

Bryan Moyers, Councilmember
David Brundage, Councilmember
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**JANUARY 11, 2022
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

1. Mayor Gierisch will swear in Corporal Ryan Otero to his new position of Sergeant.

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 cable broadcast, 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 regular City Council meeting held on December 14, 2021.



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

January 11, 2022
Page 2 of 3

E. NEW BUSINESS

1. Consideration and action to appoint members to a temporary Crime Control and Prevention Board.
2. Public hearing to consider amending Chapter 12, Section 12.931 of the Code of Ordinances by authorizing the use of “Limited Service Hotels” to have four (4) floors of rooms or less. (Ordinance No. 2022-100)
3. Consideration and action on approval of Ordinance No. 2022-100 amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VII, Section 12.931- Hotels (a).(7) to allow 4 floors or less for a limited service hotel.
4. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.231 acres of land located in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.231 acres of land from Single Family-7 (SF-7) District to Retail (R) District; prescribing the permissible uses. (Ordinance No. 2022-101)
5. Consideration and action of Ordinance No. 2022-101, amending the Comprehensive Zoning Ordinance by changing the zoning from Single-Family-7 District (SF-7) to Retail District (R) , for an approximate 0.231 acre of land, having an address of 614 Dallas Drive, and situated in the M.E. P. & P.R.R. Survey, Abstract No. 923, City of Roanoke, Denton County , TX.
6. Consideration and action for a façade grant application from Laura Hanley, 115 N. Oak St. Roanoke, TX.
7. Staff Presentation/Discussion Regarding Potential Art and History Trail

F. EXECUTIVE SESSION

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

Section 551.074

To discuss and consider personnel matters and all matters incident and related thereto.



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

January 11, 2022
Page 3 of 3

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.074

To discuss and consider personnel matters and all matters incident and related thereto.

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.

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.

G. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, January 7, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **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: City Hall Guests



AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: Corporal Ryan Otero's promotion

MEETING DATE: January 11, 2022

DEPARTMENT: Police

ITEM SUMMARY:

Mayor Gierisch will swear in Corporal Ryan Otero to his new position of Sergeant.

INFORMATION:

Corporal Otero has been promoted to Sergeant after successfully completing the Sergeant promotional process. This promotion is well-deserved and we look forward to watching him grow in the next stage of his career.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 12/14/2021 CC Minutes

MEETING DATE: January 11, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on December 14, 2021.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 12-14-2021

Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
DECEMBER 14, 2021
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray-Moore; Council Members: Brian Darby, David Brundage, Hogan Page, David Thompson, and Bryan Moyers; City Manager Scott Campbell, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Cody Petree, Director of Fiscal and Administrative Services Vicki Rodriguez, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ronnie Angel, and Development Services Administrator, J.R. Hames.

ABSENT: Fire Chief Chris Addington and Chief of Police Jeriahme Miller.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:04 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Mayor Gierisch announced the Annual Christmas Parade and Tree Lighting Event was a wonderful success and thanked everyone involved in putting it together.

C. PUBLIC INPUT

No one wished to speak.

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 regular City Council meeting held on November 23, 2021.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

December 14, 2021
Page 2 of 4

2. Consider approval of an Interlocal Agreement between the City of Roanoke and the Town of Westlake for Certain Police Investigation Services.
3. Consider approval of a Professional Service Agreement between the City of Roanoke and Jones & Carter, Inc. for the design of Denton Street and Houston Street reconstruction project.

Motion made by Holly Gray-Moore second by David Thompson to approve Consent Items 1 through 3.

Motion carried unanimously.

E. NEW BUSINESS

1. Motion made by Holly Gray-Moore second by Hogan Page to approve Resolution No. 2021-114R casting votes for David Johnson to the Board of Directors of the Denton Central Appraisal District.

Motion carried unanimously.

2. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 18.504- acres of land from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with multi-family and single family detached uses. (Ordinance No. 2021-123) **This item was moved from the October 26, 2021 City Council meeting.**

Public hearing started at 7:09 p.m.

Kenneth Fambro, 317 Edenbury Court, Southlake, asked the Mayor and City Council to defer Item E2 and E3 until the January 25, 2022 City Council meeting.

Public hearing has been left open until the January 25, 2022 City Council meeting.

3. Consideration and action on approval of Ordinance No. 2021-123, amending the Comprehensive Zoning Ordinance, for approximately 18.504 acres of land located in the M.E. P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family and Single Family Attached uses.

Motion made by Holly Gray-Moore second by Brian Darby to continue agenda Items E2 and E3 to the January 25, 2022 City Council meeting.

Motion carried unanimously.



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

**December 14, 2021
Page 3 of 4**

4. Motion made by David Thompson second by Bryan Moyers to approve a façade grant application from Rosie Vann of MR. at 205 N. Oak Street, Roanoke, Texas. Motion carried unanimously.

The Roanoke City Council convened into closed session at 7:15 pm to discuss Item E5 and all Executive Session Items (Item F). The Roanoke City Council reconvened into open session at 8:37.

5. Motion made by Holly Gray-Moore second by David Thompson to approve Resolution No. 2021-113R electing to participate in the proposed opioid settlements brought by the State of Texas and other jurisdictions against various pharmaceutical companies for their roles in the national opioid crisis. Motion carried unanimously.

F. EXECUTIVE SESSION

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

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:15 P.M.

