

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**

**SEPTEMBER 27, 2022**

**7:00 PM**

**500 S. OAK STREET**

**ROANOKE, TX 76262-6732**

**A. CALL CITY COUNCIL TO ORDER**

Invocation and Pledge of Allegiance

**B. ANNOUNCEMENTS**

**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. PROCLAMATION**

1. Mayor Gierisch will read a proclamation declaring October 4, 2022 as National Night Out.
2. Mayor Gierisch will read a proclamation declaring October 9-15, 2022 as Fire Prevention Week.

**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



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

**September 27, 2022  
Page 2 of 5**

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 September 13, 2022.
2. Consider approval of the minutes from the City Council Strategic Planning Workshop meeting held on September 20, 2022.
3. Consider approval of Resolution No. 2022-117R finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied.

**F. OLD BUSINESS**

1. Consideration and action on approval of the sixth amended and restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement with North Texas Hotel Development Group, L.L.C., a Texas Limited Liability Company, authorizing the Mayor to execute said agreement. (Ordinance No. 2022-127)

**G. NEW BUSINESS**

1. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 15.036 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 943, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 15.036 acres of land from Retail (R) District to Planned Development (PD) District with multi-family uses; prescribing the permissible uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass Church property. (Ordinance No. 2022-128)

**NO ACTION TO BE TAKEN.**

2. Consideration and action on Ordinance No. 2022-128, a zoning request from Adam Smith to amend the Comprehensive Zoning Ordinance of the City Of Roanoke, Texas, on approximately 15.036 acres of land situated in the M.E.P. & P.R.R CO. Survey, Abstract Number 943, City Of Roanoke, Denton County, Texas, by changing the zoning from Retail (R) District to Planned Development (PD) District with multi-family uses. The property is generally located on the north side of W Hwy 114, approximately one (1) mile west of Hwy 377 adjacent to the Compass



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

September 27, 2022  
Page 3 of 5

Church property.

**NO ACTION TO BE TAKEN.**

3. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Hwy 377 Zone to Oak Street Corridor Zoning District – Hwy 377 Zone – Specific Use Permit (Oak Street Corridor Zoning District – Hwy 377 Zone – SUP) to allow the sale of alcoholic beverages at Lot 10R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 409 N. Oak Street, Roanoke, Texas. (Ordinance No. 2022-129 / SUP 2022-07)

**NO ACTION TO BE TAKEN.**

4. Consideration and action on approval of Ordinance No. 2022-129 an ordinance of the city of Roanoke, Texas, amending the comprehensive zoning ordinance and as heretofore amended, by granting a change in zoning from Oak Street Corridor - Oak Street to Oak Street Corridor-Oak Street - Specific Use Permit (SUP 2022-07) to allow the sale of alcoholic beverages on block 21 lot 10R in the Old Town Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 409 N Oak Street suite #100. The property is generally located on the SW corner of N Oak Street and Denton Street.

**NO ACTION TO BE TAKEN.**

5. Consideration and action on a Site Plan (SP 2022-09) request from Integrity Group for a two (2) story bank building on approximately 2.4 acres of land located in the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County Texas. The property is generally located on the northeast corner of Union Ave and US Hwy 377 and is directly across the street from City Hall on S. Oak Street.
6. Consideration and action on an amendment to Site Plan (SP 2020-01) request from BN Roanoke Partner L.P., located at 1230 W. Hwy 114, for the screening wall requirement standard for PD-2012-111 Exhibit 1.

**H. 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:



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

**Section 551.074**

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

**Section 551.071 and Section 551.087**

to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center; - Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

**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 deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

**Section 551.071 and Section 551.087**

to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:-Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center; - Sixth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

**Section 551.087**

To deliberate commercial or financial information the City has received



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

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.

**I. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, September 23, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "April S. Hill".

---

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. **BRAILLE 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