



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 26, 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, and City Secretary Lindsay Rawlinson.

DEPT. STAFF: Chief of Police Jeff Williams, Fire Chief Chris Addington, Finance Director Kyle Lester, Information Technology Manager Blake Gore, Economic Development Manager Siale Langi, Human Resources Manager Jamie Seil, Library & Museum Director Kelly Schenkel, Public Engagement Manager Sandra Pettigrew, and City Planner Ashlie Tolliver.

ABSENT: None.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 7:00 p.m.

Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Library & Museum Director Kelly Schenkel announced that the Living Library Festival will be held on Saturday, June 6, 2026, from noon to 8:00 p.m. with events and story characters throughout the day.

C. PUBLIC INPUT

Charles Overfield, 2001 Holley Parkway, Apt. 816, Roanoke, introduced Sergeant First Class Morales and, in honor of Memorial Day, spoke of honor and sacrifice and listed members of the military killed in the line of duty who hailed from Roanoke.

David Flowers, 207 Houston Street, Roanoke, spoke in opposition to agenda item F2 related to a rezoning request. He expressed concern regarding additional traffic and noise as the property is directly next door to him.



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

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to remove item 2 from the Consent Agenda for separate discussion.

Motion carried unanimously.

1. Consider approval of the minutes from the special called canvassing meeting and regular City Council meeting, both held on May 12, 2026.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Brundage to approve the minutes from the special called canvassing meeting and regular City Council meeting, both held on May 12, 2026.

Motion carried unanimously.

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

Council Member Adams expressed concern regarding the overall bid tabulation and the proposed award of bid.

Motion made by Council Member Adams and seconded by Mayor Pro Tem Gray to table 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 Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00 to the June 9, 2026 City Council meeting for additional consideration and staff review.

Motion carried unanimously.



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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)

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.

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.

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.

Mr. Kriston was in attendance with the Vice President of Operations for Texas Lehigh Cement Company to address any questions.

Discussion ensued regarding the proposed limitation of operating hours. The Vice President of Operations is not agreeable to decreasing their operating hours.

The City Council reiterated that the overall goal is noise reduction for nearby residents from 7:00 p.m. to 7:00 a.m.

The Vice President advised that he would need to consult with their attorneys.



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Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to table the item until the June 9, 2026 City Council meeting to allow continued staff review.

Motion carried unanimously.

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.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve 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.

Motion carried unanimously.

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).

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.

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.

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



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Mayor Gierisch opened the public hearing at 7:32 p.m. and asked to hear from any proponents followed by opponents of the case.

Applicant John Delane, 361 W. Byron Nelson Boulevard, Roanoke, spoke in favor of the rezoning request. He advised that the company has a long history with the City and will pay to reroute a large 24-inch sewer line to allow the property to more easily developed.

Taylor Tharden, 1205 Trophy Club Drive, Trophy Club, spoke in favor of the rezoning request.

Architect Don Wilder advised that most units will face Oak Street and will not impose on neighbors.

Josh Bunning, 309 Denton Drive, Roanoke, expressed concern regarding the potential impact on property values, as well as the anticipated increase in traffic, student enrollment, and the overall demand on the school district.

Jonathan Ackmann, 1309 Pine Ridge Road, Roanoke, expressed concern regarding whether the units will be leased or owned.

Mr. Delane confirmed that the units would be leased and addressed concerns regarding property values, stating that the Oak Street Corridor needs people and diverse development for greater success.

Clark Terborg, 111 South Pine Street, Roanoke, expressed concern regarding apartment vacancies in the area as well as the cost of the sewer relocation.

Mr. Delane confirmed that the developer will pay to relocate the sewer and advised that the units are expected to be at approximately 90 percent occupancy.

David Flowers, 207 Houston Street, Roanoke, expressed concerns regarding parking availability and the use of vacant lots by apartment residents as areas for pet relief, citing potential impacts on the appearance and maintenance of surrounding properties.

Mayor Gierisch closed the public hearing at 8:06 p.m.

Discussion ensued regarding parking concerns and retail marketability.

City Manager Cody Petree advised that Catalyst Commercial will submit their completed Oak Street Corridor report for City Council consideration soon and recommended tabling this item as well as the following two agenda items until after the report is received.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.



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- 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).

Mayor Gierisch opened the public hearing at 8:09 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 8:06 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.

- 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)

Mayor Gierisch opened the public hearing at 8:11 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 8:11 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.

G. EXECUTIVE SESSION

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



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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

City Council convened into closed session at 7:28 p.m. and reconvened into regular session at 7:50 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve the First Amendment to Chapter 380 Economic Development Agreement between the City of Roanoke and US LBM Holding, LLC to extend the project completion deadline from June 20, 2026 to December 31, 2026 as discussed in Executive Session.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to adjourn the meeting at 8:19 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary