

Holly Gray, Mayor Pro-Tem
David Brundage, Councilmember
John Pullen, Councilmember



Brian Darby, Councilmember
David Thompson, Councilmember
Ernie Adams, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**MAY 26, 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. 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 special called canvassing meeting and the regular City Council meeting, both held on May 12, 2026.
2. Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system



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by connecting the Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.

E. OLD BUSINESS

1. **Continuation of a request to consider and make a decision on an application** by Kevin Kriston of Texas Lehigh Cement Co., LP, to amend 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. (SUP-2026-01, Ordinance No. 2026-101)

F. NEW BUSINESS

1. Consideration and action on approval of Amendment #02 to a Design Building Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for an Early Work Package to enable work through the preparation of shop drawings and submittals, for early-engaged trades, and procurement of long-lead equipment to maintain the schedule in the amount of \$1,711,173.02.
2. **Conduct a public hearing and consider and make a decision on a rezoning request** 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, by changing the zoning for said tracts of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone - Specific Use Permit, to allow Live/Work Unit Use. (SUP-2026-02/Ordinance No. 2026-102).
3. **Conduct a public hearing and consider and make a decision on a request** to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).



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4. **Conduct a public hearing and consider and a make a decision on a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03)**

G. EXECUTIVE SESSION

Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

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.

-743 Henrietta Creek Rd - US LBM Holdings, 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.

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 Tuesday, May 19, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.



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Lindsay Rawlinson, City Secretary

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

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



Holly Gray, Mayor Pro-Tem
 David Brundage, Council Member
 VACANT, Council Member

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
 David Thompson, Council Member
 VACANT, Council Member

**MINUTES
 ROANOKE CITY COUNCIL
 CANVASSING MEETING
 MAY 12, 2026
 CITY HALL COUNCIL CHAMBERS
 500 S. OAK STREET
 6:55 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr., Mayor Pro Tem Holly Gray, Council Members: Brian Darby, David Brundage, and David Thompson; City Manager Cody Petree, Assistant City Manager Jeriahme Miller, City Secretary Lindsay Rawlinson, and City Attorney Jeff Moore.

DEPT. STAFF: Chief of Police Jeff Williams, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Finance Director Kyle Lester, Information Technology Manager Blake Gore, Economic Development Manager Siale Langi, Development Services Manager J.R. Hames, Human Resources Manager Jamie Seil, and Public Engagement Manager Sandra Pettigrew.

ABSENT: None.

Pursuant to Section 67.004 of the Texas Election Code, two members of the City Council constitute a quorum for purposes of canvassing an election.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 6:57 p.m.

B. NEW BUSINESS

1. Consideration and action of approval of Ordinance No. 2026-124, canvassing the returns and declaring the results for the Special Election held on May 2, 2026.

City Secretary Lindsay Rawlinson presented the results of the May 2, 2026 City Council Special Election:

TOTAL BALLOTS CAST: 389 (8.99% voter turnout)

Ward One	Denton County	Tarrant County	Total	% of vote
John Pullen	90	0	90	53.25
Jeff Barksdale	42	0	42	24.85
Victor Molaschi	30	0	30	17.75
Donald J. Glacy	7	0	7	4.14



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Ward Two	Denton County	Total	% of vote
Jonathan Ackmann	90	90	40.91
Ernie Adams	130	130	59.09

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve Ordinance No. 2026-124, canvassing the returns and declaring the results for the Special Election held on May 2, 2026.

Motion carried unanimously.

C. ADJOURNMENT

Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to adjourn the meeting at 6:58 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary



Holly Gray, Mayor Pro-Tem
David Brundage, Council Member
John Pullen, Council Member

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
David Thompson, Council Member
Ernie Adams, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
MAY 12, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr., Mayor Pro Tem Holly Gray, Council Members: Brian Darby, David Brundage, David Thompson, John Pullen, and Ernie Adams; City Manager Cody Petree, Assistant City Manager Jeriahme Miller, City Secretary Lindsay Rawlinson, and City Attorney Jeff Moore.

DEPT. STAFF: Chief of Police Jeff Williams, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Finance Director Kyle Lester, Information Technology Manager Blake Gore, Economic Development Manager Siale Langi, Development Services Manager J.R. Hames, Human Resources Manager Jamie Seil, and Public Engagement Manager Sandra Pettigrew.

ABSENT: None.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 7:03 p.m.

Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION

Mayor Gierisch administered the Oath of Office to Holly Gray, Council Member, Ward 1, John Pullen, Council Member, Ward 1, Brian Darby, Council Member, Ward 2, Ernie Adams, Council Member, Ward 2, and Dave Brundage, Council Member, Ward 3.

C. ANNOUNCEMENTS

Public Works Director Shawn Wilkinson presented a poster to Mayor Gierisch and the City Council commemorating National Public Works Week May 17 – 23, 2026, signed by the entire Public Works Department. Additionally, he invited the City Council to the 3rd annual Roanoke Fire Department Crawfish Boil and Public Works Equipment Rodeo on Thursday, May 21, 2026 at Fire Station 1 from 9:00 a.m. to 1:00 p.m.



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D. PUBLIC INPUT

Charles Overfield, 2001 Holley Parkway, Apt. 816, Roanoke, proposed the creation of a Veterans Memorial Park as well as the possibility of designating Highway 170 as a Vietnam Veterans Memorial.

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 April 28, 2026.
2. Consideration and action to appoint Council Member John Pullen and Council Member Ernie Adams to the Roanoke Convention Center Hotel Local Development Corporation Board of Directors.
3. Consideration and action to reappoint Mayor Pro Tem Holly Gray, Council Member Brian Darby, and Council Member David Brundage to the Roanoke Convention Center Hotel Local Development Corporation for a term of three years expiring in May 2029.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Brundage to approve the Consent Agenda.

Motion carried unanimously.

F. OLD BUSINESS

1. Consider a request by Kevin Kriston of Texas Lehigh Cement Co., LP, to amend 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. (SUP-2026-01, Ordinance No. 2026-101)

Applicant Kevin 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 feet.



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On February 2, 2026, the Planning & Zoning Commission conducted a public hearing on the request. The Planning & Zoning Commission voted unanimously to recommend approval of the SUP with the following conditions:

1. The applicant should provide City Council with renderings that show potential screening solutions.
2. Limitation of operating hours to one shift during daytime business hours.

The applicant did supply the renderings. During discussion with the Planning and Zoning Commission, the applicant confirmed that the second condition regarding the limitation of operating hours would be feasible.

Following the March 10, 2026 public hearing and Council discussion, City Council tabled the item until concerns related to fire safety could be addressed.

Since the March 10, 2026 City Council meeting, Texas Lehigh Cement Co., LP, has agreed to purchase the necessary equipment needed by the Fire Department in the event of an emergency that will be owned and maintained by Fire Department.

Motion made by Council Member Darby to approve Ordinance No. 2026-101, to amend 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.

Discussion ensued regarding the second recommendation by the Planning and Zoning Commission limiting operating hours to one shift during daytime business hours. Mr. Kriston stated that two 8-hour shifts would be reasonable.

City Planner Ashlie Tolliver advised that the time limit was a recommendation and not a requirement of the Specific Use Permit, however, she stated that the Council may add any stipulations it deems necessary.

Further discussion ensued regarding potential noise and vibrations.

Council Member Darby withdrew his original motion.

Motion made by Council Member Darby and seconded by Mayor Pro Tem Gray to table the item until the May 26, 2026 City Council meeting to allow continued staff review.

Motion carried unanimously.



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G. NEW BUSINESS

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

Motion made by Council Member Thompson and seconded by Council Member Brundage to elect Holly Gray as Mayor Pro Tem.

Motion carried unanimously.

2. **Consider and make a decision** on a Site Plan request by The John McAdams Company and the City of Roanoke for a hotel to be located on an approximately 3.269-acre parcel legally described as Lot 1, Block B, Roanoke City Center Addition, and generally located northeast of the intersection of Parish Lane and South Oak Street. (SP-2026-02)

The City of Roanoke and John McAdams Company are requesting a site plan approval for a full-service hotel and convention center, located on a 3.269-Acre parcel which is generally located northeast of the South Oak Street and Parish Lane intersection. The hotel is proposed to be 5-stories, with a total area of 61,448 square feet. An amended plat of the property has been approved administratively.

On May 4, 2026, the Planning & Zoning commission made a motion and voted to recommend approval of the site plan.

Motion made by Council Member Thompson and seconded by Mayor Pro Tem Gray to approve a Site Plan request by The John McAdams Company and the City of Roanoke for a hotel to be located on an approximately 3.269-acre parcel legally described as Lot 1, Block B, Roanoke City Center Addition, and generally located northeast of the intersection of Parish Lane and South Oak Street. (SP-2026-02).

Motion carried unanimously.

3. **Hold a public hearing and consider** a city initiated rezoning application on approximately 57.502-Acres of land located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 57.502-Acres of Land from Single Family-7 District (SF-7) to Planned Development 2014-114 District with Single Family PD Uses. (ZC-2026-03, Ordinance No. 2026-122)

In March 2026, the City began exploring proposing a text amendment to the Marshall Creek Planned Development Ordinance No. 2014-114 to address a discrepancy regarding lot coverage percentages. Upon preparing the ordinance for that text amendment, Staff discovered that the Planned Development Ordinance passed in 2014 did not rezone the entirety of the community as intended, but only rezoned 10 lots that front Marshall Creek Road, resulting in only 2.237 Acres of the overall neighborhood being rezoned. The GIS Zoning Map further indicated in error that the



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entire neighborhood had been rezoned to the PD, however the legal description located in Exhibit A of the Planned Development Ordinance confirmed that there was an error in the ordinance.

As a result of this oversight, the zoning for the properties located within the area indicated on the Map Exhibit File in red were never rezoned to be located in the Planned Development, and the current zoning is the Base Zoning District SF-7. The proposed rezoning is to correct the administrative error and allow for single-family development to continue as intended in the 2014 Planned Development Ordinance in an effort to promote redevelopment of the area.

On May 4, 2026, the Planning & Zoning Commission held a public hearing and considered the request. A motion was made and passed to recommend approval of the request.

Mayor Gierisch opened the public hearing at 7:38 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 7:39 p.m.

Motion made by Council Member Thompson and seconded by Mayor Pro Tem Gray to approve Ordinance No. 2026-122, a city initiated rezoning application on approximately 57.502-Acres of land located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 57.502-Acres of Land from Single Family-7 District (SF-7) to Planned Development 2014-114 District with Single Family PD Uses. (ZC-2026-03)

Motion carried unanimously.

4. **Hold a public hearing and consider** a City initiated text amendment, amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04, Ordinance No. 2026-123)

The Planned Development Ordinance was established in 2014. The PD established development standards that would encourage redevelopment of the Marshall Creek neighborhood. Planned Development Zoning is based on a base-zoning district. In this case, PD 2014-114 allows for both Office Use development and Single-Family Development. The base zoning standards that generally would apply are the SF-7 District standards.

The intent of the Single Family Housing section of PD 2014-114 is to provide for development of single-family residences on smaller and more compact lots of a minimum of 5,000 square feet. The original Planned Development Ordinance failed to regulate the lot coverage, and based on the planned development standards, staff believes this was an oversight. Lot Coverage is the



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area covered by a foundation and a roof on a lot. Lot coverage only first floor coverage, as subsequent stories do not further increase the impact of foundation and roof coverage on a lot.

A lot zoned SF-7 is permitted up to 35 percent lot coverage. The minimum lot size in SF-7 is 7,200 square feet, which means a 7,200 square foot property could have a first-floor building footprint of up to 2,520 square feet. Currently, the PD does not address lot coverage, which means that the base zoning standard of 35 percent of the total lot size is permitted for Single-Family development. This means that a 5,000 square foot lot located in the Planned Development can currently have up to 1,750 square feet of lot coverage.

The Planned Development allows for development on 5,000 square foot lots, and proportionally reduces the setback requirements based on the reduced lot size standard. Permitting a maximum lot coverage of 50 percent is reasonable, as this is the standard permitted in Old Town Roanoke for 5,000 square foot lots.

On May 4, 2026, the Planning & Zoning Commission held a public hearing and considered the request. A motion and vote took place to recommend approval of the request.

Mayor Gierisch opened the public hearing at 7:40 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 7:40 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve Ordinance No. 2026-123, a City initiated text amendment, amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04)

Motion carried unanimously.

H. EXECUTIVE SESSION

None.



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

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I. ADJOURNMENT

Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to adjourn the meeting at 7:41 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377.

MEETING DATE: May 26, 2026

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the West side waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.

INFORMATION:

The approval of this project will include the elimination of dead end mains by connecting the two waterlines in the system, there by creating redundancy in the northern section of overall system.

STAFF RECOMMENDATION:

Staff Recommends Approval

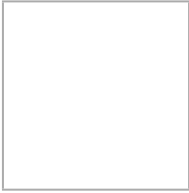
SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The total financial impact is one hundred ten thousand five hundred fifty dollars and zero cents. (\$110,550.00)

ATTACHMENTS:

1. Recommendation Letter
2. Bid Summary
3. Tabulation of Bids



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.
CHASE CRAWFORD, R.P.L.S.

May 1, 2026

Mr. Shawn Wilkinson, P.E.
Director of Public Services
City of Roanoke
265 Marshall Creek
Roanoke, TX 76262

Re: U.S. Highway 377 Waterline Crossing
Recommendation for Council Award

Dear Mr. Wilkinson:

Sealed bids for the City of Roanoke U.S. Highway 377 Waterline Crossing project were received and opened Thursday, April 16, 2026 at 2:00 p.m. Seven (7) proposals were received by the City, and we are enclosing one (1) copy of the bid summary and the itemized Bid Tabulation for the city's files and references.

Dickerson Construction Company, Inc. submitted their bid in the amount of \$ 110,550.00. We checked several references that Dickerson Construction provided and found no irregularities on the Contractor from the references. We also reviewed the Contractor's statement of qualifications, and the equipment list provided with the bidding documents. It appears that Dickerson Construction has successfully completed similar construction projects in cities such as the City of Anna, Celina, Denison, Denton, and Leonard, Texas. The contractor's references for municipal projects provided overall positive feedback on the projects listed and completed. Based on our review of the bidder's statement of qualifications and their past performance record known to us on previous work in North Central Texas, it is our opinion Dickerson Construction has the equipment and experience to properly pursue this project. We recommend the City accept the bid and award Dickerson Construction Company, Inc. the construction contract for the U.S. Highway 377 Waterline Crossing project in the amount of \$110,550.00.