Section 551.071

To seek legal advice from the city attorney regarding Lady Bug Park.

Section 551.074

To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 8:37 P.M.

1. **Sections 551.071 of the TEXAS GOVERNMENT CODE** To seek legal advice from the city attorney regarding Lady Bug Park.
No action taken.
2. **Sections 551.074 of the TEXAS GOVERNMENT CODE** To discuss and consider personnel matters and all matters incident and related thereto.
No action taken.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

December 14, 2021
Page 4 of 4

3. **Sections 551.087 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.
No action taken.

G. **ADJOURNMENT**

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 8:39 p.m.
Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Crime Control & Prevention Board - Temp Board Appointments 2022

MEETING DATE: January 11, 2022

DEPARTMENT: City Manager

ITEM SUMMARY:

Consideration and action to appoint members to a temporary Crime Control and Prevention Board.

INFORMATION:

Pursuant to discussion at our 11/16/21 City Council special workshop and subsequent updates from staff, City Council is required to appoint a Temporary Crime Control and Prevention District as a first step to explore and make recommendations regarding a possible ballot referendum. As previously reported, after consulting with the City Attorney staff recommends the temporary board be comprised of non-councilmember residents. Once appointed, staff will coordinate to schedule the board's first meeting within 15 days as required by state law.

STAFF RECOMMENDATION:

Appoint a 7-member Temporary Crime Control and Prevention District

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

NA

ATTACHMENTS:

None



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - ORD NO 2022-100 Text Amendment

MEETING DATE: January 11, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending Chapter 12, Section 12.931 of the Code of Ordinances by authorizing the use of "Limited Service Hotels" to have four (4) floors of rooms or less. (Ordinance No. 2022-100)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-100 - Text Amendment - Limited Service Hotel - 3 floors to 4 floors - jlm draft - 120821



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 3, 2022, TO CONSIDER AMENDING CHAPTER 12, SECTION 12.931 OF THE CODE OF ORDINANCES BY AUTHORIZING THE USE OF "LIMITED SERVICE HOTELS" TO HAVE FOUR (4) FLOORS OF ROOMS OR LESS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 11, 2022, TO CONSIDER AMENDING CHAPTER 12, SECTION 12.931 OF THE CODE OF ORDINANCES BY AUTHORIZING THE USE OF "LIMITED SERVICE HOTELS" TO HAVE FOUR (4) FLOORS OF ROOMS OR LESS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, December 16, 2021, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **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: CORGuest



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ordinance No. 2022-100 Text Amendment

MEETING DATE: January 11, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2022-100 amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VII, Section 12.931- Hotels (a).(7). to allow 4 floors or less for a limited service hotel.

INFORMATION:

The applicant is seeking to change the number of floors as the current ordinance allows only 3 floors or less for a limited service hotel.

Sec. 12.931 - Hotels.

The following regulations shall apply to hotels:

(a)Limited service hotels shall include the following amenities:

(7)Containing three (3) floors of rooms or less.

Planning and Zoning Commission;

The Board recommended approval on January 3, 2022.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. ORD NO 2022-100 - Ord - Zoning Amendment - Limited Service Hotels - 4 floors of rooms or less - jlm draft - 120721 (002)



AGENDA ITEM



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

Received 12/3/2021
Paid 12/3/2021
by KW

ZONING APPLICATION

Applicant/Agent Name ICON Lodging / Viren Patel		Home Phone	Mobile Phone 919-673-4443
Address 8951 Cypress Waters Blvd. Suite 160		City / State Coppell	Zip 75019
Property Owner(s) Oldenwood Investment Group LLC		Home Phone	Work Phone
Address, City, State, Zip 3301 Westover Ct, Grapevine, TX, 76051			
Present Zoning Classification SF-7 Overlay District	Requested Zoning Classification Retail	Acreage/Lot of Requested Zoning Classification 0.231	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?
☐ Yes ☒ No ^①Text Amendment to Sec. 12.931. - Hotels. (a).(7) Containing three (3) floors of rooms or less. Request change 3 floors to 4 floors.
If yes, list restrictions _____
Proposed use 4 Story Hotel
Justification for requested zoning change: ^②The surrounding properties are currently zoned Retail

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.

Virendra Patel Digitally signed by Virendra Patel
DN: cn=Virendra Patel, o=Oldenwood Investment Group LLC, ou=Oldenwood Investment Group LLC, email=virendra.patel@oldenwoodgroup.com, c=US
Date: 2021.12.01 15:37:35 -0500
Applicant Signature and Date

Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

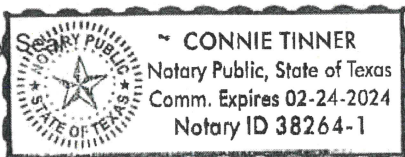
I/We Gerald A. Boyle owner(s) of the above described property do hereby authorize VIRENDRA PATEL to act on my/our behalf in making and representing this zoning change application.

State of Texas
County of Tarrant

GAB 12/2/21
Signature of owner Date

Sworn to and subscribed before me on the 2 day of December 2021, by Gerald Boyle
(year) (name of owner).

Notary



Connie Tinner
Notary Public's Signature

08/23/2019

ORDINANCE No. 2022-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VII OF THE CODE OF ORDINANCES BY AMENDING SECTION 12.931, ENTITLED “HOTELS,” BY AUTHORIZING A LIMITED SERVICE HOTEL TO HAVE FOUR (4) FLOORS OF ROOMS OR LESS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; 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:

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That Chapter 12, Article VII of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended by amending section 12.931, entitled “Hotels,” which shall read as follows:

“12.931. Hotels. The following regulations shall apply to hotels:

(a) Limited Service Hotels shall include the following amenities:

- (1) A minimum of 700 square feet of meeting room space;
- (2) Limited food and beverage service, including breakfast buffet service;
- (3) Guest room access from an interior hallway;
- (4) Minimum of 400 square feet of pool surface area;
- (5) Attached covered drive-through area adjacent to the hotel lobby or reception area;

- (6) Parking at a ratio of 1 space per guest room; and
- (7) Containing four (4) floors of rooms or less.

(b) Full Service Hotels shall include the following amenities:

- (1) A minimum of 100 guest rooms and/or suites;
- (2) A minimum of 4,000 square feet of meeting room space;
- (3) A minimum of one (1) restaurant which provides three (3) meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of thirty (30) customers;
- (4) Guest room access from an interior hallway;
- (5) Minimum of 800 square feet of pool surface area;
- (6) Attached covered drive-through area adjacent to the hotel lobby or reception area;
- (7) Parking at a ratio of 1.25 spaces per guest room; and
- (8) Containing four (4) floors of rooms or more.”

Section 3. 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 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. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, 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 uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the _____ day of _____, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - ORD NO 2022-101 - SF-7 to R District

MEETING DATE: January 11, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.231 acres of land located in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.231 acres of land from Single Family-7 (SF-7) District to Retail (R) District; prescribing the permissible uses. (Ordinance No. 2022-101)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-101 - Rezone - SF-7 to R - 0.231 acres - jlm draft - 120821



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 3, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 0.231 ACRES OF LAND LOCATED IN THE JOHN BACON SURVEY, ABSTRACT NO. 1565 AND THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 0.231 ACRES OF LAND FROM SINGLE FAMILY-7 (SF-7) DISTRICT TO RETAIL (R) DISTRICT; PRESCRIBING THE PERMISSIBLE USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 11, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 0.231 ACRES OF LAND LOCATED IN THE JOHN BACON SURVEY, ABSTRACT NO. 1565 AND THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 0.231 ACRES OF LAND FROM SINGLE FAMILY-7 (SF-7) DISTRICT TO RETAIL (R) DISTRICT; PRESCRIBING THE PERMISSIBLE USES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, December 16, 2021, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **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: CORGuest



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ordinance 2022-101 SF-Single Family to R-Retail

MEETING DATE: January 11, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action of Ordinance No. 2022-101, amending the Comprehensive Zoning Ordinance by changing the zoning from Single-Family-7 District (SF-7) to Retail District (R) , for an approximate 0.231 acre of land, having an address of 614 Dallas Drive, and situated in the M.E. P. & P.R.R. Survey, Abstract No. 923, City of Roanoke, Denton County , TX.

INFORMATION:

The applicant is seeking to Rezone 614 Dallas Drive to Retail to incorporate this property into an overall development for hotel use. The surrounding properties are currently zoned R-Retail.

Planning and Zoning Commission;

The Board recommended approval on January 3, 2022.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. 614 Dallas Drive Survey
3. ORD NO 2022-101 - Rezone - SF-7 to R - 0.231 acre tract - 120821



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

Received 12/3/2021
Paid 12/3/2021
by KW

ZONING APPLICATION

Applicant/Agent Name ICON Lodging / Viren Patel		Home Phone	Mobile Phone 919-673-4443
Address 8951 Cypress Waters Blvd. Suite 160		City / State Coppell	Zip 75019
Property Owner(s) Oldenwood Investment Group LLC		Home Phone	Work Phone
Address, City, State, Zip 3301 Westover Ct, Grapevine, TX, 76051			
Present Zoning Classification SF-7 Overlay District	Requested Zoning Classification Retail	Acreage/Lot of Requested Zoning Classification 0.231	

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

☐ Yes ☒ No ^①Text Amendment to Sec. 12.931. - Hotels. (a).(7) Containing three (3) floors of rooms or less. Request change 3 floors to 4 floors.

If yes, list restrictions
Proposed use 4 Story Hotel

Justification for requested zoning change: ^②The surrounding properties are currently zoned Retail

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.

Virendra Patel Digitally signed by Virendra Patel
DN: cn=Virendra Patel, o=Oldenwood Investment Group LLC, ou=Oldenwood Investment Group LLC, email=virendra.patel@oldenwoodgroup.com, c=US
Date: 2021.12.01 15:37:35 -0500
Applicant Signature and Date

Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

I/We Gerald A. Boyle owner(s) of the above described property do hereby authorize VIRENDRA PATEL to act on my/our behalf in making and representing this zoning change application.

State of Texas
County of Tarrant

GAB 12/2/21
Signature of owner Date

Sworn to and subscribed before me on the 2 day of December 2021, by Gerald Boyle
(year) (name of owner).

