

Holly Gray, Mayor Pro-Tem
David Brundage, Councilmember
VACANT, Councilmember



Brian Darby, Councilmember
David Thompson, Councilmember
VACANT, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**MARCH 10, 2026
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. 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 February 24, 2026.

E. OLD BUSINESS

1. **Conduct a public hearing and consider** a request 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)

F. NEW BUSINESS

1. **Conduct a public hearing and consider a request** to change the zoning for an approximately 4.077-acre tract of land consisting of Lot 1, Block 1, of the Homestead Addition, an addition to the City of Roanoke, Denton County, Texas, from Planned Development District Ordinance No. 96-117 to Business Park (BP) District to allow Business Park (BP) uses on said tract.(ZC-2026-001, Ordinance No. 2026-108).
2. **Conduct a public hearing and consider a request** to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).
No action to be taken on this item.
3. **Conduct a public hearing and consider** a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03, Ordinance No. 2026-107)
No action to be taken on this item.
4. Consideration and action on approval of Ordinance No. 2026-105 designating the area within the Boundaries of the City of Roanoke, Texas as a Media Production Development Zone.
5. Consideration and action on approval of Ordinance No. 2026-106 nominating the Real Property located at 310 South Oak Street, for designation as a Qualified Media Production Location within the Media Production Development Zone.



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

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6. Consider approval of Resolution No. 2026-107R authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

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:

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.

- Roanoke Sports Complex, LLC
- UMS Property LLC and Schluter Systems (740 Henrietta Creek Rd)

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.

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 Tuesday, March 3, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, 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.**



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

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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



Holly Gray, Mayor Pro-Tem
David Brundage, Council Member
VACANT, Council Member

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
David Thompson, Council Member
VACANT, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
FEBRUARY 24, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray Council Members: Brian Darby, David Brundage, and David Thompson; City Manager Cody Petree, City Secretary Lindsay Rawlinson, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Chief of Police Jeff Williams, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Library Director Kelly Holt, Economic Development Manager Siale Langi, Development Services Manager J.R. Hames, Human Resources Manager Jamie Seil, and Public Engagement Manager Sandra Pettigrew.

ABSENT: None

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 that today is Mayor Gierisch's 60th birthday and on behalf of City staff, wished Mayor Gierisch a very happy birthday.

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 regular City Council meeting held on February 10, 2026.
2. Consideration and approval of a Memorandum of Understanding with Benbrook Public



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

February 24, 2026
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Library for library courier service.

3. Approve an order cancelling the May 2, 2026 General Election and declaring candidates for City Council Ward 1, Ward 2, and Ward 3 be elected in accordance with provisions of Subchapter C of Chapter 2, Texas Election Code.
4. Consider approval of Resolution No. 2026-102R approving an Advance Funding Agreement ("AFA") with the Texas Department of Transportation for a TXDOT Green Ribbon Program Project consisting of landscaping and irrigation improvements to U.S. 377 from Denton Street to North of State Highway 114, AFA CSJ 0081-03-069; and providing for an immediate effective date.
5. Consider approval to award a bid to McMahon Contracting, LP for the reconstruction and improvements of North Walnut Street, between Byron Nelson and North Oak Street, also including storm drain improvements along the 300 Block of Lois Street for an amount not to exceed \$3,550,013.34.
6. Consider approval of an Interlocal Agreement between the City of Roanoke and the North Central Texas Council of Governments (NCTCOG) to facilitate implementation of the solid waste grant for development and support of the City's Disaster Debris Management Plan.
7. Consider approval to award a bid to SSC Signs and Lighting for 10-G- Identification Devices for Roanoke Main Street Parking Garage and Downtown Signage for an amount not to exceed \$1,048,541.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve the Consent Agenda.

Motion carried unanimously.

E. NEW BUSINESS

1. Consider Resolution No. 2026-104R approving a special warranty deed from Briarwyck 114 Homeowners' Association, Inc. conveying approximately 1.259 acres of land in the Malcolm Beall Survey, Abstract No. 87, situated in the City of Roanoke, Denton County, Texas, to the City of Roanoke, Texas, to be used a public park

City Attorney Jeff Moore advised that the corrected acreage to be conveyed with Resolution No. 2026-104R is 0.793 acres and not 1.259 acres of land.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve a resolution approving the conveyance of approximately 0.793 acres of land from the Briarwyck 114 Homeowner's Association to the City of Roanoke, Texas, to be used as a public park.

The vote was as follows:

For: Mayor Pro Tem Gray, Council Members Darby, Thompson, and Brundage
Against: Mayor Gierisch

Motion carried 4-1.



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

**February 24, 2026
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2. Consideration and action on Resolution 2026-105R directing publication of notice of intention to issue combination tax and revenue certificates of obligation.

City Manager Cody Petree advised that the proposed tax and revenue certificates of obligation are to construct a public parking garage.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve Resolution 2026-105R directing publication of the notice of intention to issue Combination Tax and Revenue Certificates of Obligation.

Motion carried unanimously.

3. Consider Resolution No. 2026-106R designating the Commercial Recorder as the official newspaper of the City of Roanoke.

Mayor Pro Tem Gray advised that she is a member of the Roanoke Legislative Policy Committee and has long championed for the Texas Legislature to remove the requirements that cities publish items in a newspaper and instead publish required notices on the City website. Until that time, changing the City's official newspaper will allow the City to save money on publication costs.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve Resolution 2026-106R designating the Commercial Recorder as the official newspaper of the City of Roanoke.

Motion carried unanimously.

F. 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.

- Discuss and deliberate Project Symphony

City Council convened into closed session at 7:09 p.m. and reconvened into regular session at 7:39 p.m.



MINUTES FOR THE REGULAR MEETING
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G. ADJOURNMENT

Motion made by Council Member Thompson and seconded by Council Member Darby to adjourn the meeting at 7:40 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: SUP-2026-01, Ordinance No. 2026-101

MEETING DATE: March 10, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request 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)

INFORMATION:

Mr. Kriston is requesting a Specific Use Permit to allow for the expansion of the existing concrete facility to include a new bucket elevator, stair tower, air slide conveyor system, and bag filters. The Business Park Zoning District allows a maximum height of 40 feet, which may be increased through the Specific Use Permit process only.

As reflected in the renderings, the existing equipment reaches a height of almost 90'. In the staff's opinion, the expansion of this facility is in line with the existing uses in this industrial section of the City and will not have a negative impact.

Planning & Zoning Commission Action

On February 2, 2026, the Planning & Zoning Commission conducted a public hearing on the request. The Planning & Zoning Commission voted unanimously to recommend approval of the SUP approve the SUP with the following conditions:

1. The applicant should provide City Council with renderings that show potential screening solutions.
2. Limitation of operating hours to one shift during daytime business hours.



AGENDA ITEM

The applicant did supply the renderings, which have been provided supplemental to this report.

STAFF RECOMMENDATION:

Staff affirms the recommendation of the Planning & Zoning Commission.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-101 SUP Block 33, 38, 39 OT Roanoke - 150 foot equipment
2. Application
3. Survey
4. Concept View 1
5. Concept View 2
6. Concept View 3

ORDINANCE NO. 2026-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR BLOCKS 33, 38, AND 39 OF THE O.T. ROANOKE ADDITION, AN ADDITION TO THE 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 AMENDING THE UNDERLYING ZONING FOR SAID TRACTS OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT (BP-SUP) DISTRICT TO ALLOW INSTALLATION OF EQUIPMENT TO A MAXIMUM EIGHT OF 150 FEET WITH A SPECIFIC USE PERMIT (SUP); PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY 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 Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet; 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 Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore

amended, be and the same is hereby amended to grant a change in zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet.

Section 3.

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 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. 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. 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 March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction

BEING a called 8.9639 acre tract of land out of the M.E.P.& P.R.R. Survey, Abstract No. 923, and situated in the City of Roanoke, Denton County, Texas, said tract being the same tract of land described in the deed to Texas Lehigh Cement Company recorded in Volume 1917, Page 151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped steel rod found for the most northerly corner of said Lehigh tract, said rod being the most easterly corner of the same tract of land described in the deed to City of Roanoke recorded as Instrument No. 2019-20118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

THENCE South 65°47'43" East with the northeasterly boundary line of said Lehigh and with said right-of-way line a distance of 454.66 feet to a 3-1/2 inch aluminum monument set for the most easterly corner of said Lehigh tract, said monument being in the northwesterly right-of-way line of the Union Pacific Railroad;

THENCE South 24°58'58" West with the southeasterly boundary line of said Lehigh tract and with said northwesterly railroad right of way a distance of 862.10 feet to 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lehigh tract;

THENCE North 64°44'10" West with the southwesterly boundary line of said Lehigh tract a distance of 455.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof, said rod being in the southwesterly boundary line of said City of Roanoke tract from which a fence corner found for the most southerly corner thereof bears South 25°03'15" West at 1029.86 feet;

THENCE North 25°03'15" East with the northwesterly boundary line of said Lehigh tract and the southeasterly boundary line of said City tract a distance of 853.69 feet to the **POINT OF BEGINNING** and containing 8.9639-acre of land, more or less.



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Kevin Kriston	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-971-1851 kkriston@texaslehigh.com
Type of permit requested Commercial Building	Name of Business Texas Lehigh Cement Co., LP	Email and Website-if applicable www.texaslehigh.com
Property Owner(s) Texas Lehigh Cement Co., LP	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-295-6111
Legal Description – Lot/Block/Subdivision MEP & PRR Survey, Abstract 923	Property Address 400 Hwy 377, Roanoke TX 76262	Present Zoning Business Park (BP)

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? no

Justification for request for Special Use Permit: expanding existing facility to continue to do business

Authorization:

I/ We Texas Lehigh Cement Co., LP owner(s) of the above described property do here by authorize Kevin Kriston to act on my/our behalf in making and representing this Specific Use permit application.

Neil Elick
 Owner(s) Signature

11-12-2025
 Date

 Owner(s) Signature

 Date

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

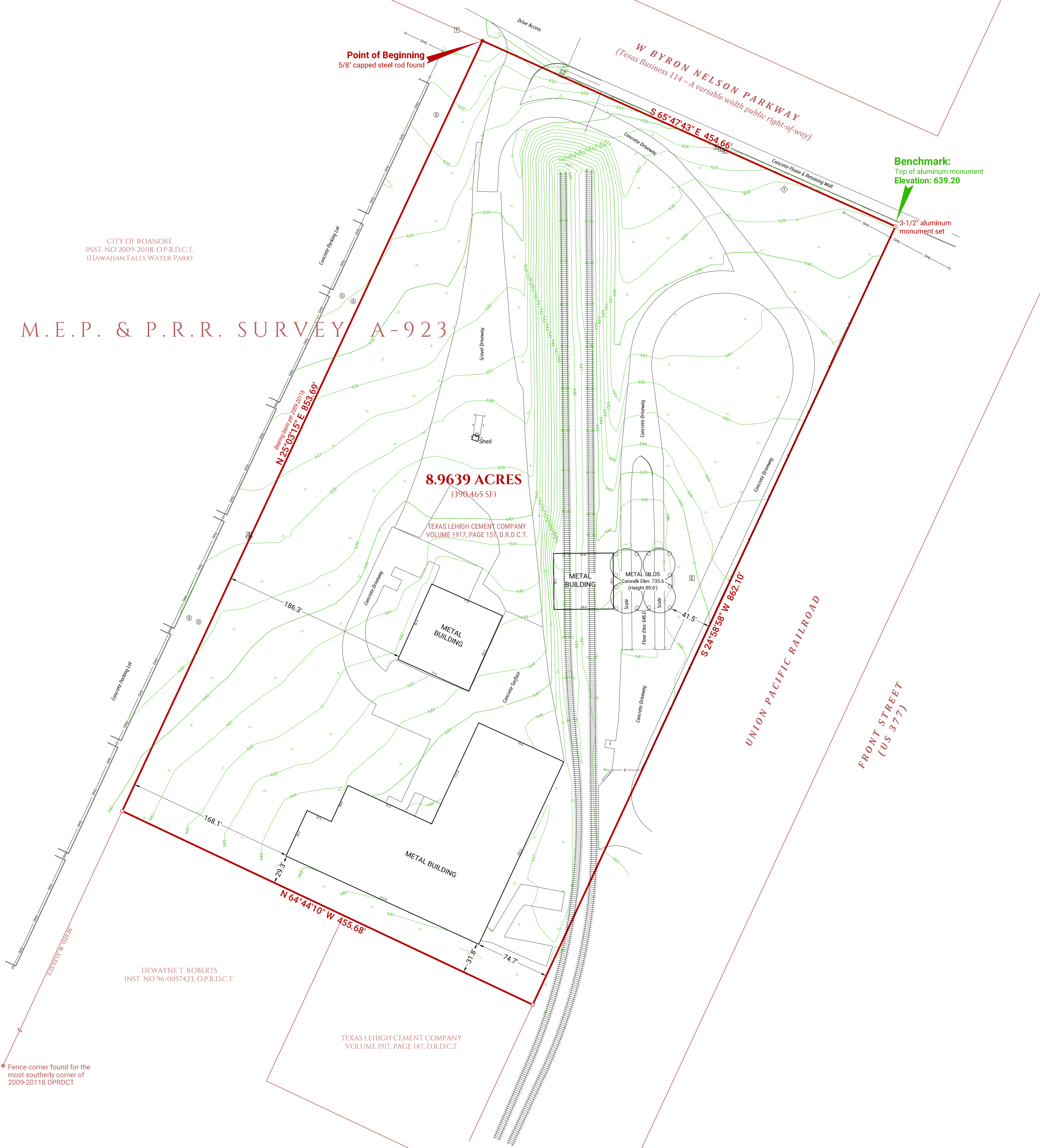
Kevin M. Kriston
 Applicants Signature

17 Nov. 2025
 Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting JAN 05 2026	CC Meeting JAN 13 2026	File for Record SUP- <u>2026 - 01</u>
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CITY OF ROANOKE
INST. NO 2009-20118, O.P.R.D.C.T.
(HAWAIIAN FALLS WATER PARK)

M.E.P. & P.R.R. SURVEY A-923

8.9639 ACRES
(390,465 SF)

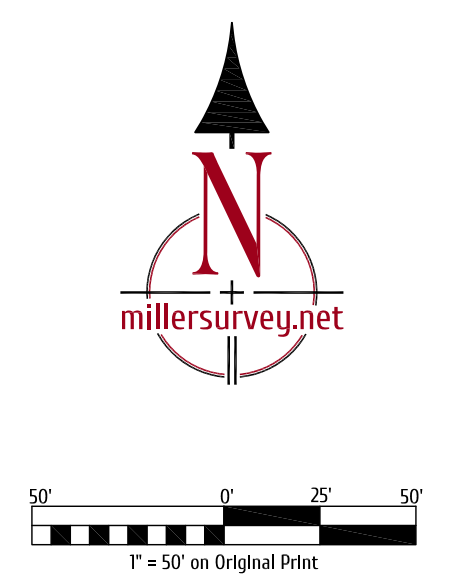
TEXAS LEHIGH CEMENT COMPANY
VOLUME 1917, PAGE 151, D.R.D.C.T.

TEXAS LEHIGH CEMENT COMPANY
VOLUME 1917, PAGE 147, D.R.D.C.T.

DEWAYNE T. ROBERTS
INST. NO 96-0057423, O.P.R.D.C.T.

Fence corner found for the most southerly corner of 2009-20118 OPRDCT

Symbol Legend			
□	Telecom Access	⊗	Water Vault
○	Telecom Manhole	⊗	Fire Hydrant
○	Telecom Marker	⊗	Water Valve
△	Telecom Pedestal	⊗	Water Meter
⊗	Electric Cabinet	⊗	Water Manhole
⊗	Electric Manhole	⊗	Fire Dept. Connect
⊗	Electric Marker	⊗	Sanitary Manhole
⊗	Electric Service	⊗	Cleanout
⊗	Light Pole/Post	⊗	Sanitary Marker
⊗	Electric Cabinet	⊗	Storm Manhole
⊗	Gas Marker	⊗	Drop Inlet
⊗	Gas Meter/Service	⊗	Grate Inlet
⊗	Gas Test Station	⊗	Traffic/Parking Sign
⊗	Gas Manhole	⊗	Traffic Control
—○—○—○—	Overhead Utility Line & Pole		
—x—x—x—x—	Center of Fence		
●	Steel rod found/capped (SRF/CSRF)		
○	1/2" MILLER 5665" steel rod set (CSRS)		
⊗	Cross in concrete found/set (CF/CS)		



- NOTES:**
- 1) Elevations are based on NAVD 1988
 - 2) Directional control based on the easterly boundary line of the City of Roanoke tract per Inst. No. 2009-20118

LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the M.E.P. & P.R.R. Survey, Abstract No. 923, and situated in the City of Roanoke, Denton County, Texas, said tract being the same tract of land described in the deed to Texas Lehigh Cement Company recorded in Volume 1917, Page 151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the most northerly corner of said Lehigh tract, said rod being the most easterly corner of the same tract of land described in the deed to City of Roanoke recorded as Instrument No. 2019-201118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

Thence South 65 degrees 47 minutes 43 seconds East with the northeasterly boundary line of said Lehigh and with said right-of-way line a distance of 454.66 feet to a 3-1/2 inch aluminum monument set for the most easterly corner of said Lehigh tract, said monument being in the northwesterly right-of-way line of the Union Pacific Railroad;

Thence South 24 degrees 58 minutes 58 seconds West with the southeasterly boundary line of said Lehigh tract and with said northwesterly railroad right of way a distance of 862.10 feet to 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lehigh tract;

Thence North 64 degrees 44 minutes 10 seconds West with the southwesterly boundary line of said Lehigh tract a distance of 455.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof, said rod being in the southwesterly boundary line of said City of Roanoke tract from which a fence corner found for the most southerly corner thereof bears South 25 degrees 03 minutes 15 seconds West at 1029.86 feet;

Thence North 25 degrees 03 minutes 15 seconds East with the northwesterly boundary line of said Lehigh tract and the southeasterly boundary line of said City tract a distance of 853.69 feet to the **point of beginning** and containing 8.9639 acre of land, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY 400 FRONT STREET ROANOKE, DENTON COUNTY, TEXAS

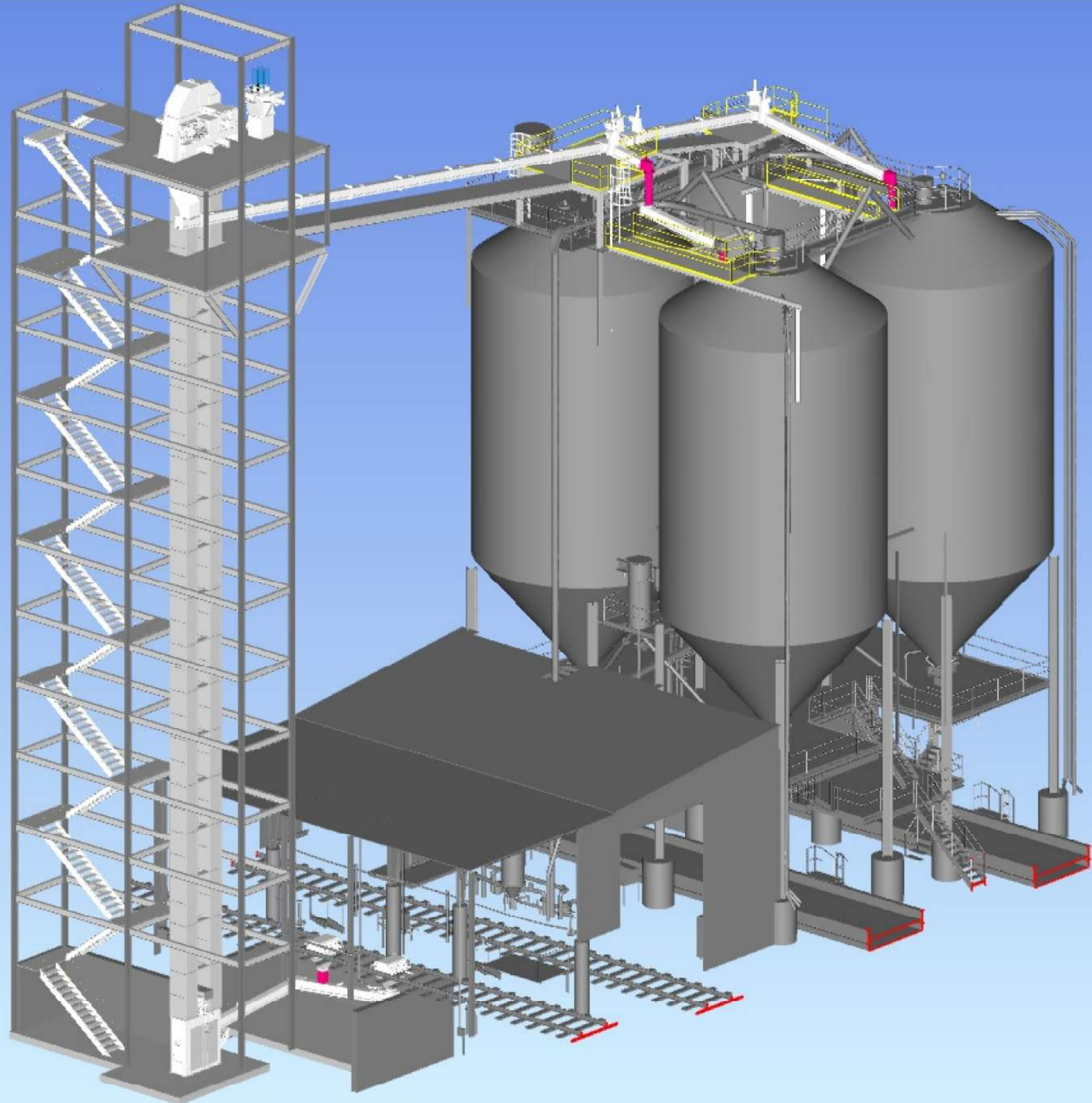
I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 8.9639 acre tract of land shown and described hereon (the "Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on September 26, 2025; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has vehicular access to one or more public rights-of-way.

