

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
JUNE 9, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: Finance Director Kyle Lester, Economic Development Manager Siale Langi, Public Engagement Manager Sandra Pettigrew, and City Planner Ashlie Tolliver.

ABSENT: Mayor Pro Tem Holly Gray, Council Members: David Thompson and John Pullen

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

City Manager Cody Petree announced a community meeting to allow for public input regarding the Downtown Master Plan will be held Tuesday, July 14, 2026.

C. PUBLIC INPUT

None.

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 26, 2026.
2. Consider and take action on Ordinance No. 2026-125, providing for a reasonable limit on



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the amount of time to be spent without charge for repeat open records requestors.

Motion made by Council Member Brundage and seconded by Council Member Adams to approve the Consent Agenda.

Motion carried unanimously.

E. OLD BUSINESS

1. 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 Council Member Adams and seconded by Council Member Brundage to approve 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 carried unanimously.

2. Notice of Withdrawal of 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)

The applicant has rescinded the application; therefore, no action by the City Council is required.

F. NEW BUSINESS

1. **Consider and take action** on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

The proposed site plan is located on an approximately 128.294 acre parcel. The property is zoned Business Park and the proposed use is a 31,714 square foot warehouse with truck docks on both the northern and southern facades of the structure. There are existing warehouse uses on the property. The addition of the proposed warehouse does not impact any city development standards, and all standards are met.



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On May 18, 2026, the Planning & Zoning Commission voted to recommend approval of the site plan.

Motion made by Council Member Brundage and seconded by Council Member Adams to approve a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

Motion carried unanimously.

2. **Consider and take action** on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).

Sandy Brantley, on behalf of Quik Trip Corporation, is requesting approval of a site plan for a Quik Trip Gasoline Station, proposed to be located on a 6.168-Acre tract generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Boulevard. The property is zoned "R" - Retail, and the proposed use is permitted by right. The store is proposed to be 6,445 square feet, and will also have 16 gasoline pump stations.

The applicant is proposing two attached signs on the front elevation. The total area of signage on the front elevation would be approximately 200 square feet. While they are requesting two attached signs, the total sign area proposed is 98 square feet less than the maximum sign area allowed based on the facade area. The south side elevation has road frontage along Bobcat Boulevard, and is allowed by right to have a total sign area of approximately 164 square feet. The applicant is proposing one sign, of approximately 57 square feet.

While the applicant is requesting a total of three attached signs, one more than what is allowed by right, the aggregate total of proposed sign area is still significantly less than what would be allowed if the applicant was proposing one large sign per road frontage facade.

On June 1, 2026, Planning & Zoning voted to recommend approval of the Site Plan with the condition that City Council review the signage.

Motion made by Council Member Darby and seconded by Council Member Brundage to approve a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).

Motion carried unanimously.



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3. Consideration and action on approval of a façade grant application Greg Polson of the Roanoke Tavern located at 309 South Oak Street, Roanoke, TX 76262.

A façade grant application was received and reviewed by staff for improvements to the subject property for the full amount allowed by the City's grant policy: \$15,000. The estimated cost of improvements to the exterior of the property is \$42,076.

The improvements include the installation of a metal pergola to cover the existing outdoor seating area, a privacy fence, and the installation of patio heaters.

This will be the sixth grant approved and awarded during the current fiscal year.

Motion made by Council Member Brundage and seconded by Council Member Adams to approve a façade grant application Greg Polson of the Roanoke Tavern located at 309 South Oak Street, Roanoke, TX 76262.

Motion carried unanimously.

4. Consideration and action on approval of Amendment #03 to a Design Build Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for the balance of the Guaranteed Maximum Price (GMP) contract to enable Brasfield & Gorrie to proceed with the work for the full build out of the Hotel & Convention Center in the amount of \$97,560,722 for a total GMP value of \$103,779,047.

Motion made by Council Member Darby and seconded by Council Member Adams to approve Amendment #03 to a Design Build Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for the balance of the Guaranteed Maximum Price (GMP) contract to enable Brasfield & Gorrie to proceed with the work for the full build out of the Hotel & Convention Center in the amount of \$97,560,722 for a total GMP value of \$103,779,047.

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:

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.

-Oak Street Cafe

City Council convened into closed session at 7:10 p.m. and reconvened into regular session at 7:22 p.m.



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Motion made by Council Member Brundage and seconded by Council Member Darby to approve a Chapter 380 Agreement with Black Eagle Investors, LLC, on the terms as discussed in executive session.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by Council Member Brundage and seconded by Council Member Darby to adjourn the meeting at 7:23 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary