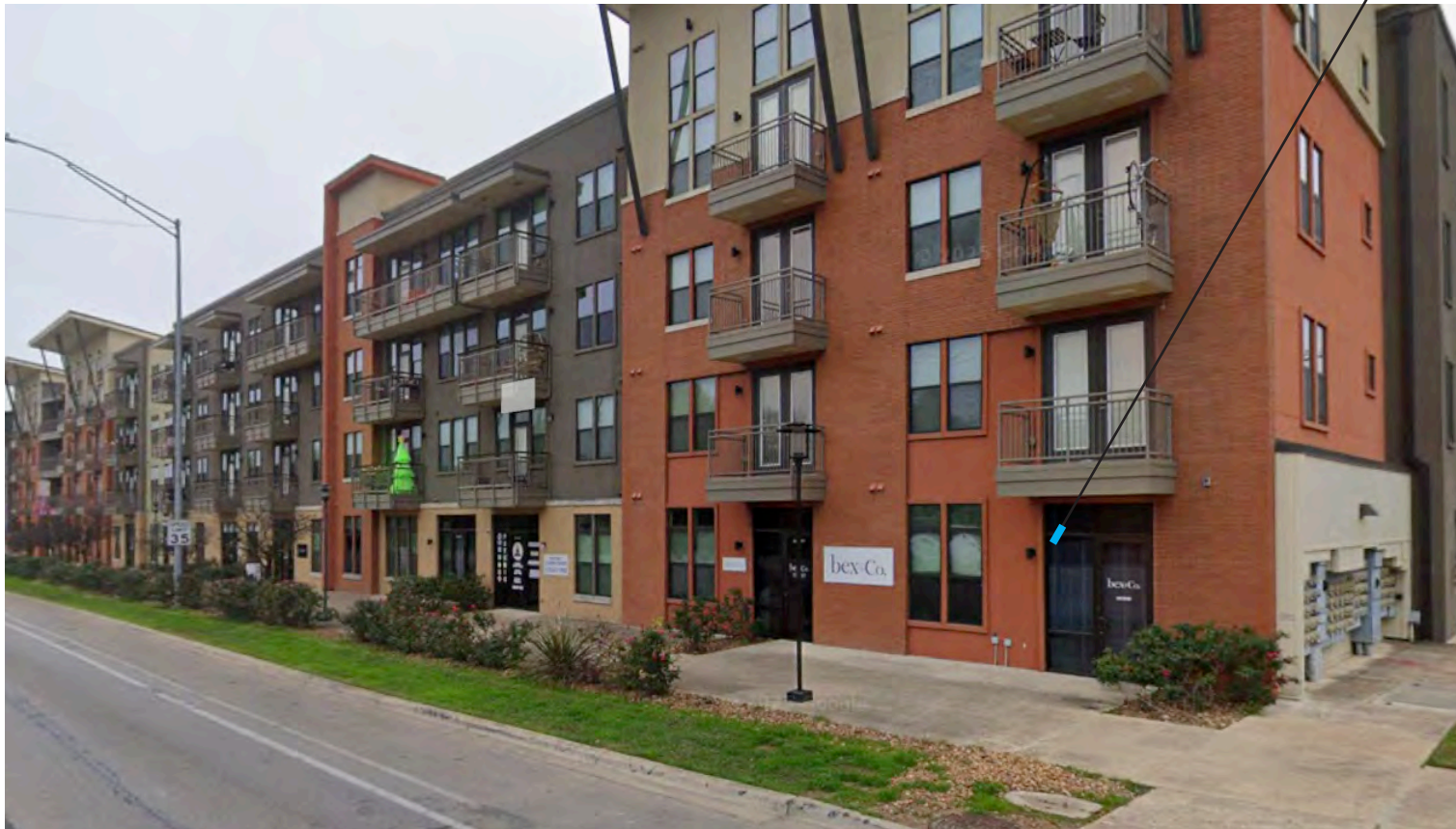


19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC

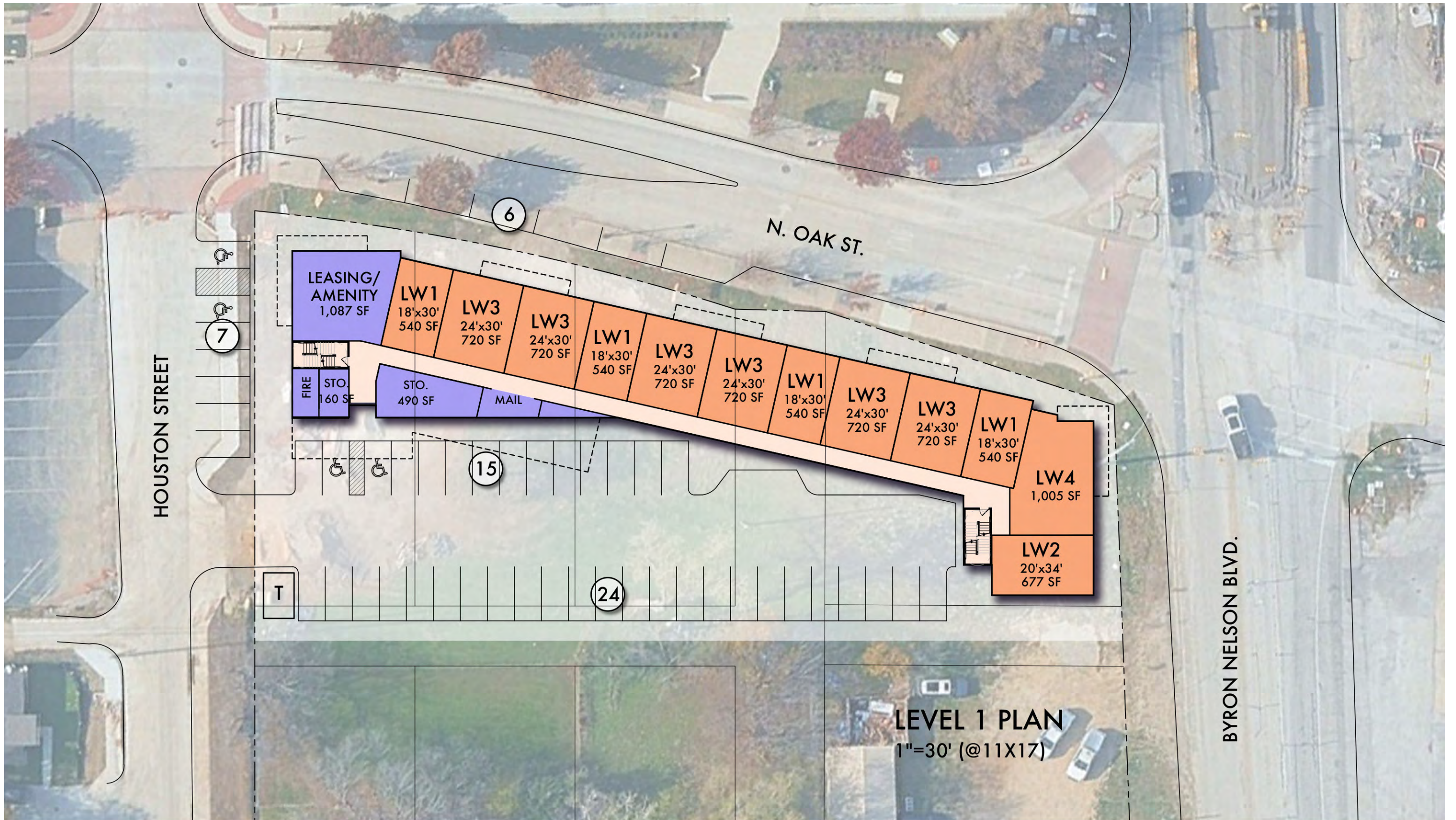


**LIVE / WORK UNITS**

GROUND FLOOR PLAN SIMILAR TO RESIDENTIAL UNIT ON UPPER LEVELS and FEATURE AN "OPEN FLOOR PLAN" TO ALLOW FOR MAXIMUM FLEXIBILITY FOR POTENTIAL COMMERCIAL SPACE



19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC



**LEVEL 1 PLAN**  
1"=30' (@11X17)

© 2025 WILDER ARCH  
19 NOVEMBER 2025  
© 2025 WILDER ARCHITECTS, LLC



**LEVEL 2**  
1"=30' (@11X17)

19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC



19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC

**Residential Units**

	E1	E2	A1	A2	A2m	B1	B1m	B2	B2m	B3	
	540 SF	600 SF	677 SF	720 SF	920 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	1,200 SF	
3	4	2	1	0	6	0	1	0	1	1	16
2	4	2	1	6	0	1	0	1	0	1	16
Ground	0	0	0	0	0	0	0	0	0	0	0
	8	4	2	6	6	1	1	1	1	2	32
	4,320 SF	2,400 SF	1,354 SF	4,320 SF	5,520 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	2,400 SF	

25,122 SF - NET RENTABLE (RESIDENTIAL)

650 SF - RENTABLE STORAGE

<b>32 RESIDENTIAL UNITS</b>	1 BR UNITS	26	81.3%
<b>785 SF AVERAGE</b>	2 BR UNITS	6	18.8%

**Live / Work Units**

	LW1	LW2	LW3	LW4	
	540 SF	677 SF	720 SF	1,072 SF	
3	0	0	0	0	0
2	0	0	0	0	0
Ground	4	1	6	1	12
	4	1	6	1	12
	2,160 SF	677 SF	4,320 SF	1,072 SF	

8,229 SF - NET RENTABLE (LIVE / WORK UNITS)

<b>12 LIVE / WORK UNITS</b>
<b>686 SF AVERAGE</b>

Leasing Center / Office	1,087 SF
NON-RESIDENTIAL AREA	1,087 SF

**Parking**

City of Roanoke criteria:

1 per 1BR unit	26
1 per 2BR unit	6
	32 residential spaces required
1 per LW unit	12
<b>TOTAL REQ'D</b>	<b>44 spaces</b>

Off Street parking provided

Tuck-Under	15
Surface	25
	40 spaces
N Oak Street	6
Houston Street	7
<b>TOTAL</b>	<b>53 spaces</b>
	1.20 per Unit



**OAK STREET ELEVATION**



REAR ELEVATION



BYRON NELSON BLVD ELEVATION



HOUSTON ST ELEVATION



19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC



19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC



19 NOVEMBER 2025  
©2025 WILDER ARCHITECTS, LLC



## AGENDA ITEM

TO: City Council

SUBJECT: Site Plan (SP-2025-09) 905 N Oak St

MEETING DATE: January 13, 2026

DEPARTMENT: Planning

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### **ITEM SUMMARY:**

Consideration and action on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas; generally located at 905 N Oak Street.

### **INFORMATION:**

The applicant is proposing to construct a new office building behind an existing commercial building.

**Landscape** - The plan demonstrates new permanently maintained landscaping.

**Drainage** - A drainage plan will be accepted by the engineering consultant prior to construction.

**Utilities** - A utility plan will be accepted by the engineering consultant prior to construction.

**Parking** - The parking provided exceeds the required amount for the proposed uses and will serve many generations of Roanoke residents.

### **STAFF RECOMMENDATION:**

It is the staff's recommendation to approve the site plan and design as submitted.

### **SPECIAL CONSIDERATION:**

The Planning and Zoning Board made a recommendation to approve at the January 5th meeting.

### **FINANCIAL CONSIDERATION:**

ATTACHMENTS:



## AGENDA ITEM

1. Application
2. Site Plan and Elevations



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

**SITE PLAN APPLICATION**  
FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant <i>Clayton Coffee</i>	Address of Applicant <i>905 N Oak St</i>		Phone Number and Email <i>214 549-8271</i> <i>Stone gate Builders LLC @ Yahoo .com</i>
Legal Interest <i>General contractor</i>			
Owner <i>Bill Janacek</i>	Address <i>PO BOX 262562 Plano tx 75026</i>		Phone Number & Email <i>972-383-9292</i> <i>rent75074@gmail.com</i>
Firm preparing Site Plan Package <i>Warren Wilke</i>	Address <i>7812 Hinkley oak dr Denton tx 76208</i>		Phone Number <i>214-995-5509</i> Email <i>Iamwwilke@gmail.com</i>
Location of Property <i>905 N Oak Street</i>	Name of Addition/Subdivision	Lot / Block <i>14 / A</i>	Present Zoning <i>Commercial R</i>

**Proposed Site Plan Contains:**

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	<i>1</i>	<del>24,640 sq ft</del> <i>32,061 sq ft</i>
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

*Clayton Coffee*

Applicants Signature

*10-16-25*

Date

**FOR OFFICE USE ONLY**

Site Plan Fee PD VS \$400.00 Rec #872426 10/20/2025 JM	P&Z Meeting <i>12/01/2025</i>	CC Meeting <i>12/09/2025</i>	File for Record SP- <u>2025 - 09</u>
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07/20/2023



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Denton, Texas 76208  
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iamwilke@gmail.com



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972-768-8283  
8446 Winged Foot Dr.  
Frisco, Texas 75036  
www.7d4.net

NOT FOR  
CONSTRUCTION  
OR REGULATORY  
APPROVAL  
TX ARCH. #20616  
G. KEVIN DINGMAN  
Feb. 13, 2024

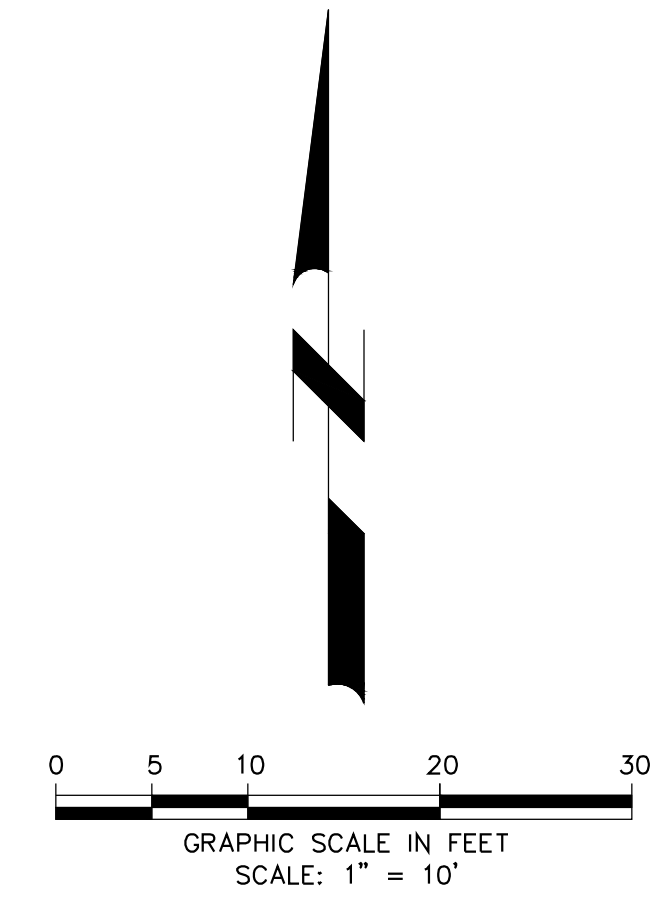
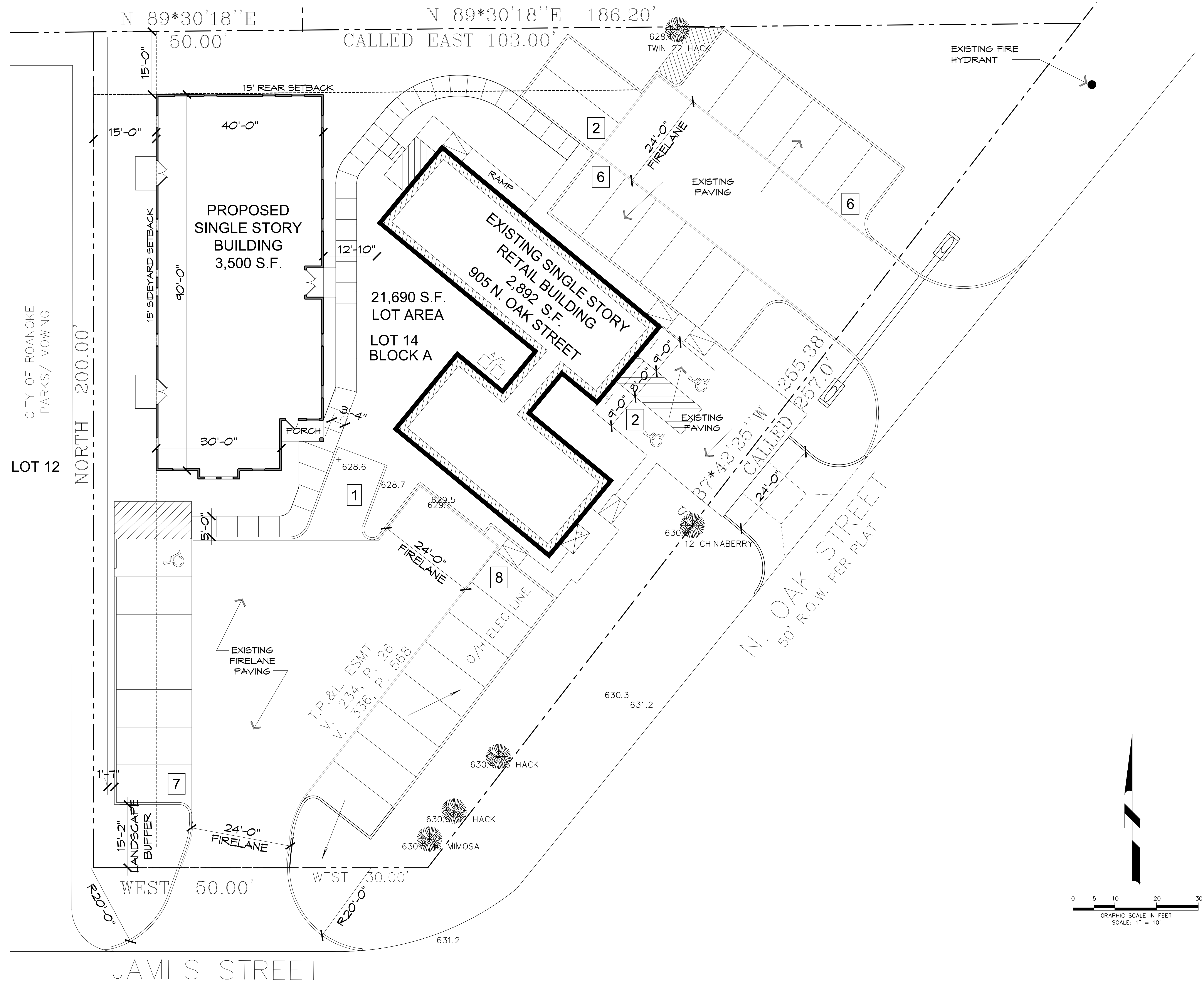
**Roanoke Office**  
905 N. Oak Street  
Roanoke, TX