We are available to discuss this project and our recommendation further at your convenience.

Sincerely yours,

Andrew Mata Jr., P.E.

Enclosures

cc:

**CITY OF ROANOKE
U.S. HIGHWAY 377 WATERLINE CROSSING**

BID SUMMARY

Bids Received at 2:00 p.m., Thursday, April 16, 2026

<u>Contractor</u>	<u>Total Amount Bid</u>
1. Dickerson Construction, Company, Inc. 1130 N. Louisiana Drive Celina, Texas 75009 Blake Dickerson 972-382-2123	<hr/> \$ 110,550.00
2. Lilley Industrial Construction, Inc. 7899 US Hwy. 190 W Livingston, Texas 77351 Douglas Lilley 936-967-3941	<hr/> \$ 121,868.50
3. JWC Excavation, LLC 2214 W. Blackjack Road Aubrey, Texas 76227 Chelsey Wilson 940-305-2300	<hr/> \$ 149,378.00
4. Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290	<hr/> \$ 152,134.75
5. Dagger Contracting, LLC 1862 Keller Parkway Keller, Texas 76248 Andy Nord 817-481-4545	<hr/> \$ 154,965.00
6. S-Co, Inc. 2329 County Road 348 Jewett, Texas 75846 John Sigford 940-249-2303	<hr/> \$ 170,441.00
7. GRod Construction, LLC 889 E. Rock Island Avenue Boyd, Texas 76023 Guillermo Rodriguez 682-302-3219	<hr/> \$ 178,025.00

TABULATION OF BIDS				BID OF		BID OF		BID OF		BID OF			
Project: CITY OF ROANOKE <u>U.S. HIGHWAY 377 WATERLINE CROSSING</u>				BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		Dickerson Construction, Company, Inc. 1130 N. Louisiana Drive Celina, Texas 75009 Blake Dickerson 972-382-2123 bddzip@gmail.com		Lilley Industrial Construction, Inc. 7899 US Hwy. 190 W Livingston, Texas 77351 Douglas Lilley 936-967-3941 lilley.industrial@gmail.com		JWC Excavation, LLC 2214 W. Blackjack Road Aubrey, Texas 76227 Chelsey Wilson 940-305-2300 Chelsey@jwcexcavation.com		Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290 lara@hayesconstruction.org	
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension		
1	1	L.S.	For Mobilization, Insurance, Bonds, Shop Drawings (5% max of Bid)	\$5,000.00	\$ 5,000.00	\$5,600.00	\$ 5,600.00	\$6,750.00	\$ 6,750.00	\$5,000.00	\$ 5,000.00		
2	100	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Other than Open Cut, Including all Appurtenances	\$550.00	\$ 55,000.00	\$537.50	\$ 53,750.00	\$777.00	\$ 77,700.00	\$875.00	\$ 87,500.00		
3	35	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Open Cut, Including all Appurtenances	\$250.00	\$ 8,750.00	\$234.50	\$ 8,207.50	\$312.00	\$ 10,920.00	\$461.00	\$ 16,135.00		
4	20	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with Class B-1 Embedment by Open Cut, Including all Fittings & Embedment	\$250.00	\$ 5,000.00	\$78.50	\$ 1,570.00	\$160.00	\$ 3,200.00	\$160.00	\$ 3,200.00		
5	4	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$3,000.00	\$ 12,000.00	\$3,780.00	\$ 15,120.00	\$3,400.00	\$ 13,600.00	\$3,000.00	\$ 12,000.00		
6	1	Ea.	Furnish & Install 6-inch Resilient Seated Gate Valve	\$2,150.00	\$ 2,150.00	\$2,770.00	\$ 2,770.00	\$2,000.00	\$ 2,000.00	\$2,000.00	\$ 2,000.00		
7	1	Ea.	Remove and Relocate Existing Fire Hydrant Assembly, including 8 L.F. of 6-inch C900 DR18 PVC Lead	\$7,600.00	\$ 7,600.00	\$7,332.00	\$ 7,332.00	\$3,272.00	\$ 3,272.00	\$8,000.00	\$ 8,000.00		
8	2	Ea.	Connect to Existing 8-inch Waterline, including All Fittings and Appurtenances	\$4,000.00	\$ 8,000.00	\$7,784.50	\$ 15,569.00	\$9,700.00	\$ 19,400.00	\$1,500.00	\$ 3,000.00		
9	1	Ea.	Cut, Plug, and Abandon Existing Waterline	\$1,500.00	\$ 1,500.00	\$2,350.00	\$ 2,350.00	\$5,203.00	\$ 5,203.00	\$3,750.00	\$ 3,750.00		
10	100	S.Y.	Furnish, Install, Water, and Establish Hydromulch	\$10.00	\$ 1,000.00	\$20.00	\$ 2,000.00	\$7.00	\$ 700.00	\$20.00	\$ 2,000.00		
11	1	L.S.	Furnish, Install, Maintain, and Remove Erosion Control Devices	\$1,000.00	\$ 1,000.00	\$2,500.00	\$ 2,500.00	\$2,200.00	\$ 2,200.00	\$2,500.00	\$ 2,500.00		
12	1	L.S.	Furnish Trench Safety System Plan	\$1,000.00	\$ 1,000.00	\$2,500.00	\$ 2,500.00	\$940.00	\$ 940.00	\$500.00	\$ 500.00		
13	55	L.F.	Trench Safety System Implementation	\$10.00	\$ 550.00	\$20.00	\$ 1,100.00	\$40.00	\$ 2,200.00	\$55.45	\$ 3,049.75		
14	1	L.S.	Furnish, Install, Maintain, and Remove Traffic Control Devices	\$2,000.00	\$ 2,000.00	\$1,500.00	\$ 1,500.00	\$1,293.00	\$ 1,293.00	\$3,500.00	\$ 3,500.00		
TOTAL AMOUNT BID (Items 1 through 14)					\$ 110,550.00		\$ 121,868.50		\$ 149,378.00		\$ 152,134.75		

	Bid Item #3 - Bidder wrote "Price in Words" as \$234.50 & "Price in Figures" as \$234.00. In the event of discrepancy the words control. (= Difference of +\$17.50) Total Amount Bid says \$121,851.00 (Actual = \$121,868.50)
	Bid Item #13 - Bidder added the "Extended Amount" incorrectly. Says \$3,050.00 Actual is \$3,049.75. (= Difference of -25 cents) Total Amount Bid says \$152,135.00 (Actual = \$152,134.75)

TABULATION OF BIDS				BID OF		BID OF		BID OF			
Project: CITY OF ROANOKE <u>U.S. HIGHWAY 377 WATERLINE CROSSING</u>				Date: <u>April 16, 2026</u> BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		Dagger Contracting, LLC 1862 Keller Parkway Keller, Texas 76248 Andy Nord 817-481-4545 nord@daggercontracting.com		S-Co, Inc. 2329 County Road 348 Jewett, Texas 75846 John Sigford 940-249-2303 j.hutchinson@scoinc.net		GRod Construction, LLC 889 E. Rock Island Avenue Boyd, Texas 76023 Guillermo Rodriguez 682-302-3219 grod@grodconstruction.com	
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension		
1	1	L.S.	For Mobilization, Insurance, Bonds, Shop Drawings (5% max of Bid)	\$7,500.00	\$ 7,500.00	\$8,000.00	\$ 8,000.00	\$10,000.00	\$ 10,000.00		
2	100	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Other than Open Cut, Including all Appurtenances	\$760.00	\$ 76,000.00	\$1,081.00	\$ 108,100.00	\$800.00	\$ 80,000.00		
3	35	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Open Cut, Including all Appurtenances	\$425.00	\$ 14,875.00	\$211.00	\$ 7,385.00	\$400.00	\$ 14,000.00		
4	20	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with Class B-1 Embedment by Open Cut, Including all Fittings & Embedment	\$375.00	\$ 7,500.00	\$200.00	\$ 4,000.00	\$275.00	\$ 5,500.00		
5	4	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$4,250.00	\$ 17,000.00	\$3,683.00	\$ 14,732.00	\$3,125.00	\$ 12,500.00		
6	1	Ea.	Furnish & Install 6-inch Resilient Seated Gate Valve	\$3,250.00	\$ 3,250.00	\$2,781.00	\$ 2,781.00	\$2,275.00	\$ 2,275.00		
7	1	Ea.	Remove and Relocate Existing Fire Hydrant Assembly, including 8 L.F. of 6-inch C900 DR18 PVC Lead	\$4,785.00	\$ 4,785.00	\$4,400.00	\$ 4,400.00	\$6,500.00	\$ 6,500.00		
8	2	Ea.	Connect to Existing 8-inch Waterline, including All Fittings and Appurtenances	\$4,500.00	\$ 9,000.00	\$4,860.00	\$ 9,720.00	\$7,500.00	\$ 15,000.00		
9	1	Ea.	Cut, Plug, and Abandon Existing Waterline	\$2,500.00	\$ 2,500.00	\$575.00	\$ 575.00	\$1,500.00	\$ 1,500.00		
10	100	S.Y.	Furnish, Install, Water, and Establish Hydromulch	\$25.00	\$ 2,500.00	\$33.00	\$ 3,300.00	\$25.00	\$ 2,500.00		
11	1	L.S.	Furnish, Install, Maintain, and Remove Erosion Control Devices	\$2,500.00	\$ 2,500.00	\$1,950.00	\$ 1,950.00	\$7,500.00	\$ 7,500.00		
12	1	L.S.	Furnish Trench Safety System Plan	\$2,500.00	\$ 2,500.00	\$1,300.00	\$ 1,300.00	\$5,000.00	\$ 5,000.00		
13	55	L.F.	Trench Safety System Implementation	\$1.00	\$ 55.00	\$2.00	\$ 110.00	\$150.00	\$ 8,250.00		
14	1	L.S.	Furnish, Install, Maintain, and Remove Traffic Control Devices	\$5,000.00	\$ 5,000.00	\$4,088.00	\$ 4,088.00	\$7,500.00	\$ 7,500.00		
TOTAL AMOUNT BID (Items 1 through 14)					\$ 154,965.00		\$ 170,441.00		\$ 178,025.00		

	Bid Item #3 - Bidder wrote "Price in Words" as \$234.50 & "Price in Figures" as \$234.00. In the event of discrepancy the words control. (= Difference of +\$17.50) Total Amount Bid says \$121,851.00 (Actual = \$121,868.50)
	Bid Item #13 - Bidder added the "Extended Amount" incorrectly. Says \$3,050.00 Actual is \$3,049.75. (= Difference of -25 cents) Total Amount Bid says \$152,135.00 (Actual = \$152,134.75)



City Council AGENDA ITEM

SUBJECT: SUP-2026-01, Ordinance No. 2026-101

MEETING DATE: May 26, 2026

DEPARTMENT: Development Services Dept.

Mr. Kriston, on behalf of Lehigh Cement Company, 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.

Planning & Zoning Commission Action

On February 2, 2026, the Planning & Zoning Commission conducted a public hearing on the request. The Planning & Zoning Commission voted unanimously to recommend approval of the SUP with the following conditions:

1. The applicant should provide City Council with renderings that show potential screening solutions.
 - The applicant did supply the renderings, which have been provided supplemental to this report.
2. Limitation of operating hours to one shift during daytime business hours.
 - At the February 2, 2026, Planning & Zoning Commission meeting, the applicant indicated that the proposed equipment would be operated during the daytime hours. The minutes from that meeting have been included in the supplemental files. Beginning at approximately the 7-minute mark, a commissioner asked questions regarding the noise generated by the activity on the subject property. The applicant indicated that the noise at night is related to air compressors and the new equipment will help provide additional noise control. The applicant also indicated that to his knowledge, the purpose of the proposed project is to eliminate the second shift and operate during normal business hours.

Previous Council Action

On March 10, 2026, City Council tabled the item until concerns related to fire safety could be addressed. At the May 12, 2026, City Council Meeting, it was confirmed that the fire related concerns have been addressed by the applicant and is in agreement with the Fire Department to purchase any required equipment necessary to address those concerns. City Council asked if the applicant had entered into an agreement with City Staff related to hours of operation. However, City Staff is unable to create that agreement. City Council may approve the SUP application with conditions related to operating hours. If the

applicant fails to conform to those requests, the result would be enforcement by City Staff of a zoning violation.

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 SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING 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, THAT:

**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.

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. SEVERABILITY CLAUSE

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

SECTION 5. 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 6. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
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 May 12, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction

BEING a called 8.9639 acre 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. 2019-20118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

THENCE South 65°47'43" 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°58'58" 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°44'10" 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°03'15" West at 1029.86 feet;

THENCE North 25°03'15" 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.