Date of Certification: October 9, 2025



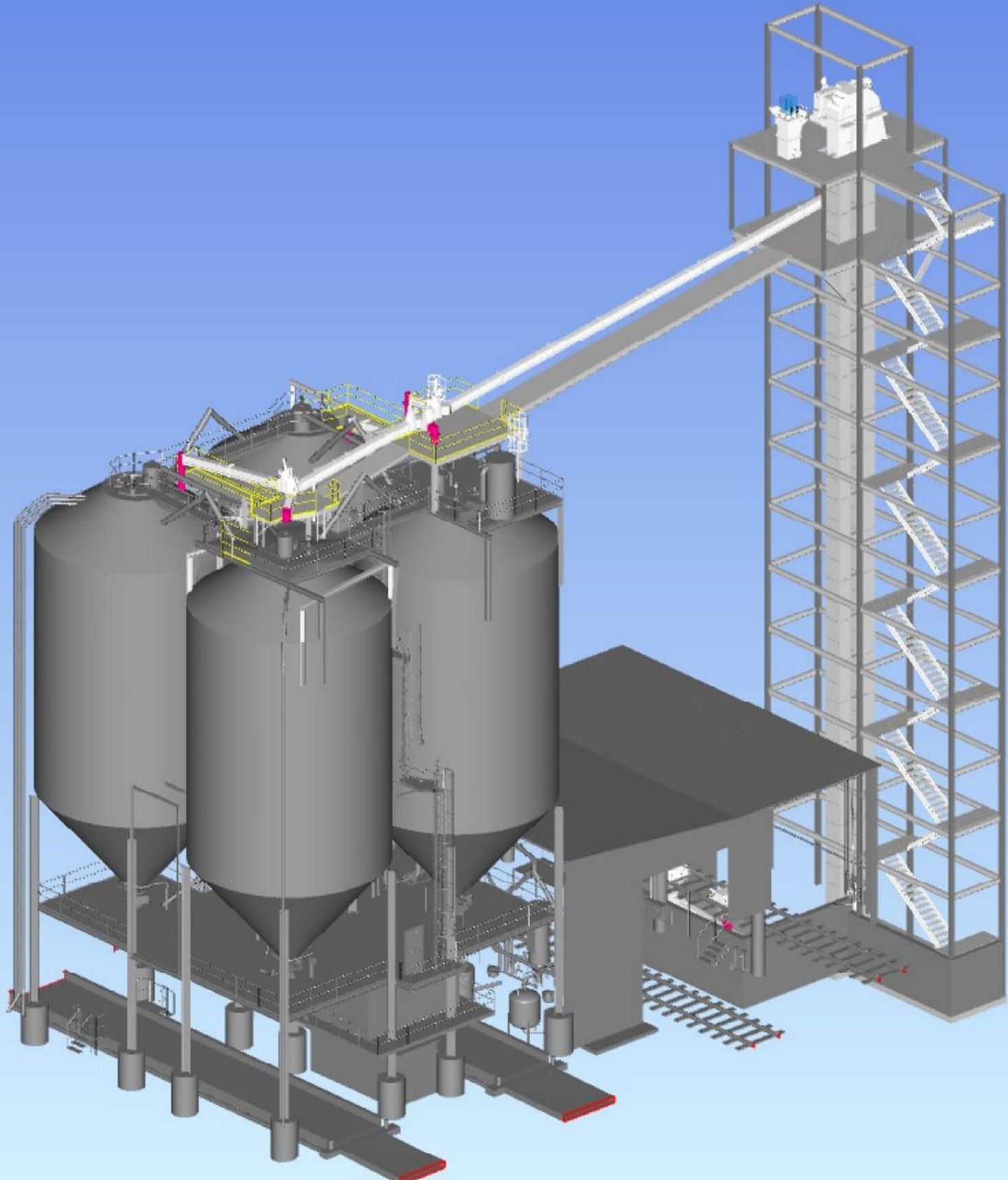
TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 01 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 02 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 03 - 251113

EQUIPMENT SHOWN IN WHITE
IS NEW

- BUCKET ELEVATOR &
STAIR TOWER
- AIR SLIDE CONVEYORS
- BAG FILTERS

142'-0"

89'-6"

FRONT





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: change the zoning for an approximately 4.077-acre tract of land

MEETING DATE: March 10, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to change the zoning for an approximately 4.077-acre tract of land consisting of Lot 1, Block 1, of the Homestead Addition, an addition to the City of Roanoke, Denton County, Texas, from Planned Development District Ordinance No. 96-117 to Business Park (BP) District to allow Business Park (BP) uses on said tract.(ZC-2026-001).

INFORMATION:

The applicant is requesting a zoning change for a 4.077-acre parcel, from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) uses, specifically a low-impact warehouse/office use.

Planning Analysis

- **Sec. 12.622. - Planned Development Requirements.**

Any development requirements for a particular PD district that deviate from those of the base zoning district(s) shall be set forth in the amending ordinance granting the PD district. These shall include, but may not be limited to: allowed or additional uses, lot/tract area, lot/tract width, lot/tract depth, yard depths and widths, building height and size, building exterior construction, lot/tract coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, property management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.



AGENDA ITEM

- **Planned Development District Ordinance No. 96-177 (Homestead PD) Permitted Uses**

Retail Uses

- Book Stores
- Specialty Gifts
- Art Galleries
- Art Supply Stores
- Dance Studio
- Weight Reduction Services
- Educational Services
- Music/Video Stores
- Hardware Stores
- Ice Cream Shops
- Grocery Store (Drive-in)
- Health Food Shops
- Dairy Shops
- Jewelry and Watch Store
- Fabric and Knit Shops
- Stationery/Card and Party Stores
- Specialty Neighborhood Services A-D Shops
- Arts/Crafts and Hobby Shops
- Art Studio
- Health and Athletic Services
- Private Health Clubs
- Photography Studio and Processing
- Sporting Goods Stores
- Confectionery Shops
- Bakers (Retail Sales Only)
- Butcher Shops
- Seafood Shops
- Restaurant/Cafeteria or Cafe
- Restaurant with Alcoholic Beverage Sales
- Drug Stores/ Apothecary and Pharmacy
- Antique Shops
- Interior Decorator
- Electric Goods and Fixtures Boutiques
- Dry Cleaner (Pick up Only) Office Supply
- Auto Parts Sales, New Retail
- Florist (Retail Only -- No Flower or Plant Raising -- No Outside Displays)
- Household Furnishing and Fixtures
- Computer/Electronic Sales and Services Store
- Barber/Beauty and Nail Shops and Supplies
- Wearing Apparel and Shoe Shops
- Gasoline Services Stations, Auto Laundry or Cash Wash

Office Uses

- General Business
- Real Estate Offices
- Accounting Offices
- Attorneys Offices
- Insurance Offices
- Banking/Savings and Loans or Other Financial Institutions
- Administrative/Executive/Editorial Offices
- Architectural/Engineering/Planning Offices
- Physician or Dentists Offices



AGENDA ITEM

- | | |
|---|---|
| <ul style="list-style-type: none"> • Public Secretary • Mortgage Companies • Title Companies • Duplication/Mail Service | <ul style="list-style-type: none"> • Personal or Family Counselor
Medical/Dental/Chiropractic/Optomety,
etc. • Printing/Publishing and Engraving • Governmental Uses |
|---|---|

- **Sec. 12.450. - Business Park (BP) General Purpose and Description**

The BP, Business Park, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesale and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

- **Business Park (BP) Permitted Uses**

The uses permitted by Homestead Planned Development are also permitted uses within the BP Zoning District. Appendix 3 - Section 12.661 - Use Charts provides the comprehensive list of all uses permitted within the BP Zoning District. The proposed Warehouse/Office use is a permitted use within the Business Park Zoning District.

- **Access**

The subject property has frontage on two public rights-of-way.

Right-of-Way	Classification
W. S.H. 114 Bypass (W. Byron Nelson Blvd)	Major Arterial Road
Litsey Road	Minor Arterial Road

Planning & Zoning Commission

On March, 2, 2026, the Planning & Zoning Commission held a public hearing and considered the rezoning request. The Planning & Zoning Commission voted unanimously to recommend approval of the rezoning request.



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-108 Rezone - PD 1996-117 to BP - 4.077 acres
2. ZC-2026-01 - Application
3. ZC-2026-01 PLAT
4. Notice of Public Hearing

ORDINANCE NO. 2026-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE 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 CHNAGING THE ZONING FOR SAID TRACT OF LAND FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT OF LAND; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY 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 an approximately 4.077-acre tract of land consisting of Lot 1, Block 1 of the Homestead Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) uses; 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 Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore

amended, be and the same is hereby amended to grant a change in zoning on an approximately 4.077-acre tract of land consisting of Lot 1, Block 1 of the Homestead Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) uses.

Section 3.

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 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. 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. 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 March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction of the Property

DESCRIPTION, of a 4.077 acre tract of land situated in the C.W. Kelsey Survey, Abstract No. 716, Denton County, Texas and being all of Lot 1, Block 1, Homestead Addition, an addition to the City of Roanoke, Denton County, Texas according to the plat recorded in Cabinet O, Slide 135 of the Plat Records of Denton County, Texas; said tract also being all of that certain tract of land described in Warranty Deed to Russell W. Holley, Trustee of the Cyrus H. Holley and Shirley C. Holley 1991 Irrevocable Trust recorded in Instrument No. 2012-14373 of the Official Records of Denton County, Texas; said 4.077 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.):

BEGINNING, at the intersection of the south right-of-way line of State Highway No. 114 (a variable width right-of-way) and the northwest right-of-way line of Litsey Road (a variable width right-of-way); said point being the northeast corner of said Lot 1;

THENCE, in a southwesterly direction, and along the said northwest line of Litsey Road, the following two (2) calls:

South 17 degrees, 04 minutes, 33 seconds West, a distance of 568.26 feet to a point for corner;

South 64 degrees, 44 minutes, 20 seconds West, a distance of 95.50 feet to a point for corner at the intersection of the said northwest line of Litsey Road and the northeast right-of-way line of State Highway No. 114 (Business);

THENCE, North 36 degrees, 27 minutes, 31 seconds West, along the said northeast line of State Highway No. 114 (Business), a distance of 315.69 feet to a point for corner; said point being the south corner of that certain tract of land described in Warranty Deed to Harry James Roe and Kimberly Roe recorded in Volume 1726, Page 391 of the Deed Records of Denton County, Texas;

THENCE, North 01 degrees, 19 minutes, 19 seconds East, departing the said northeast line of State Highway No. 114 (Business) and along the east line of said Roe tract and the east line of that certain tract of land described in Warranty Deed to RPL Brown Family L.L.C., a Texas Limited Liability Company recorded in Instrument No. 2013-44804 of said Official Records, a distance of 326.14 feet to a point for corner in the said south line of State Highway No. 114;

THENCE, North 89 degrees, 28 minutes, 14 seconds East, departing the said east line of the RPL Brown Family L.L.C. tract and along the said south line of State Highway No. 114, a distance of 433.32 feet to the **POINT OF BEGINNING**;

CONTAINING: 177,605 square feet or 4.077 acres of land, more or less.



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

ZONING APPLICATION

Applicant/Agent Name Box Investment Group		Home Phone	Mobile Phone 972-897-2060
Address 741 Timber Ridge Lake Road		City / State Graham	Zip 76450
Property Owner(s) HOLLEY, RUSSELL W TRS OF CYRUS & SHIRLEY C HOLLEY 1991 IF		Home Phone	Work Phone 817-522-6522
Address, City, State, Zip 1000 W SH 114 Bypass			
Present Zoning Classification Homestead PD 1996 - 117	Requested Zoning Classification Business Park	Acreage/Lot of Requested Zoning Classification 4.077	

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

Yes No

If yes, list restrictions _____

Proposed use Warehouse/Office

Justification for requested zoning change: Business Park zoning classification better aligns with the existing land use pattern in the surrounding area. Rezoning to BP will allow us to deliver a modern, low-impact office/warehouse

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.

[Signature]
 Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

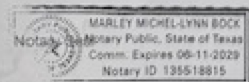
Authorization:

CYRUS & SHIRLEY HOLLEY PPT TRUST DTD 1/2/21
 I/We Russell Holley, Trustee owner(s) of the above described property do hereby authorize BOX INVESTMENT GROUP - TADU MARCHESANI to act on my/our behalf in making and representing this zoning change application.

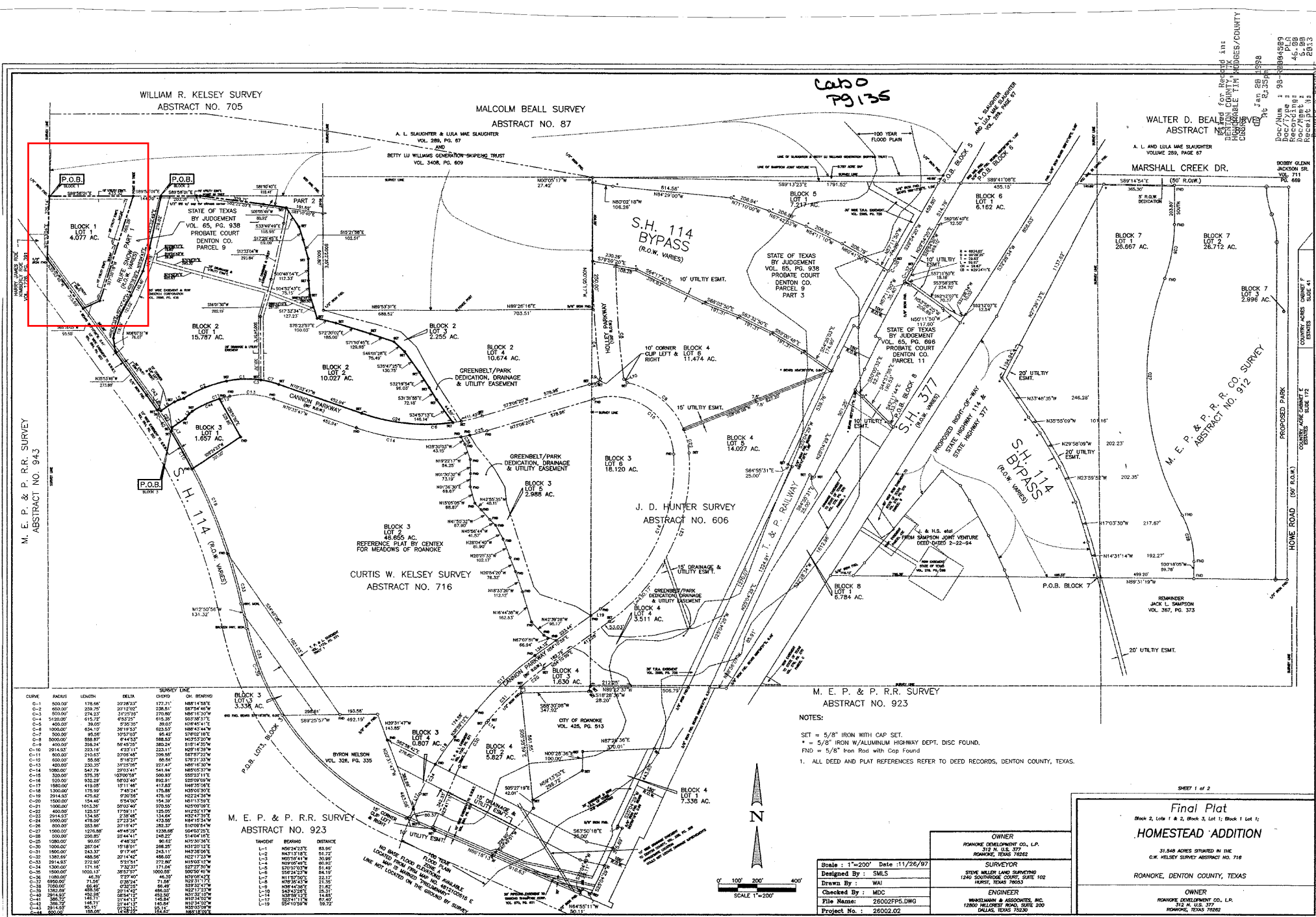
[Signature] 12-10-25
 Signature of owner Date

State of Texas,
 County of Tarrant

Sworn to and subscribed before me on the 10 day of December, 2025 by Russell Holley
 (year) (name of owner)



[Signature]
 Notary Public's Signature



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PROPERTY DESCRIPTION PORTION OF BLOCK 1

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716, Denton County, Texas, and being at the northwest corner of a 200.678 acre tract of land described in a Deed to Sampson Joint Venture and recorded in Volume 3425, Page 695, Deed Records, Denton County, Texas. Said tract being more particularly described as follows:

Beginning at a 1/2" iron found at the northerly northwest corner of said 200.678 acre tract, and being on the south side and center of a concrete curb;

Thence S 89 degrees 58 minutes 01 seconds E with the north line of said 200.678 acre tract and generally along a fence, 433.30 feet to a point in a tree at the northeast corner of a 2.655 acre tract of land described in a judgment to the State of Texas and recorded in Volume 65, Page 938, Probate Court Records, Denton County, Texas;

Thence with the westerly line of said State of Texas tract the following call:

S 17 degrees 38 minutes 18 seconds W, 585.26 feet to a 5/8" iron with aluminum disc found; S 65 degrees 18 minutes 03 seconds W, 95.50 feet to a point in the northeast line of the Right-of-Way of State Highway 114 and from which a 5/8" iron with aluminum disc found bears S 65 degrees 18 minutes 03 seconds W, 0.41 feet;

Thence N 35 degrees 53 minutes 46 seconds W with the northeast line of State Highway 114, 315.69 feet to a 1/2" iron found at a corner of said 200.678 acre tract;

Thence N 01 degree 53 minutes 04 seconds E with a westerly line of said 200.678 acre tract, 326.14 feet to the POINT OF BEGINNING and containing 4.077 Acres.

PROPERTY DESCRIPTION PORTION OF BLOCK 3

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716, Denton County, Texas, and being at the intersection of the east Right-of-Way of State Highway 114 and the easterly Right-of-Way of Cannon Parkway, and being more particularly described as follows:

Beginning at a 5/8" iron with cap set in the easterly Right-of-Way of State Highway 114 and being on the south side of Cannon Parkway;

Thence along the southerly Right-of-Way of Cannon Parkway the following call:

N 11 degrees 57 minutes 50 seconds E, 22.17 feet to a 5/8" iron with cap set;
N 58 degrees 24 minutes 23 seconds E, 83.58 feet to a 5/8" iron with cap set;
N 43 degrees 13 minutes 18 seconds E, 51.72 feet to a 5/8" iron w/ cap set, said point being the beginning of a curve to the right;
150.00 feet with the arc of said curve to the right to a 1/2" iron found. Said curve has a radius of 600.00 feet, a central angle of 14 degrees 48 minutes 22 seconds, and a long chord which bears N 65 degrees 18 minutes 09 seconds E, 154.62 feet;

Thence departing the southerly Right-of-Way of Cannon Parkway S 28 degrees 51 minutes 50 seconds E, 226.86 feet to a 5/8" iron w/ cap found;

Thence S 68 degrees 24 minutes 23 seconds W, 301.00 feet to a 5/8" iron with cap found, said point being the beginning of a curve to the left, and being in the easterly Right-of-Way of State Highway 114;

221.18 feet with the arc of said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 2914.93 feet, a central angle of 4 degrees 23 minutes 11 seconds, and a long chord which bears N 29 degrees 16 minutes 36 seconds W, 223.11 feet. Said point being the POINT OF BEGINNING and containing 1.557 acres.

PROPERTY DESCRIPTION PORTION OF BLOCK 2

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716 of Denton Co., Texas, and being a portion of the 200.678 acre tract of land described in a deed to Sampson Joint Venture, and recorded in Volume 2435, Page 695, Deed Records, Denton County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the northerly northwest corner of a 2.655 acre tract of land described in a judgment to the State of Texas and recorded in Volume 65, Page 938 Probate Court Records, Denton County, Texas;

Thence S 89 degrees 58 minutes 01 seconds E with a north line of said 200.678 acre tract and generally along a fence, 203.31 feet to a point in a tree at the westerly corner of a 0.637 of an acre tract of land described in said judgment to the State of Texas, which a 1/2" iron w/ cap for witness corner bears N 89 degrees 58 minutes 01 seconds E a distance of 20.00 feet;

Thence S 82 degrees 22 minutes 20 seconds E, 329.71 feet to a 5/8" iron with aluminum disc found;

Thence S 81 degree 10 minutes 40 seconds E, 118.41 feet to a 5/8" iron with cap set;

Thence S 33 degree 49 minutes 40 seconds E, 118.96 feet to a 5/8" iron with cap set;

Thence S 17 degrees 29 minutes 45 seconds E, 69.09 feet to a 5/8" iron with cap set;

Thence S 15 degree 21 minutes 58 seconds E, 102.51 feet to a 5/8" iron with cap set;

Thence S 00 degree 46 minutes 54 seconds E, 112.33 feet to a 5/8" iron with cap set;

Thence S 04 degree 52 minutes 43 seconds E, 75.15 feet to a 5/8" iron with cap set;

Thence S 17 degree 32 minutes 34 seconds E, 127.23 feet to a 5/8" iron with cap set;

Thence S 76 degree 22 minutes 07 seconds E, 100.03 feet to a 5/8" iron with cap set;

Thence S 72 degree 30 minutes 02 seconds E, 185.00 feet to a 5/8" iron with cap set;

Thence S 71 degree 10 minutes 45 seconds E, 129.96 feet to a 5/8" iron with cap set;

Thence S 46 degree 01 minutes 28 seconds E, 75.49 feet to a 5/8" iron with cap set;

Thence S 35 degree 47 minutes 25 seconds E, 130.75 feet to a 5/8" iron with cap set;

Thence S 32 degree 19 minutes 54 seconds E, 96.03 feet to a 5/8" iron with cap set;

Thence S 31 degree 31 minutes 55 seconds E, 72.18 feet to a 5/8" iron with cap set;

Thence S 34 degree 57 minutes 13 seconds E, 146.14 feet to a 5/8" iron with cap set in the northerly Right-of-Way of Cannon Parkway, and being the beginning of a curve to the right;

Thence with the aforementioned Right-of-Way line of Cannon Parkway with the following courses and distances as follows:

478.09' feet with the arc of said curve to the right to a 5/8" iron with cap set. Said curve has a radius of 1000.00 feet, a central angle of 21 degrees 23 minutes 34 seconds and a long chord which bears N 64 degrees 15 minutes 34 seconds W, 473.55';

N 70 degrees 33 minutes 47 seconds W, 452.94 feet to a 5/8" iron with cap set, and being the beginning of a curve to the left;

274.23 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 500.00 feet, a central angle of 31 degrees 25 minutes 26 seconds and a long chord which bears N 96 degrees 16 minutes 30 seconds W, 270.80 feet and being the beginning of a curve to the left;

239.75 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 680.00 feet, a central angle of 20 degrees 12 minutes 02 seconds and a long chord which bears S 67 degrees 54 minutes 46 seconds W, 236.21 feet;

S 70 degrees 07 minutes 03 seconds W, 35.49 feet to a 5/8" iron with cap set;

S 65 degrees 24 minutes 23 seconds W, 84.10 feet to a 5/8" iron with cap set;

N 78 degrees 35 minutes 43 seconds W, 21.35' feet to a 5/8" iron with cap set, said point being at the intersection of the northerly Right-of-Way of Cannon Parkway and State Highway 114, and being the beginning of a curve to the left;

Thence with the aforementioned Right-of-Way line of State Highway 114 with the following courses and distances as follows:

95.15 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 2914.93 feet, a central angle of 01 degree 52 minutes 13 seconds and a long chord which bears N 35 degrees 03 minutes 08 seconds W, 95.14 feet to a 5/8" iron found;

N 35 degrees 53 minutes 46 seconds W, 273.88 feet to a 5/8" iron with aluminum Highway Dept. disc found, said point being at the intersection of the easterly Right-of-Way of State Highway 114 and the southerly Right-of-Way of Rufe Snow;

Thence with the aforementioned Right-of-Way line of Rufe Snow with the following courses and distances as follows:

N 08 degrees 07 minutes 51 seconds W, 76.07 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 16 degrees 43 minutes 39 seconds E, 119.89 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 57 degrees 47 minutes 47 seconds E, 121.02 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 26 degrees 16 minutes 20 seconds E, 140.40' feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 16 degrees 04 minutes 43 seconds E, 124.18 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 12 degree 32 minutes 49 seconds E, 276.02 feet to the POINT OF BEGINNING and containing 25.814 acres.



STATE OF TEXAS
COUNTY OF DENTON

SURVEYOR'S CERTIFICATE

1-13 1998

I, the undersigned, a registered professional public surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Steve Miller
Registered Professional Land Surveyor
Texas Registration No. 4224
Steve Miller Land Surveying
1240 Southridge Ct. #102
Hurst, Texas 76053

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Roanoke, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval.

Dated this 13 day of January 1998

Chairman Commissioner Debra Perryman

ATTEST:

Ramah Burns
Secretary Ramah Burns

This plat has been submitted to and considered by the City Council of the City of Roanoke, Texas, and is hereby approved by such City Council.

Dated this 13 day of January 1998

Mayor Jeff Alford

ATTEST:

Ramah Burns
Secretary Ramah Burns

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

1-14 1998

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the Homestead Addition to the City of Roanoke, Texas, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

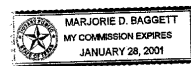
HAP BAGGETT
Roanoke Development Company, L.P.
HAP BAGGETT

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this 14 day of January 1998

Notary Public for the State of Texas
County, Texas
Marjorie D. Baggett
Marjorie D. Baggett



Scale: 1"=200' Date: 11/26/97
Designed By: SMLS
Drawn By: WAI
Checked By: MDC
File Name: 26002PB.DWG
Project No.: 26002.02

OWNER
ROANOKE DEVELOPMENT CO., L.P.
312 N. G.S. 377
ROANOKE, TEXAS 76865

SURVEYOR
STEVE MILLER LAND SURVEYING
1240 SOUTHRIDGE COURT #102
HURST, TEXAS 76053

ENGINEER
WINDLANN & ASSOCIATES, INC.
1200 MILLCREEK ROAD, SUITE 300
DALLAS, TEXAS 75230

SHEET 2 of 2

Final Plat
Book 2, Lot 1 & 2, Book 3, Lot 1; Book 1 Lot 1

HOMESTEAD ADDITION

31.548 ACRES SITUATED IN THE
C.W. KELSEY SURVEY ABSTRACT NO. 716

ROANOKE, DENTON COUNTY, TEXAS

OWNER
ROANOKE DEVELOPMENT CO., L.P.
312 N. G.S. 377
ROANOKE, TEXAS 76865

Filed for Record in Abstract 114
HONORABLE J. W. HODGNEY/COUNTY CLERK
On Jan 13 1998
Doc/Num 1
Doc/Type 1
Recording 46,688
Receipt # 58,899
Deputy

CASO
Pg 136



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **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 ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: 1000 W. SH 114 BYPASS
Parcel Number: 201692





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

MAA OF COPPER RIDGE INC
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138-3606

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **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 ZC-2026-01

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FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROANOKE FAIRWAY RANCH RESIDENTIAL ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240-4785

Roanoke Planning & Zoning Commission ZC-2026-01

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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROE, HARRY JAMES & KIMBERLY
PO BOX 72789
FAIRBANKS, AK 99707-2789

Roanoke Planning & Zoning Commission
ZC-2026-01

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Roanoke City Council
ZC-2026-01

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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RPL BROWN FAMILY LCC
209 COCOPA DR
GAINESVILLE, TX 76240-9283

Roanoke Planning & Zoning Commission ZC-2026-01

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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
1722 ROUTH ST STE 1000
DALLAS, TX 75201-2504

Roanoke Planning & Zoning Commission ZC-2026-01

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AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ZTA-2026-01

MEETING DATE: March 10, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

INFORMATION:

The applicant is requesting a zoning text amendment to the the Oak Street Corridor Zoning District, by amending section 12.492 of the code of ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone.

- **Section 12.490(b)(1) - Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.491 - Community Intent and Public Improvements.**

The Oak Street Zoning District is a downtown neighborhood anchored by a new Mixed Use/Civic anchor to the south and many successful businesses with their roots in the



AGENDA ITEM

enduring qualities of Roanoke—its small town ambience and proud heritage. In order to grow and sustain downtown, the following is hereby established:

1. Walkability — In order to facilitate walkability and livability, Oak Street and intersecting streets within the District shall provide accessible sidewalks with "street" trees; cross-sections as delineated on the Oak Street Regulating Plan, incorporated herein by reference, are established to facilitate an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building façades creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.
2. Public Improvements— The public improvements within City right-of-way necessary to facilitate walkability, as delineated on the Oak Street Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.
3. Architecture — Architectural standards herein (e.g., "windows generally shall be oriented vertically") are functional in nature, not stylistic. Similarly, the building types depicted herein are to establish functional architectural results (e.g., definition between building stories), not a particular taste. Accordingly, architectural style and elements (e.g., Victorian, arts and crafts, color palettes, etc.), except for building materials, shall be determined through privately enforced covenants, conditions and restrictions (CC&Rs). Section 12.498 establishes the architectural standards. Section 12.499 sets forth the basic building types.
4. Historic Preservation — In addition, architectural design standards are established to promote the historic preservation of significant buildings on the National Register of Historic Places. Any change of use within a building identified as significant on the National Register that results in any exterior changes to the façade shall be reviewed as a Site Plan. Standards in section 12.498 shall apply for all Site Plan reviews of historically significant structures.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor — Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not currently a permitted use within the Civic/Mixed Use Zone.



AGENDA ITEM

- **Staff Analysis**

The intent of the Oak Street Corridor Civic/Mixed Use Zone is intended to promote civic and mixed-use development that enhances walkability and supports high-intensity, mixed-use commercial activity. Per the 2012, Oak Street Plan, mixed uses create a critical mass and sense of place by providing and promoting a "live-work-shop environment." Allowing ground-floor residential use permitted by specific use permit does not align with the intent of a mixed-use district, as it results in the primary use being residential rather than a true mixed-use development.

- **Planning & Zoning Commission**

On March 2, 2026, the Planning and Zoning Commission held a public hearing and considered this request. The Commission voted 4-1 to table the item until April 6, 2026.

STAFF RECOMMENDATION:

Staff does not recommend approval of the Zoning Text Amendment request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Text Amendment Application
2. 12.492 Schedule of Uses
3. Ordinance No. 2026-109 - Zoning Text Amendment
4. Confirmation of Public Notice



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

ZONING APPLICATION

Applicant/Agent Name Integrated Real Estate Group - Kenneth Fambro		Home Phone	Mobile Phone 817-993-9382
Address 3110 W. Southlake Blvd. Ste. 120		City / State Southlake, TX	Zip 76092
Property Owner(s) ROANWCCP2 LP		Home Phone	Work Phone 817-993-9382
Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022			
Present Zoning Classification Oak Street Corridor - Civic Mixed Use	Requested Zoning Classification Text Amendment Change of Civic Zone to Allow SUP for First Floor Residential	Acreage/Lot of Requested Zoning Classification 3.55	

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

Yes No

If yes, list restrictions _____

Proposed use Mixed-Use Multifamily and Commercial

Justification for requested zoning change: Civic Zone does not currently allow for residential units on the first floor.

Requesting that this application be processed with the accompanying SUP Application.

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.

[Signature] 2/6/26
Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

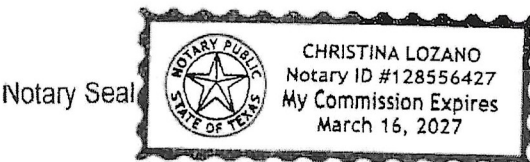
Authorization:

I/We John Delin owner(s) of the above described property do hereby authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this zoning change application.

[Signature] 02-06-27
Signature of owner Date

State of Texas
County of Tarrant

Sworn to and subscribed before me on the 6th day of February 2026 by John Delin (year) (name of owner).



[Signature]
Notary Public's Signature

DATE : 2/11/2026 11:59 AM

OPER : JM

TKBY : jessica mulcahy

TERM : 2

REC# : R00882147
=====

204.0000 ZONING FEES 285.00

SUP/INTEGRATED REAL ESTATE GROUP

285.00

100-5123 -285.00

Paid By: SUP/INTEGRATED REAL ESTATE
GROUP

CC 285.00 AUTH:624003 REF:VS

APPLIED 285.00

TENDERED 285.00

CHANGE 0.00

Cardmember acknowledges receipt of goods
and/or services in the amount of the
total shown hereon and agrees to perform
the obligations set forth by the
cardmember's agreement with the user.

X _____

XXXXXXXXXXXX0828

Entry Mode: MANUAL

CVM:

Sec. 12.492. - Schedule of Uses.

Due to the emphasis on urban form over land uses in the Oak Street District, general use categories have been identified by areas. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council.

Table 1 — Schedule of Uses				
Land Use	Oak Street Zone	Neighborhood Transition Zone	Hwy 377 Zone	Civic/Mixed Use Zone
Commercial Uses (Office & Retail Uses)				
• Retail Sales or Service with no drive through facility (includes alcohol sales). Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P for existing structures SUP for new construction	P	P

• Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Retail tobacco store	SUP	SUP	NP	NP
Arts, Entertainment, and Recreation Uses				
• Art galleries	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Theater, cinema, dance, or music establishment	P	NP	P	P
• Museums and other special purpose recreational institutions	P	NP	P	P

• Fitness, recreational sports, gym, or athletic club	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Parks, greens, plazas, squares, and playgrounds	P	P	P	P
• Amusement, commercial (indoor)	P	NP	P	P
• Amusement, commercial (outdoor)	SUP	NP	SUP	SUP
Educational, Public Administration, Health Care and Other Institutional Uses				
• Business associations and professional membership organizations	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Schools, libraries, and community halls	P	NP	P	P
• Civic uses(City Hall, Courthouse, and other public offices and functions)	P	NP	P	P
• Social and fraternal organizations	P	SUP	P	P
• Social services and philanthropic organizations	P	NP	P	P
• Religious Institutions	P	P	P	P

Residential Uses				
• Home Occupations	SUP	P	SUP	SUP
• Live/Work units	SUP	SUP	SUP	NA
• Residential Apartments and/or condominiums	NP (SUP for upper floors)	NP	SUP	NP (SUP for upper floors)
• Upper floor residential uses	SUP	SUP	SUP	SUP
• Single-family residential attached dwelling unit (Townhomes)	NP	NP SUP—On Morningside Drive	NP	SUP
• Single-family residential detached dwelling unit	NP	P	NP	NP
Other Uses				
• Model homes for sales and promotion **	NA	P	NP	NA
• Any use with on- and off-premise alcohol sales as less than 50% of its gross sales revenue	A	A/C (in conjunction with corner commercial uses only)	A	A

• Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	SUP	SUP/C (in conjunction with corner commercial uses only)	SUP	SUP
• Full-service hotels	P	NP	P	P
• Bed and breakfast establishments	P	SUP	NP	NP
• Outdoor Storage	NP	NP	NP	NP
• Outdoor Display (within 10 feet of front façade of building only; merchandise must be brought indoors after closing)	P	P	P	P
• Parking, surface	P	A	P	P
• Parking, structured	P	P	P	P
• Sales from kiosks	P	NP	P	P
• Any permitted use with a drive through facility	NP	NP	SUP	SUP
• Farmer's Market	P	NP	P	P
• Veterinary clinic (no outdoor facilities for overnight storage of animals)	P	NP	P	P

P = Permitted by right

NP = Not Permitted

P/C = Permitted with conditions

A = Permitted Accessory Use

NA = Not applicable

SUP = Permitted with a Specific Use Permit

Residential density and non-residential floor-to-area ratios are governed by height of buildings, setback lines and parking requirements. All allowed uses are permitted on any floor of a building unless specifically prohibited herein.

- (a) *Accessory building uses.* The massing and use of accessory buildings shall comply with those standards in the SF-7, article III, division 6 of this chapter or SFA, article III, division 7 of this chapter.
- (b) *Prohibited uses.* Uses not specifically enumerated in the District, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. All other uses shall be prohibited including but not limited to vehicular services/repair, wholesale, industrial, heavy manufacturing, drive-thru services and warehousing.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012; Ord. No. 2013-111, § 2, adopted 8/13/2013; Ord. No. 2014-113, § 2, adopted 6/10/2014; Ord. No. 2016-101, § 2, adopted 1/12/2016; Ord. No. 2016-103, § 2, adopted 2/9/2016; Ord. No. 2018-108, § 3, adopted 4/10/18; Ord. No. 2018-133, § 2, adopted 10/23/18; Ord. No. 2020-116, § 2, adopted 9/22/2020; Ord. No. 2021-101, § 2, 2/9/2021; Ord. No. 2021-108, § 2, adopted 4/13/2021)

ORDINANCE NO. 2026-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES, OF THE CITY OF ROANOKE, TEXAS, ENTITLED “OAK STREET CORRIDOR ZONING DISTRICT”, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED “SCHEDULE OF USES,” BY AMENDING THE CIVIC/ MIXED USE ZONE TO ALLOW “RESIDENTIAL USE – FIRST FLOOR” USE BY SPECIFIC USE PERMIT (SUP); PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR 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, 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.

Chapter 12, Article III, Division 15, Section 12.492, Table 1 – Schedule of Uses of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended to read as follows:

“Sec. 12.492. Schedule of Uses.

...

<i>Land Use</i>	<i>Oak Street Zone</i>	<i>Neighborhood Transition Zone</i>	<i>Hwy 377 Zone</i>	<i>Civic/Mixed Use Zone</i>
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Residential Uses				
▪ Residential Use – First Floor	NP	NP	NP	SUP

Section 3. 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 4. 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 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. 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 March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ORDER DETAILS

Order Number: **IPL0313940**
 Order Status: **Approved**
 Classification: **Legals & Public Notic...**
 Package: **FTW - Legal Ads**
 Site: **fortworth**
 Final Cost: **\$162.43**
 Referral Code: **ZTA-2026-01**
 Payment Type: **Account Billed**
 User ID: **IPL0023574**

PREVIEW FOR AD NUMBER

IPL03139400

1.54inches x 7.91inches

ACCOUNT INFORMATION

CITY OF ROANOKE IP
 500 S OAK STREET
 ROANOKE, TX 76262
 817-491-2411
 accountspayable@roanoketexas.com
 CITY OF ROANOKE

TRANSACTION REPORT

Date: **February 12, 2026 11...**
 Amount: **\$162.43**

SCHEDULE FOR AD NUMBER IPL03139400

February 13, 2026
Fort Worth Star-Telegram Print
Publication

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission ZTA 2026-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES," BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE; 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 ZTA 2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES," BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE; 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 Wednesday, February 18 2026, by 5:00 p.m.

 Lindsay Rawlinson, 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

IPL0313940

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AGENDA ITEM

TO: Mayor and City Council

SUBJECT: SUP-2026-03

MEETING DATE: March 10, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03, Ordinance No. 2026-107)

INFORMATION:

The applicant is requesting a specific use permit to allow residential use on the first floor and upper floors of a mixed-use development. The proposed project location is located at the northwest corner of Parish Lane and South Oak Street, east of Front Street (S.H. 377).

- **Section 12.490(b)(1) - Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor - Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not currently a permitted use within the Civic/Mixed Use Zone. The applicant did submit an application for a Zoning Text Amendment to amend the schedule of uses chart to allow ground floor residential use by specific use permit.



AGENDA ITEM

- **Conceptual Site Plan Analysis**

The conceptual site plan submitted with the Specific Use Permit application indicates that the proposed development would consist of two 4-story buildings, primarily dedicated to multi-family use. The applicant is proposing approximately 156 multi-family units. The site plan indicates that the overall footprint of the first floor of the two buildings would be a total of 47,203 square feet. The site plan indicates that there is no first floor commercial use proposed adjacent to South Oak Street.

Proposed Use	Square Footage Dedicated to Use	Percentage of Area Dedicated to Use
First Floor Retail Use (adjacent to Union Avenue)	4,000 Square Feet	10.47%
First Floor Clubhouse Use	5,000 Square Feet	13%
Multi-Family Use - Ground Floor	38,203 Square Feet	68.5%

The 2012 Oak Street Plan does not specify a percentage threshold for retail/commercial use within the Civic/Mixed-Use Zone. However, Section 12.492 - Schedule of Uses for the Oak Street Corridor indicates that not permitting first floor residential use allows for the intention to promote walkability and sense of place. Additionally, town squares and urban markets, specifically areas identified for civic and mixed-use development, should be designed to not only reflect a "consumer space" but also promote a "public space" that establishes a live-work-shop sense of place resulting in a rich mix of local activities quality and aesthetic design. Typically, areas identified for high-intensity commercial use in a city center feature ground-floor retail with residential use on the upper floors, promoting and enhancing a pedestrian-friendly and walkable area. As the remaining vacant land in the vicinity develops, it is the position of City Staff that the ground floor retail and commercial use will result in more economic stimulation compared to first floor residential use, which could deter other non-residential focused projects in the immediate area due to concerns about impact to residents occupying the ground floor units.



AGENDA ITEM

Planning & Zoning Commission

On March 2, 2026, the Planning & Zoning Commission held a public hearing to consider the request. The Commission voted unanimously to table the request until April 2, 2026.

STAFF RECOMMENDATION:

Staff does not recommend approval of the request for a Specific Use Permit to allow residential uses on the first floor and upper floors of the proposed mixed-use development. Staff does recommend approval of the request to allow a Specific Use Permit to permit residential use only on the upper floors of the proposed mixed-use development. If the request is approved, the applicant would be required to meet all other development standards and regulations.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-107 SUP 2026-03
2. SUP Application (1)
3. Plat (1)
4. Site Plan Exhibits item 4 (1)
5. Notice of Public Hearing

ORDINANCE NO. 2026-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW RESIDENTIAL USE – FIRST FLOOR USE FOR AN APPROXIMATELY 3.55-ACRE TRACT OF LAND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY 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 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use; 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 Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on the

approximately 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in Exhibit A of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use.

Section 3.

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 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. 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. 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 March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction of the Property

BEING a called 3.555 acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, according to the plat recorded in County Clerk's Document No. 2017-285, Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said Lot F, in the southerly right-of-way line of Street C, a 42 feet wide right-of-way, as shown on said Roanoke City Center Plat and in the easterly right-of-way line of Front Street;

THENCE South 65°33'15" East, a distance of 168.60 feet to a point for corner;

THENCE South 24°26'43" West, a distance of 9.00 feet to a point for corner;

THENCE South 65°33'17" East, a distance of 225.15 feet to a point for corner;

THENCE South 31°27'42" East, a distance of 41.41 feet to a point for corner;

THENCE South 0°14'10" East, a distance of 189.37 feet to a point for corner;

THENCE South 44°46'35" West, a distance of 29.69 feet to a point for corner;

THENCE South 89°47'20" West, a distance of 417.79 feet to a point for corner;

THENCE North 33°48'30" West, a distance of 138.43 feet to a point for corner in the easterly right-of-way line of said Front Street;

THENCE North 24°33'00" East, a distance of 333.58 feet to the **POINT OF BEGINNING** and containing 154,846 Square Feet or 3.555 Acres of Land, more or less.



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Douglas Cooper	Address, City, State, Zip 519 East Border St. Arlington, TX 76010	Phone Number and email 817.469.1671 dcooper@mmatexas.com
Type of permit requested SUP for Multi-family	Name of Business mma, Inc.	Email and Website-if applicable
Property Owner(s) ROANWCCP2 LP	Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022	Phone Number and email (817)252.4281 john@integritygroups.com
Legal Description – Lot/Block/Subdivision Lot 1, Block F of the Roanoke City Center Addition	Property Address NW corner of Parish Ln. and Oak St.	Present Zoning Oak Street Corridor

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? No

Justification for request for Special Use Permit: Required under existing zoning to allow mixed-use project

Authorization:

I/ We John Delin owner(s) of the above described property do here by authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this Specific Use permit application.

[Signature]
 Owner(s) Signature
 02/03/2026
 Date

 Owner(s) Signature

 Date

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

[Signature]
 Applicant's Signature

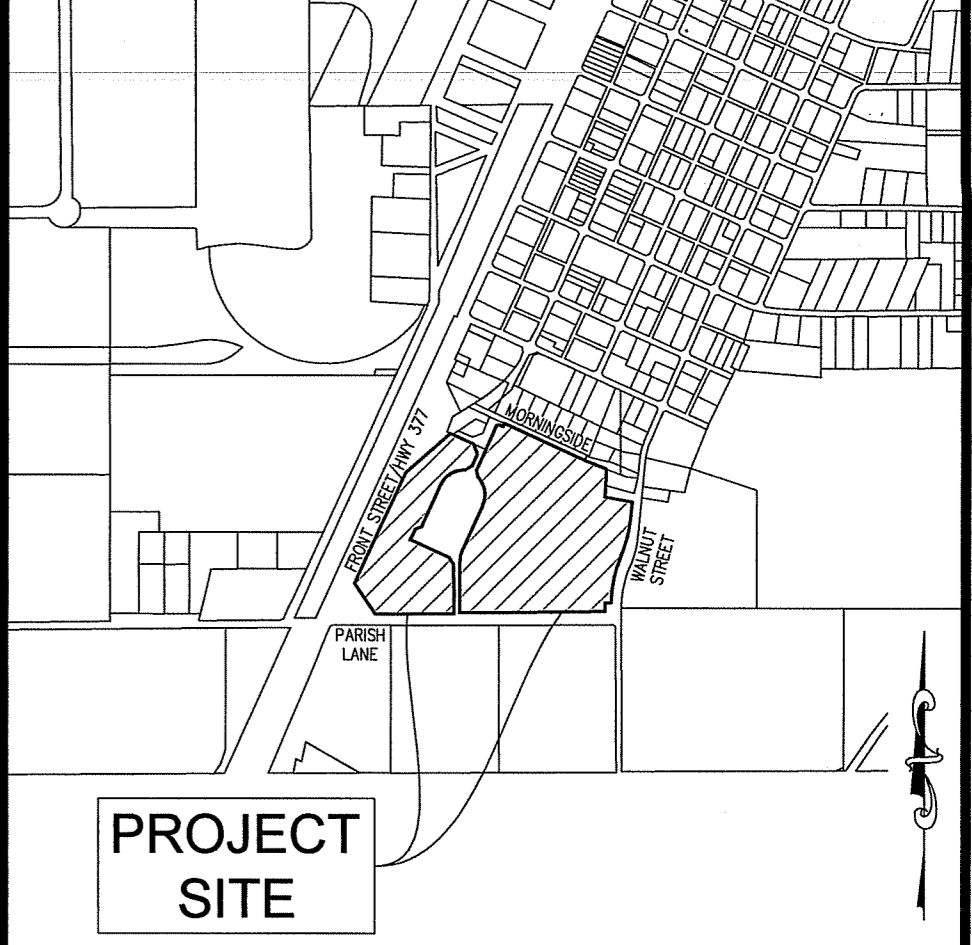
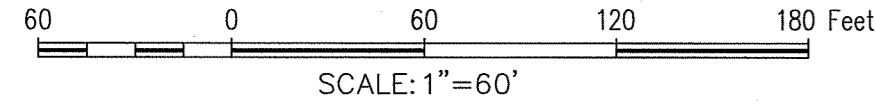
02/03/2026
 Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
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07/20/2023



Vicinity Map 1"=1000'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	170.00'	24°40'53"	73.23'	N 12°06'16" E, 72.67'
C2	136.50'	66°50'10"	159.23'	N 08°58'22" W, 150.35'
C3	580.00'	18°04'55"	183.04'	S 14°33'13" W, 182.28'
C4	630.00'	22°45'57"	250.32'	S 12°12'43" W, 248.68'
C5	136.50'	66°45'16"	159.03'	S 57°49'21" W, 150.19'
C6	14.00'	90°00'00"	21.99'	N 44°28'20" E, 19.80'
C7	9.00'	106°17'00"	16.69'	S 37°23'10" E, 14.40'
C8	50.50'	42°04'54"	37.09'	S 33°02'28" E, 36.26'
C9	9.00'	83°03'40"	13.05'	S 47°56'31" W, 11.93'
C10	50.50'	49°34'13"	43.69'	N 65°44'33" W, 42.34'
C11	50.50'	67°50'19"	59.79'	N 74°52'36" W, 56.36'
C12	25.00'	43°14'28"	18.87'	N 87°10'31" W, 18.42'
C13	12.00'	89°40'00"	18.78'	N 69°22'10" E, 16.92'
C14	168.00'	13°14'20"	38.82'	S 72°25'00" E, 38.73'
C15	20.00'	71°48'07"	25.06'	S 30°17'47" E, 23.46'
C16	132.00'	6°32'23"	15.07'	N 69°03'52" W, 15.06'
C17	12.00'	90°20'00"	18.92'	N 20°37'50" W, 17.02'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11°33'25" W	40.43'	L16	N 69°26'45" E	29.70'
L2	N 69°29'40" E	11.32'	L17	S 44°28'20" W	29.70'
L3	S 65°30'20" E	21.75'	L18	N 45°13'25" W	29.70'
L4	N 24°29'40" E	17.04'	L19	N 83°35'20" W	8.93'
L5	S 46°29'15" W	3.66'	L20	S 06°24'40" W	1.83'
L6	S 89°38'50" W	29.64'	L21	N 22°45'40" W	30.82'
L7	S 00°24'55" E	45.00'	L22	S 84°21'25" E	1.24'
L8	S 20°35'20" E	56.35'	L23	S 05°30'00" W	6.61'
L9	S 60°29'33" W	40.45'	L24	N 44°46'35" E	29.69'
L10	S 69°26'43" W	35.36'	L25	N 24°12'10" E	55.94'
L11	S 24°26'43" W	60.00'	L26	N 24°12'10" E	53.75'
L12	S 31°27'42" E	41.41'			
L13	N 45°31'40" W	29.70'			
L14	S 15°45'20" W	10.00'			
L15	S 74°14'40" E	3.58'			