No.	Date	Revision Description

Site Plan

Project: 7d4 2021-52  
Date: Feb. 21, 2024  
Drawing Number:

**A101**



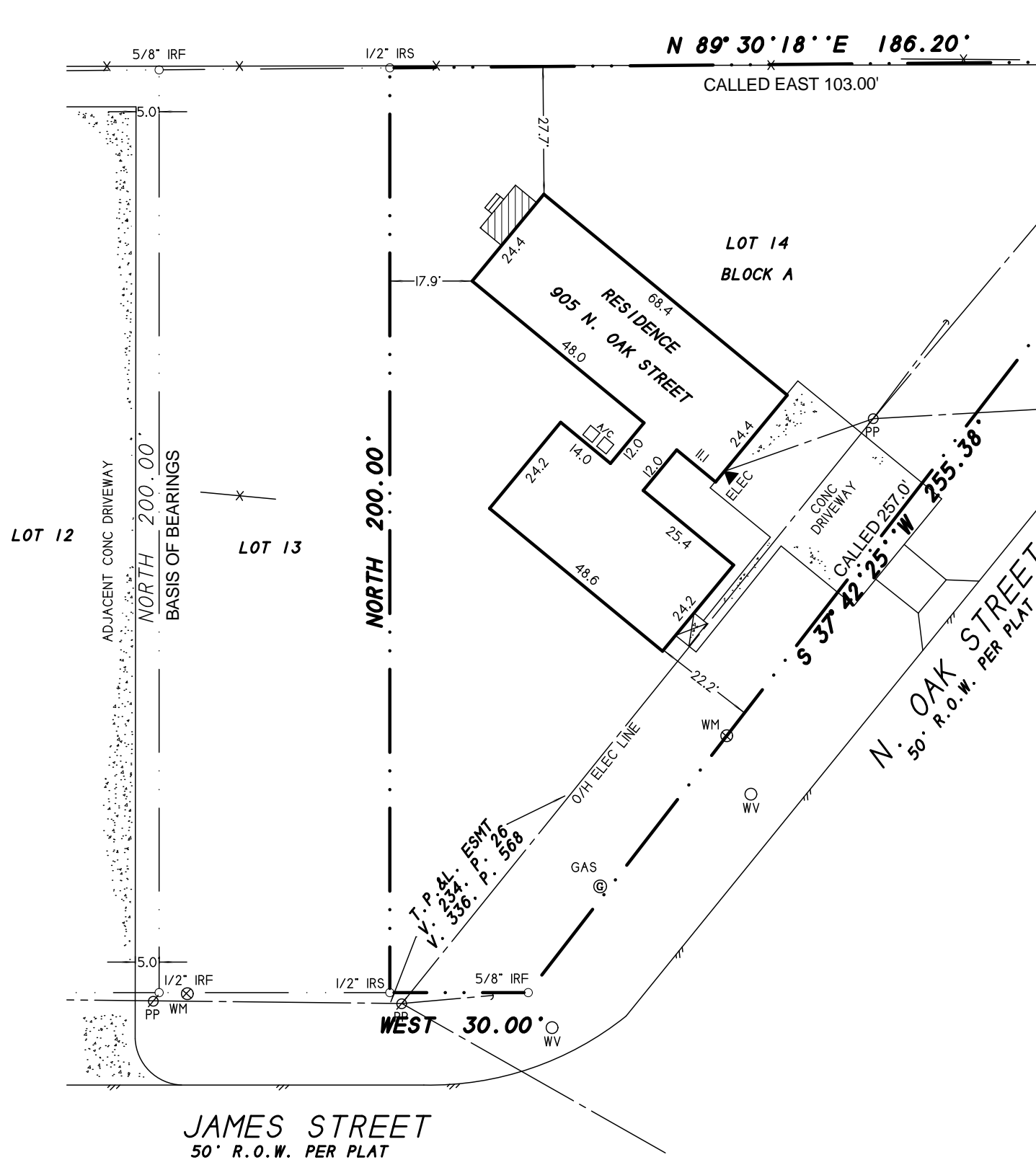
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PLAT OF SURVEY

SURVEY ACCEPTED BY:

\_\_\_\_ DATE \_\_\_\_

\_\_\_\_ DATE \_\_\_\_



DESCRIPTION

Lot 14, Block A, North Highland Addition, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof recorded in Volume 367, Page 149, of the Map Records of Denton County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48121C0515 G dated April 18, 2011, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Bill Janecek at 905 N. Oak Street, Roanoke, Denton County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of June, 2018.

*[Signature]*  
 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND				
⊙	⊗	⊠	⊕	⊚
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
⊠	⊠	⊠	⊠	⊠
ELECTRIC METER	ELECTRIC BOX	WATER METER	LIGHT POLE	1/2" IRF
⊠	⊠	⊠	⊠	IRON ROD FOUND (CORNER)
⊠	⊠	⊠	⊠	⊠
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE JUNE 1, 2018

SCALE 1" = 30' FILE # 20180169-2

CLIENT JANECEK GF # NONE

JAMES STREET  
 50' R.O.W. PER PLAT

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com







604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

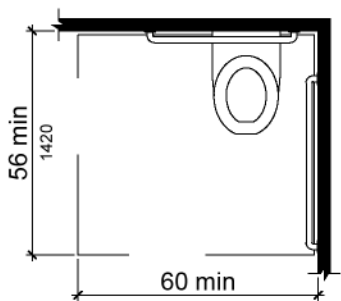


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be positioned on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

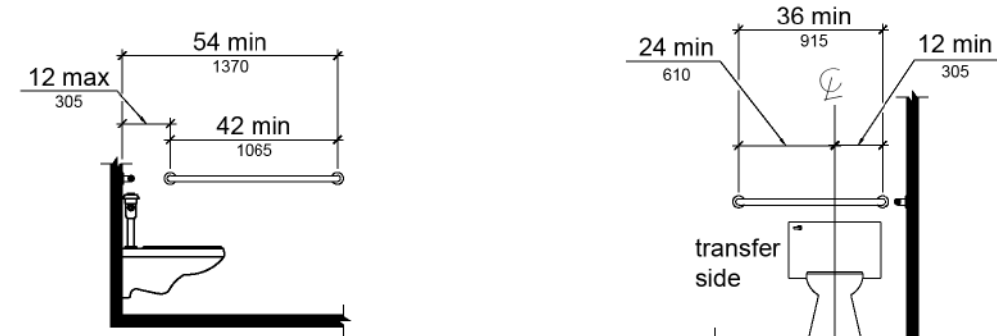


Figure 604.5.1 Side Wall Grab Bar at Water Closets Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

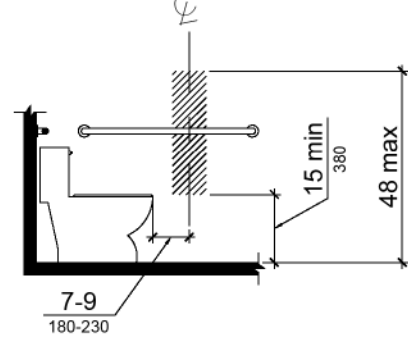


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

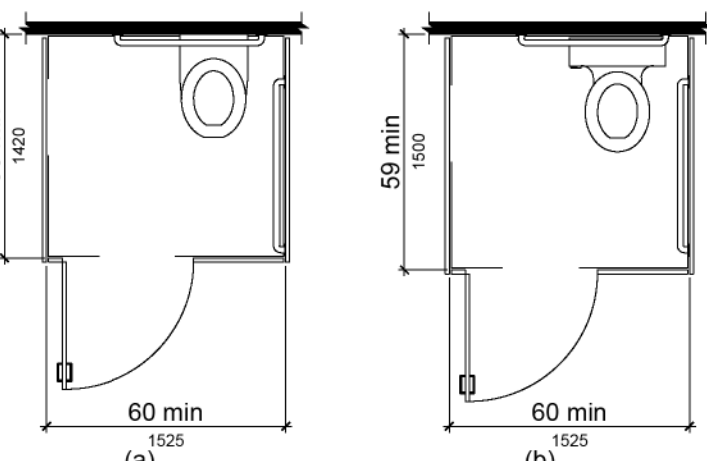


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

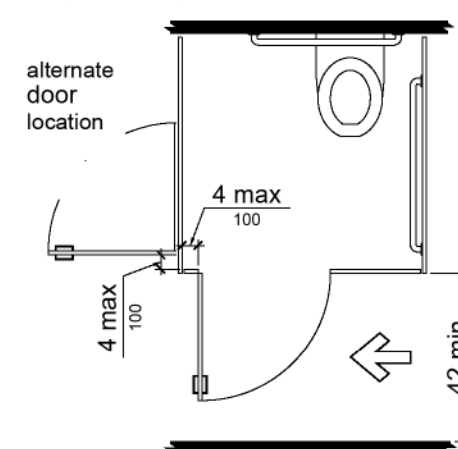
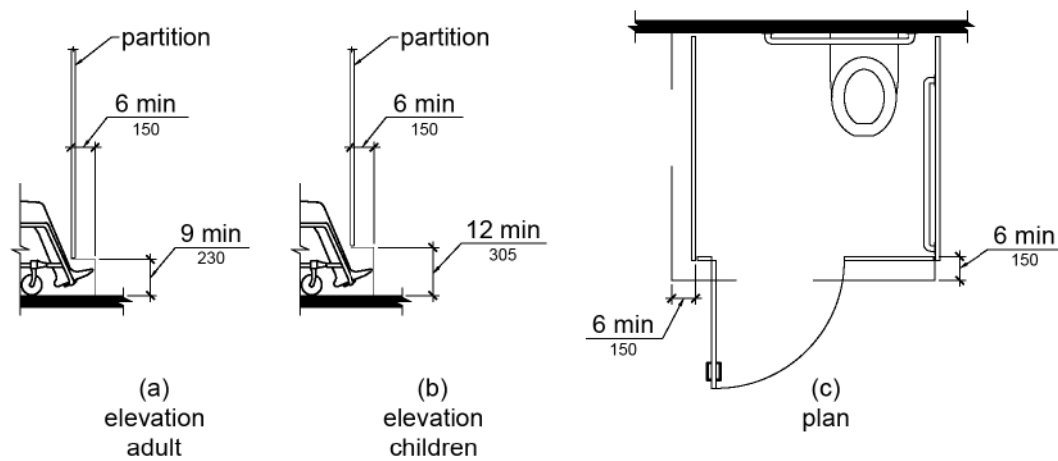


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep in a compartment greater than 65 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 65 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.



604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case. Characters shall be uppercase.

703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "T".

703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "T".

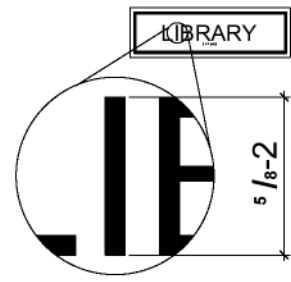


Figure 703.2.5 Height of Raised Characters

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "T" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

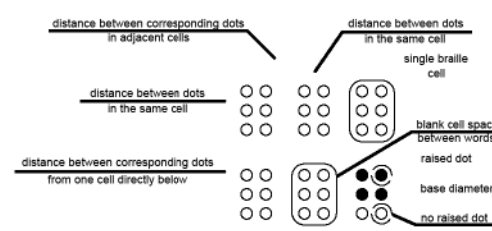


Figure 703.3.1 Braille Measurement

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.



Figure 703.3.2 Position of Braille

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

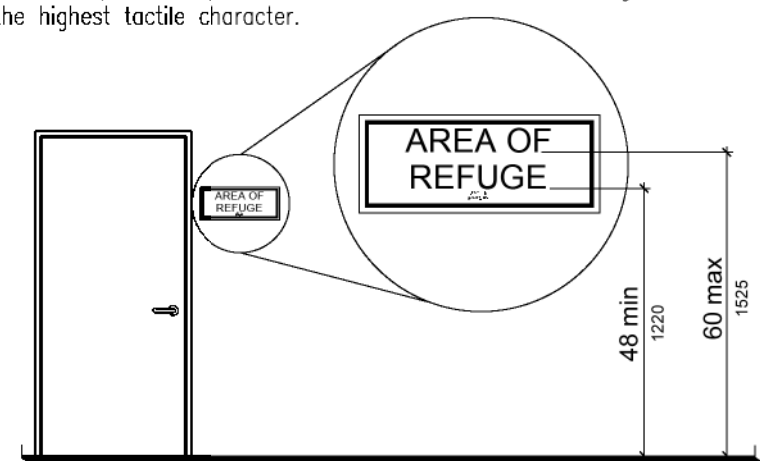


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

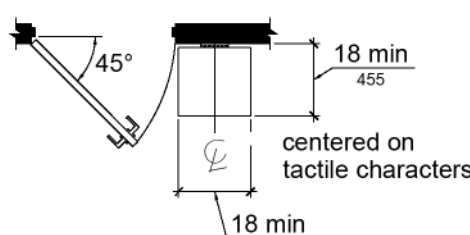


Figure 703.4.2 Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "T".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "T".

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "T" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

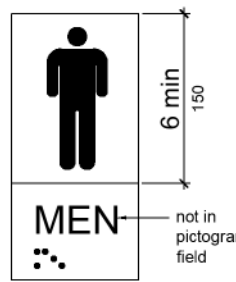


Figure 703.6.1 Pictogram Field

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

704 Telephones

704.1 General. Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones. Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

Advisory 704.2.1 Clear Floor or Ground Space. Because clear floor and ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach. Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.

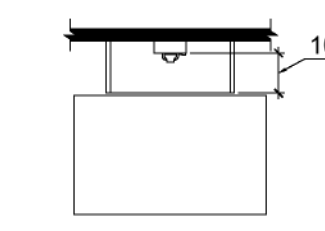


Figure 704.2.1.1 Parallel Approach to Telephone

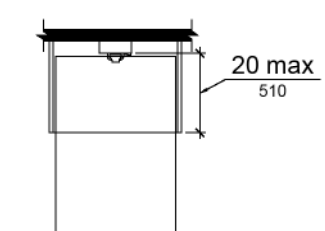


Figure 704.2.1.2 Forward Approach to Telephone

704.2.1.2 Forward Approach. Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.

704.2.2 Operable Parts. Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.2.3 Telephone Directories. Telephone directories, where provided, shall be located in accordance with 309.

704.2.4 Cord Length. The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

704.3 Volume Control Telephones. Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

704.4 TTYs. TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone card shall be sufficiently long to allow connection of the TTY and the telephone receiver.

704.4.1 Height. When in use, the touch surface of TTY keyboards shall be 34 inches (865 mm) minimum above the finish floor.

704.5 TTY Shelf. Public pay telephones required to accommodate portable TTYs shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have 6 inches (150 mm) minimum vertical clearance above the area where the TTY is to be placed.

705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

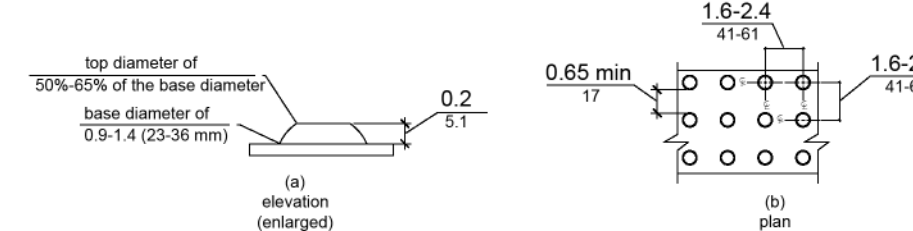


Figure 705.1 Size and Spacing of Truncated Domes

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

706 Assistive Listening Systems

706.2 Receiver Jacks. Receivers required for use with an assistive listening system shall include a 1/8 inch (3.2 mm) standard mono jack.

706.3 Receiver Hearing-Aid Compatibility. Receivers required to be hearing-aid compatible shall interface with telecoils in hearing aids through the provision of neckloops.

706.4 Sound Pressure Level. Assistive listening systems shall be capable of providing a sound pressure level of 110 dB minimum and 118 dB maximum with a dynamic range on the volume control of 50 dB.

706.5 Signal-to-Noise Ratio. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

706.6 Peak Clipping Level. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

707 Automatic Teller Machines and Fare Machines

707.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

707.3 Operable Parts. Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive-up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

707.4 Privacy. Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

707.5 Speech Output. Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments. Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset. Speech shall be recorded or digitized human, or synthesized.

707.5.1 User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

707.5.2 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

707.6 Input. Input devices shall comply with 707.6.

707.6.1 Input Controls. At least one tactilely discernible input control shall be provided for each function. Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces. Where membrane keys are the only method of input, each shall be tactilely discernible from surrounding surfaces and adjacent keys.

707.6.2 Numeric Keys. Numeric keys shall be arranged in a 12-key ascending or descending telephone keypad layout. The number five key shall be tactilely distinct from the other keys.

707.6.3.1 Contrast. Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces. Visual contrast shall be either light-on-dark or

707.6.3.2 Tactile Symbols. Function key surfaces shall have tactile symbols as follows: Enter or Proceed key; raised circle; Clear or Correct key; raised left arrow; Cancel key; raised letter 'x'; Add Value key; raised plus sign; Decrease Value key; raised minus sign.

707.7 Display Screen. The display screen shall comply with 707.7.

707.7.1 Visibility. The display screen shall be visible from a point located 40 inches (1015 mm) above the center of the clear floor space in front of the machine.

707.7.2 Characters. Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch (4.8 mm) high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. 707.8 Braille Instructions. Braille instructions for initiating the speech mode shall be provided. Braille shall comply with 703.3.

708 Two-Way Communication Systems

708.1 General. Two-way communication systems shall comply with 708.

708.2 Audible and Visual Indicators. The system shall provide both audible and visual signals.

708.3 Handsets. Handset cords, if provided, shall be 29 inches (735 mm) long minimum.

708.4 Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.

708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the 24-sided (60-degree) rotating unit interface.



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APR. 28, 2024

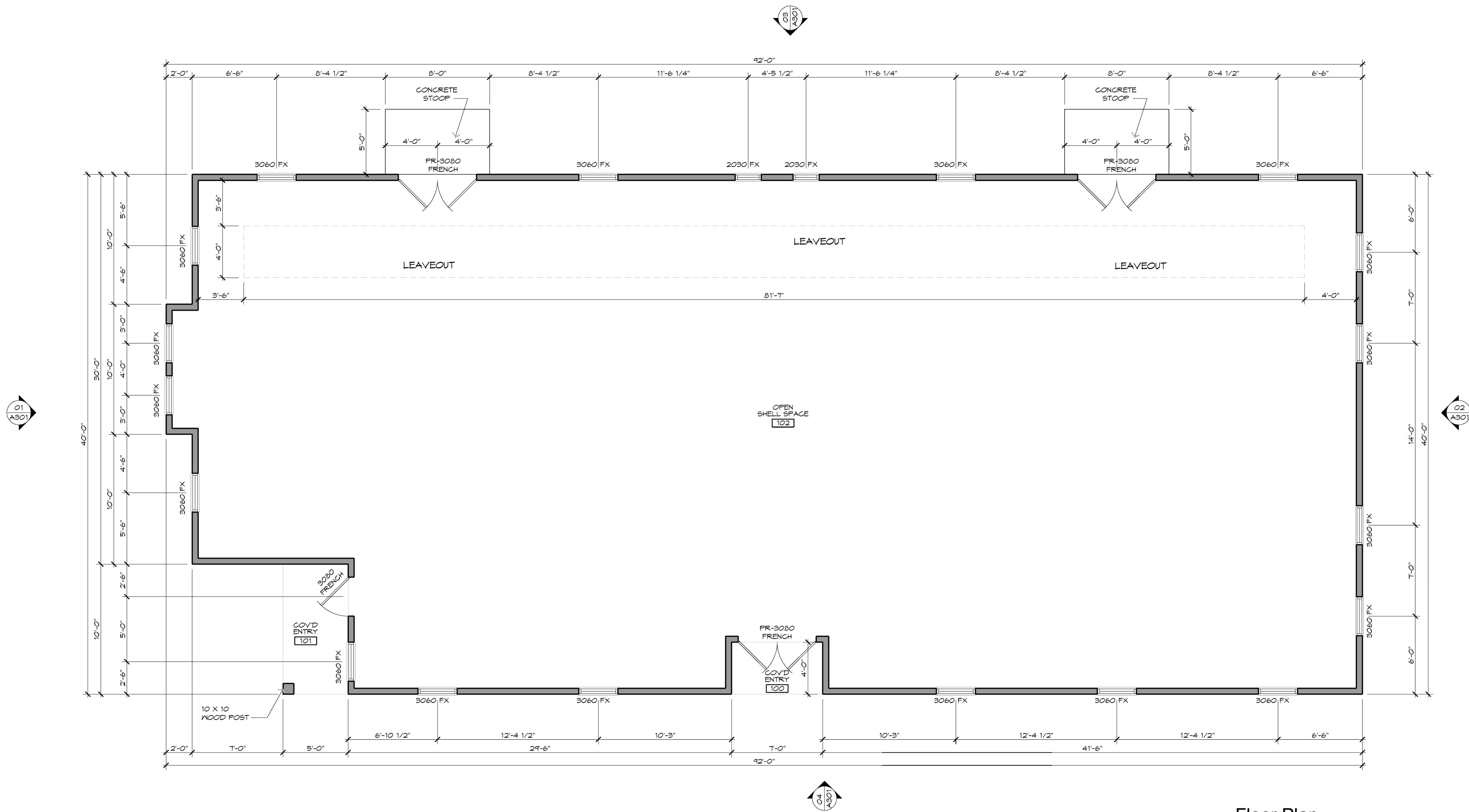
Roanoke Office  
905 N. Oak Street  
Roanoke, TX

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No.	Date	Revision Description

Floor Plan

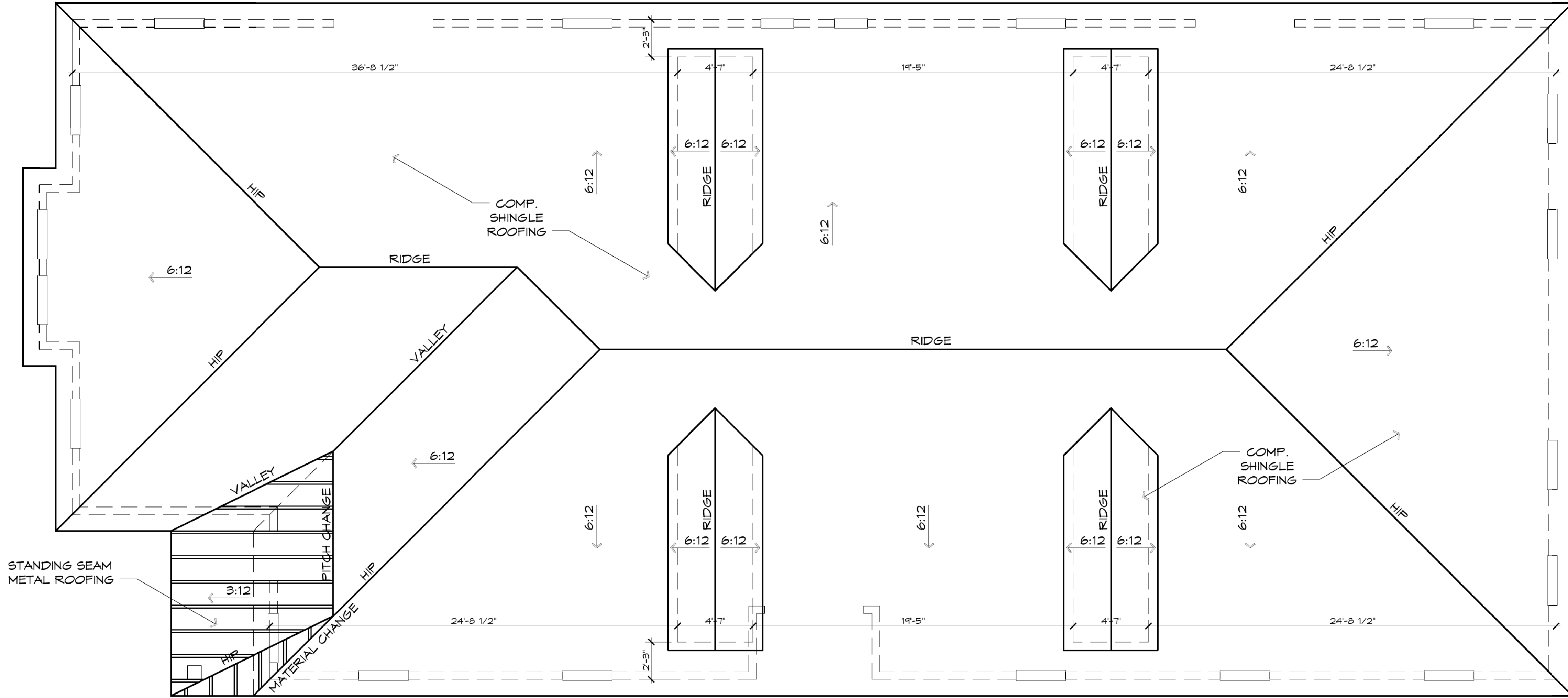


01 Floor Plan  
SCALE: 1/4" = 1'-0"



Apr. 28, 2024

**Roanoke Office**  
905 N. Oak Street  
Roanoke, TX



- NOTES:
1. ALL ROOF SLOPES ARE 6:12 U.N.O.
  2. ARROWS INDICATE SLOPE OF ROOF DOWN.
  3. PROVIDE CRICKETS, SPLASH GUARDS, ETC. AS NECESSARY TO ENSURE PROPER DRAINAGE.
  4. PROVIDE GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS.

**01 Roof Plan**  
SCALE: 1/4" = 1'-0"

No.	Date	Revision Description

**Roof Plan**

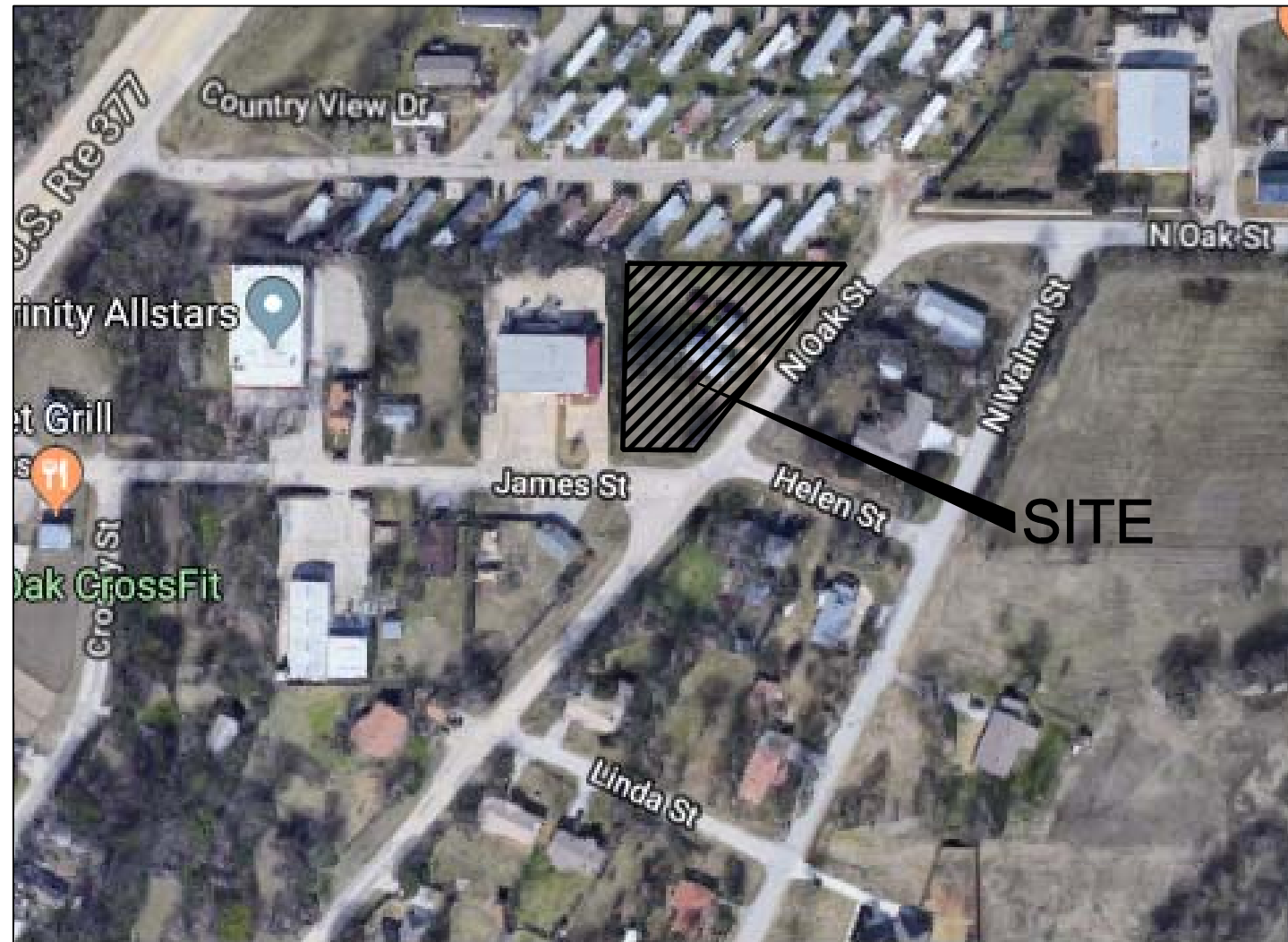
Project: 7d4 2021-52  
Date: Apr. 28, 2024  
Drawing Number:

**A202**





# SITE CONSTRUCTION PLANS FOR 905 NORTH OAK STREET LOTS 13 AND 14, BLOCK A NORTH HIGHLAND ADDITION IN THE CITY OF ROANOKE, TEXAS



**LOCATION MAP**  
(N.T.S.)

OCTOBER 2019

INDEX OF SHEETS	
SHEET	DESCRIPTIONS
CIVIL ENGINEERING PLANS	
C1.01	DRAINAGE AREA MAP
C1.02	GRADING PLAN
C1.03	UTILITY PLAN
C1.04	PAVING PLAN
C1.04A	PAVING DETAILS
C1.05	EROSION CONTROL PLAN

ENGINEER:

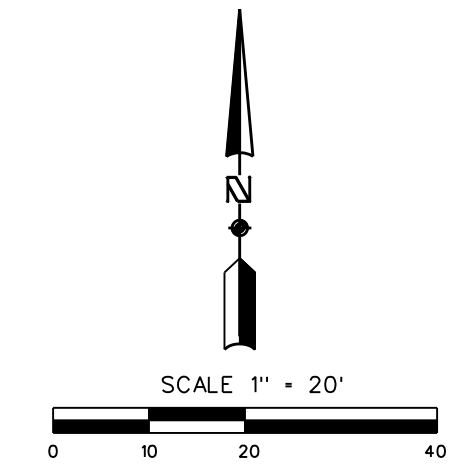


TEXAS FIRM REG. NO. F-5260  
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS  
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182-4712  
PHONE (817) 268-0408 FAX (817) 284-8408

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PREPARED BY, OR UNDER SUPERVISION OF:  
KEITH M. HAMILTON 87384  
PE NO. DATE



CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.



**SITE GRADING LEGEND**

- FF = FINISHED FLOOR
- TP = TOP PAVEMENT
- TI = TOP INLET
- TG = TOP GRATE INLET
- TC = TOP CURB
- GT = GUTTER
- FG = FINISHED GRADE
- TW = TOP WALL
- BW = BOTTOM WALL
- FL = FLOW LINE
- = FLOW DIRECTION

--- 600 --- EXISTING ELEVATION CONTOUR  
 --- 690 --- PROPOSED ELEVATION CONTOUR

**CONSTRUCTION NOTES:**

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMDA GRASS OR HYDROMULCHED AS DIRECTED BY LANDSCAPE ARCHITECT.

ALL SIDEWALKS SHALL CONFORM TO A.D.A./T.A.S. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE.

MAINTAIN MINIMUM 3:1 SIDE SLOPES. 4:1 PREFERRED.

**!!!IMPORTANT!!!**

CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

**!! FINAL GRADING NOTE !!**

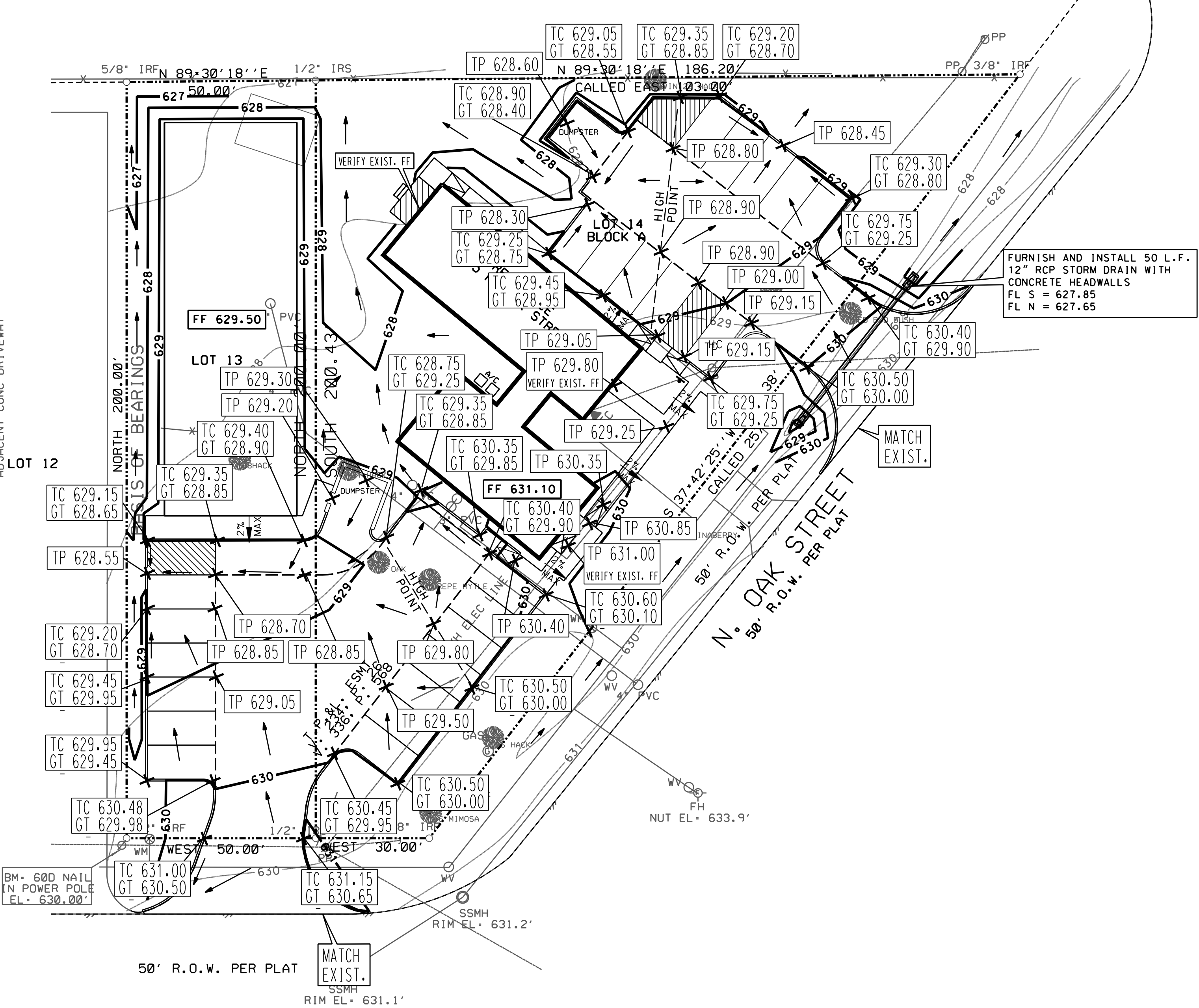
FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

**!!! CRITICAL !!!**

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

**! CONTRACTOR NOTICE !**

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING T&S ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE T&S ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

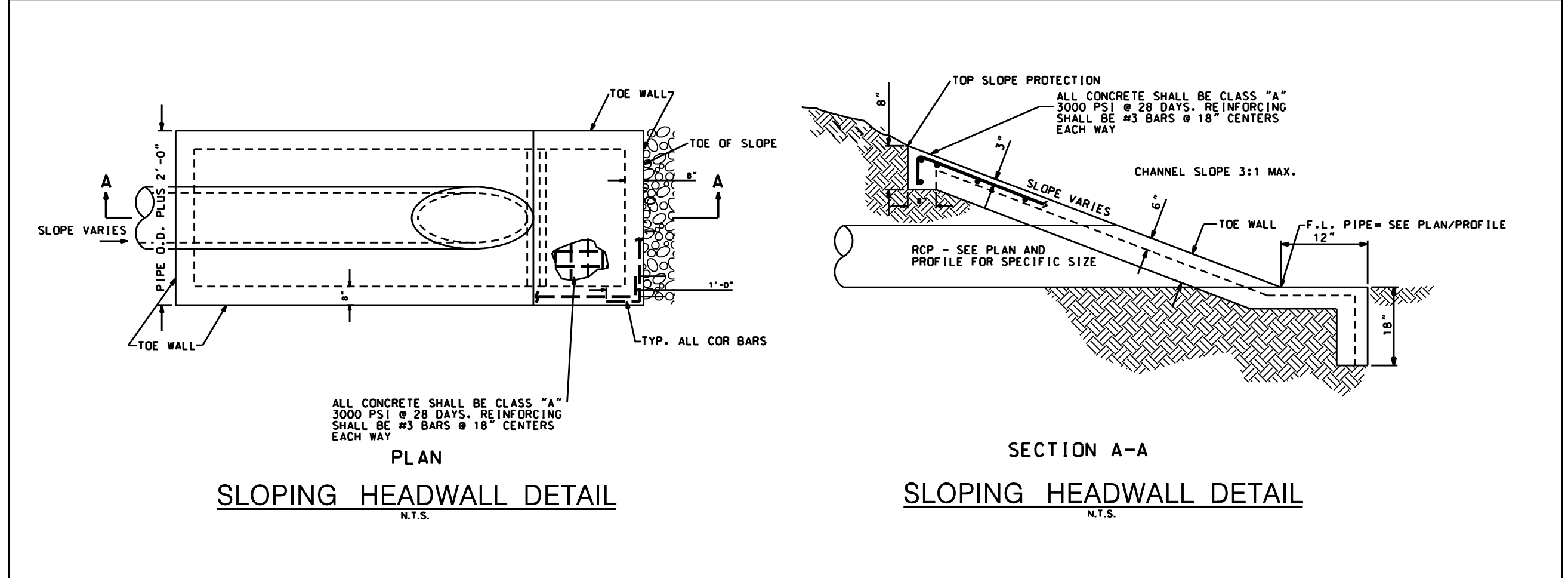


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905 NORTH OAK STREET  
 LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION  
 CITY OF ROANOKE, DENTON COUNTY, TEXAS  
 GRADING PLAN

**PRELIMINARY**  
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 KEITH M. HAMILTON PE NO. DATE

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021-263		10-4-19	K.M.H.	K.M.H.	K.M.H.	K.M.H.		F-5260

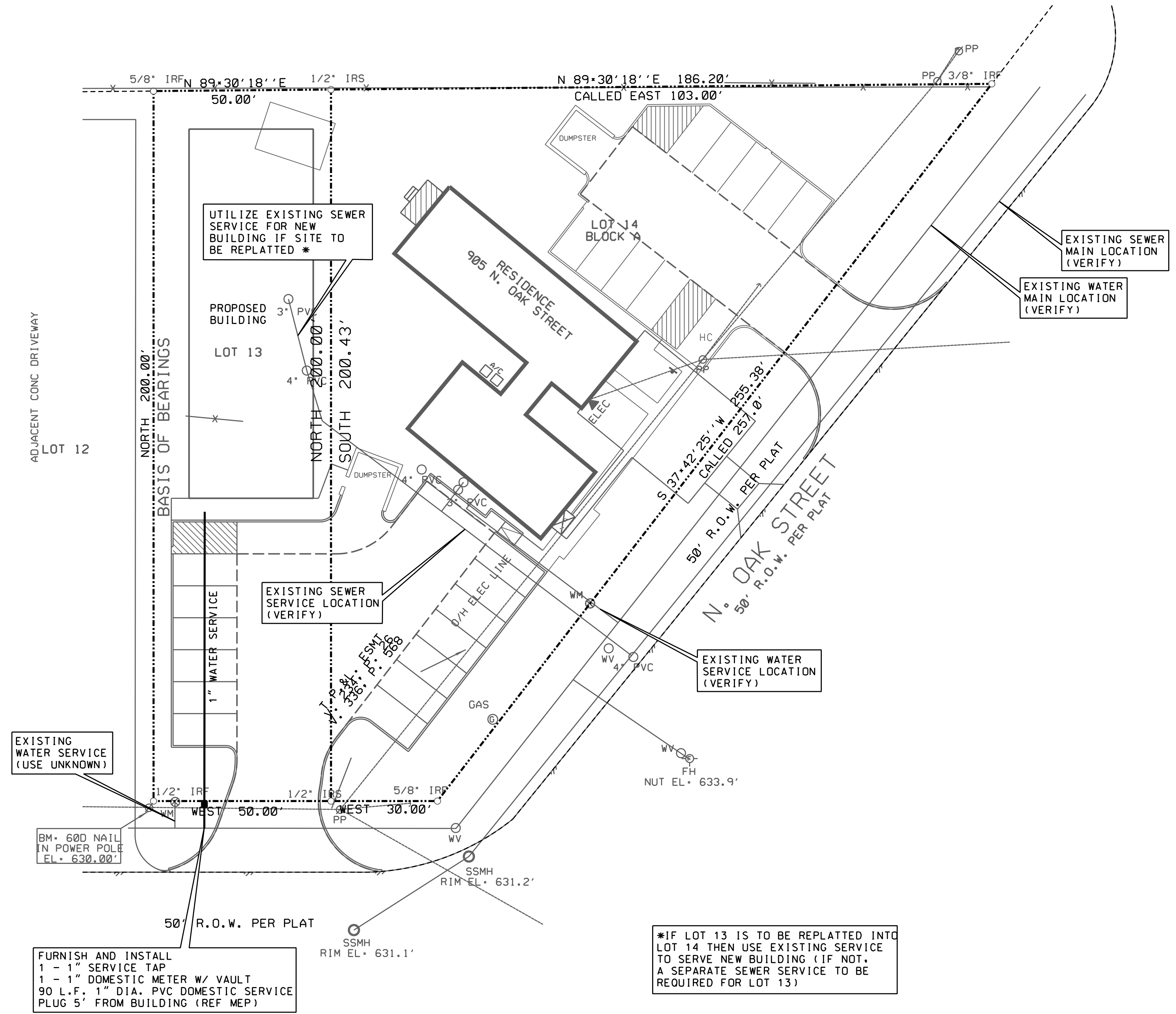
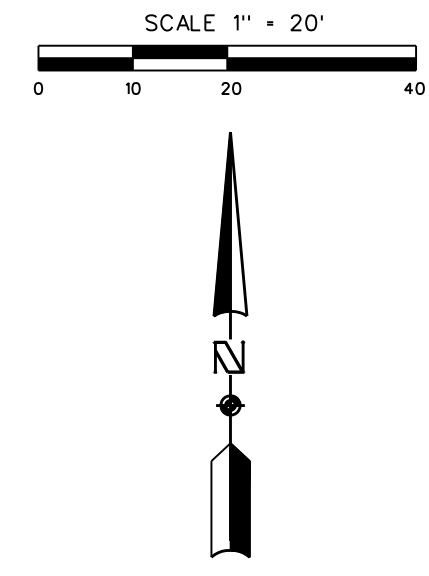


**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AWAY FROM BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND JOINT LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL TPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

SHEET  
 C1.02

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF AZLE'S STANDARD DETAILS.



ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

NOTE:  
CONTRACTOR SHALL PROVIDE ADAPTERS AS REQUIRED FOR CONNECTION TO EXISTING/PROPOSED PLUMBING COMING OUT OF BUILDINGS

NOTE:  
FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY LINES PRIOR TO BEGINNING CONSTRUCTION

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

!!! CRITICAL !!!  
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:  
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

GENERAL NOTES FOR WATER IMPROVEMENTS

- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18. PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE WITH NSF SEAL. PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER
- ALL SERVICES TO METER TO BE 1" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
- ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF AZLE.
- ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.
- ALL WATER MAINS USING POLY-WRAPPED DUCTILE IRON PIPE SHALL BE CLASS 350.

GENERAL NOTES FOR SANITARY SEWER

- ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
- WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTERS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
- ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- ALL SEWER LINES SHALL BE INSTALLED PER CITY OF AZLE AND TCEO STANDARDS.

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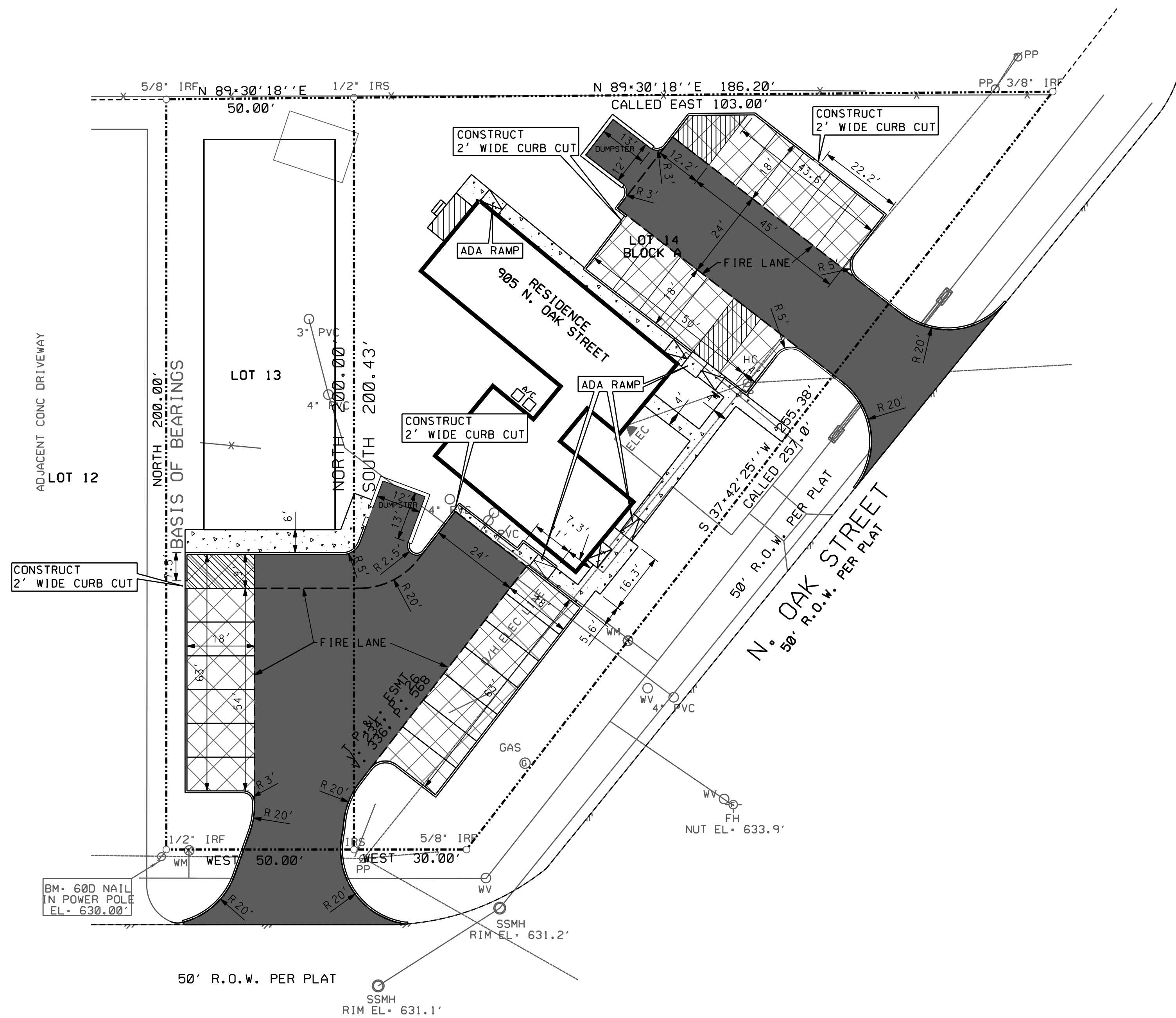
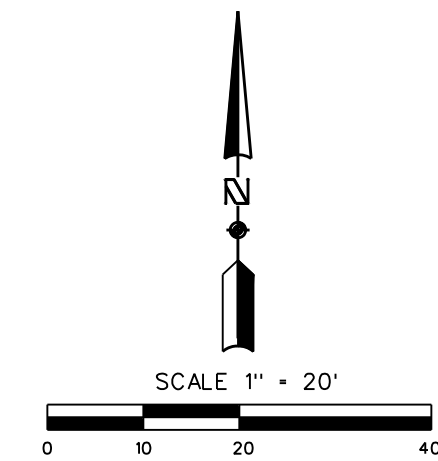
905 NORTH OAK STREET  
LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION  
CITY OF ROANOKE, DENTON COUNTY, TEXAS  
WATER AND SANITARY SEWER PLAN

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NO.	REVISION	DATE	BY	DATE	JOB	021-263	DATE	DESIGNED	10-4-19	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS FIRM REG. NO.	F-5260

SHEET  
C1.03

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.