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

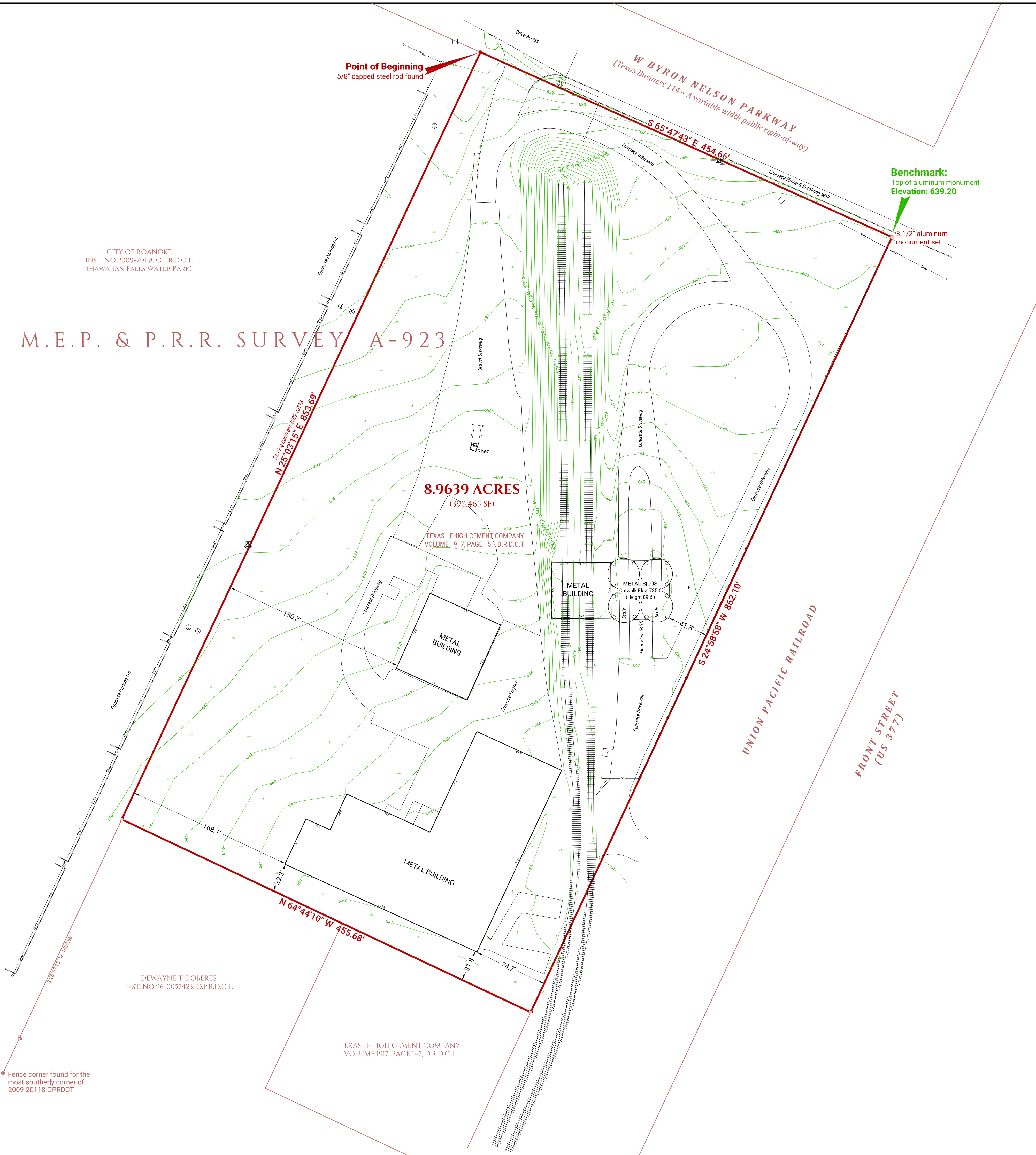
**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting JAN 05 2026	CC Meeting JAN 13 2026	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)

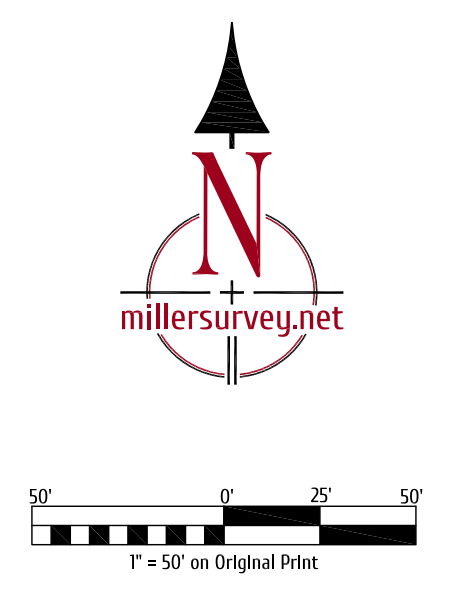


Fence corner found for the most southerly corner of 2009-20118 OPRDCT

DEWAYNE T. ROBERTS
INST. NO 96-0057423, O.P.R.D.C.T.

TEXAS LEHIGH CEMENT COMPANY
VOLUME 1917, PAGE 147, D.R.D.C.T.

Symbol Legend	
□	Telecom Access
○	Telecom Manhole
○	Telecom Marker
△	Telecom Pedestal
□	Electric Cabinet
○	Electric Manhole
○	Electric Marker
○	Electric Service
○	Light Pole/Post
□	Electric Cabinet
○	Gas Marker
△	Gas Meter/Service
○	Gas Test Station
○	Gas Manhole
□	Water Vault
○	Fire Hydrant
○	Water Valve
○	Water Meter
○	Water Manhole
○	Fire Dept. Connect
○	Sanitary Manhole
○	Cleanout
○	Sanitary Marker
○	Storm Manhole
○	Drop Inlet
○	Grate Inlet
○	Traffic/Parking Sign
○	Traffic Control
—○—○—	Overhead Utility Line & Pole
—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

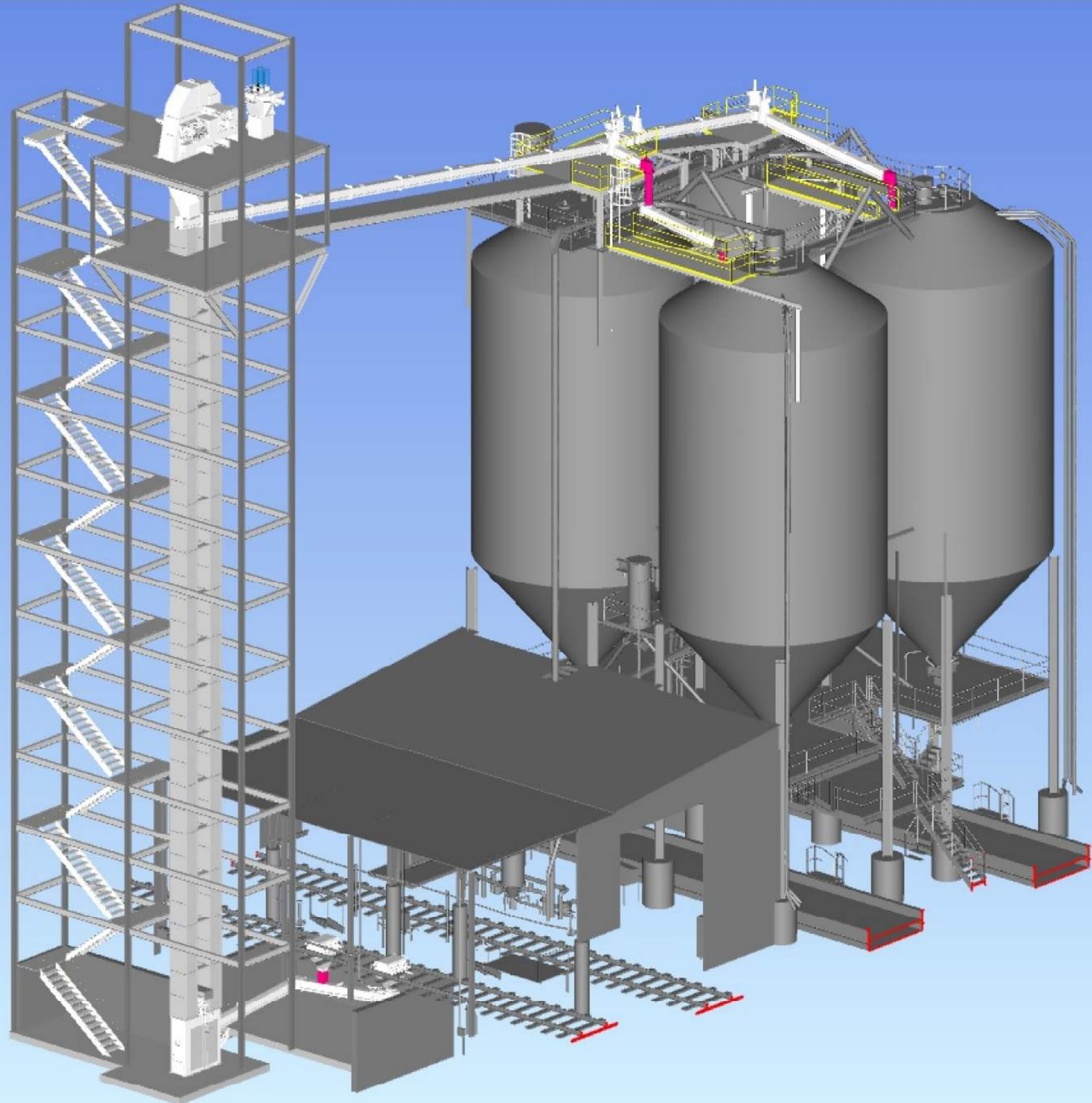
I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 8.9639 acre tract of land shown and described hereon (the "Surveyed Tract"); 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



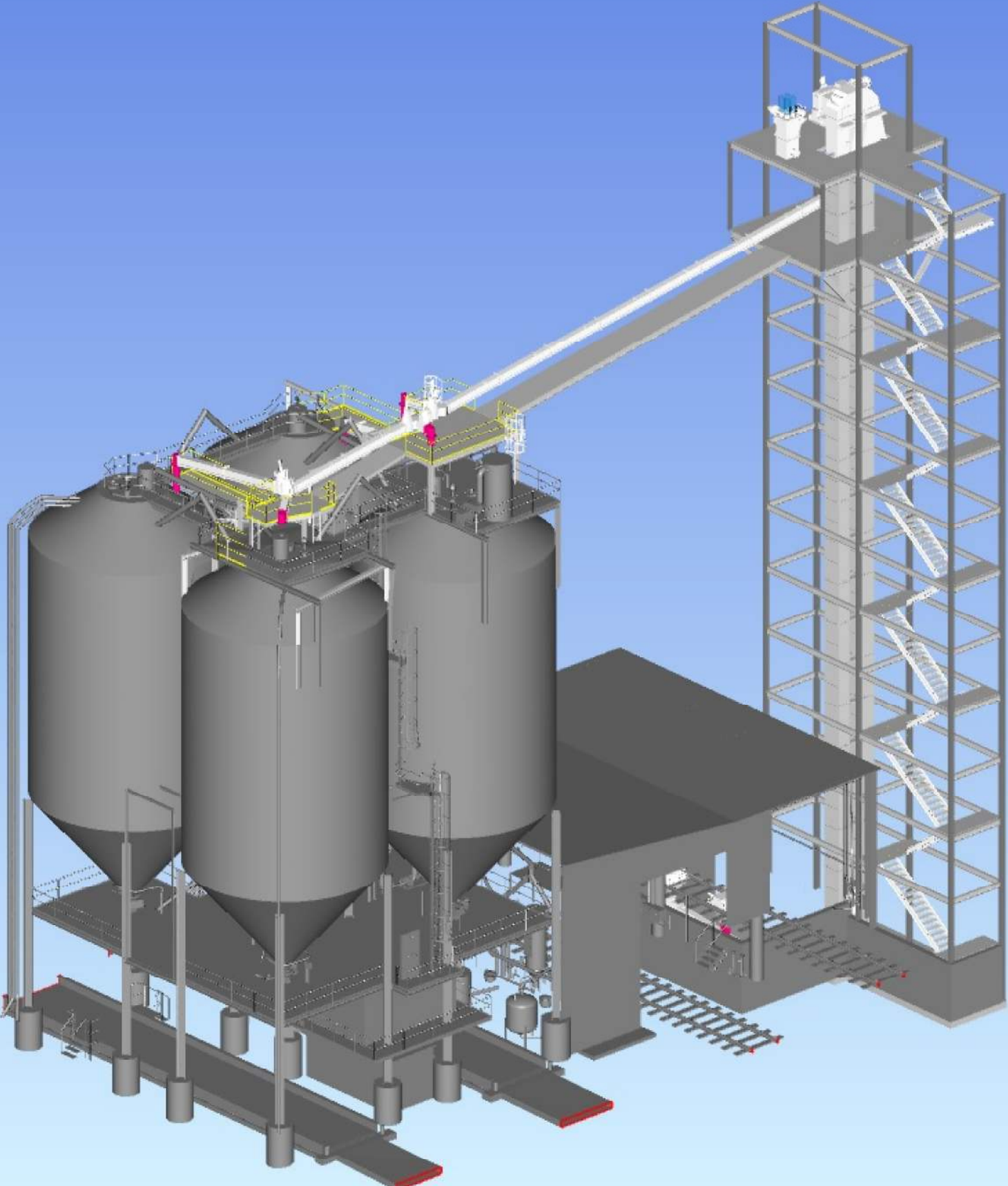
TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 01 - 251113