FINAL PLAT
Roanoke City Center
21883 Acres

in the
M. E. P. & P. R.R. CO. SURVEY, ABSTRACT NO. 923
D. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 840.240.1012 • F: 840.240.1028
 TBPE Firm No. 1788 TBPLS Firm No. 10047700

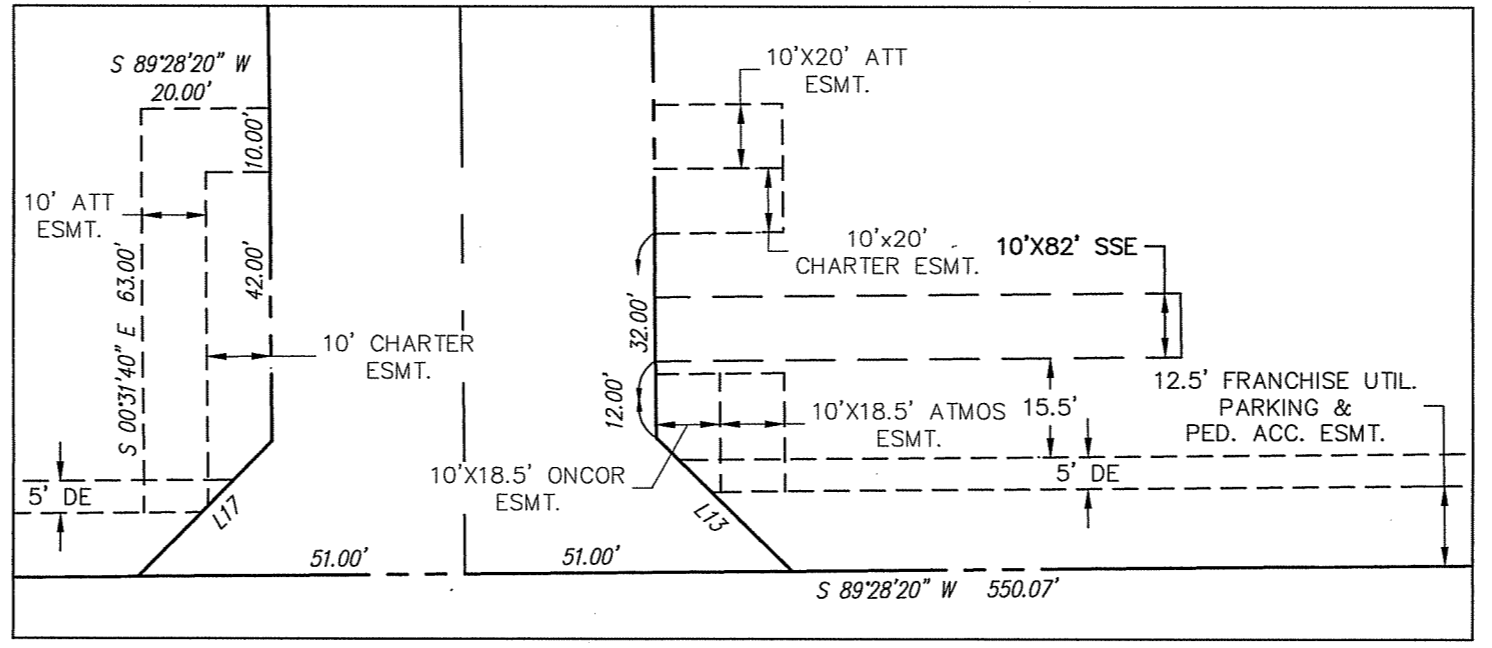
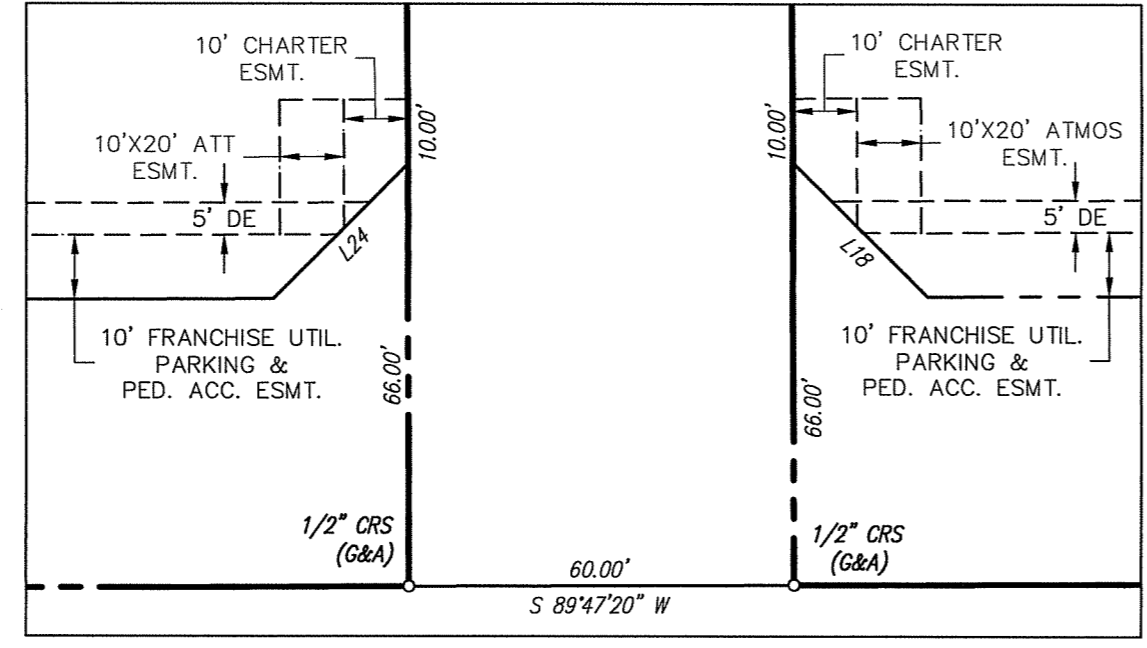
DRAWN BY: CC DATE: 3/10/2017 SCALE: 1"=60' JOB. No. 15086

OWNER/DEVELOPER
INTEGRITY GROUP, LLC
 2565 STRADER ROAD
 JUSTIN, TEXAS 76247
 Ph: (817) 430-3318
 Contact: JOHN DELIN

Filed for Record
 in the Official Records Of:
 Denton County
 On: 6/27/2017 11:21:32 AM
 In the PLAT Records
 ROANOKE CITY CENTER
 Doc Number: 2017 - 285
 Number of Pages: 2
 Amount: 100.00
 Order#: 20170627000363
 by: CR

LEGEND

RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
CRS	=	CONCRETE REBAR SET
BL	=	BUILDING LINE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT



File: 21883.dwg Date: 3/10/2017 3:31 PM by: CC
 Printed: 3/10/2017 4:32 PM by: CC
 Scale: 1"=60'



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

**Roanoke Planning & Zoning Commission
SUP-2026-03**

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. **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
SUP-2026-03**

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RVTX PARTNERS I LLC
1560 E Southlake Blvd Ste 100
SOUTHLAKE, TX 76092-6462

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. 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
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

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A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

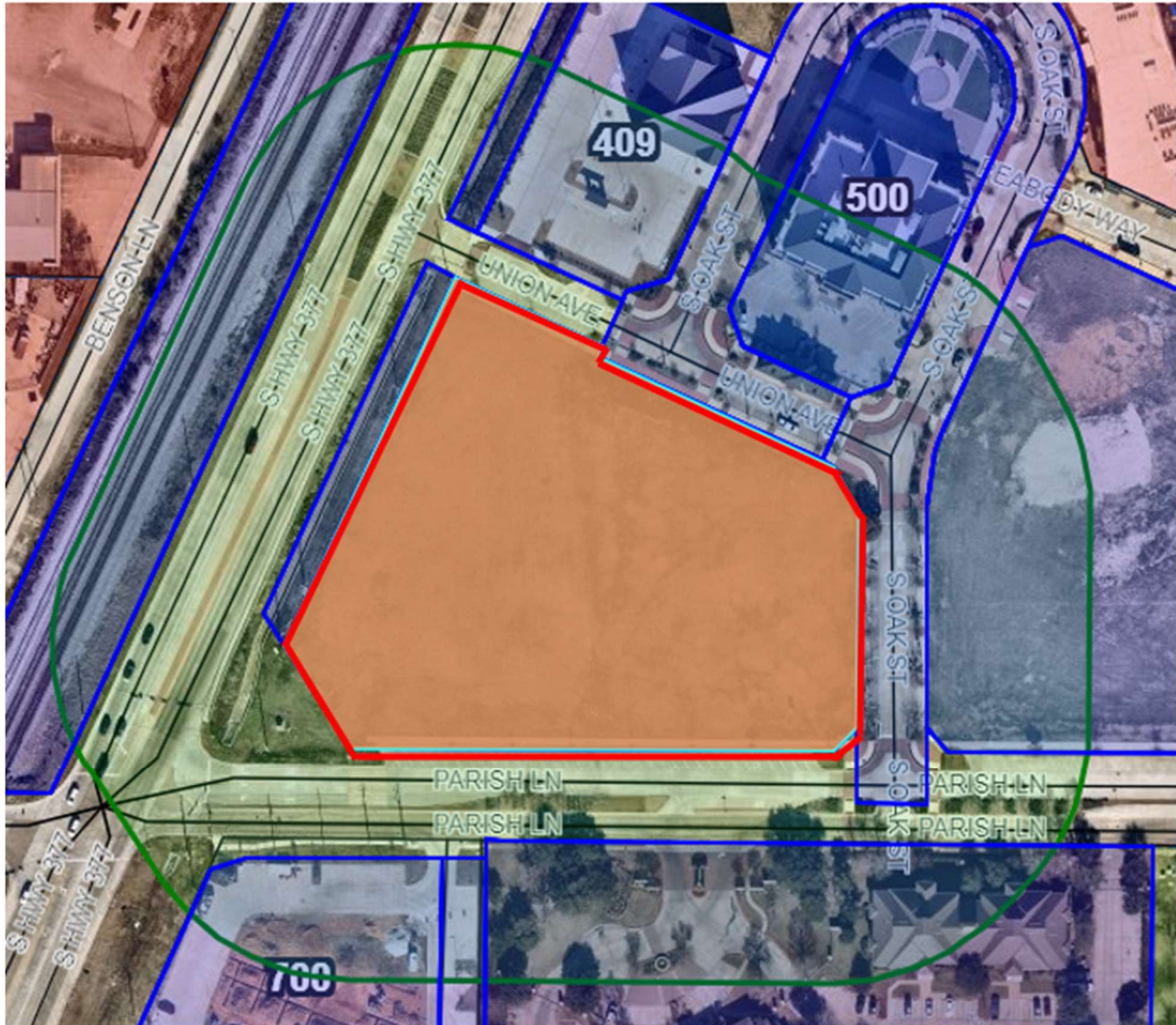
TO SURROUNDING LAND OWNERS:

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PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROANWCCP2 LP
2591 LAKESIDE PKWY STE 100
FLOWER MOUND, TX 75022-4108

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. 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
SUP-2026-03