Notary Seal

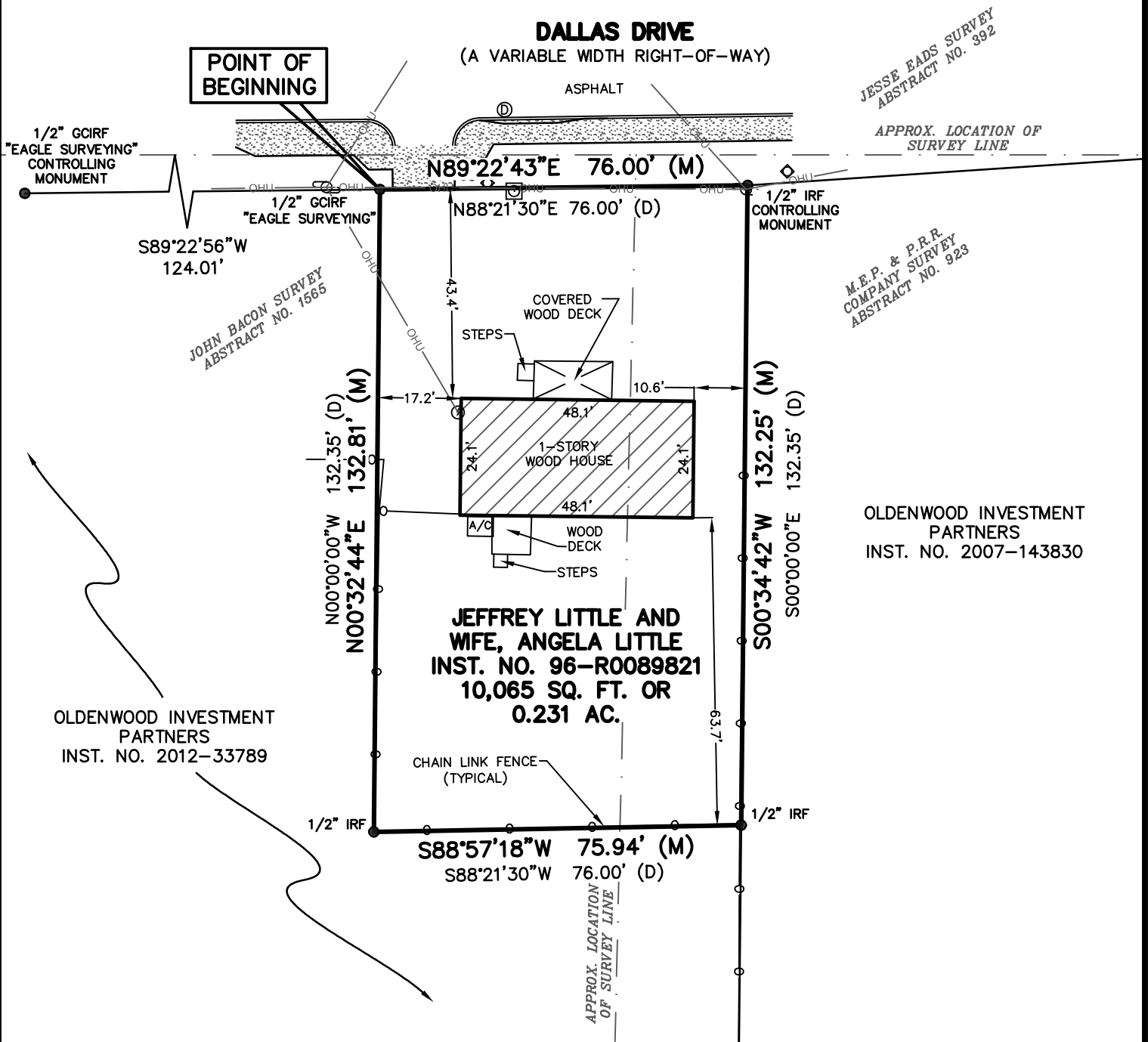
~ CONNIE TINNER
Notary Public, State of Texas
Comm. Expires 02-24-2024
Notary ID 38264-1

Connie Tinner
Notary Public's Signature

08/23/2019

TO FIRST NATIONAL TITLE INSURANCE COMPANY, OLDEN INVESTMENT PARTNERS, LLC:

This is to certify that I have, this date, made an on the ground survey of the property located on 614 Dallas Drive in the City of Roanoke, Texas, described on page 2 of 2:



LEGEND

ELECTRIC METER

CONCRETE

A/C PAD

POWER POLE

WATER METER

STORM DRAIN MANHOLE

CLEAN OUT

GAS METER

OVERHEAD SERVICE LINE

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated. There are no visible encroachments, conflicts, or protrusions except as shown.

JOB NO.:	20-0314
DATE:	04/10/2020
FIELD DATE:	04/09/2020
SCALE:	1" = 30'
FIELD:	N.T.K.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN
SURVEYING, LLC

www.peisersurveying.com

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

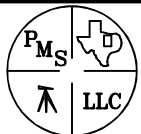
tmankin@peisersurveying.com

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
04/10/2020

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

COMMERCIAL
BOUNDARIES

RESIDENTIAL
TOPOGRAPHY
MORTGAGE



TO FIRST NATIONAL TITLE INSURANCE COMPANY, OLDEN INVESTMENT PARTNERS, LLC:

This is to certify that I have, this date, made an on the ground survey of the property located on 614 Dallas Drive in the City of Roanoke, Texas, described as follows:

BEING all that certain 0.231 acre tract of land situated in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being all that certain tract of land conveyed to Jeffrey Little and Wife, Angela Little, by deed recorded in Instrument Number 96-R0089821, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with green "Eagle Surveying" cap found for the northwest corner of said Little tract, same being the most northerly northeast corner of that certain tract of land conveyed to Oldenwood Investment Partners, by deed recorded in Instrument Number 2012-33789, Official Public Records, Denton County, Texas, and being in the south right-of-way line of Dallas Drive (variable width right-of-way);

THENCE North 89 deg. 22 min. 43 sec. East, along the common line of said Little tract and said Dallas Drive, a distance of 76.00 feet to a 1/2 inch iron rod found for the northeast corner of said Little tract, same being the northwest corner of that certain tract of land conveyed to Oldenwood Investment Partners, by deed recorded in Instrument Number 2007-143830, Official Public Records, Denton County, Texas;

THENCE South 00 deg. 34 min. 42 sec. West, along the common line of said Little tract and said Oldenwood tract (Instrument Number 2007-143830), a distance of 132.25 feet to a 1/2 inch iron rod found for the southeast corner of said Little tract, same being the most easterly northeast corner of aforesaid Oldenwood tract (Instrument Number 2012-33789);

THENCE along the common line of said Little tract and said Oldenwood tract (Instrument Number 2012-33789) as follows:

South 88 deg. 57 min. 18 sec. West, a distance of 75.94 feet to a 1/2 inch iron rod found for the southwest corner of said Little tract;

North 00 deg. 32 min. 44 sec. East, a distance of 132.81 feet to the POINT OF BEGINNING and containing 10,065 square feet or 0.231 acre of computed land, more or less.

NOTES CORRESPONDING TO SCHEDULE B:

10g. Notice of Public Hearing for Demolition by City of Roanoke, filed December 21, 2005, recorded in CC#2005-157701, Real Property Records, Denton County, Texas, does affect, blanket in nature.

NOTES:

- 1. IRF - Iron Rod Found
- 2. GCIRF - Iron Rod found with Green Plastic Cap
- 3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from AllTerra Central Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
- 4. (M) - Measured Call
- 5. (D) - Deed Call

This survey was performed in connection with the transaction described in GF No. 20000470RNK of First National Title Insurance Company, effective date of March 4, 2020 and issued on March 14, 2020, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract property for easements and/or other restrictions. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0515G subject lot is located in Zone 'X'.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE
04/10/2020

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

JOB NO.:	20-0314
DATE:	04/10/2020
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DRAWN:	J.M.N.
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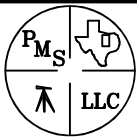
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SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

tmankin@peisersurveying.com

FIRM No. 100999-00



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

ORDINANCE No. 2022-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 0.231 ACRE TRACT OF LAND LOCATED IN THE JOHN BACON SURVEY, ABSTRACT NO. 1565 AND THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 923, 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 CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT TO RETAIL (R) DISTRICT; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 0.231 acres tract or tracts located in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) to Retail District (R); 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 approximately 0.231 acres tract or tracts located in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Single Family- 7 District (SF-7) is changed to Retail District (R).

Section 3.

The property shall be developed in strict accordance with the allowable land uses for the property being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 4.

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 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. 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 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 the 11th day of January, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

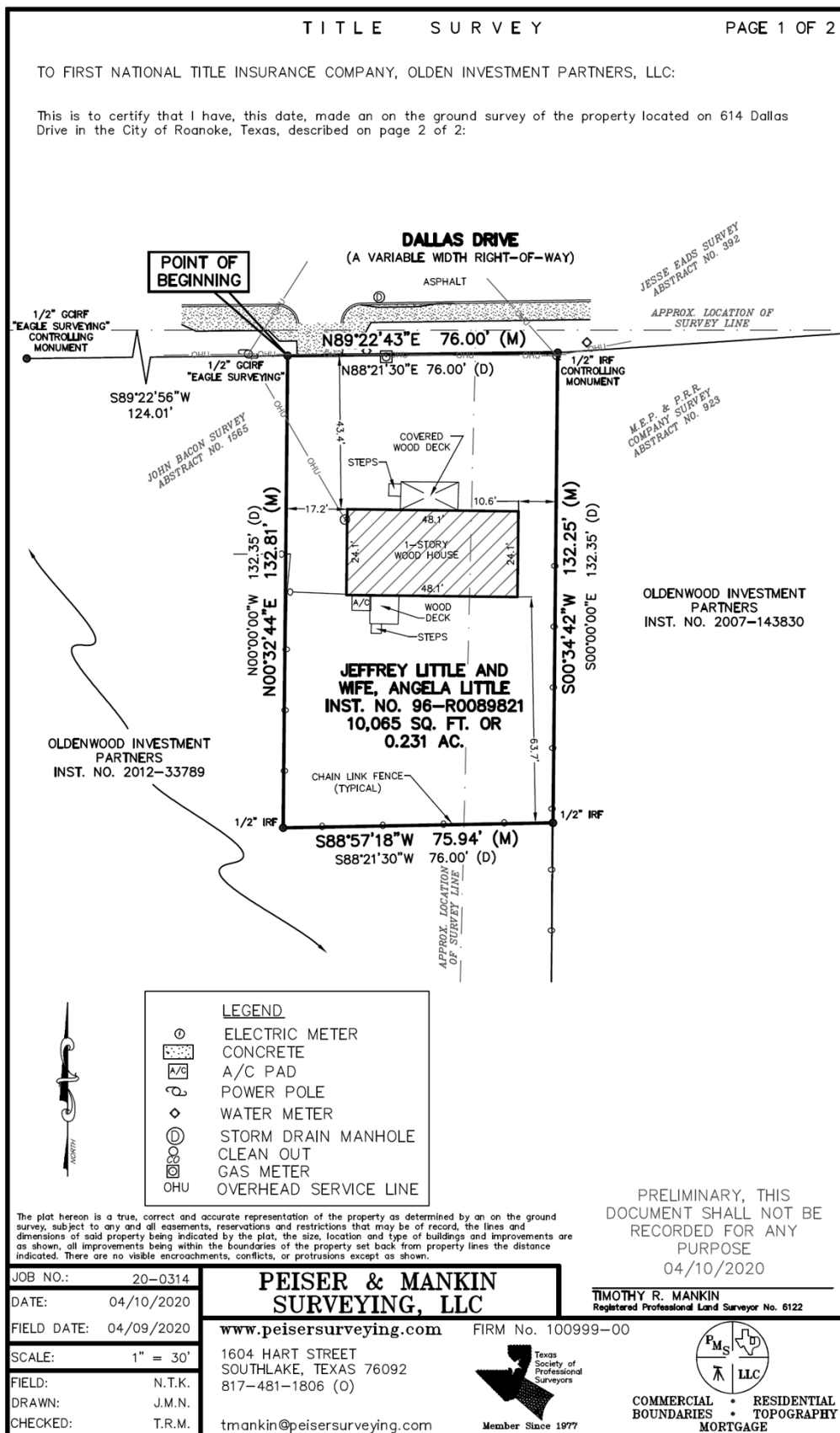
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 0.231 Acre Tract of Land