- 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



TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 01 - 260220



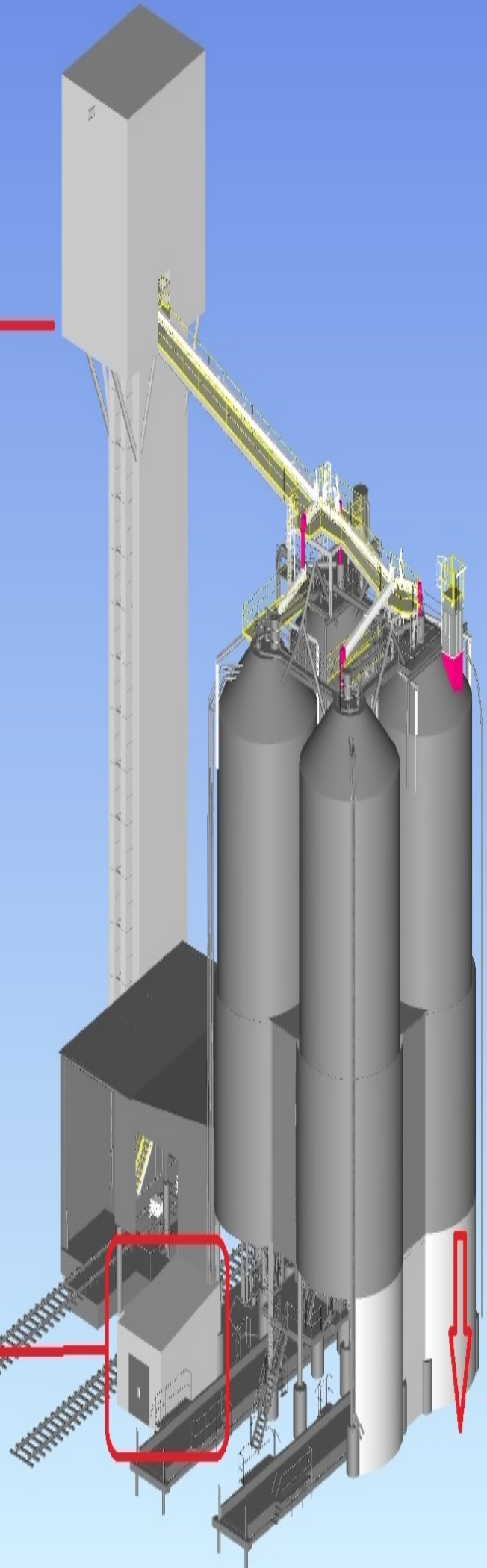
BUCKET ELEVATOR TOWER
WRAPPED IN SIDING



NEW AIR COMPRESSOR
ROOM SOUTH SIDE

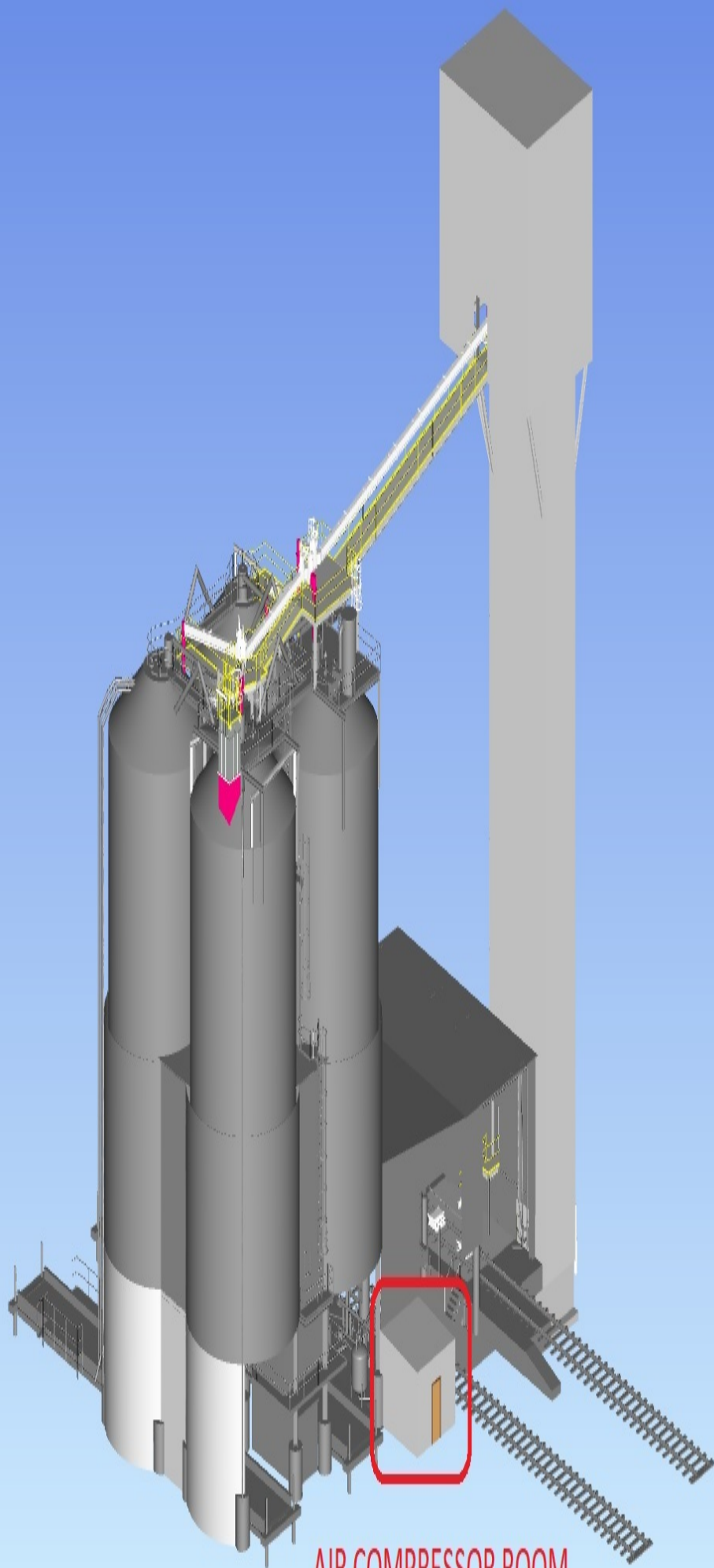


EXISTING SIDING EXTENDED
DOWN ALONG EAST FACE



TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 02 - 260220

BUCKET ELEVATOR TOWER
WRAPPED IN SIDING



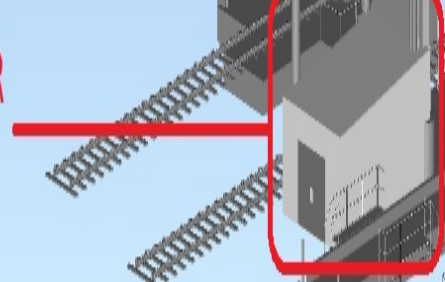
AIR COMPRESSOR ROOM
NORTH SIDE

TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 03 - 260220

BUCKET ELEVATOR TOWER
HEAD SECTION WRAPPED
IN SIDING



NEW AIR COMPRESSOR
ROOM SOUTH SIDE

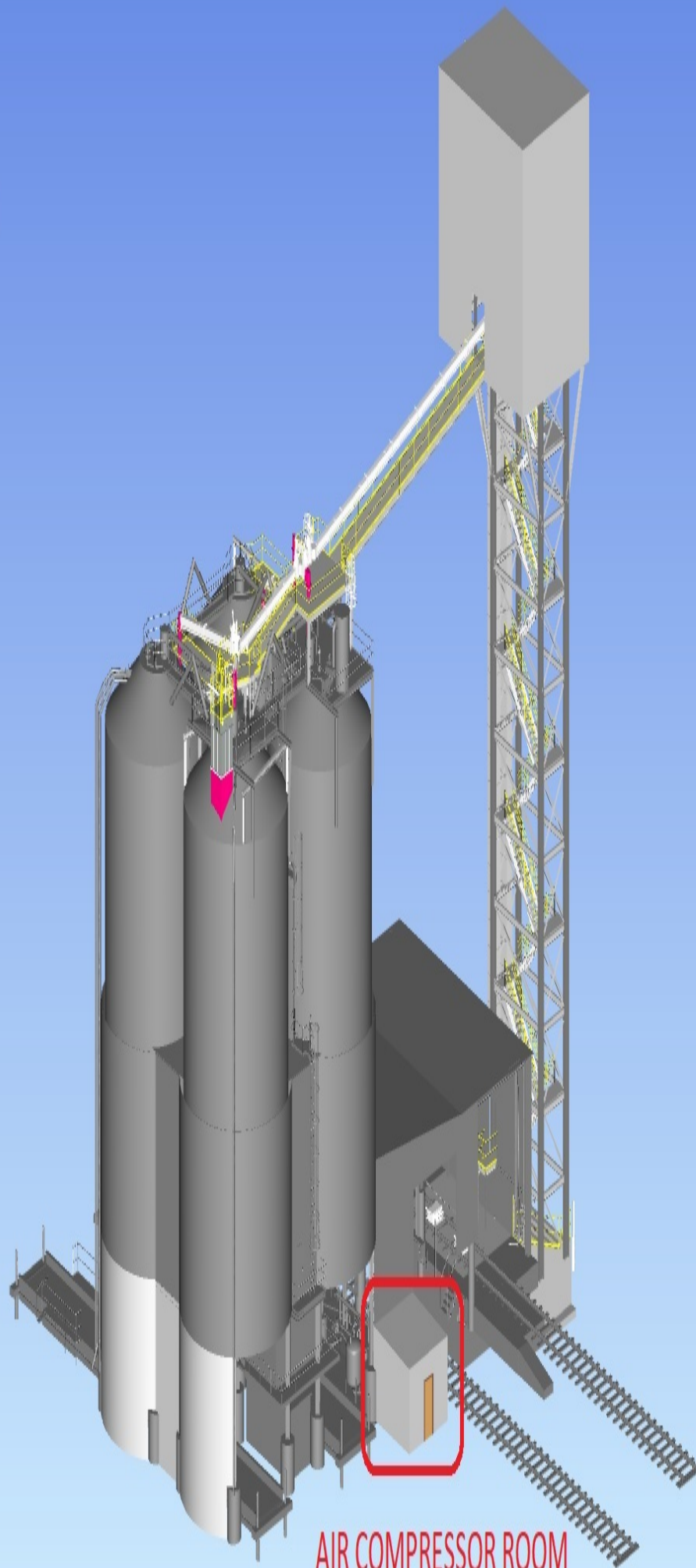


EXISTING SIDING
EXTENDED DOWN
EAST SIDE



TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 04 - 260220

BUCKET ELEVATOR TOWER
HEAD SECTION WRAPPED
IN SIDING

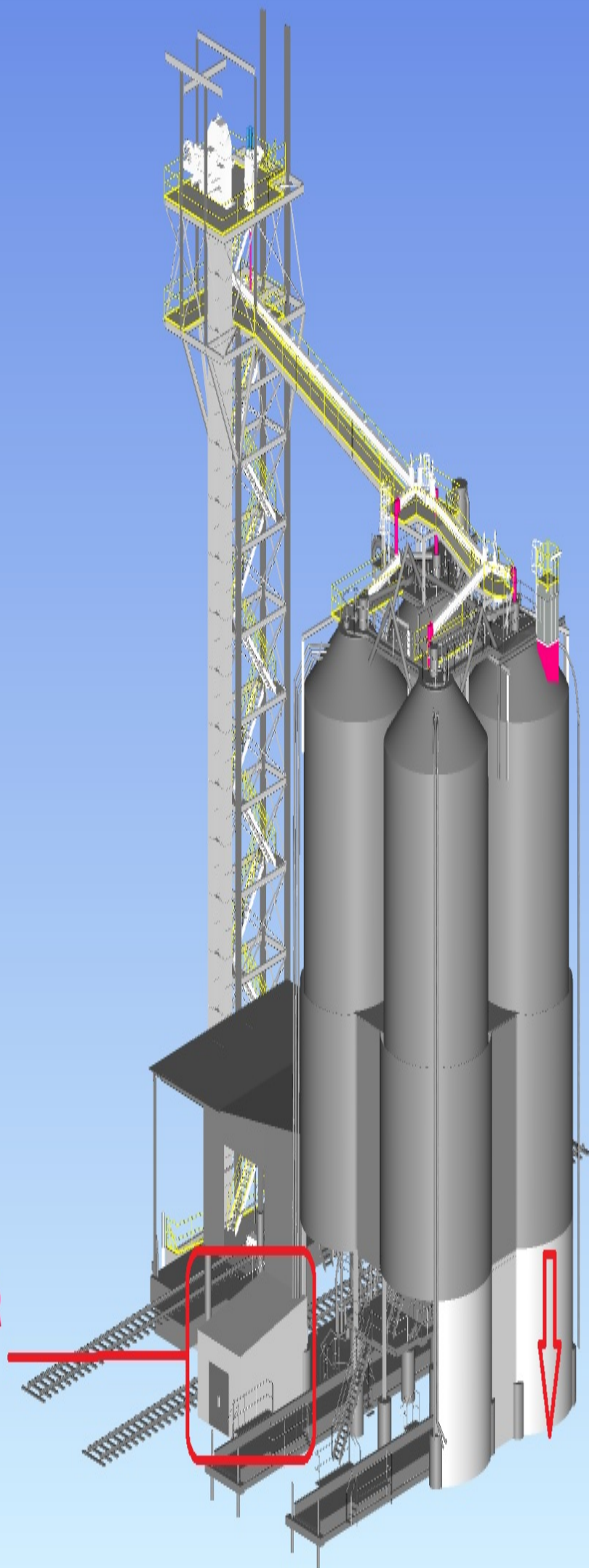


AIR COMPRESSOR ROOM
NORTH SIDE



TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 05 - 260220

BUCKET ELEVATOR TOWER
NO SIDING

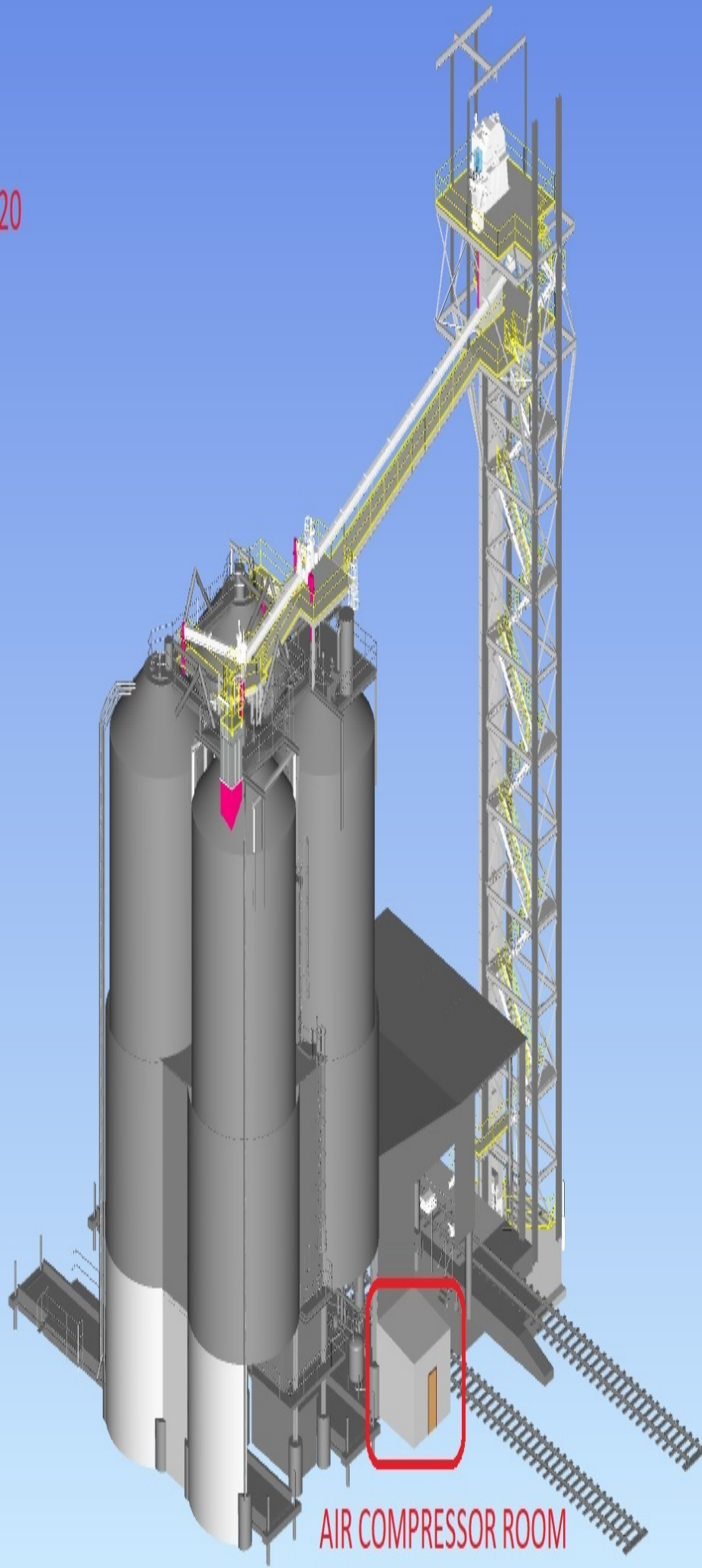


NEW AIR COMPRESSOR
ROOM NORTH SIDE

EXISTING SIDING
EXTENDED DOWN
EAST SIDE

TX LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 06 - 260220

BUCKET ELEVATOR TOWER
NO SIDING



AIR COMPRESSOR ROOM
NORTH SIDE



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Amendment #02 to a Design Building Agreement (DBA)

MEETING DATE: May 26, 2026

DEPARTMENT: City Manager

ITEM SUMMARY:

Consideration and action on approval of Amendment #02 to a Design Building Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for an Early Work Package to enable work through the preparation of shop drawings and submittals, for early-engaged trades, and procurement of long-lead equipment to maintain the schedule in the amount of \$1,711,173.02.

INFORMATION:

DBA Amendment #02 | Earthwork/Underfloor Utilities/Foundations – This Amendment is to advance shop drawings and procurement of long lead time items. It also includes the procurement and installation of a site fence.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. DBA Amendment #2 - Enabling Work 2026.05.19

Design-Build Amendment (Change Order)

Amendment Number: 0002	Amendment Effective Date: 5/26/2026 <small>(upon execution by all parties)</small>
Project: Roanoke Convention Center Hotel	Design-Builder's Project: 31207 Date of Agreement: 4/29/2026
Owner: Roanoke Convention Center Hotel Local Development Corporation 500 S. Oak Street Roanoke, Texas 76262 City of Roanoke, Texas 500 S. Oak Street Roanoke, Texas 76262	Design-Builder: Brasfield & Gorrie, LLC 8350 N. Central Expressway, Suite 1000 Dallas, Texas 75206

Scope of Work:
 Change to current DBA agreement to include early enabling work as described in letter enclosed.


Original Contract Value:	\$ 4,157,625.29
Net Change by Previous Amendments:	\$ 349,526.88
This Amendment Increase/Decrease:	\$ 1,711,173.02
New Contract Value:	\$ 6,218,325.19

Original Contract Completion Date:	7/28/2026
Adjustments by Previous Amendments:	21
This Amendment Contract Time Increase/Decrease:	0
Revised Substantial Completion Date:	8/18/2026

By executing this Amendment, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Value and Contract Time as stated above. Upon execution, this Amendment becomes a Contract Document issued in accordance with the Design-Build Agreement and General Conditions Between Owner and Design/Builder.

OWNER:
 By: _____
 Printed Name and Title: _____
 Date: _____

 By: _____
 Printed Name and Title: _____
 Date: _____

DESIGN-BUILDER:
 By: 
 Printed Name and Title: Neil Caudle Division Manager
 Date: 05/19/2026



05/11/2026

Mark Bullard
Garfield Public/Private LLC
14911 Quorum Drive
Suite 380
Dallas, TX 75254

RE: Roanoke Convention Center Hotel – Amendment #2

Dear Mark,

Please see the breakdown below outlining the scope included in Amendment #2. This includes enabling work, preparation of shop drawings and submittals for early-engaged trades, and procurement of long-lead equipment. Anticipated start of BIM and early shop drawings to begin in June/ July with enabling work beginning in August.

Design Fees

8.33% of CA Fee for Design Partners

2 out of 24 Months = 8.33%

* Change order for Worrell Design Group (Food Service Design) included as increase in sf of Main Kitchen, Expo Kitchen, Lounge Bar BOH space, and Added scope to Boardroom/ Mtg Room Serving Counters.

Concrete

Submittals

Rebar Shop Drawings

Rebar Procurement

Fire Protection

Hydraulic Calcs

Fire Protection Design

BIM

Fire Pump Procurement

Plumbing

BIM

Grease Trap Procurement

HVAC

BIM

DOAS Procurement

Electrical & Fire Alarm

BIM

Generator Procurement

Fire Alarm Design

Data, AV, Security

BIM

Earthwork & SWPPP

15% of total estimated contract value

Submittals

Shop Drawings

SWPPP Plans

Temporary Fencing of Site



Site Utilities

15% of total estimated contract value

Submittals

Shop Drawings

Water Feature (Pool)

Underground Piping Procurement

Equipment Procurement

Sincerely,

A handwritten signature in blue ink that reads "Katie Denny".

Katie Denny
Senior Project Manager

Item of Work	APPROVED	APPROVED	APPROVED	CURRENT	Total Cost (To Date)
	4/29/26 DBA (Precon + Design)	4/29/26 DBA (Design Assist)	4/29/26 Amendment #1 (Model Room)	5/26/26 Amendment #2 (Shops/ Procure)	
0100 Hoisting, Equipment & Site Labor	-	-	-	-	-
0101 Design Fees	\$3,574,432	-	-	\$124,711	\$3,699,143
0102 Preconstruction	\$50,010	-	-	-	\$50,010
0174 Final Clean	-	-	\$500	-	\$500
0241 Demolition	-	-	\$8,445	-	\$8,445
0330 Concrete	-	-	-	\$315,000	\$315,000
0345 Precast	-	\$200,000	-	-	\$200,000
0405 Masonry & Stone	-	-	-	-	-
0550 Structural & Misc Steel	-	-	-	-	-
0573 Railings	-	-	-	-	-
0610 Rough Carpentry	-	-	\$7,747	-	\$7,747
0710 Waterproofing	-	-	-	-	-
0724 EIFS & Stucco	-	-	-	-	-
0741 Metal Panels	-	-	-	-	-
0750 Roofing	-	-	-	-	-
0781 Fireproofing & Spray-Insulation	-	-	-	-	-
0784 Firestopping	-	-	\$3,502	-	\$3,502
0810 Doors, Frames, Hardware	-	-	\$25,379	-	\$25,379
0833 Overhead Doors	-	-	-	-	-
0881 Glass & Glazing	-	-	\$5,701	-	\$5,701
0910 Cold Formed Metal Framing	-	\$50,000	-	-	\$50,000
0920 Drywall & Ceilings	-	-	\$37,942	-	\$37,942
0970.1 Convention Center Entry Lobby 2 Finish Allowance	-	-	-	-	-
0970.10 Convention Center Main Kitchen Finish Allowance	-	-	-	-	-
0970.11 Convention Center Kitchen Vestibule Finish Allowance	-	-	-	-	-
0970.12 Convention Center BOH Finish Allowance	-	-	-	-	-
0970.13 Convention Center Fitness Finish Allowance	-	-	-	-	-
0970.14 Convention Center Ballroom Finish Allowance	-	-	-	-	-
0970.15 Convention Center Pre-Function Finish Allowance	-	-	-	-	-
0970.16 Convention Center Boardroom Finish Allowance	-	-	-	-	-
0970.17 Convention Center Meeting Room Finish Allowance	-	-	-	-	-
0970.18 Convention Center Admin / Future Retail Finish Allowance	-	-	-	-	-
0970.19 Convention Center Corridor Finish Allowance	-	-	-	-	-
0970.2 Convention Center Elevator Lobby Finish Allowance	-	-	-	-	-
0970.20 Convention Center Vertical Circulation Finish Allowance	-	-	-	-	-
0970.3 Convention Center Lobby & Library Finish Allowance	-	-	-	-	-
0970.4 Convention Center Bar & Lounge Finish Allowance	-	-	-	-	-
0970.5 Convention Center 3-Meal Restaurant Finish Allowance	-	-	-	-	-
0970.6 Convention Center Expo Kitchen Finish Allowance	-	-	-	-	-
0970.7 Convention Center Market Finish Allowance	-	-	-	-	-
0970.8 Convention Center Level 1 Public Restroom Finish Allowance	-	-	-	-	-
0970.9 Convention Center BOH and Locker Room Finish Allowance	-	-	-	-	-
0980.07 Tower BOH Finish Allowance	-	-	-	-	-
0980.08 Typical Guestrooms Finish Allowance	-	-	\$20,635	-	\$20,635
0980.09 Executive Suite Finish Allowance	-	-	-	-	-
0980.10 VP Suite Finish Allowance	-	-	-	-	-
0980.11 Presidential Suite Finish Allowance	-	-	-	-	-
0980.12 Tower Guestroom Corridor Finish Allowance	-	-	-	-	-
0980.13 Tower Elevator Lobby Finish Allowance	-	-	-	-	-
0980.14 Tower Vertical Circulation Finish Allowance	-	-	-	-	-
0991 Painting & Wallcovering	-	-	\$9,282	-	\$9,282
1014 Signage	-	-	\$600	-	\$600
1015 Photoluminescent Markings	-	-	-	-	-
1028 Shower Enclosures	-	-	\$1,830	-	\$1,830
1030 Fireplaces	-	-	-	-	-
1073 Canopies	-	-	-	-	-
1112 Parking Control Equipment	-	-	-	-	-
1113 Loading Dock Equipment	-	-	-	-	-
1124 Window Washing Equipment	-	-	-	-	-
1140 Kitchen Equipment	-	-	-	-	-
1225 Window Treatments	-	-	-	-	-
1230 Site Furnishings	-	-	-	-	-
1420 Elevators	-	\$50,000	-	-	\$50,000
1492 Laundry and Linen Chutes	-	-	-	-	-
2100 Fire Protection	-	-	\$2,649	\$250,000	\$252,649
2200 Plumbing	-	-	\$36,144	\$100,000	\$136,144

Item of Work	4/29/26 DBA (Precon + Design)	4/29/26 DBA (Design Assist)	4/29/26 Amendment #1 (Model Room)	5/26/26 Amendment #2 (Shops/ Procure)	Total Cost (To Date)
2300 HVAC	-	-	\$16,684	\$100,000	\$116,684
2600 Electrical & Fire Alarm	-	-	\$37,021	\$300,000	\$337,021
2700 Data, AV, Security	-	-	\$11,056	\$25,000	\$36,056
3122 Earthwork & SWPPP	-	-	-	\$301,913	\$301,913
3201 Site Utilities	-	-	-	\$66,081	\$66,081
3211 Hardscape	-	-	-	-	-
3212 Pavement Markings	-	-	-	-	-
3231 Fences & Gates	-	-	-	-	-
3290 Landscape & Irrigation	-	-	-	-	-
3291 Swimming Pool	-	\$25,000	-	\$25,000	\$50,000
Contractor Insur & Risk Mgmt	\$49,601	\$4,448	\$4,569	\$22,245	\$80,863
Builders Risk Insurance	-	-	\$534	\$2,601	\$3,135
Subcontract Default Protection	-	-	\$2,979	\$15,184	\$18,163
G.C. Payment / Perform Bond	-	-	-	-	-
Construction Contingency	-	-	\$8,249	-	\$8,249
(Design) Contingency	-	-	-	-	-
General Conditions	-	-	\$50,468	-	\$50,468
General Requirements	-	-	\$44,582	-	\$44,582
Subtotal	\$3,674,043	\$329,448	\$336,499	\$1,647,735	\$5,987,725
Project Fee	\$141,451	\$12,684	\$13,028	\$63,438	\$230,600
Totals	\$3,815,494	\$342,131	\$349,527	\$1,711,173	\$6,218,325

*Amounts represent dollars committed, not necessarily dollars spent. Cash flow analysis outlining dollars spent TBD.

Activity Name	Orig Dur	Start	Finish	2026												2027												2028					
				Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
Concrete																																	
Submittals & Approvals - Concrete	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Reinforcing Material	15	02-Jul-26	23-Jul-26																														
Fire Protection																																	
Submittals & Approvals - Fire Protection	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Fire Protection	85	02-Jul-26	30-Oct-26																														
Plumbing																																	
Submittals & Approvals - Plumbing	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Plumbing	30	02-Jul-26	13-Aug-26																														
Mechanical																																	
Submittals & Approvals - Mechanical Equipment	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Mechanical Equipment	150	02-Jul-26	05-Feb-27																														
Electrical																																	
Submittals & Approvals - Electrical Equipment	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Electrical Equipment	200	02-Jul-26	16-Apr-27																														
Data, AV, Security																																	
Submittals & Approvals - Low Voltage Equipment	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Low Voltage Equipment	200	02-Jul-26	16-Apr-27																														
Earthwork & SWPPP																																	
Submittals & Approvals - Earthwork	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Earthwork	30	02-Jul-26	13-Aug-26																														
Site Utilities																																	
Submittals & Approvals - Site Utilities	20	04-Jun-26	01-Jul-26																														
Fab & Deliver Site Utilities	30	02-Jul-26	13-Aug-26																														
Glass																																	
Construction																																	





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: SUP-2026-02/Ordinance No. 2026-102

MEETING DATE: May 26, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider and make a decision on a rezoning request 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, by changing the zoning for said tracts of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone - Specific Use Permit, to allow Live/Work Unit Use. (SUP-2026-02/Ordinance No. 2026-102).

INFORMATION:

The applicant is requesting a Specific Use Permit to allow 32 upper-floor multi-family units, and 12 first floor live-work units fronting Oak Street.

Staff Analysis

The subject property is zoned Oak Street Corridor — Neighborhood Transition Zone and is generally located at 605 N. Oak Street. The Neighborhood Transition Zone allows Live/Work units and Upper-floor residential uses with a Specific Use Permit. Zoning Ordinance Section 12.500 defines a Live-Work unit as "a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of a professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.

Planning & Zoning Commission Action

On January 5, 2026, the Planning & Zoning Commission unanimously voted to recommend approval of the request.