**PAVING LEGEND**

- 6" THICK CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- 5" THICK CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- 4" THICK CONCRETE SIDEWALK W/ #3 BARS @ 18" O.C.E.W.

VEHICULAR PAVING SHALL BE 3,500 PSI AT 28 DAYS.  
SIDEWALKS SHALL BE 3,000 PSI AT 28 DAYS.

**FIRE LANES:**  
FIRE LANES SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET OR 26 FEET WHEN LOCATED WITHIN 35 FEET OF ANY STRUCTURE IN EXCESS OF 36 FEET IN HEIGHT. AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES IS REQUIRED.

**FIRE LANE STRIPING:**  
WHERE RED STRIPE INTERSECTS WITH A CURB LINE, PAINT FACE AND TOP OF CURB RETURN.

PAINT 4 INCH HIGH LETTERING WITH A 1 INCH STROKE CENTERED ON RED STRIPE SHALL READ: "NO PARKING" - "FIRE LANE". THIS LETTERING SHALL BE PAINTED EVERY 20 FEET AS MEASURED FROM THE END OF ONE LETTERING GROUP TO THE BEGINNING OF THE NEXT GROUP WITH A 1 FOOT SPACE BETWEEN "NO PARKING" AND "FIRE LANE". (NOTE: QUOTES ARE USED IN THIS DESCRIPTION FOR EMPHASIS ONLY AND ARE NOT TO BE PAINTED WITH THE LETTERING)

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

NOTE: CONTRACTOR SHALL SAW-CUT ALL EXISTING TO NEW CONCRETE SURFACES FOR A CLEAN AND NEAT APPEARANCE. ALL CONCRETE TO CONCRETE SURFACES SHALL BE DOWELED W/ #6 BAR AT 24" O.C. MINIMUM

**PAVING NOTES**

1. ALL VEHICULAR CONCRETE PAVING SHALL BE 3,500 PSI AT 28 DAYS. TWO TEST CYLINDERS SHALL BE TAKEN BY AN APPROVED TESTING LABORATORY EACH DAY CONCRETE IS POURED. SEVEN DAY AND TWENTY-EIGHT DAY TEST RESULTS SHALL BE FURNISHED TO THE OWNER AND ENGINEER. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
3. SEE GRADING PLAN FOR FINISHED PAVEMENT ELEVATIONS.
4. CONTRACTOR SHALL PAINT & STRIPE ALL NEW PARKING AS SHOWN. CONTRACTOR SHALL ALSO PROVIDE CONCRETE RAMPS, SIGNS, AND CURB STOPS AS SHOWN.
5. ALL PARKING PAVING AND TRAVEL LANE SUBGRADE SHALL BE STABILIZED AND COMPACTED PER GEOTECHNICAL REPORT. AT MINIMUM, PAVEMENT SUBGRADE SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 NEAR -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
6. CONTRACTOR SHALL SUBMIT INTENDED JOINT LAYOUT PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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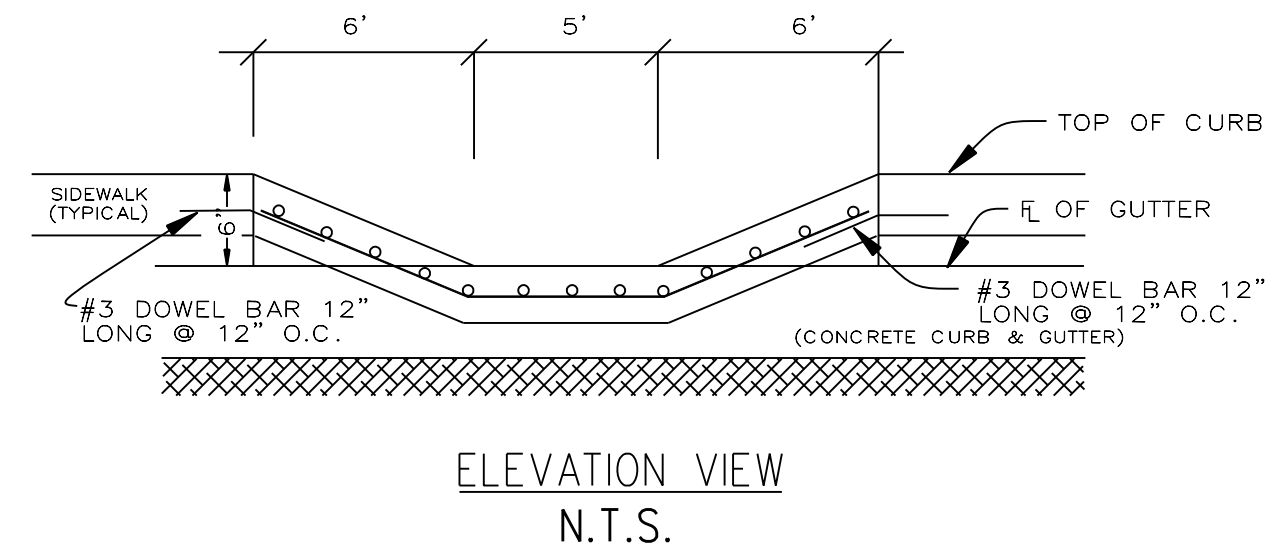
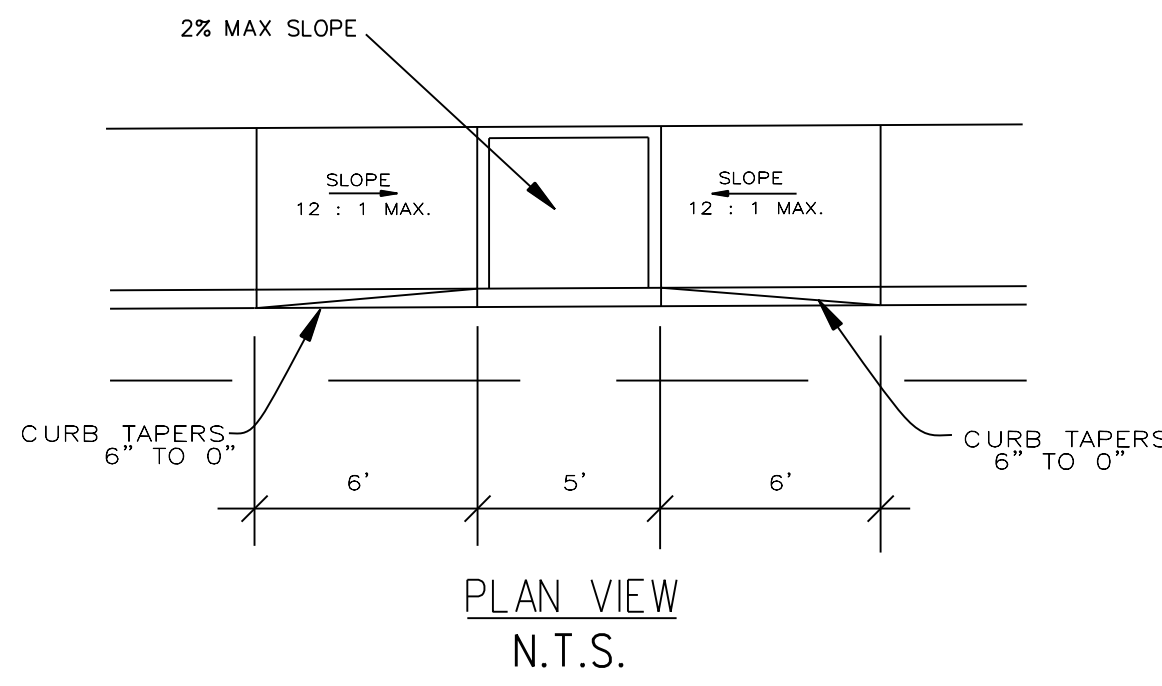
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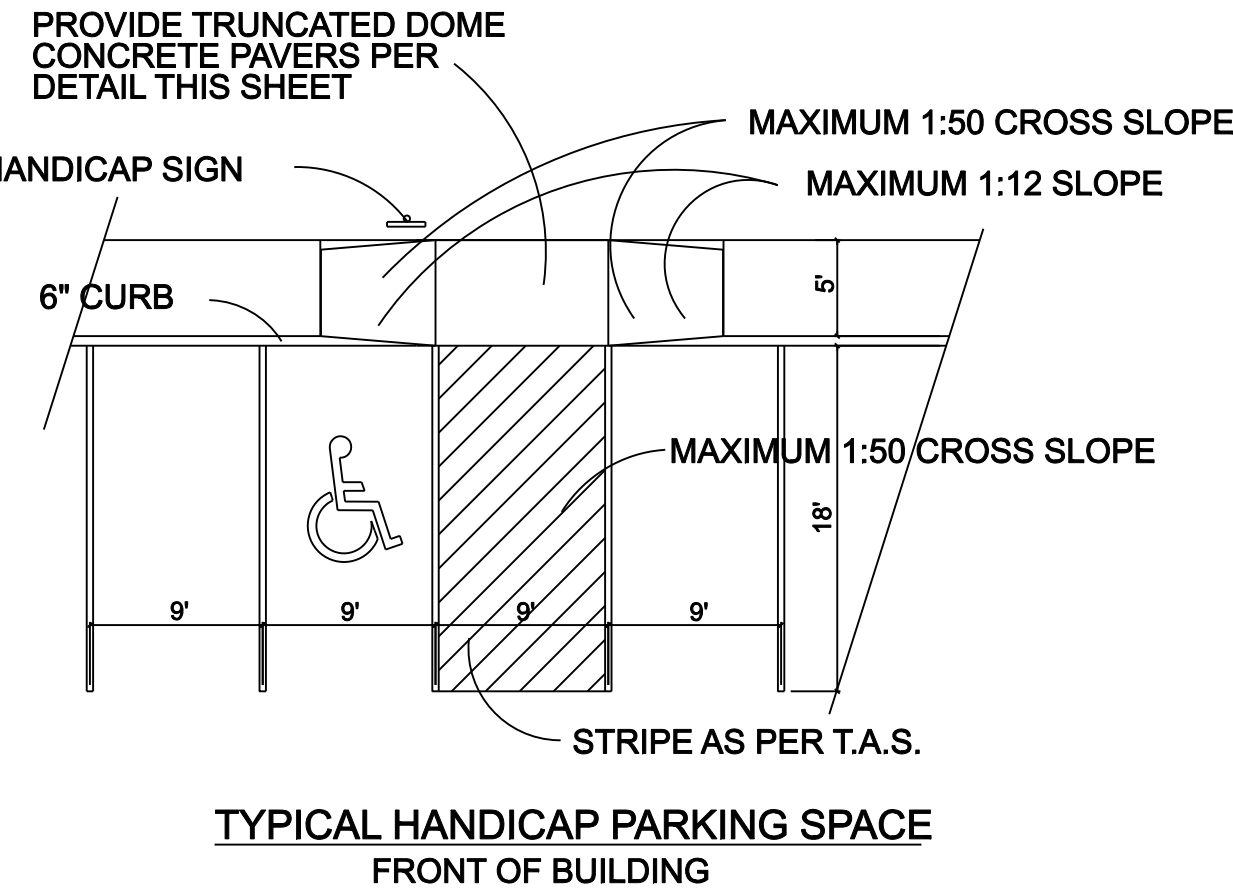
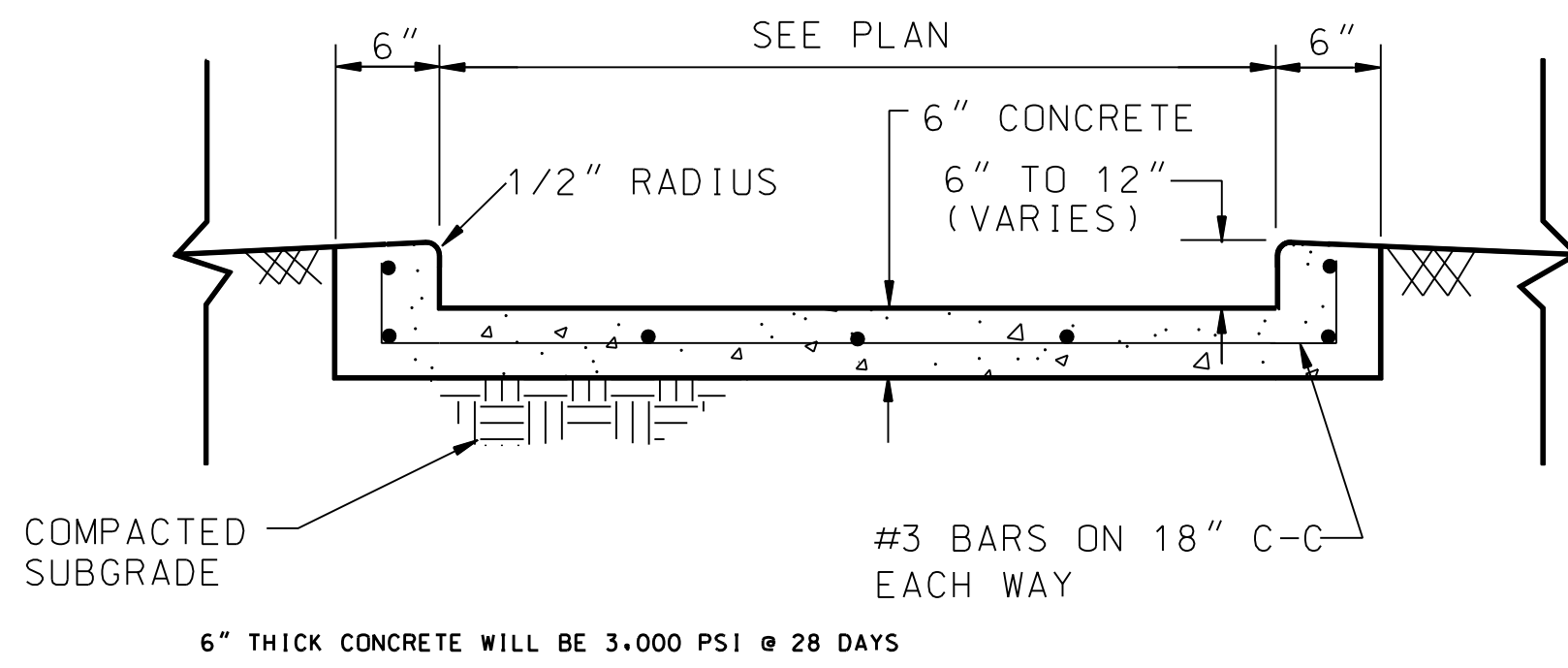
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021-263	10-4-19	K.M.H.	K.M.H.	K.M.H.	F-5260

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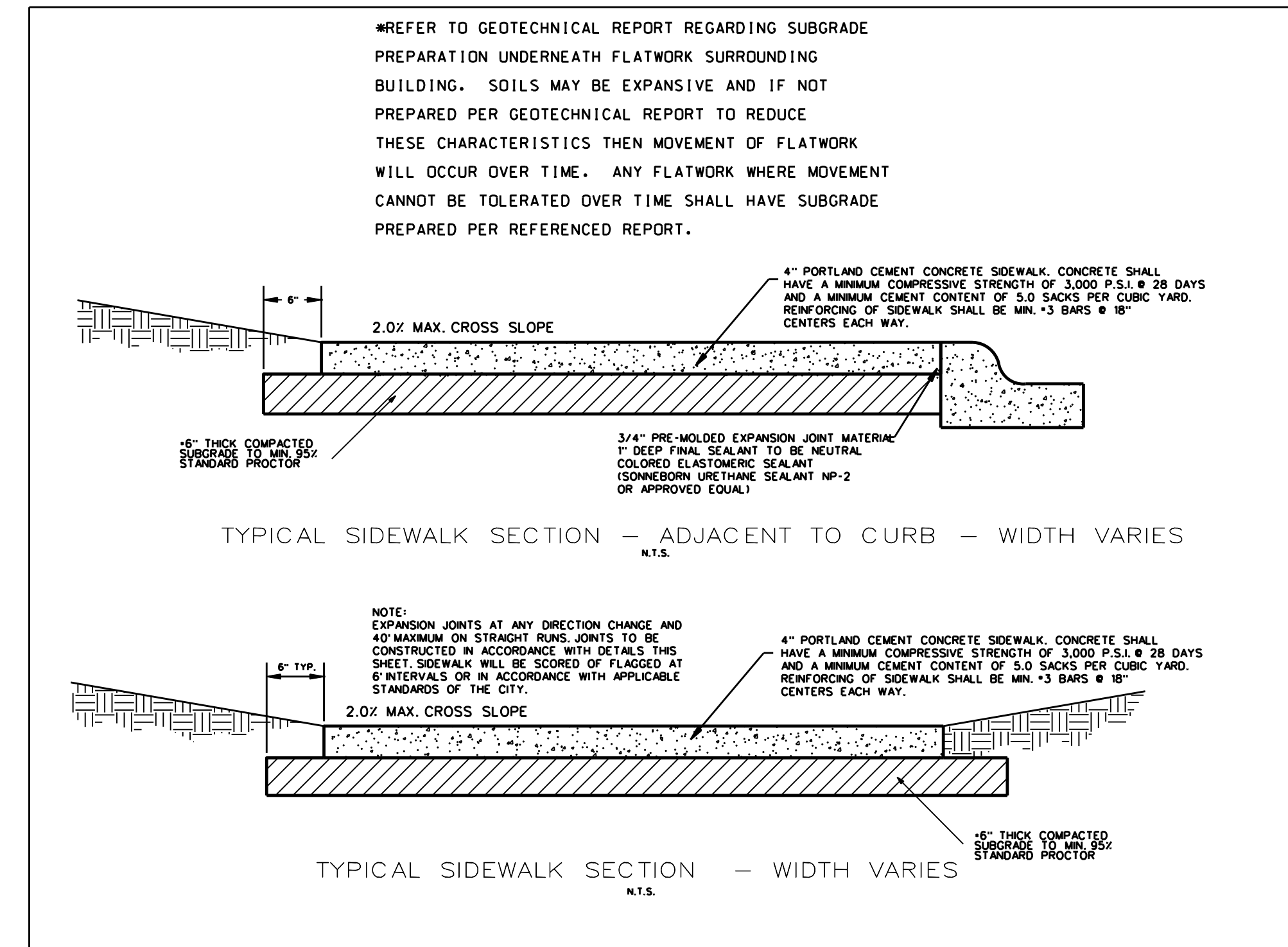
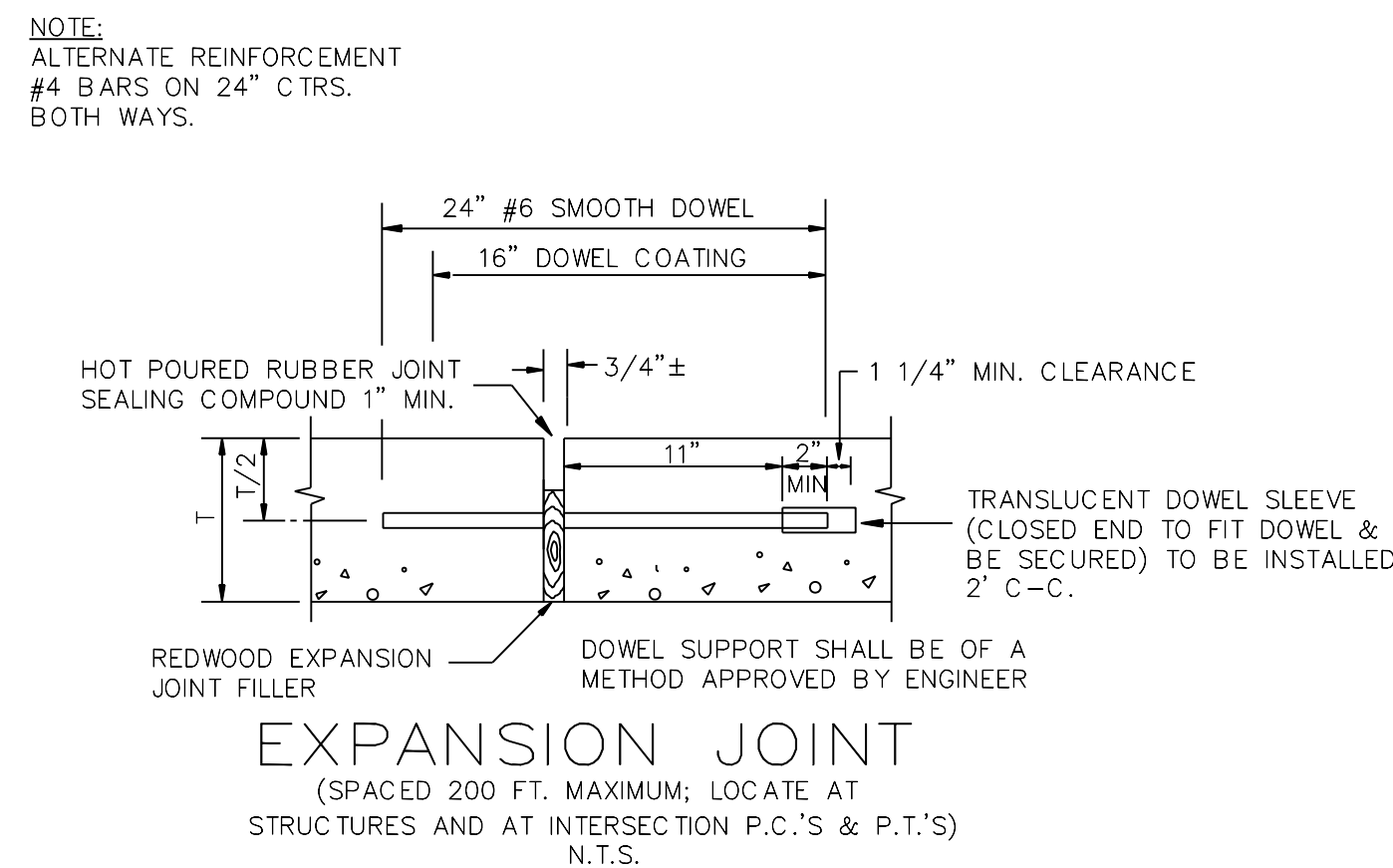
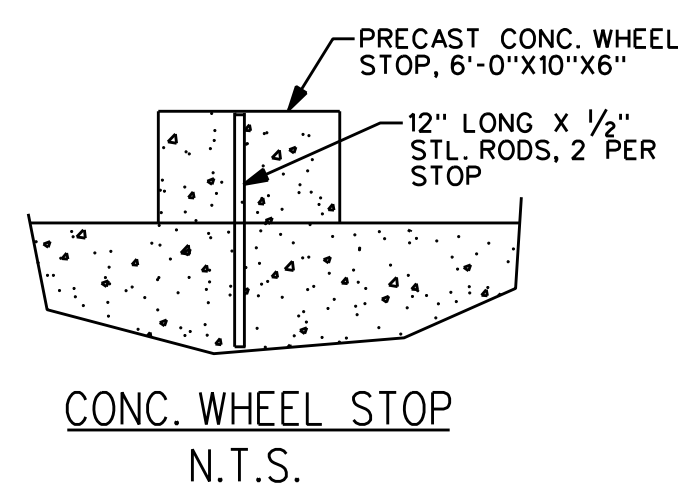
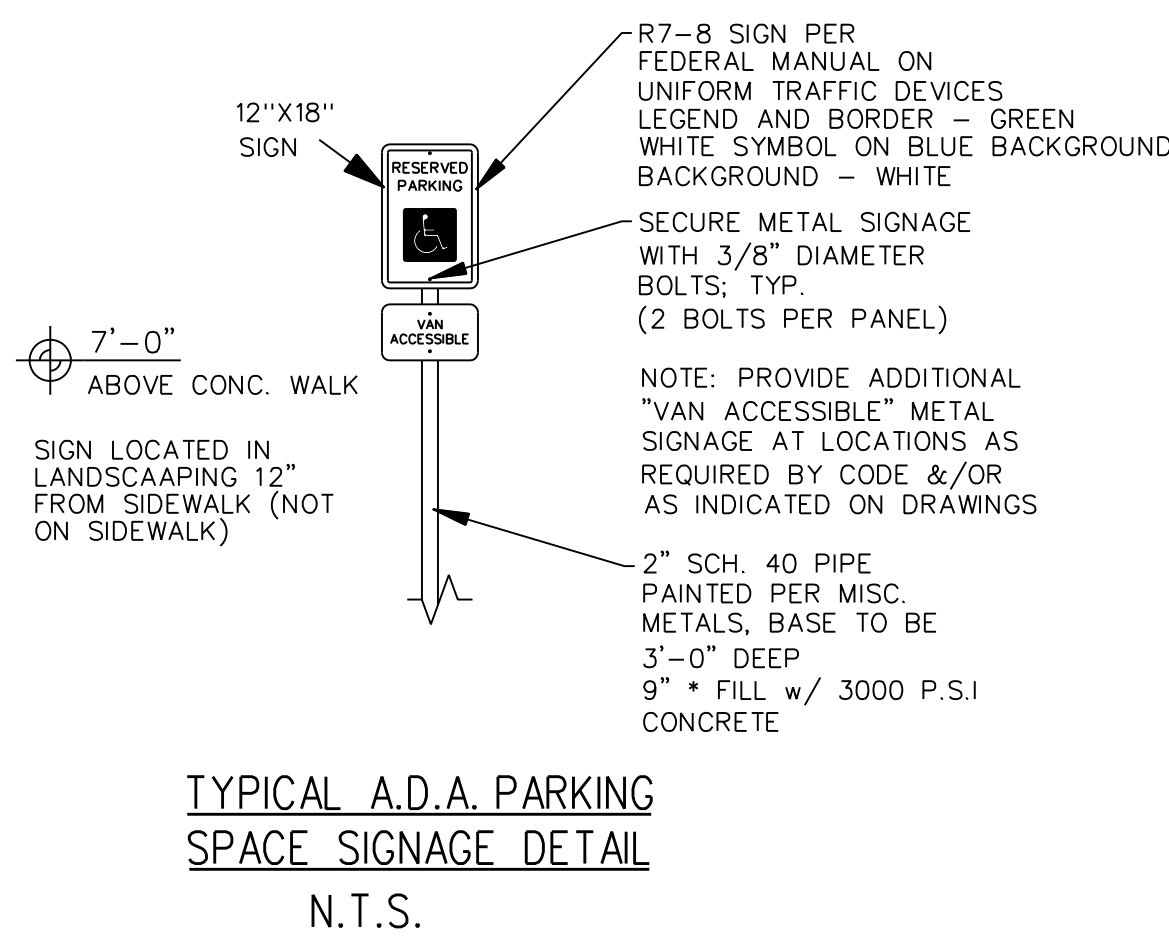
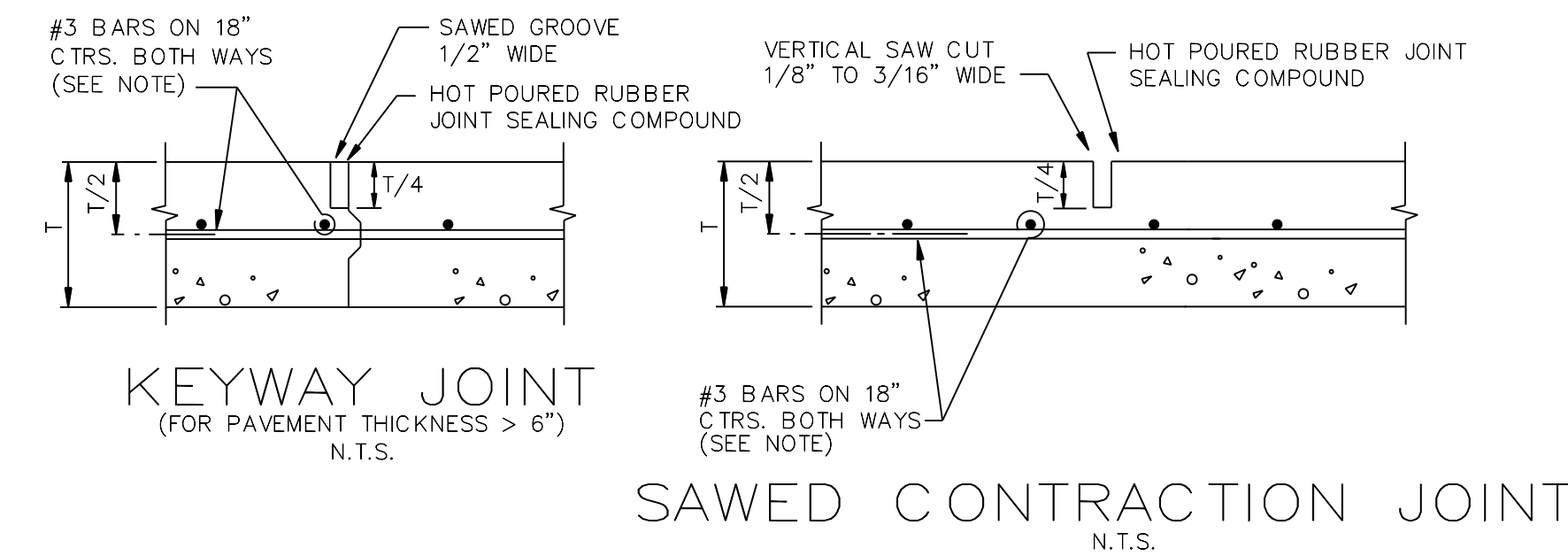
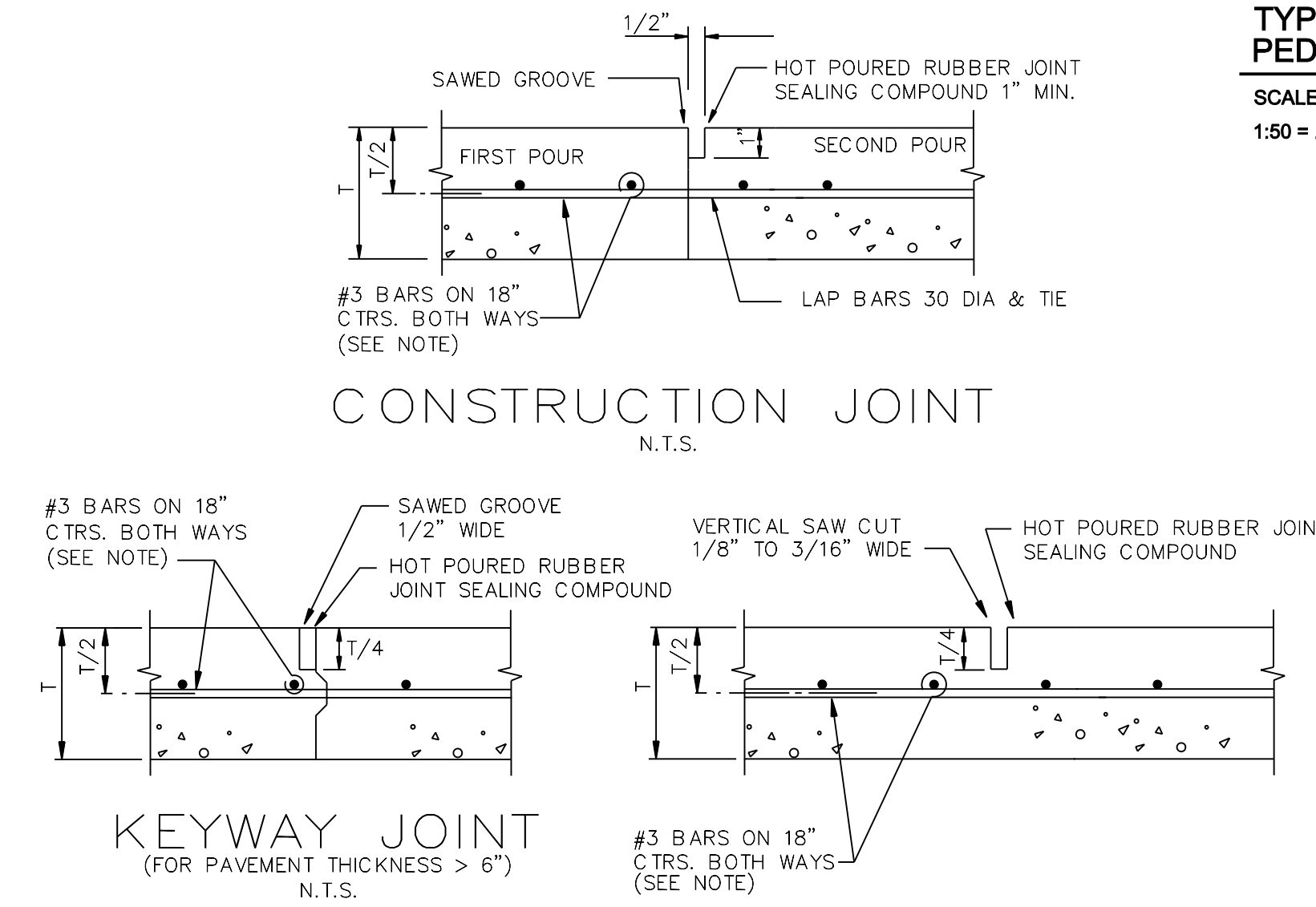
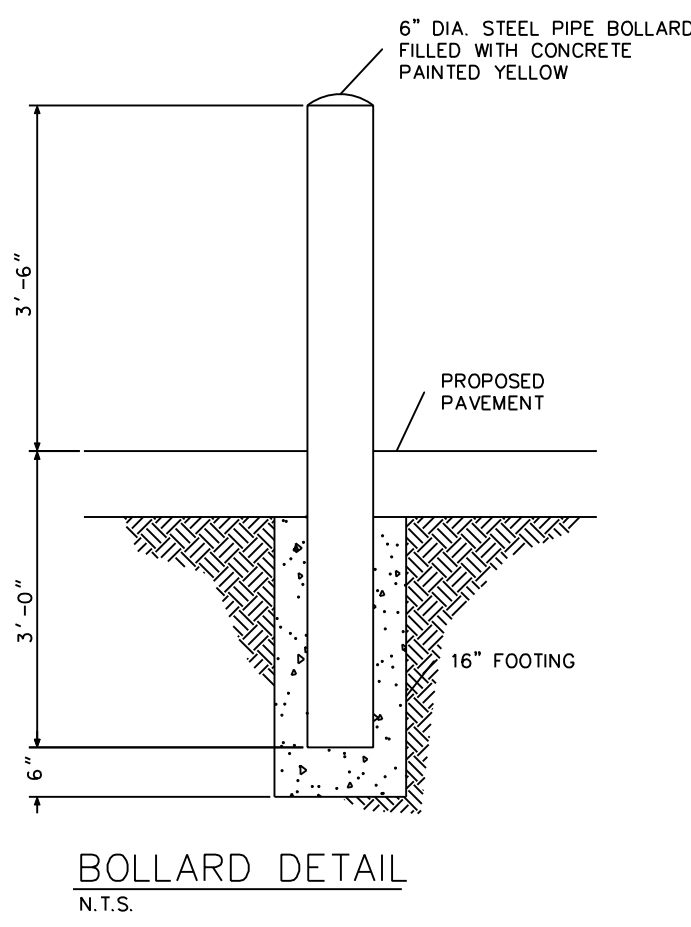
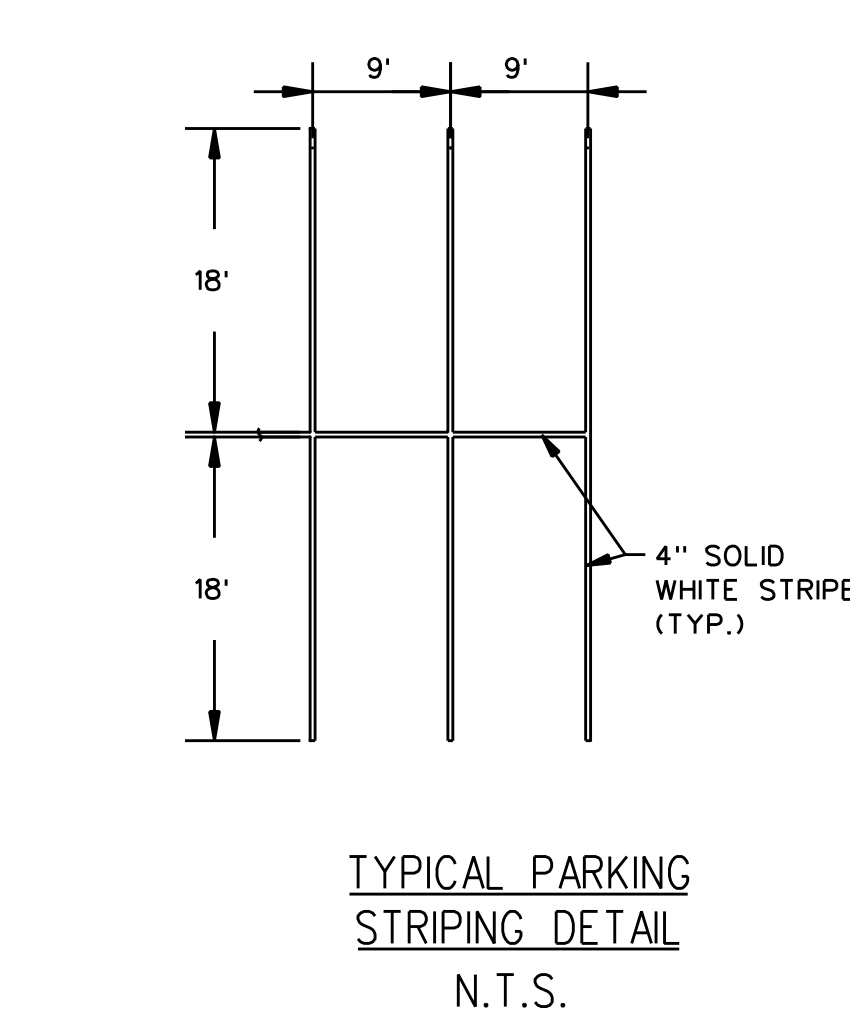
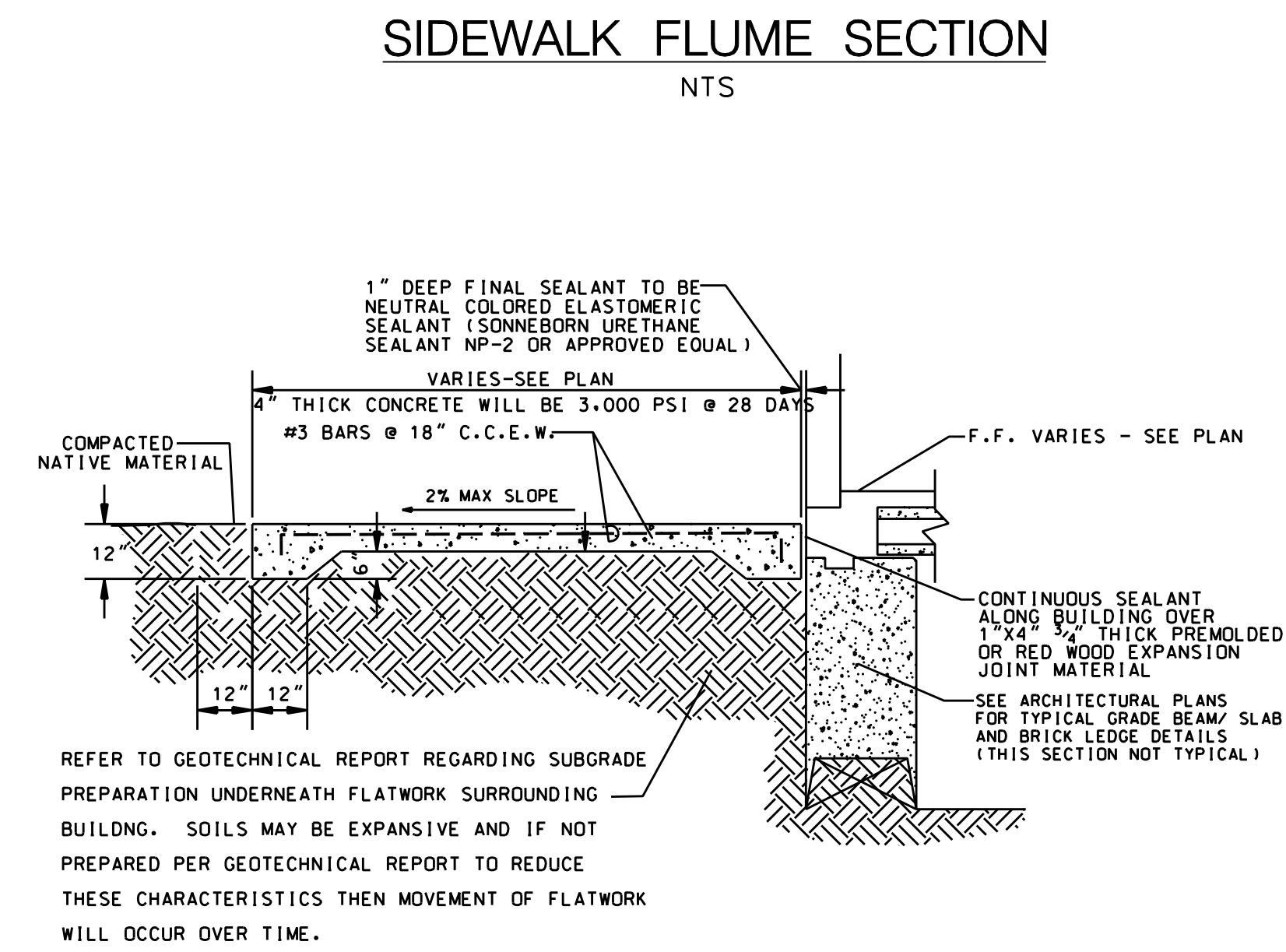
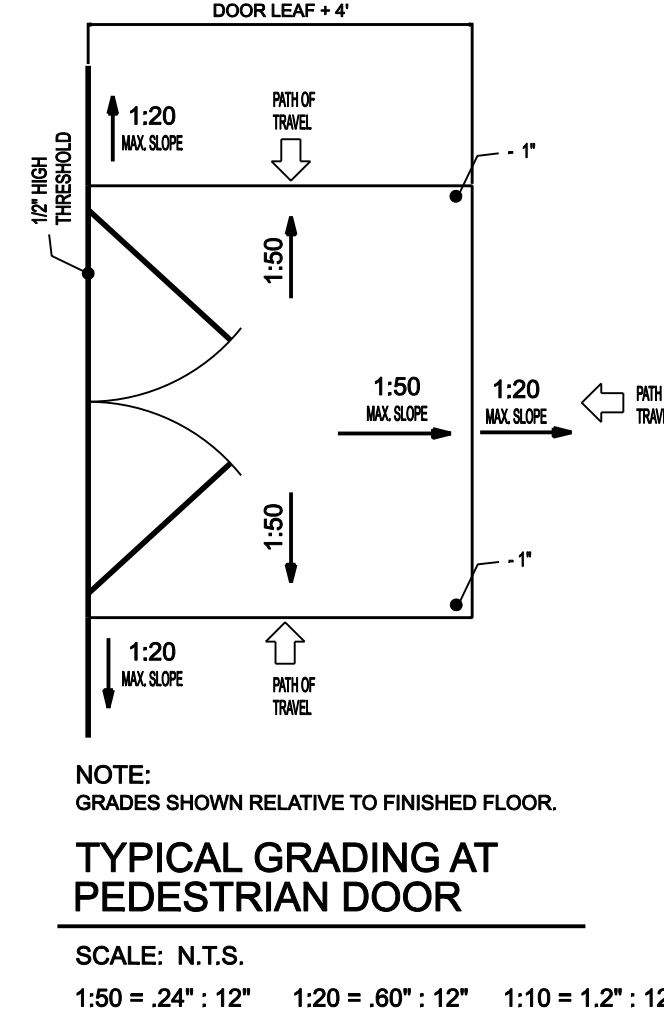
CURB RAMPS NOT IN THE PUBLIC RIGHT-OF-WAY:  
 ALL CURB RAMPS THAT ARE CONSTRUCTED, RENOVATED, MODIFIED, OR ALTERED, BUT ARE NOT IN THE PUBLIC ROW MUST COMPLY WITH 2012 TAS  
 AND ANY CURB RAMPS PROVIDED SHALL BE IN COMPLIANCE WITH 2012 TAS SECTION 406.



A.D.A. RAMP DETAIL  
N.T.S.



TYPICAL A.D.A. RAMP,  
 SIDEWALK AND PARKING STRIPING DETAIL  
 DIMENSIONS AS APPLICABLE TO SITE PLAN  
 N.T.S.



THESE DETAILS ARE NOT FOR USE ON STATE RIGHT OF WAY  
 NOT ALL DETAILS THIS SHEET MAY BE USED ON PROJECT

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 DUFFY, PC**  
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 8241 MID-CITIES BLVD., #200 - NORTH RICHLAND HILLS, TEXAS 76182  
 PHONE (817) 268-0408 www.hamiltonduffy.com

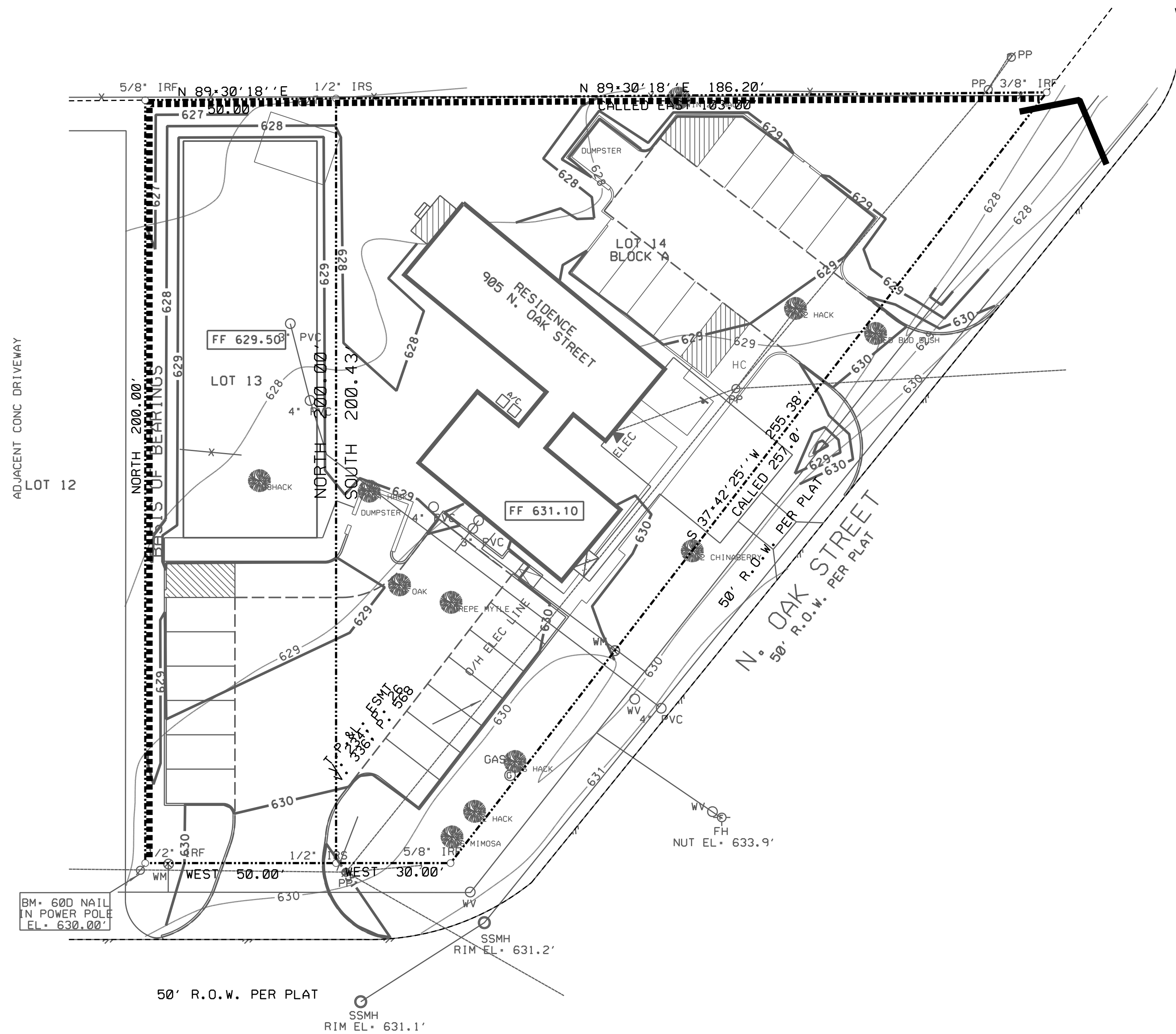
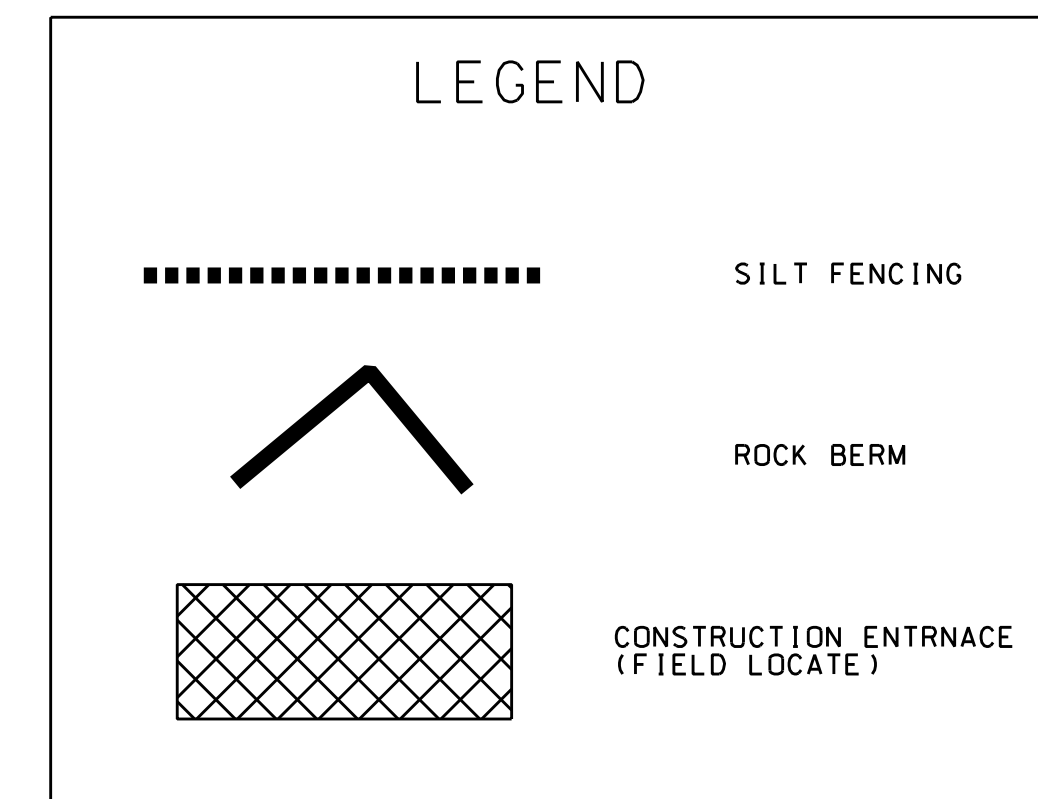
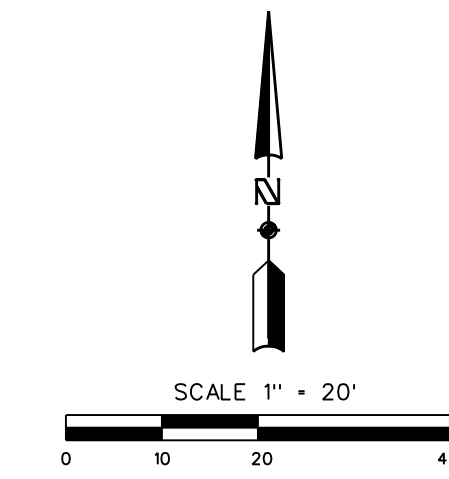
905 NORTH OAK STREET  
 LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION  
 CITY OF ROANOKE, DENTON COUNTY, TEXAS

PRELIMINARY  
 FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW  
 AND NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES. THEY WERE  
 PREPARED BY: K. M. H. (REGISTERED PROFESSIONAL ENGINEER)  
 KEITH M. HAMILTON 87384 PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB
021-263		10-4-19	DESIGNED		
			DRAWN		
			CHECKED		
			TEXAS FIRM REG. NO.		

SHEET  
 C1.04A

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF ROANOKE'S STANDARD DETAILS.

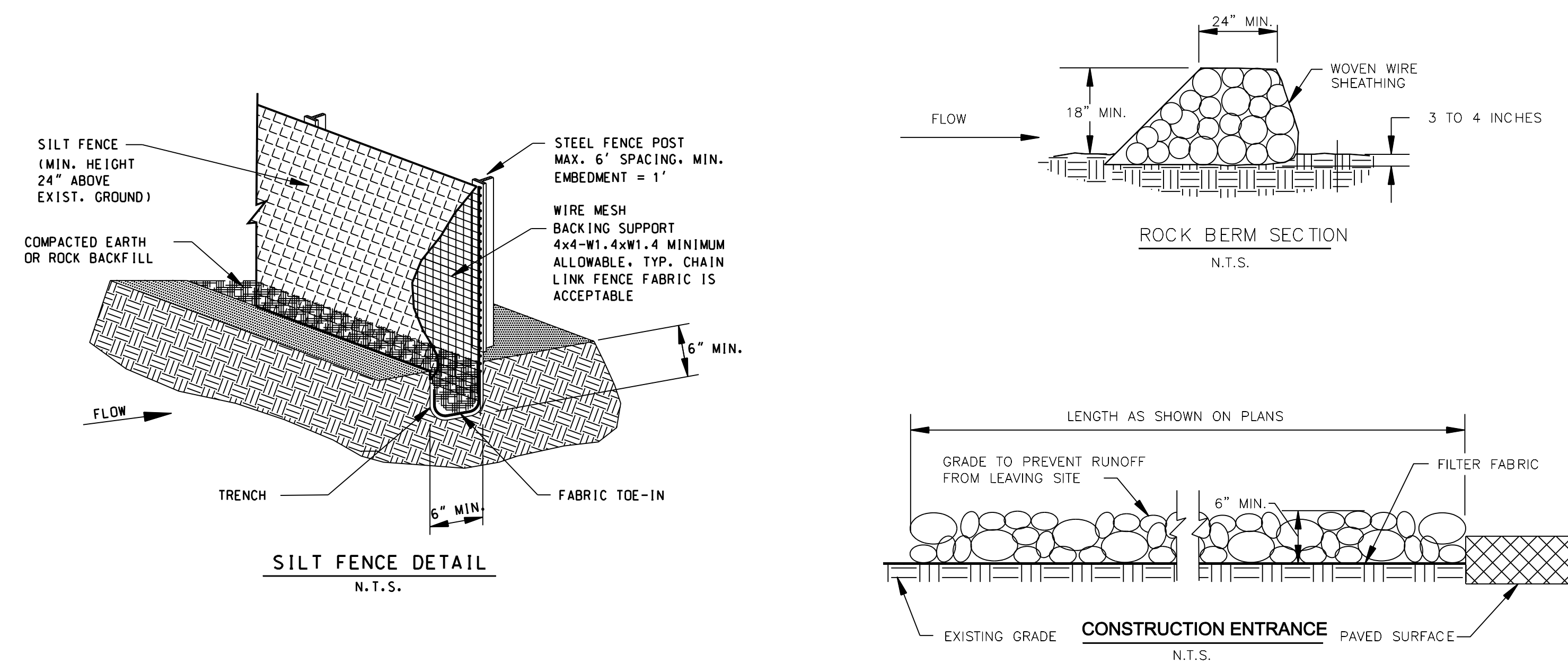


**GENERAL NOTES**

- ALL SITES GREATER THAN 1 ACRE MUST HAVE A VALID TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT ISSUED BY THE TCEQ AS DEFINED IN TPDES GENERAL PERMIT NO. TXR150000.
- FOR SITES OF 5 ACRES OR GREATER, A TPDES NOTICE OF INTENT (NOI) FORM MUST BE SUBMITTED TO THE TCEQ AT LEAST TWO (2) DAYS PRIOR TO COMMENCING WORK. FOR SITES GREATER THAN ONE (1) ACRES BUT LESS THAN FIVE (5) ACRES, A TCEQ CONSTRUCTION SITE NOTICE MUST BE COMPLETED. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE COMPLETED PRIOR TO SUBMITTAL OF THE NOI OR SITE NOTICE. THE SIGNED AND COMPLETED SWPPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
- EACH PRIME CONTRACTOR SHALL OBTAIN AND SUBMIT TO OWNER/ENGINEER A POLLUTION PREVENTION CERTIFICATION FROM EACH SUBCONTRACTOR WHOSE WORK IMPACTS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE PERFORMANCE OF ANY WORK BY SAID SUBCONTRACTOR. THESE CERTIFICATIONS SHALL BECOME A PART OF THE STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL FURNISH AND INSTALL EROSION CONTROL MEASURES SHOWN IMMEDIATELY UPON ENTERING SITE. REPAIRS OR MODIFICATIONS TO THE MEASURES WILL BE MADE BY THE CONTRACTOR IF THE CONTROL MEASURES PROVE INEFFECTIVE OR IF ADDITIONAL CONTROL MEASURES ARE NECESSARY.
- AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE OR STRAW BALES SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFF-SITE TRACKING OR TRANSPORT OF SEDIMENT AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ADJACENT PROPERTY OR TO RECEIVING WATERS CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SILT DEPOSITS OR TRACKING BEYOND THE LIMITS OF CONSTRUCTION CAUSED BY HIS OPERATIONS AND/OR FAILURE OF THE EROSION CONTROL MEASURES.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND SEDIMENT FROM EROSION CONTROL MEASURES WHEN IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE MEASURES.
- THE OWNER'S REPRESENTATIVE WILL INSPECT THE PROJECT AT A MINIMUM OF EVERY SEVEN DAYS AND AFTER EVERY RAINFALL OF 0.5 INCHES OR GREATER TO DETERMINE THE INTEGRITY AND EFFECTIVENESS OF THE EROSION CONTROL MEASURES. A WRITTEN INSPECTION REPORT WILL BE FILED WITH THE POLLUTION PREVENTION PLAN. THIS INSPECTION DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES OR HIS DUTY TO COMPLY WITH THE INTENT AND CONDITIONS OF THE TPDES GENERAL PERMIT.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF STORM DRAIN INLETS USING STRAW BALE CHECKS OR OTHER MEASURES AS SPECIFIED. WHERE INLETS ARE BEING REMOVED OR INSTALLED, THE CONTRACTOR SHALL PREVENT MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
- ALL OFF-SITE STOCKPILES SOILS WILL BE SURROUNDED BY A STRAW BALE DIKE, SILT FENCE, SEDIMENT CONTROL SWALE, OR EQUIVALENT MEASURE, AS APPROVED BY ENGINEER, TO PROPERLY CONTROL SEDIMENT RUNOFF.
- THE CONTRACTOR SHALL STABILIZE ANY AREA WHERE CONSTRUCTION ACTIVITY IS TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS.

**STABILIZED ENTRANCE NOTES**

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED BY PLACING A LAYER OF FILTER FABRIC COVERED BY A MINIMUM OF 6 INCHES OF CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. MINIMUM LENGTH SHALL BE 50'.
- THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY.
- WHEN NEEDED, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- CONSTRUCTION ENTRANCE SHALL BE REMOVED BY THE CONTRACTOR AFTER ALL CONSTRUCTION IS COMPLETED.



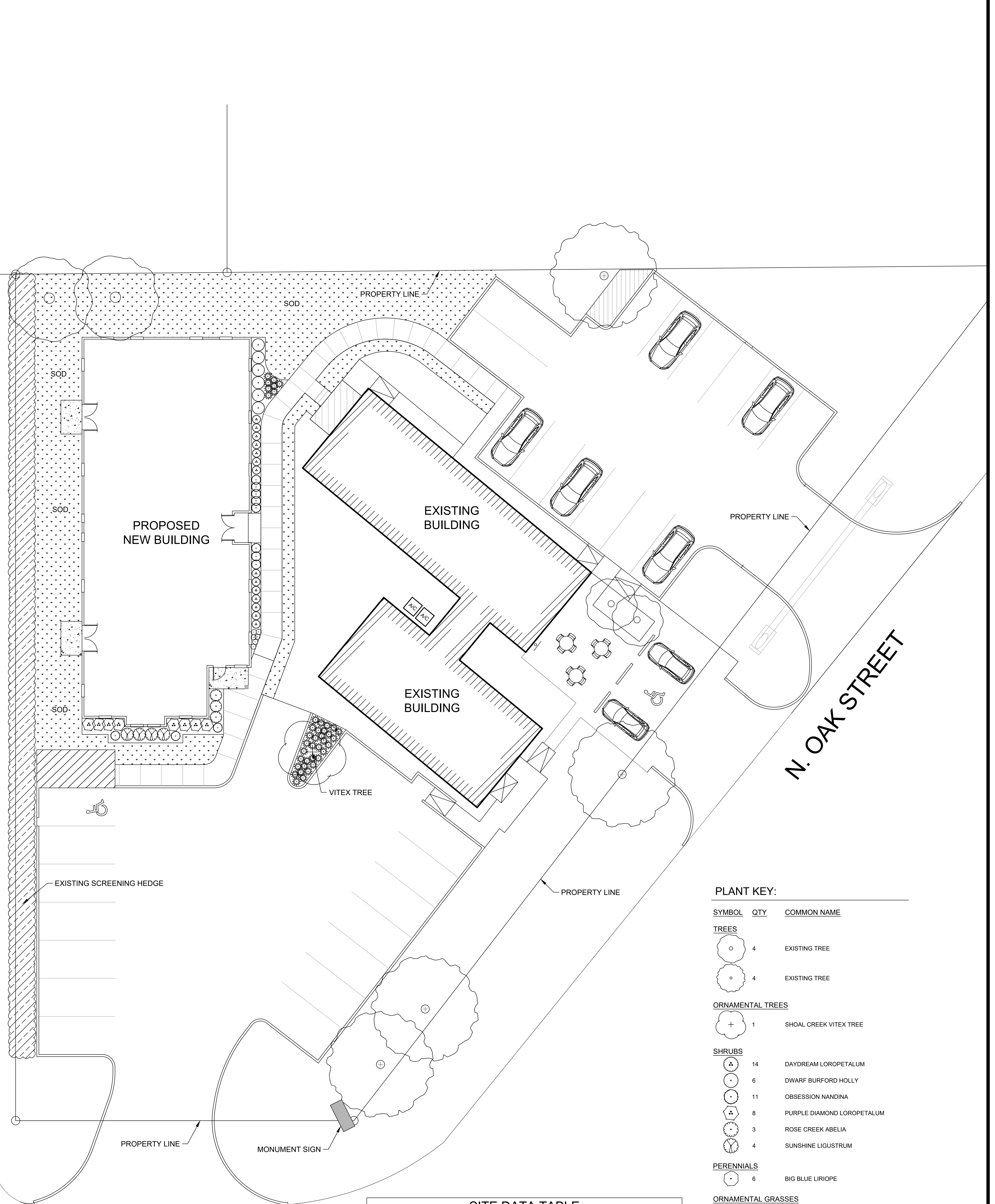
**HAMILTON DUFFY, PC**  
CONSULTING  
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS  
8241 MID-CITIES BLVD., #200 - NORTH RICHLAND HILLS, TEXAS 76182  
PHONE (817) 269-0408 WWW.HAMILTONDUFFY.COM

905 NORTH OAK STREET  
LOT 13, LOT 14 BLOCK A - NORTH HIGHLAND ADDITION  
CITY OF ROANOKE, DENTON COUNTY, TEXAS  
EROSION CONTROL PLAN

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DATE: 8/7/2014

NO.	REVISION	DATE	BY	DATE	JOB NO.	021-263
		10-4-19	DESIGNED			
			DRAWN			
			CHECKED			
			TEXAS FIRM REG. NO. F-5260			

SHEET C1.05



JAMES STREET

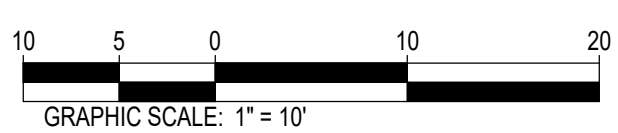
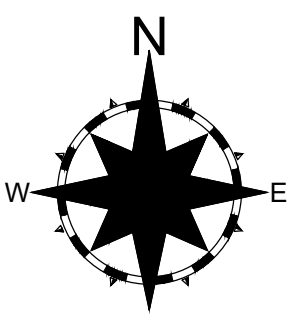
SITE DATA TABLE		
905 N Oak Street, Roanoke, TX 76262		
Lot Size 32,061 SF.		
	Provided	Maximum Coverage
Building Coverage %	19.90%	40%
Building Coverage sf	6,392 sf	12,825 sf
	Provided	Maximum Coverage
Landscape Coverage %	30%	20%
Landscape Coverage sf	9,736 sf	6,412 sf

PLANT KEY:

SYMBOL	QTY	COMMON NAME
<b>TREES</b>		
	4	EXISTING TREE
	4	EXISTING TREE
<b>ORNAMENTAL TREES</b>		
	1	SHOAL CREEK VITEX TREE
<b>SHRUBS</b>		
	14	DAYDREAM LOROPETALUM
	6	DWARF BURFORD HOLLY
	11	OBSESSION NANDINA
	8	PURPLE DIAMOND LOROPETALUM
	3	ROSE CREEK ABELIA
	4	SUNSHINE LIGUSTRUM
<b>PERENNIALS</b>		
	6	BIG BLUE LIRIOPE
<b>ORNAMENTAL GRASSES</b>		
	40	BLONDE AMBITIOM BLUE GRAMA GRASS
<b>SOD/SEED</b>		
	3,110 sf	BERMUDA GRASS

REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY
	COMMERCIAL GRADE STEEL EDGING 3/16" thick; black (preferred) or green; securely staked.	72 lf



1 Planting Plan  
1" = 10'-0"

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Roanoke, Texas 76262  
940-648-3963

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OUTDOOR SOLUTIONS

SCALE: VERTICAL 1/8" = 1'-0"  
SCALE: HORIZONTAL 1/8" = 1'-0"

APPROVED BY:

DATE:

DATE/PERSON

Office/Retail Property  
905 Oak Street  
Roanoke, Texas