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04/10/2020

JOB NO.: 20-0314

DATE: 04/10/2020

FIELD DATE: 04/09/2020

SCALE: 1" = 30'

FIELD: N.T.K.

DRAWN: J.M.N.

CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

tmankin@peisersurveying.com

FIRM No. 100999-00



Member Since 1977

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122



COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Facade Grant - Roanoke Trading Company

MEETING DATE: January 11, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action for a façade grant application from Laura Hanley, 115 N. Oak St. Roanoke, TX.

INFORMATION:

The Facade Grant Review Committee received one application for consideration for improvements to the exterior building for the amount of 50% of the final project cost or \$15,000.00. The estimated amount of the project is \$17,195.37. Improvements include replacement of exterior doors.

STAFF RECOMMENDATION:

Staff recommends approval of the amount of \$8,597.69, requested once work has been completed and accepted.

SPECIAL CONSIDERATION:

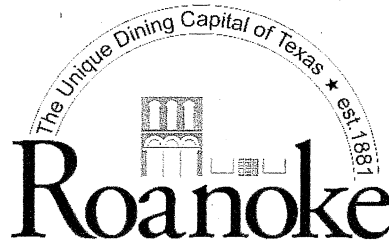
In the FY 2021-2022 Budget the City Council approved funding in the amount of \$ 50,000.00 for the Façade Grant Program. There are \$35,060.14 left in this fiscal year for funding the program.

FINANCIAL CONSIDERATION:

N/A

ATTACHMENTS:

1. facade rant application and invoices



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): LAWA Hanley
2. Name of Business: Roanoke Trading company
3. Mailing Address of Applicant: 115 N. OAK JT
4. Project Address: 115 N. OAK JT
5. Does the applicant own the building? _____ Yes X No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ ~~15,000~~ 17,195.37

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

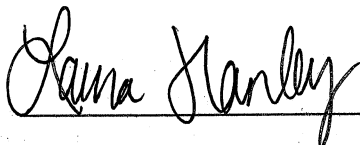
7. Total Grant Request (not to exceed 50% of project cost or \$15,000) ~~\$15,000~~ 8,597.69
(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)
8. Proposed project start date: ~ 7/29/2021
9. Proposed project completion date: ~ 08/04/2021
10. What is (are) the existing uses of the building? retail
11. Will the proposed project result in a change of the use of the building?
Yes _____ No X If Yes, please explain the change _____

12. The following are attached to this application:

- ☒ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☒ Quotes from contractors or suppliers
- ☒ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature:  Date: 5/24/2021

Business Name: Roanoke Trading Company (Oak Street Holdings)
Address: 115 N. OAK ST
Roanoke, TX 76262
Phone: 817.688.8081



LUXURY

KC Luxury Inc.
817-896-4204

1130 Blue Mound Rd. W
Haslet, Texas
76052
United States

Billed To
Laura Hanley
817-688-8081
115 North Oak Street
Roanoke, Tx
76262

Date of Issue
05/25/2021

Due Date
05/25/2021

Invoice Number
7580

Amount Due (USD)
\$0.00

Description	Rate	Qty	Line Total
Custom Build 86" x 102 3/4" (Center Main Door) 89 1/2" Leg 61.84 SF CAD 1102	\$7,730.00 +Texas	1	\$7,730.00
Discount Wholesale / Builder	-\$3,092.00 +Texas	1	-\$3,092.00
Catch Roller Upgrade Built-in Latching System Required for use of ornamental iron handle sets.	\$200.00 +Texas	1	\$200.00
Discount Wholesale / Builder	-\$200.00 +Texas	1	-\$200.00
Op. Glass Operable Glass Upgrade	\$120.00 +Texas	2	\$240.00
Discount Wholesale / Builder	-\$120.00 +Texas	2	-\$240.00
Handle Set Iron Interior / Exterior Pair	\$249.00 +Texas	2	\$498.00
We do not sell standard hardware or deadbolt locks.			
Discount Wholesale / Builder	-\$60.00 +Texas	2	-\$120.00
Frame Upgrade	\$123.68	1	\$123.68