STAFF RECOMMENDATION:



AGENDA ITEM

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-102 - SUP-2026-02 - Oak Street Zoning Corridor SUP -604 N. Oak Street
2. Paper Notice_05.11 Publish Date
3. mailed notice - SUP-2026-02

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 SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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, THAT:

**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.

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. SEVERABILITY CLAUSE

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

SECTION 5. 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 6. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

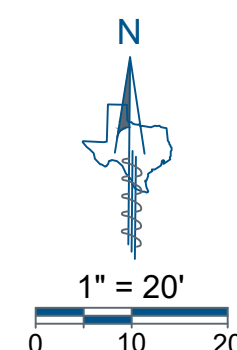
ATTEST:

Lindsay Rawlinson, City Secretary

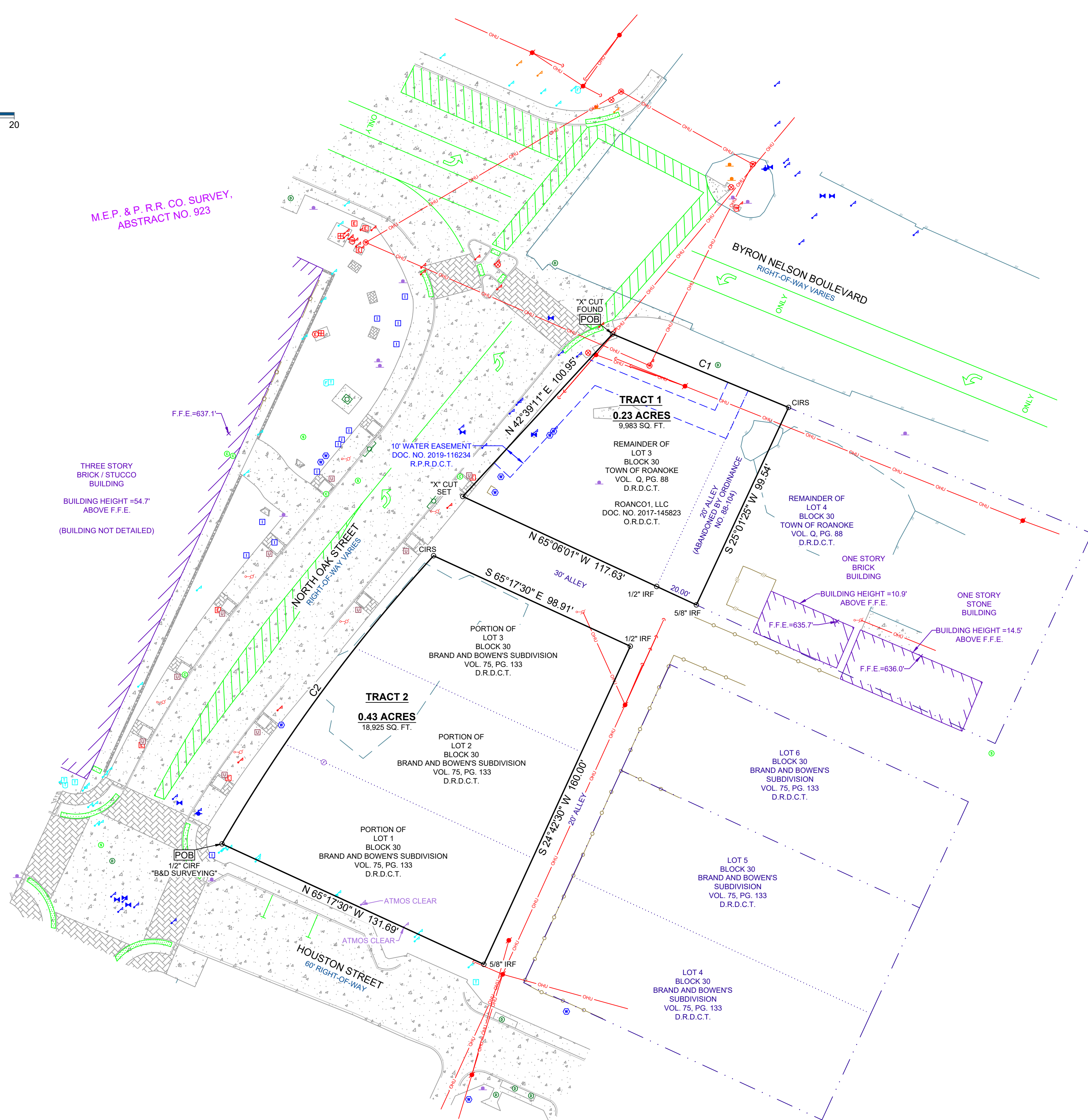
APPROVED AS TO FORM:

Jeff Moore, City Attorney

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: HSD
 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
 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	Concrete	Wire Fence	1/2\"/>
Electric Valve	Fire Hydrant	Water Utility Mark	Brick	Wood Fence	Capped Iron Rod Found
Electric Transformer	Telecommunications Utility Mark	Storm Drain Manhole	Stone	Overhead Utilities	Iron Rod Found
Guy Wire	Telecommunications Utility Mark	Scale Stake	Ramp	Edge of Asphalt	Deed Record, Denton County, Texas
Power Pole	Fluor Gas Utility Sign	Sanitary Manhole	Hill Parking	Edge of Gravel	Deed Record, Denton County, Texas
Light Pole	Buried Gas Utility Sign	Sanitary Clean Out	Underside Vault	Volume	Document Number
Electric Utility Mark	Gas Utility Mark	Volume	Point of Beginning	Page	

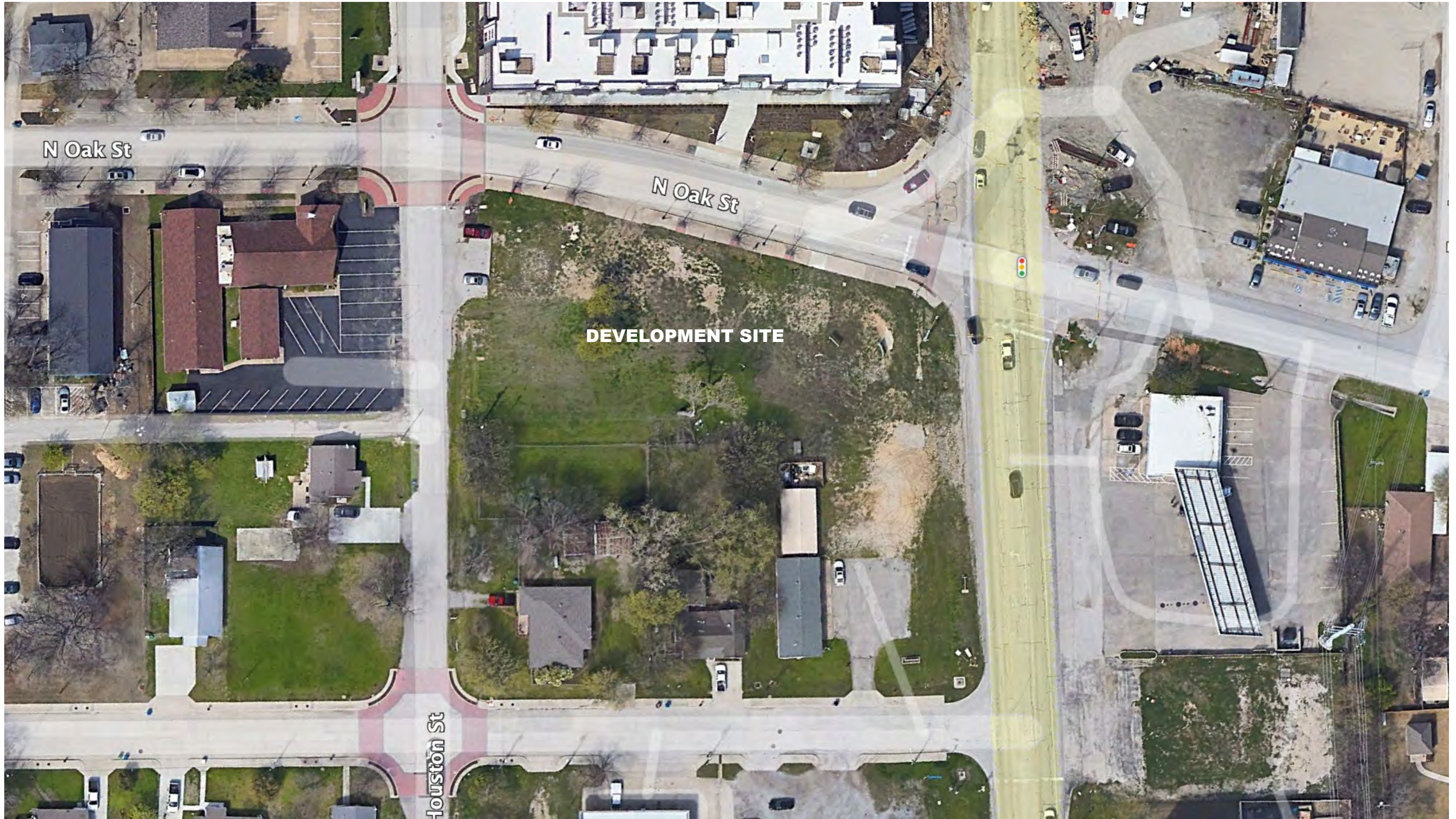
CONCEPTUAL DESIGN PACKAGE

19 NOVEMBER 2025



MAGNOLIA OAK STREET II

Roanoke, Texas



N Oak St

N Oak St

DEVELOPMENT SITE

Houston St

19 NOVEMBER 2025
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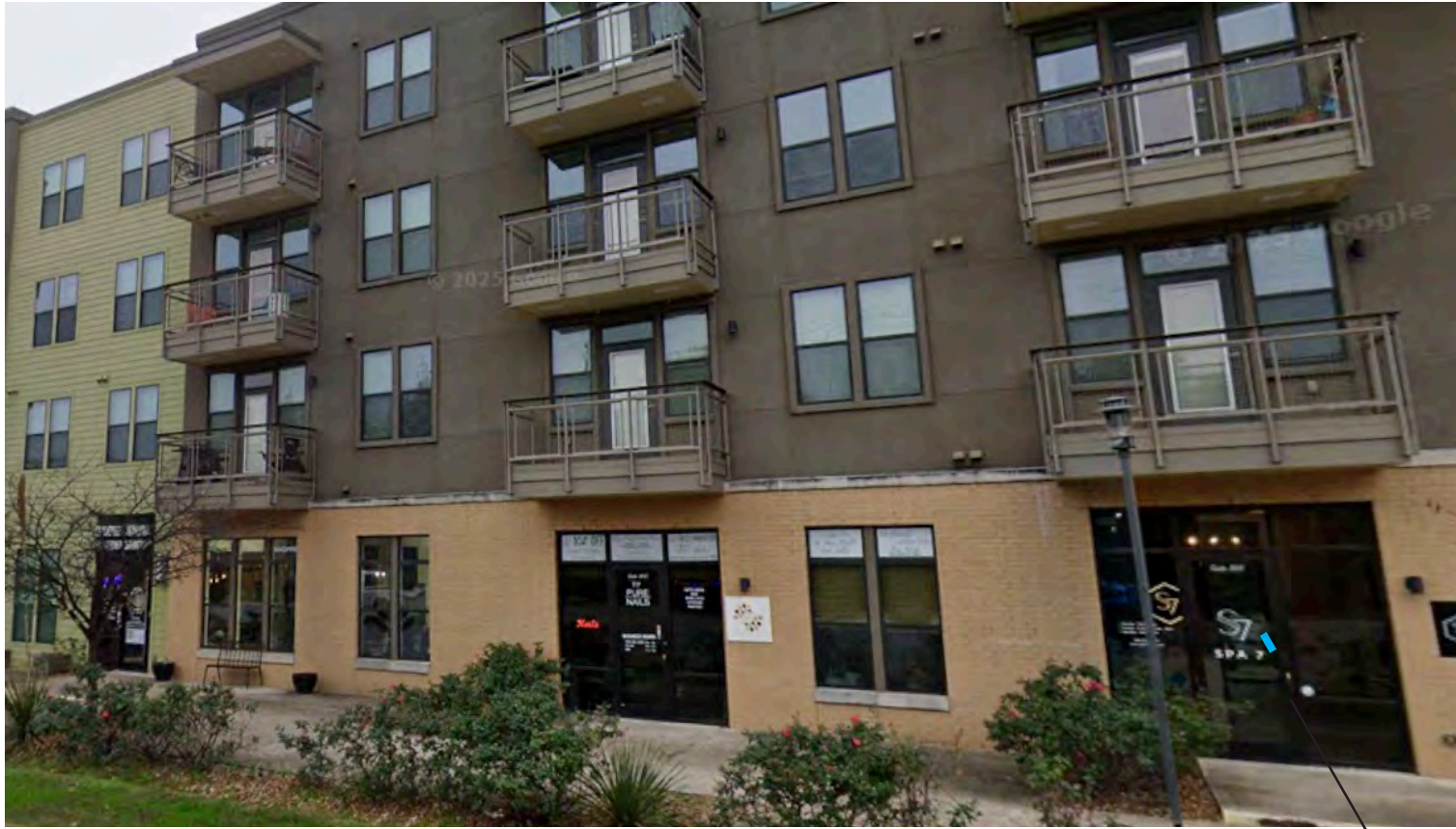
Ordinance No. 2026-102, Page 6 of 19

MAGNOLIA on OAK STREET II
Roanoke, Texas

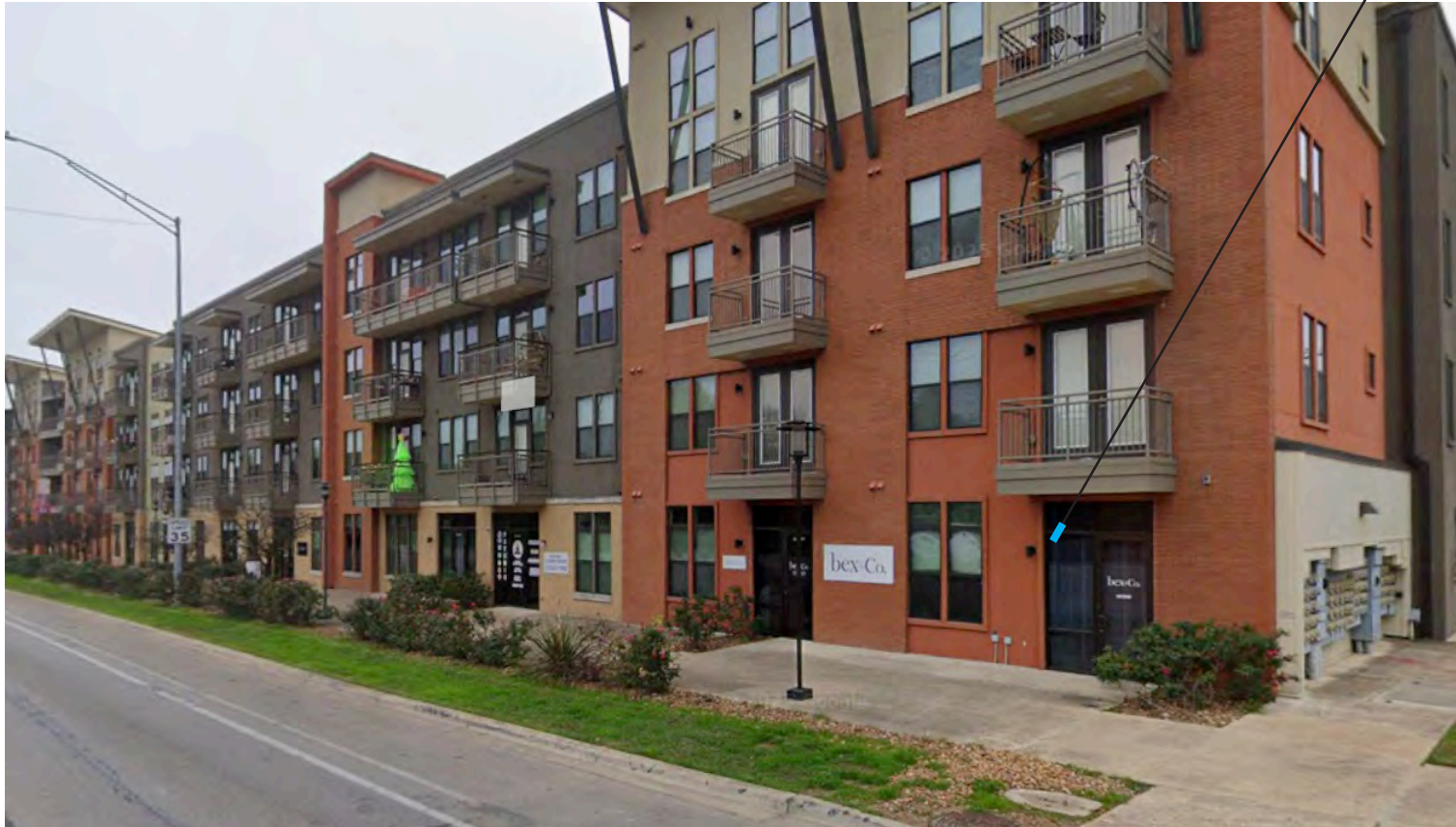




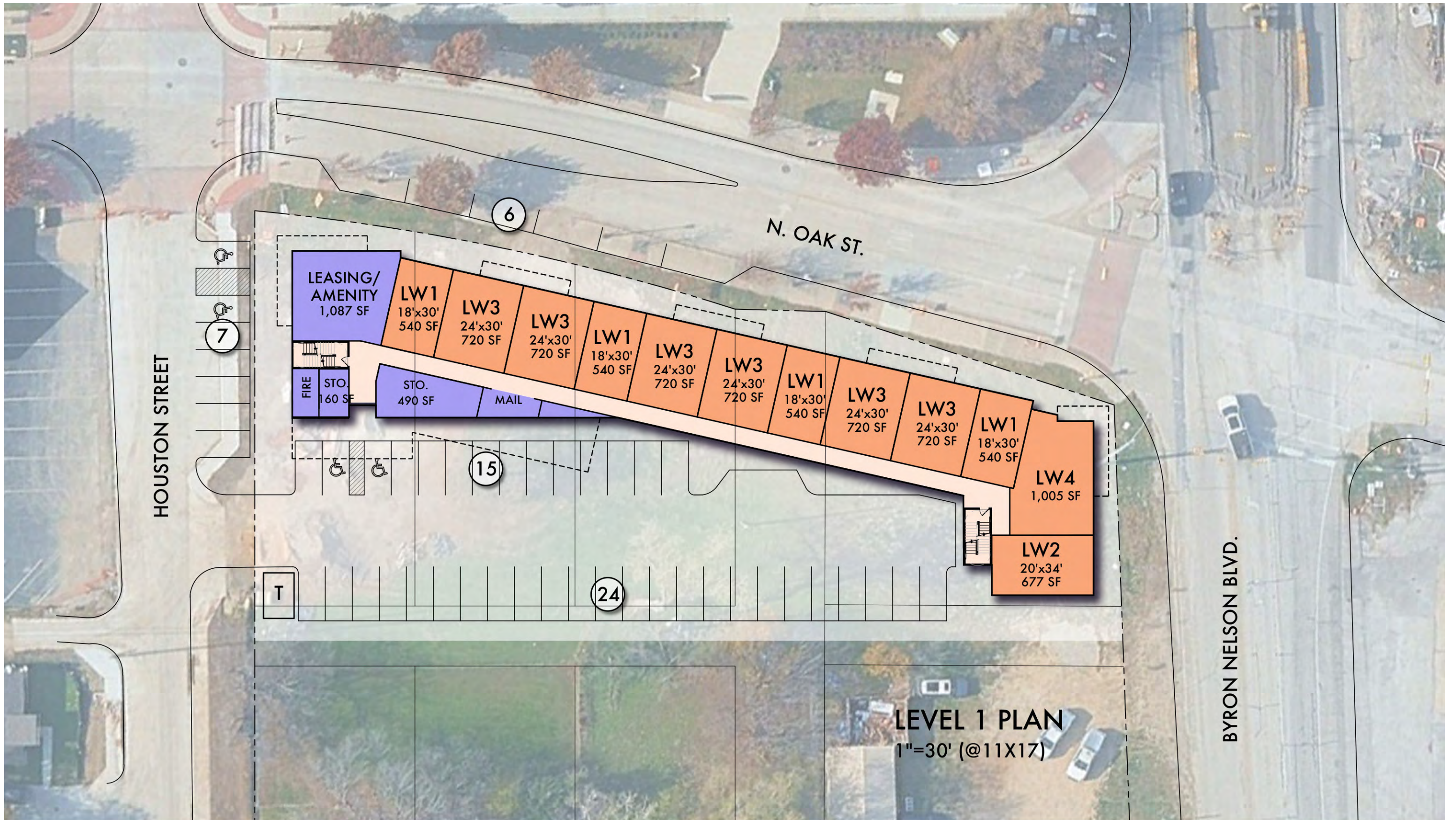
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LIVE / WORK UNITS
GROUND FLOOR PLAN SIMILAR TO RESIDENTIAL UNIT ON UPPER LEVELS and FEATURE AN "OPEN FLOOR PLAN" TO ALLOW FOR MAXIMUM FLEXIBILITY FOR POTENTIAL COMMERCIAL SPACE



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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

32 RESIDENTIAL UNITS	1 BR UNITS	26	81.3%
785 SF AVERAGE	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)

12 LIVE / WORK UNITS
686 SF AVERAGE

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
TOTAL REQ'D	44 spaces

Off Street parking provided

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



OAK STREET ELEVATION



55' MAX. HEIGHT

REAR ELEVATION



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Ordinance No. 2026-102, Page 14 of 19

MAGNOLIA on OAK STREET II
Roanoke, Texas

19 NOVEMBER 2025
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BYRON NELSON BLVD ELEVATION



HOUSTON ST ELEVATION





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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 [REDACTED]
Type of permit requested Special Use Permit	Name of Business Magnolia Property Company	Email and Website-if applicable [REDACTED]
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



City of Roanoke Notice of Public Hearing Zoning Amendment



NOTICE OF PUBLIC HEARING ZONING AMENDMENT

CITY COUNCIL

ZTA-2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES" BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

SUP-2026-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, 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 ADDITIONS TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACTS OF LAND FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT, TO ALLOW LIVE WORK UNIT 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.

SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT – SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL 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.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

THE SEMLER COMPANIES/MALIBU
219 OLIVE BRANCH RD
BROCK, TX 76087-7418

ROANOKE CITY COUNCIL **SUP-2026-02**

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26, 2026, TO CONSIDER AND MAKE A DECISION ON A REZONING APPLICATION BY RANDY PRIMROSE, ON BEHALF OF ROANCO1 LLC, 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 GENERALLY LOCATED AT 604 N. OAK STREET, 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 TO ALLOW LIVE/WORK UNITS. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: Ashlie Tolliver, City Planner at atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374.

PROPERTY LOCATION MAP (SUBJECT PROPERTY(IES) OUTLINED IN RED)

Subject Property Address: 604 N. OAK STREET

Parcel Number(s): 185071, 207973, 69842, 69841





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ZTA-2026-01

MEETING DATE: May 26, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider and make a decision on a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

INFORMATION:

The applicant is requesting a zoning text amendment to the the Oak Street Corridor Zoning District, by amending section 12.492 of the code of ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone.

Related Regulations

- **Section 12.490(b)(1) — Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.491 — Community Intent and Public Improvements.**

The Oak Street Zoning District is a downtown neighborhood anchored by a new Mixed Use/Civic anchor to the south and many successful businesses with their roots in the



AGENDA ITEM

enduring qualities of Roanoke—its small town ambience and proud heritage. In order to grow and sustain the downtown, the following is hereby established:

1. Walkability — In order to facilitate walkability and livability, Oak Street and intersecting streets within the District shall provide accessible sidewalks with "street" trees; cross-sections as delineated on the Oak Street Regulating Plan, incorporated herein by reference, are established to facilitate an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building façades creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.
2. Public Improvements — The public improvements within City right-of-way necessary to facilitate walkability, as delineated on the Oak Street Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.
3. Architecture — Architectural standards herein (e.g., "windows generally shall be oriented vertically") are functional in nature, not stylistic. Similarly, the building types depicted herein are to establish functional architectural results (e.g., definition between building stories), not a particular taste. Accordingly, architectural style and elements (e.g., Victorian, arts and crafts, color palettes, etc.), except for building materials, shall be determined through privately enforced covenants, conditions and restrictions (CC&Rs). Section 12.498 establishes the architectural standards. Section 12.499 sets forth the basic building types.
4. Historic Preservation — In addition, architectural design standards are established to promote the historic preservation of significant buildings on the National Register of Historic Places. Any change of use within a building identified as significant on the National Register that results in any exterior changes to the façade shall be reviewed as a Site Plan. Standards in section 12.498 shall apply for all Site Plan reviews of historically significant structures.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor — Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not currently a permitted use



AGENDA ITEM

within the Civic/Mixed Use Zone.

Staff Analysis

The intent of the Oak Street Corridor Civic/Mixed Use Zone is intended to promote civic and mixed-use development that enhances walkability and supports high-intensity, mixed-use commercial activity. Per the 2012 Oak Street Plan, mixed uses create a critical mass and sense of place by providing and promoting a "live-work-shop environment." Allowing ground-floor residential use permitted by specific use permit allows for flexibility in the areas of the Civic/Mixed Use Zone, specifically resulting in the ability to regulate *where* proposed first floor residential units would be located on a case-by-case basis.

Planning & Zoning Commission Action

On March 2, 2026, the Planning & Zoning Commission held a public hearing and a motion to recommend approval of the request with the condition that the item not be considered by City Council until after the May 2, 2026, election. The motion passed with a 6–1 vote.

STAFF RECOMMENDATION:

Staff is neutral on the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-109 - Zoning Text Amendment
2. 12.492 Schedule of Uses
3. ExecutedAmendedSUP 02.06.26 (1)

ORDINANCE NO. 2026-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES, OF THE CITY OF ROANOKE, TEXAS, ENTITLED “OAK STREET CORRIDOR ZONING DISTRICT”, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED “SCHEDULE OF USES,” BY AMENDING THE CIVIC/ MIXED USE ZONE TO ALLOW “RESIDENTIAL USE – FIRST FLOOR” USE BY SPECIFIC USE PERMIT (SUP); PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

**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.

Chapter 12, Article III, Division 15, Section 12.492, Table 1 – Schedule of Uses of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended to read as follows:

“Sec. 12.492. Schedule of Uses.

...

<i>Land Use</i>	<i>Oak Street Zone</i>	<i>Neighborhood Transition Zone</i>	<i>Hwy 377 Zone</i>	<i>Civic/Mixed Use Zone</i>
-----------------	------------------------	-------------------------------------	---------------------	-----------------------------

Residential Uses				
▪ Residential Use – First Floor	NP	NP	NP	SUP

**SECTION 3.
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 4.
REPEALER CLAUSE**

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

**SECTION 5.
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 6.
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Sec. 12.492. - Schedule of Uses.

Due to the emphasis on urban form over land uses in the Oak Street District, general use categories have been identified by areas. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council.

Table 1 — Schedule of Uses				
Land Use	Oak Street Zone	Neighborhood Transition Zone	Hwy 377 Zone	Civic/Mixed Use Zone
Commercial Uses (Office & Retail Uses)				
• Retail Sales or Service with no drive through facility (includes alcohol sales). Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P for existing structures SUP for new construction	P	P

• Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Retail tobacco store	SUP	SUP	NP	NP
Arts, Entertainment, and Recreation Uses				
• Art galleries	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Theater, cinema, dance, or music establishment	P	NP	P	P
• Museums and other special purpose recreational institutions	P	NP	P	P

• Fitness, recreational sports, gym, or athletic club	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Parks, greens, plazas, squares, and playgrounds	P	P	P	P
• Amusement, commercial (indoor)	P	NP	P	P
• Amusement, commercial (outdoor)	SUP	NP	SUP	SUP
Educational, Public Administration, Health Care and Other Institutional Uses				
• Business associations and professional membership organizations	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Schools, libraries, and community halls	P	NP	P	P
• Civic uses(City Hall, Courthouse, and other public offices and functions)	P	NP	P	P
• Social and fraternal organizations	P	SUP	P	P
• Social services and philanthropic organizations	P	NP	P	P
• Religious Institutions	P	P	P	P

Residential Uses				
• Home Occupations	SUP	P	SUP	SUP
• Live/Work units	SUP	SUP	SUP	NA
• Residential Apartments and/or condominiums	NP (SUP for upper floors)	NP	SUP	NP (SUP for upper floors)
• Upper floor residential uses	SUP	SUP	SUP	SUP
• Single-family residential attached dwelling unit (Townhomes)	NP	NP SUP—On Morningside Drive	NP	SUP
• Single-family residential detached dwelling unit	NP	P	NP	NP
Other Uses				
• Model homes for sales and promotion **	NA	P	NP	NA
• Any use with on- and off-premise alcohol sales as less than 50% of its gross sales revenue	A	A/C (in conjunction with corner commercial uses only)	A	A

• Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	SUP	SUP/C (in conjunction with corner commercial uses only)	SUP	SUP
• Full-service hotels	P	NP	P	P
• Bed and breakfast establishments	P	SUP	NP	NP
• Outdoor Storage	NP	NP	NP	NP
• Outdoor Display (within 10 feet of front façade of building only; merchandise must be brought indoors after closing)	P	P	P	P
• Parking, surface	P	A	P	P
• Parking, structured	P	P	P	P
• Sales from kiosks	P	NP	P	P
• Any permitted use with a drive through facility	NP	NP	SUP	SUP
• Farmer's Market	P	NP	P	P
• Veterinary clinic (no outdoor facilities for overnight storage of animals)	P	NP	P	P

P = Permitted by right

NP = Not Permitted

P/C = Permitted with conditions

A = Permitted Accessory Use

NA = Not applicable

SUP = Permitted with a Specific Use Permit

Residential density and non-residential floor-to-area ratios are governed by height of buildings, setback lines and parking requirements. All allowed uses are permitted on any floor of a building unless specifically prohibited herein.

