



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.



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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