

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



Carl E. Gierisch, Jr., Mayor

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

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**AUGUST 12, 2025
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

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 audio, all speakers need to speak at the podium.

D. PRESENTATION

1. Mayor Pro Tem Holly Gray will update the Mayor and City Council on the Legislative Policy Committee.

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 Special City Council meeting held on August 5, 2025.



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2. Consideration and action on approval of the minutes from the City Council Workshop held on August 5, 2025.
3. Consider approval of accepting Electronic Proposals and Bids for the City of Roanoke's Construction Proposals.

F. NEW BUSINESS

1. Consideration and action to place a proposal to adopt a tax rate of \$0.326182, including \$0.186998 dedicated to general operations funding and \$0.139184 dedicated to servicing the City's projected FY26 debt payments, on the August 26, 2025, City Council agenda. (take a record vote).
2. Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of Land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377. (Ordinance No. 2025-106)
No action will be taken on this item.
3. Consideration and action on Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.
No action will be taken on this item.
4. Consideration and action on approval of Ordinance No. 2025-110, amending the code of ordinances, by adding a new Chapter 11, Article 11.2000, Sections 11.2001 to 11.2099 entitled "City of Roanoke Industrial Wastewater Ordinance, establishing methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System in order to comply with the National Pollutant Discharge Elimination System (NPDES) permit conditions, sludge use and disposal requirements; providing a penalty clause; providing a severability clause; and providing for said ordinance to take effect from and after its date of publication.
5. Consideration and action on a Site Plan (SP 2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel,



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being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

6. Consideration and action on Final Plat (FP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.
7. Consideration and action on a Site Plan (SP-2025-03) request from Integrated Roanoke North, LP for a senior living and single family development to be located on an approximate 18.507 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.
8. Consideration and action on a Site Plan (SP-2025-04) request from Triangle Engineering LLC for a commercial building with a restaurant on the first floor and offices above to be located on an approximate 0.4280 acres of land, being a part of the Original Town of Roanoke, Block 1 Lot 2, City of Roanoke Texas, Denton County Texas. The property is generally located at 307 S Oak Street.
9. Consideration and action on Final Plat (FP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.

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:

Sections 551.071, 551.072, and 551.087 – to receive legal advice from the City Attorney; to deliberate the purchase, exchange, lease, or value of real property; and 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 - Nirvana Retirement Fund-II LLC



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Section 551.074 - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

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:

Sections 551.071, 551.072, and 551.087 – to receive legal advice from the City Attorney; to deliberate the purchase, exchange, lease, or value of real property; and 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 - Nirvana Retirement Fund-II LLC

Section 551.074 - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

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.

H. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, August 7, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary



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*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: COR-Guests