- (a) *Accessory building uses.* The massing and use of accessory buildings shall comply with those standards in the SF-7, article III, division 6 of this chapter or SFA, article III, division 7 of this chapter.
- (b) *Prohibited uses.* Uses not specifically enumerated in the District, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. All other uses shall be prohibited including but not limited to vehicular services/repair, wholesale, industrial, heavy manufacturing, drive-thru services and warehousing.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012; Ord. No. 2013-111, § 2, adopted 8/13/2013; Ord. No. 2014-113, § 2, adopted 6/10/2014; Ord. No. 2016-101, § 2, adopted 1/12/2016; Ord. No. 2016-103, § 2, adopted 2/9/2016; Ord. No. 2018-108, § 3, adopted 4/10/18; Ord. No. 2018-133, § 2, adopted 10/23/18; Ord. No. 2020-116, § 2, adopted 9/22/2020; Ord. No. 2021-101, § 2, 2/9/2021; Ord. No. 2021-108, § 2, adopted 4/13/2021)



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

ZONING APPLICATION

Applicant/Agent Name Integrated Real Estate Group - Kenneth Fambro		Home Phone	Mobile Phone 817-993-9382
Address 3110 W. Southlake Blvd. Ste. 120		City / State Southlake, TX	Zip 76092
Property Owner(s) ROANWCCP2 LP		Home Phone	Work Phone 817-993-9382
Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022			
Present Zoning Classification Oak Street Corridor - Civic Mixed Use	Requested Zoning Classification Text Amendment Change of Civic Zone to Allow SUP for First Floor Residential	Acreage/Lot of Requested Zoning Classification 3.55	

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

Yes No

If yes, list restrictions _____

Proposed use Mixed-Use Multifamily and Commercial

Justification for requested zoning change: Civic Zone does not currently allow for residential units on the first floor.

Requesting that this application be processed with the accompanying SUP Application.

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

[Signature] 2/6/26
Applicant Signature and Date

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

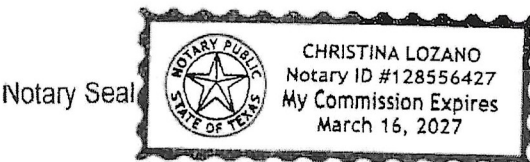
Authorization:

I/We John Delin owner(s) of the above described property do hereby authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this zoning change application.

[Signature] 02-06-27
Signature of owner Date

State of Texas
County of Tarrant

Sworn to and subscribed before me on the 6th day of February 2026 by John Delin (year) (name of owner).



[Signature]
Notary Public's Signature



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: SUP-2026-03

MEETING DATE: May 26, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider and a make a decision on a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03)

INFORMATION:

The applicant is requesting a specific use permit to allow residential use on the first floor and upper floors of a mixed-use development. The proposed project location is located at the northwest corner of Parish Lane and South Oak Street, east of Front Street (S.H. 377).

Relevant Ordinance Citations

- **Section 12.490(b)(1) - Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor - Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not currently a permitted use within the Civic/Mixed Use Zone. The applicant did submit an application for a Zoning



AGENDA ITEM

Text Amendment to amend the schedule of uses chart to allow ground floor residential use with a specific use permit.

Conceptual Site Plan Analysis

Following the April 6, 2026, Planning & Zoning Commission meeting, the applicant provided an updated conceptual site plan. The proposed development would consist of a total of 155 multifamily units. The concept plan indicates that the building located adjacent to 377 would only have residential use, with the ground floor being solely occupied by ground-floor residential. The portion of the proposed development that would be located adjacent to Union Avenue would consist of a tuck-under clubhouse amenity and ground floor residential use. The first floor of the portion of the building adjacent to Oak Street would consist of a continuation of the clubhouse amenity and approximately 4,000 square feet of retail/commercial space on the ground floor, with approximately 4 ground floor residential units, none of which would have frontage onto Oak Street. The table below provides a percentage analysis per use proposed on the ground floor. The overall square footage of the area dedicated to ground floor — including access hallways and residential garage parking — is approximately 43,167 square feet. Of that total area, 4,000 square feet is dedicated to retail/commercial use, 5,085 square feet is dedicated to the clubhouse amenity, and 34,082 square feet is dedicated to ground floor residential use. Of the proposed project, approximately 79% of the total ground floor area is dedicated to residential use.

Building Facing Oak — Ground Floor 14,573 s.f.		Building Facing Union — Ground Floor — 9,851 s.f.		Building Facing 377 - Ground Floor - 18,743 s.f.	
<u>S.F. of Use</u>	<u>% Of Use</u>	<u>S.F. of Use</u>	<u>% of Use</u>	<u>S.F. of Use</u>	<u>% of Use</u>



AGENDA ITEM

Retail - 4,000	27%	Clubhouse Amenity - 42%	Residential	100%
		4,180	18,743	
Clubhouse	6%	Ground Floor		
Amenity - 905		Residential —		57%
				5,671
Ground Floor	66%			
Residential —				
(faces Parish)				

The 2012 Oak Street Plan does not specify a percentage threshold for retail/commercial use within the Civic/Mixed-Use Zone. However, Section 12.492 - Schedule of Uses for the Oak Street Corridor indicates that not permitting first floor residential use allows for the intention to promote walkability and sense of place. Additionally, town squares and urban markets, specifically areas identified for civic and mixed-use development, should be designed to not only reflect a "consumer space" but also promote a "public space" that establishes a live-work-shop sense of place, resulting in a rich mix of local activities quality and aesthetic design. Typically, areas identified for high-intensity commercial use in a city center feature ground-floor retail with residential use on the upper floors, promoting and enhancing a pedestrian-friendly and walkable area.

Planning & Zoning Commission

At the April 6, 2026, Planning & Zoning Meeting, a public hearing was held and a motion was made to recommend approval with the condition that the retail space front Oak Street and the Clubhouse face Union Street. The motion passed with a 6-1 vote.

STAFF RECOMMENDATION:

Staff supports the request with the condition that ground-floor residential is not located along Union or Oak Street.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-107 SUP 2026-03
2. Application
3. 2026-04-16 ROANOKE DOWNTOWN SITE PLAN
4. mailed notice - SUP-2026-03

ORDINANCE NO. 2026-107

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 – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW RESIDENTIAL USE – FIRST FLOOR USE FOR AN APPROXIMATELY 3.55-ACRE TRACT OF LAND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 the approximately 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to 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 – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use (SUP 2026-03); 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, THAT:

**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.

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 the approximately 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to 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 – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use.

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. SEVERABILITY CLAUSE

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

SECTION 5. 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 6. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction of the Property

BEING a called 3.555 acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, according to the plat recorded in County Clerk's Document No. 2017-285, Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said Lot F, in the southerly right-of-way line of Street C, a 42 feet wide right-of-way, as shown on said Roanoke City Center Plat and in the easterly right-of-way line of Front Street;

THENCE South 65°33'15" East, a distance of 168.60 feet to a point for corner;

THENCE South 24°26'43" West, a distance of 9.00 feet to a point for corner;

THENCE South 65°33'17" East, a distance of 225.15 feet to a point for corner;

THENCE South 31°27'42" East, a distance of 41.41 feet to a point for corner;

THENCE South 0°14'10" East, a distance of 189.37 feet to a point for corner;

THENCE South 44°46'35" West, a distance of 29.69 feet to a point for corner;

THENCE South 89°47'20" West, a distance of 417.79 feet to a point for corner;

THENCE North 33°48'30" West, a distance of 138.43 feet to a point for corner in the easterly right-of-way line of said Front Street;

THENCE North 24°33'00" East, a distance of 333.58 feet to the **POINT OF BEGINNING** and containing 154,846 Square Feet or 3.555 Acres of Land, more or less.



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Douglas Cooper	Address, City, State, Zip 519 East Border St. Arlington, TX 76010	Phone Number and email 817.469.1671
Type of permit requested SUP for Multi-family	Name of Business mma, Inc.	Email and Website-if applicable
Property Owner(s) ROANWCCP2 LP	Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022	Phone Number and email (817)252.4281
Legal Description – Lot/Block/Subdivision Lot 1, Block F of the Roanoke City Center Addition	Property Address NW corner of Parish Ln. and Oak St.	Present Zoning Oak Street Corridor

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: Required under existing zoning to allow mixed-use project

Authorization:

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

[Signature]
 Owner(s) Signature
 02/03/2026
 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.

[Signature]
 Applicant's Signature

02/03/2026
 Date

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

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting 03/02/2026	CC Meeting	File for Record SUP- <u>2026</u> - <u>03</u>
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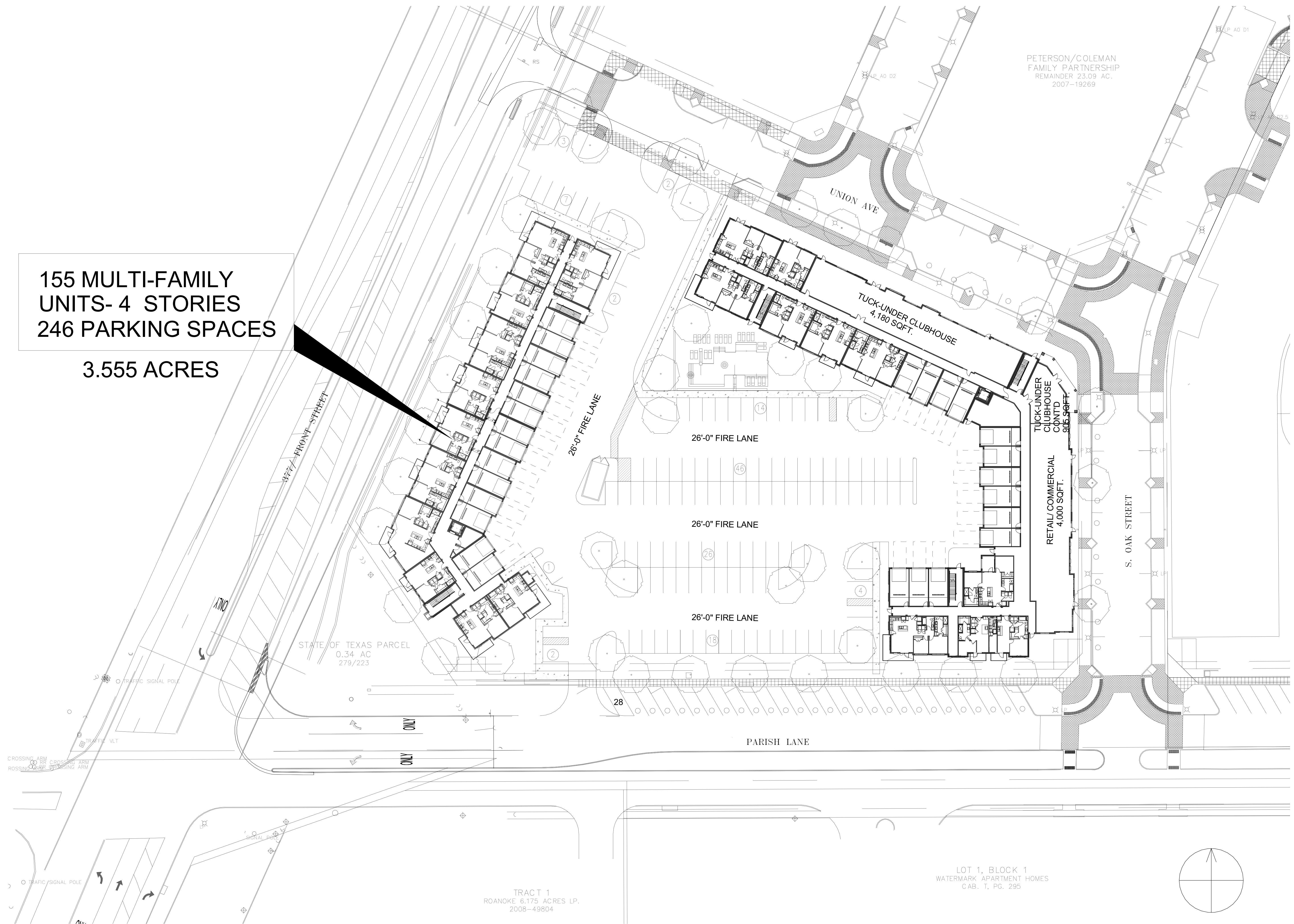
07/20/2023

4/16/2026 1:42:37 PM

155 MULTI-FAMILY
UNITS- 4 STORIES
246 PARKING SPACES

3.555 ACRES

PETERSON/COLEMAN
FAMILY PARTNERSHIP
REMAINDER 23.09 AC.
2007-19269



ROANOKE DOWNTOWN
ROANOKE, TEXAS

ARRIVE
ARCHITECTURE GROUP

Architecture
Planning
Project Management

2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

04/16/2026

REVISION

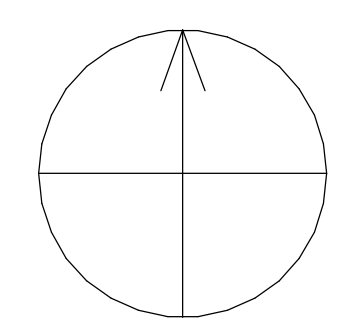
DRAWN BY: AAG
ISSUED FOR: CONCEPT
SUBMITTAL DATE: 04/16/2026
SCALE: 1" = 30'-0"

CHECKED BY: JMT
SHEET NO. G2.00

1 00-Architectural Site Plan
1" = 30'-0"

TRACT 1
ROANOKE 6.175 ACRES LP.
2008-49804

LOT 1, BLOCK 1
WATERMARK APARTMENT HOMES
CAB. T, PG. 295





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROANWCCP2 LP
2591 LAKESIDE PKWY STE 100
FLOWER MOUND, TX 75022-4108

ROANOKE CITY COUNCIL **SUP-2026-03**

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26, 2026, TO CONSIDER AND MAKE A DECISION ON A REZONING APPLICATION BY KENNETH FAMBRO, ON BEHALF OF ROANWCCP2 LP, FOR LOT F, OF THE ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTH WEST CORNER OF THE INTERSECTION OF PARISH LANE AND S. OAK STREET, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE SPECIFIC USE PERMIT TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL 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.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: Ashlie Tolliver, City Planner at atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374.

PROPERTY LOCATION MAP (SUBJECT PROPERTY(IES) OUTLINED IN RED)

Subject Property Address: NORTH WEST CORNER OF THE PARISH LANE & SOUTH OAK STREET INTERSECTION.

Parcel Number(s): 707614

