

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
APRIL 12, 2022
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, Bryan Moyers, and David Thompson; 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, Parks and Recreation Director Ronnie Angel, Development Services Administrator J.R. Hames, and City Planner Kelly Carlson.

ABSENT: Councilmember Hogan Page, Fire Chief Chris Addington, Chief of Police Jeriahme Miller, and Public Works Director Shawn Wilkinson.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Assistant City Manager Cody Petree introduced Kelly Holt, as the new Roanoke Public Library Manager.

Mayor Gierisch announced the Roanoke Round-Up Event will be held on Saturday, May 7th, from 12:00 p.m. to 8:00 p.m.

C. PUBLIC INPUT

No one wished to speak.

D. PRESENTATION

1. Mayor Gierisch swore in Officer Connor Brown to his new position of Corporal.



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2. Mayor Gierisch swore in a new police officer to the Roanoke Police Department, Officer Guadalupe "Lupe" Cardona.

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 March 22, 2022.

Motion made by Holly Gray-Moore second by Bryan Moyers approve Consent Item 1.

Motion carried unanimously.

F. NEW BUSINESS

1. Motion made by Holly Gray-Moore second by Brian Darby to approve Resolution No. 2022-106R authorizing the Roanoke Economic and Industrial Development Corporation, a Type A Economic Development Corporation and a Texas Non-Profit Corporation, to assume the previous obligations authorized and approved by the Roanoke Community and Economic Development Corporation, a Type B Economic Development Corporation and a Texas Non-Profit Corporation, contingent upon the eligible voters of the City of Roanoke, Texas, approving ballot propositions on Saturday, May 7, 2022, which results in the termination of the Roanoke Community and Economic Development Corporation.

Motion carried unanimously.

2. Motion made by Holly Gray-Moore second by David Thompson to approve Ordinance 2022-109 amending Chapter 4 of The Code of Ordinances by repealing Article 4.700, in its entirety, entitled "Oak Street Corridor Special Events Permit" and replacing it with a new Article 4.700 Sections 4.701 to 4.723, entitled "Special Events Permit".

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance by granting a change in zoning from Retail (R) Zoning District to Retail – Specific Use Permit (R-SUP) Zoning District to authorize the following use: Contractor's Office/Sales, with Outside Storage Including Vehicles Use, On Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112) (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group).



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Public hearing started at 7:16 p.m.

Mayor Gierisch read the following statements on behalf of Leslie Sagar and Von Beogher, who were unable to attend the meeting.

Leslie V. Sagar:

"I received the Notice of Public Hearings for the above referenced project since I own properties within 200 feet. The City Secretary and Planning staff were very helpful in providing me with information regarding the proposed project. Based on my review of the proposed plans that were provided to me by the City staff, I have no objections to the proposed project.

My only concern is that the storm drainage from this project does not exacerbate the existing drainage issue at the culvert under State Highway 377 adjacent to Starbucks and located at the rear of Lots 1 and 2, Block A, North Highland Addition. During heavy rain events, the creek that crosses James Street and flows to the culvert frequently backs up, causing James Street to flood. I thought TXDOT was going to enlarge the culvert as part of the current widening of State Highway 377; however, this has not occurred. If there are plans in the works for this drainage issue to be corrected, please let me know at [REDACTED]. Thank you for the opportunity to provide comment on the proposed project."

Von Beogher:

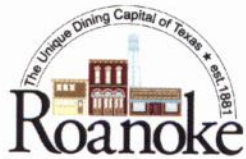
"As the owner of Lot 6R and 0.144 acres of Lot 4R in Country View Business Park, I am writing in opposition to the proposed zoning change. Specifically, the SUP provides for outdoor storage including vehicles, which is not in keeping with the initial development of a garden office park, which is how the existing four (4) buildings in the development are constructed.

There are other places in Roanoke that may be suitable for outdoor storage including vehicles, but unless there are hidden access points and substantial screening to hide the fenced in vehicles, trailers, sales stock, and other storage outside, I cannot support this change."

Mayor Gierisch stated that he has spoken with the Planning and Zoning Commission President Randy Corn, who has concerns regarding the outside storage. Other than this concern, Mr. Corn has no opposition to the project.

Clay Christy, Claymore Engineering, stated they have a very limited space for storage, however, nothing will be stored at the front of the building or property. Mr. Christy further stated that the only storage would be placed at the back of the property, at the far north end. Mr. Christy stated that the storage would be screened on all four sides and would not be visible from the 8' (ft.) screening fence that will go all the way around that area.

Councilmember Brian Darby asked if Mr. Christy could speak about the pre and post development drainage.



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Mr. Christy stated they would be working with engineering and staff on the pre and post development to ensure there is no negative impact to surrounding properties.

Councilmember Bryan Moyers asked what type of items would be stored in the storage area.

Mr. Christy stated that it would be primarily trucks with trailers (oversized vehicle).

Councilmember Moyers asked if everything would be below the 8' (ft.) screening and if there would be any heavy type trucks.

Mr. Christy stated that he could not adequately answer that, because they do not have specific users for all of the facility. With that being said, there would not be any 18-wheeler storage, as there is physically no space for it. Mr. Christy stated it is possible, on occasion, to have a box truck parked in the screened area.

Public hearing ended at 7:21 p.m.

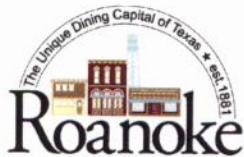
4. Motion made by David Thompson second by Holly Gray-Moore to approve, contingent on no vehicles or equipment being used for outside storage in parking spaces provided in front of the buildings, a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, With Outside Storage Including Vehicles Use, On Lot 4R And 5R, Block A of The Country View Business Park Addition, an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112) (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group).

Motion carried unanimously.

5. Motion made by Holly Gray-Moore second by David Thompson to approve a site plan request (SP 2022-05) from Clay Moore Engineering for an Office Warehouse development situated on 3.25 acres, Block A Lot 4R and 5R in the Country View Business Park Phase II Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group)

Motion carried unanimously.

6. Motion made by Holly Gray-Moore second by David Thompson to approve a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton



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County, Texas. (Generally located on the West side of Hwy 377 approximately 1/4 mile South of Bobcat Blvd, across the street from Care Now)
Motion carried unanimously.

G. **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 7:25 P.M.

Section 551.071

To seek advice from attorney on streaming services franchise fee litigation.

Section 551.071

To seek legal advice from the City Attorney regarding pending or contemplated litigation - concerning Phase 4 of the Fairway Ranch Subdivision - Fairway Ranch drainage issues.

RECONVENE INTO REGULAR SESSION

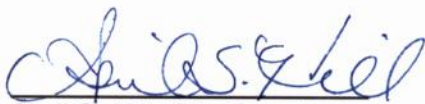
The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

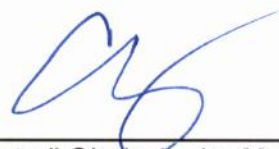
CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:52 P.M.

1. **Section 551.071 of the TEXAS GOVERNMENT CODE** To seek advice from attorney on streaming services franchise fee litigation.
No action taken.
2. **Section 551.071 of the TEXAS GOVERNMENT CODE** To seek legal advice from the City Attorney regarding pending or contemplated litigation - concerning Phase 4 of the Fairway Ranch Subdivision - Fairway Ranch drainage issues.
No action taken.

H. **ADJOURNMENT**

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the meeting at 7:52 p.m.
Motion carried unanimously.


April S. Hill, City Secretary



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