8" Jamb.	+Texas		
-	\$0.00	0	\$0.00
Custom Build 54 1/2" x 96 1/4" (Left Side Door) 89" Leg 36.43 SF CAD 1103	\$4,523.75 +Texas	1	\$4,523.75
Discount Wholesale / Builder	-\$1,809.50 +Texas	1	-\$1,809.50
Catch Roller Upgrade Built-in Latching System Required for use of ornamental iron handle sets.	\$200.00 +Texas	1	\$200.00
Discount Wholesale / Builder	-\$200.00 +Texas	1	-\$200.00
Op. Glass Operable Glass Upgrade	\$120.00 +Texas	2	\$240.00
Discount Wholesale / Builder	-\$120.00 +Texas	2	-\$240.00
Handle Set Iron Interior / Exterior Pair	\$249.00 +Texas	2	\$498.00
We do not sell standard hardware or deadbolt locks.			
Discount Wholesale / Builder	-\$60.00 +Texas	2	-\$120.00
Frame Upgrade 8" Jamb.	\$73.38 +Texas	1	\$73.38
-	\$0.00	0	\$0.00
Custom Build 54" x 96" (Right Side Door) 36 SF 89" Leg CAD 1104	\$4,500.00 +Texas	1	\$4,500.00
Discount Wholesale / Builder	-\$1,800.00 +Texas	1	-\$1,800.00
Catch Roller Upgrade Built-in Latching System Required for use of ornamental iron handle sets.	\$200.00 +Texas	1	\$200.00
Discount Wholesale / Builder	-\$200.00 +Texas	1	-\$200.00
Op. Glass	\$120.00	2	\$240.00

Operable Glass Upgrade	+Texas		
Discount	-\$120.00	2	-\$240.00
Wholesale / Builder	+Texas		
Handle Set	\$249.00	2	\$498.00
Iron Interior / Exterior Pair	+Texas		

We do not sell standard hardware or deadbolt locks.

Discount	-\$60.00	2	-\$120.00
Wholesale / Builder	+Texas		

Frame Upgrade	\$72.00	1	\$72.00
8" Jamb.	+Texas		

-	\$0.00	0	\$0.00
---	--------	---	--------

Quality Specifications	\$0.00	1	\$0.00
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The Best in Every Aspect...

-12 Gauge Steel

-Ball Bearing Hinges (SqUeAk Free!)

-Closed Cell Spray Foam Insulation

-Dual Pane insulated Glass

-8 Step Zinc Rust Resistant Finish

-5/8" Weather Stripping

-12 Gauge Built-In Threshold

Installation	\$0.00	0	\$0.00
--------------	--------	---	--------

Installation is not included in the cost of our products. Please let us know if you need contact information for installation teams in your area. Not available in all areas. Installation estimates are free of charge by all of our partnering contractors. Please pay your contractors directly when you are satisfied with their services.

Shipping	\$0.00	0	\$0.00
----------	--------	---	--------

We provide reliable nationwide shipping but it is not included in the cost of our products. Free pickup is available by appointment. Shipping is usually free of charge with local installation. Please let us know if you need a shipping estimate.

Price Guarantee	\$0.00	1	\$0.00
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We want to make sure you are getting the best value for your money. If you find a door cheaper, let's work together to compare it to ours. You CAN get a true luxury product for the best possible price with KC Luxury Door Company.

Subtotal	11,455.31
Texas (8.25%)	945.06

Total	12,400.37
Amount Paid	12,400.37

Amount Due (USD)	\$0.00
------------------	--------

Notes

Discounted \$8381.50 From MSRP!!

Terms

Balance is due in full before the production of custom orders.

Doors can ONLY be held for 24 hours without payment.

Payments can be processed online via this invoice,
or make all checks payable to: KC LUXURY INC.

Allow 10-12 weeks after payment for delivery on custom orders. Due to U.S. Customs processing & international shipping regulations there could be unexpected delays that are out of the control of KC Luxury Inc. We strive to beat out estimated shipping times on every order.

Local delivery available for \$1 per mile from ZIP 76052.

Free local pick-up is also available.

Refunds and exchanges must have a approval code issued by KC Luxury Inc. management on custom made products.

We guarantee you the absolute best quality and pricing! We do shop our competitors. Let us know what we can do to exceed your expectations and earn your business. We have built our business by offering you top quality products, at great prices. Your help spreading the word about our products is greatly appreciated.

Please visit us at

or call us at 817-896-4204.

Your receipt from SpotON Construction, LLC

Invoice Number: 2080
Service Date: Nov 17, 2021
Invoice Date: Dec 22, 2021

Customer Name: Roanoke Trading Company
Service Address: 115 North Oak Street Roanoke, TX 76262

Services

Custom Iron Door Installation \$1,200.00
 Labor for removal of existing double door unit
 with installation of new custom iron double door
 unit.
 86" x 102.75"

Custom Iron Door Installation \$1,100.00
 Labor for removal of existing double door unit
 with installation of new custom iron double door
 unit.
 86" x 102.75"

Custom Iron Door Installation \$1,100.00
 Labor for removal of existing double door unit
 with installation of new custom iron double door
 unit.
 86" x 102.75"

TERMS \$0.00

DOOR

- Existing door/jamb will be removed.
- We can save the door for you but not the jamb.
- The jamb (in most cases) doesn't come out in one piece.
- Haul off old door is included
- Stud and header removal/replacement will be assessed and discussed for further action once visible. Applies mostly to change of door size and shape. Additional cost may apply

TRIM

- Interior/Exterior Trim will be removed. We salvage & reuse original trim; however, trim can break upon removal. Customer pays for any additional trim needed.
- If the new door size/shape is different from existing door additional trim will be need.
- Custom trim work will be quoted day of installation. If the customer chooses to have the additional work done it will be scheduled for

another day. Time-frame for custom trim can vary between 3-6 weeks.
- Price for installation DOES NOT include trim.

PAINTING

- Exterior trim will be painted to match new door unless specified by customer prior.
- Interior trim touch up/repaint is NOT included in installation pricing
- Painting is included in installation besides the exterior

LOCK / DEADBOLTS / HANDLE SETS

- NO warranty on locks provided by customer. If the lock you provide malfunctions there is an additional service charge to come out for any issue related to locks that a customer provides.
- Locks can be purchased from us & installed. If we install the lock if anything malfunctions just give us a call.
- Lock price is determined on selection of lock you choose.
- Upgraded iron handle sets are ordered at time of door purchase.

TRANSOM / SIDE LIGHTS

- Windows will be removed without removing bricks if they are aftermarket windows.
- Brick may be removed if the windows are original, or exterior installed windows.
- Additional brick, stucco & siding may be required at an additional cost.

BRICK / STUCCO / SIDING

- We try to minimize or eliminate additional modifications to the exterior, however in some cases there will be a need for additional brick, stucco and or siding work for completion of the job.

ALARM SENSOR

- Sensor will be removed/salvaged for reinstall (if applicable)
- If Alarm sensor is not inset or isn't in working condition customer is responsible for reimbursement of a new sensor.

ADDITIONAL ITEMS

- Be prepared for loud noises.
- We take many precautions as to keep your space clean. If possible, we block off doorways and opening with plastic and protect flooring. In some cases, the entryways are too large for us to cover. Please be prepared for dust and dirt because we are opening your space.
- We are NOT responsible for additional clean up throughout your home
- ALL ITEMS in an area we will be working MUST be moved. We are not responsible for any damages to those items. If you need us to, we can move items however there is an additional charge, and we are NOT liable for any damages to those items.

- Pictures will be taken of working area before during and after installation.
- We take pride in your home and will clean up any areas we've been in prior to leaving for the day.

SAFETY

- Please do not walk through any opening once we begin. There are hazardous items nails, falling debris & we want to keep everyone safe.
- If you have any questions, please ask those in the beginning if we've started and you have questions you're welcome to text or call 817.682.7112. This eliminates stopping and again keeps everyone safe. You will receive a faster response by contacting via phone due to noises. Before leaving for the day, we will debrief with you, so all questions or concerns are addressed

Signs **\$50.00**
Installation

Door Stops **\$150.00**
Labor and Materials

Materials

Deadbolts **\$195.00**
Material

Subtotal **\$3,795.00**

Amount Paid **\$3,795.00**

Payment Method December 22, 2021
Check 10:52am

Additional trim cost is not included.

All three Locks are not included in installation or on the initial door purchase. Due customer preference.

We appreciate your business! Thank you, SpotON

(817) 682-7112 | spoton_construction@outlook.com

<http://facebook.com/spotonconstruct>

PO BOX 77956

Statement		DATE	TERMS
TO		12-2-21	
		Oak st Holdings	
		115 N oaks st	
		Roanoke, TX	
IN ACCOUNT WITH		Jorge Gonzalez	
		Mortain Back Full at 3 Metal doors Both sides Labor & Materials	\$ 1,000 ⁰⁰
		Jorge Gonzalez	
		pd in full chk.	
		chk# 3064	
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Present/Discuss Potential Art/History Trail Project

MEETING DATE: January 11, 2022

DEPARTMENT: Administration

ITEM SUMMARY:

City Staff would like to present information, receive feedback, and gauge City Council's interest in an Art/History Trail program in Old Town.

INFORMATION:

Special Events/Marketing/Tourism Administrator, Mary Jo Telin, has been working with her team on an Art/History Trail concept as a way to add to downtown's eclectic nature with added pedestrian-friendly amenities on Oak Street and the surrounding area. The team would like to present some of their research, and discuss a potential kick-off project for a possible art mural on the old fire station site at Oak and Main. Tuesday night we will present sample renderings of items that might be included in this type of program, and a recommended process for moving forward if the City Council is interested in this program concept.

STAFF RECOMMENDATION:

No formal vote/action is required. Staff simply seeks Council input and direction for moving forward with the concept.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

With savings in our special event budget (as a result of increased sponsorships), we have adequate funds to move forward with a mural project that we estimate at \$20-30K. We will discuss in greater detail at our meeting. Future physical additions to a defined Art/History Trail would be addressed as part of the normal budget cycle each year.

ATTACHMENTS:



AGENDA ITEM

None