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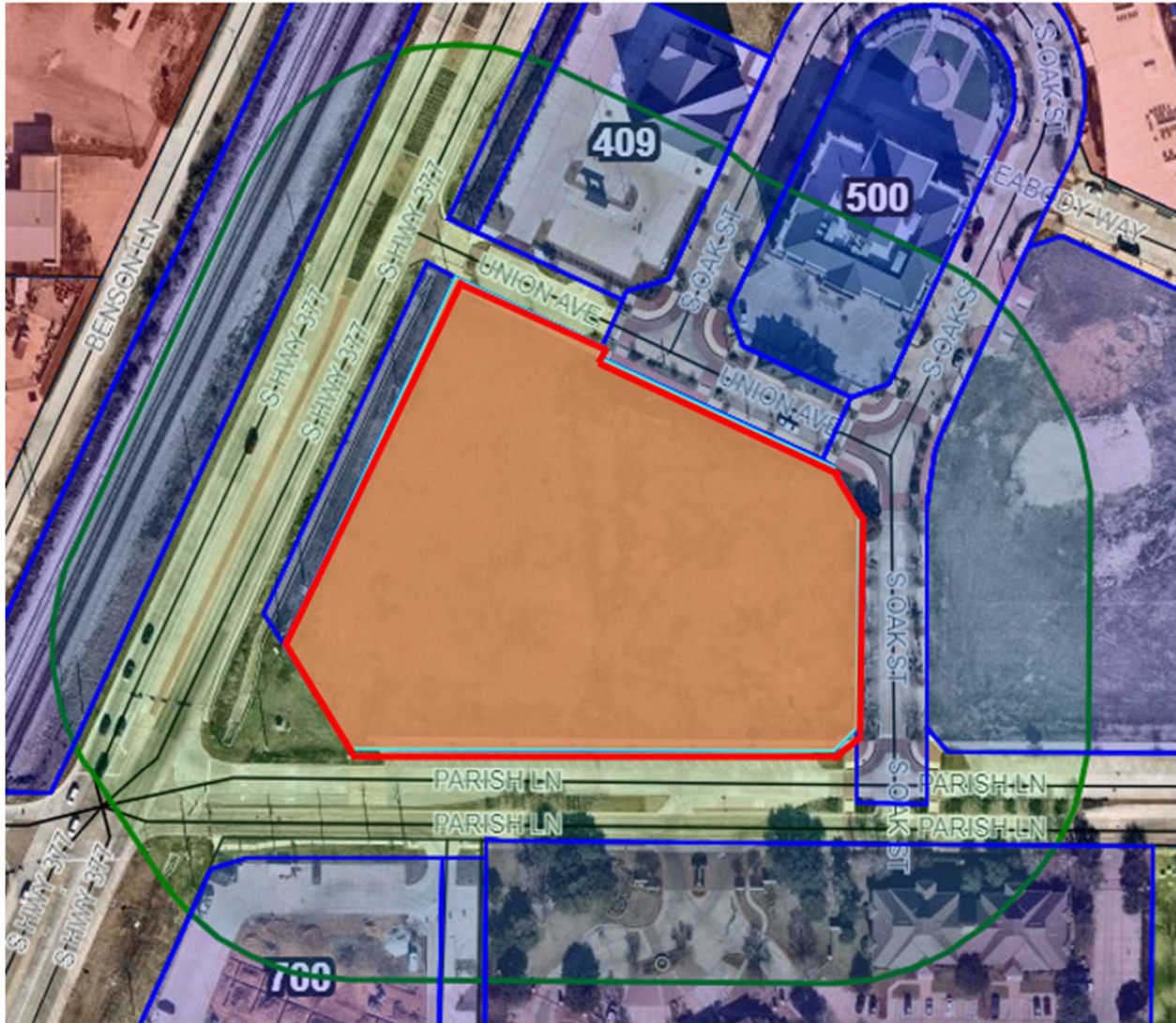
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Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

AMERICAN NATIONAL BANK & TRUST
2732 MIDWESTERN PKWY
WICHITA FALLS, TX 76308-2904

Roanoke Planning & Zoning Commission
SUP-2026-03

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Roanoke City Council
SUP-2026-03

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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179-1001

Roanoke Planning & Zoning Commission
SUP-2026-03

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Roanoke City Council
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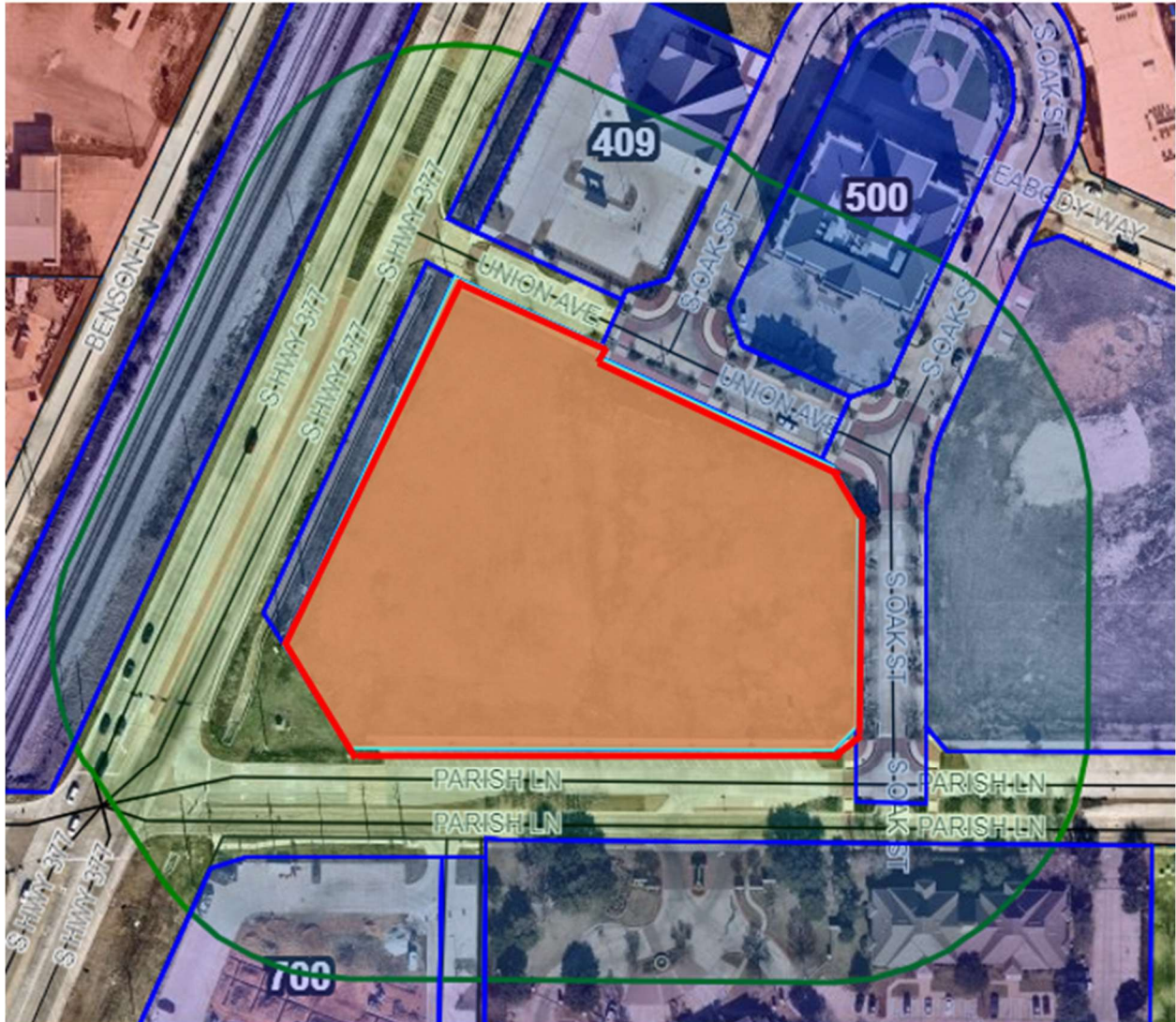
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PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

MAA TANC, LLC
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138-3606

Roanoke Planning & Zoning Commission
SUP-2026-03

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Roanoke City Council
SUP-2026-03

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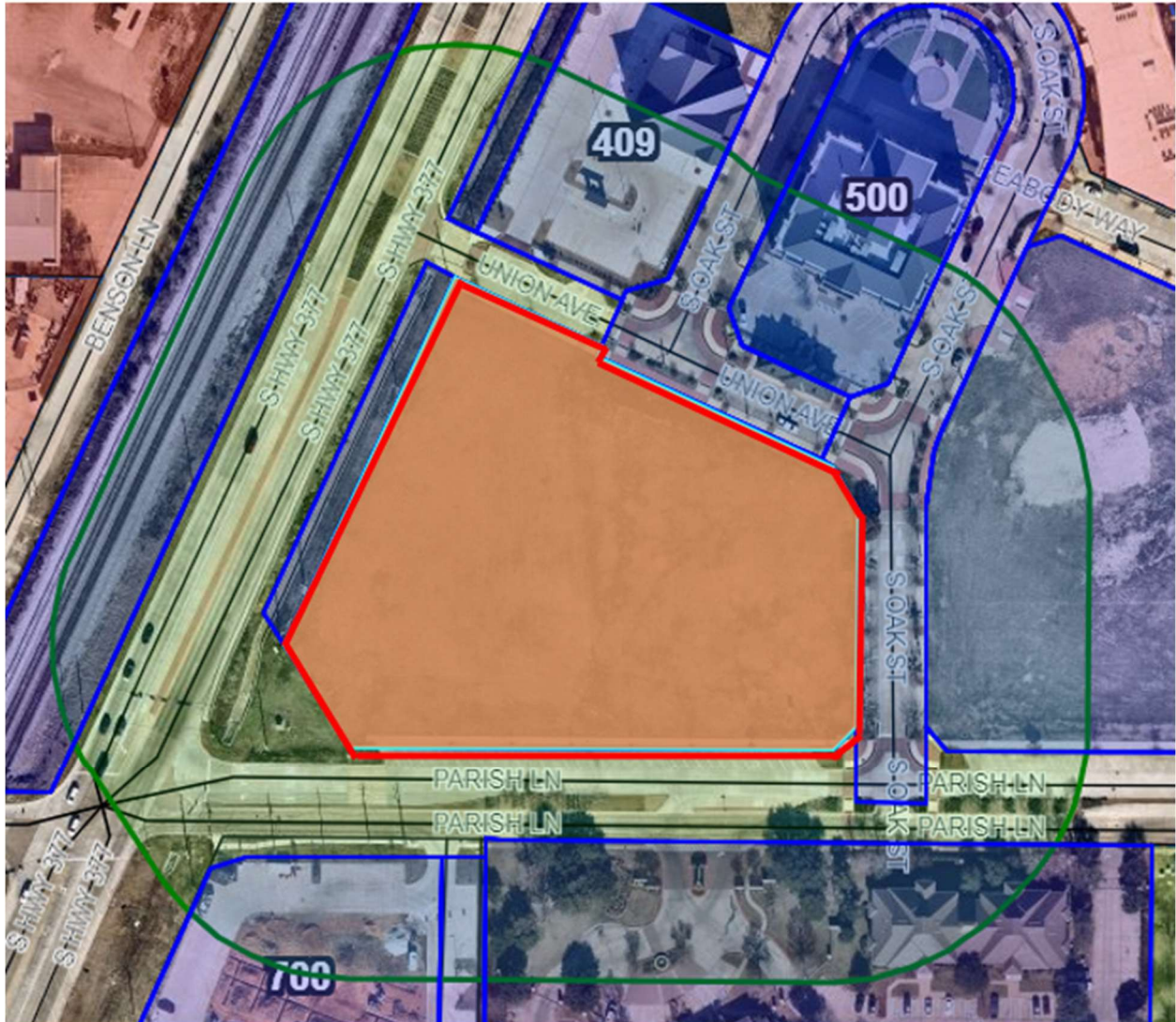
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City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RRS REALTY HOLDINGS LLC
12498 Riverhill Rd
FRISCO, TX 75033-2886

Roanoke Planning & Zoning Commission
SUP-2026-03

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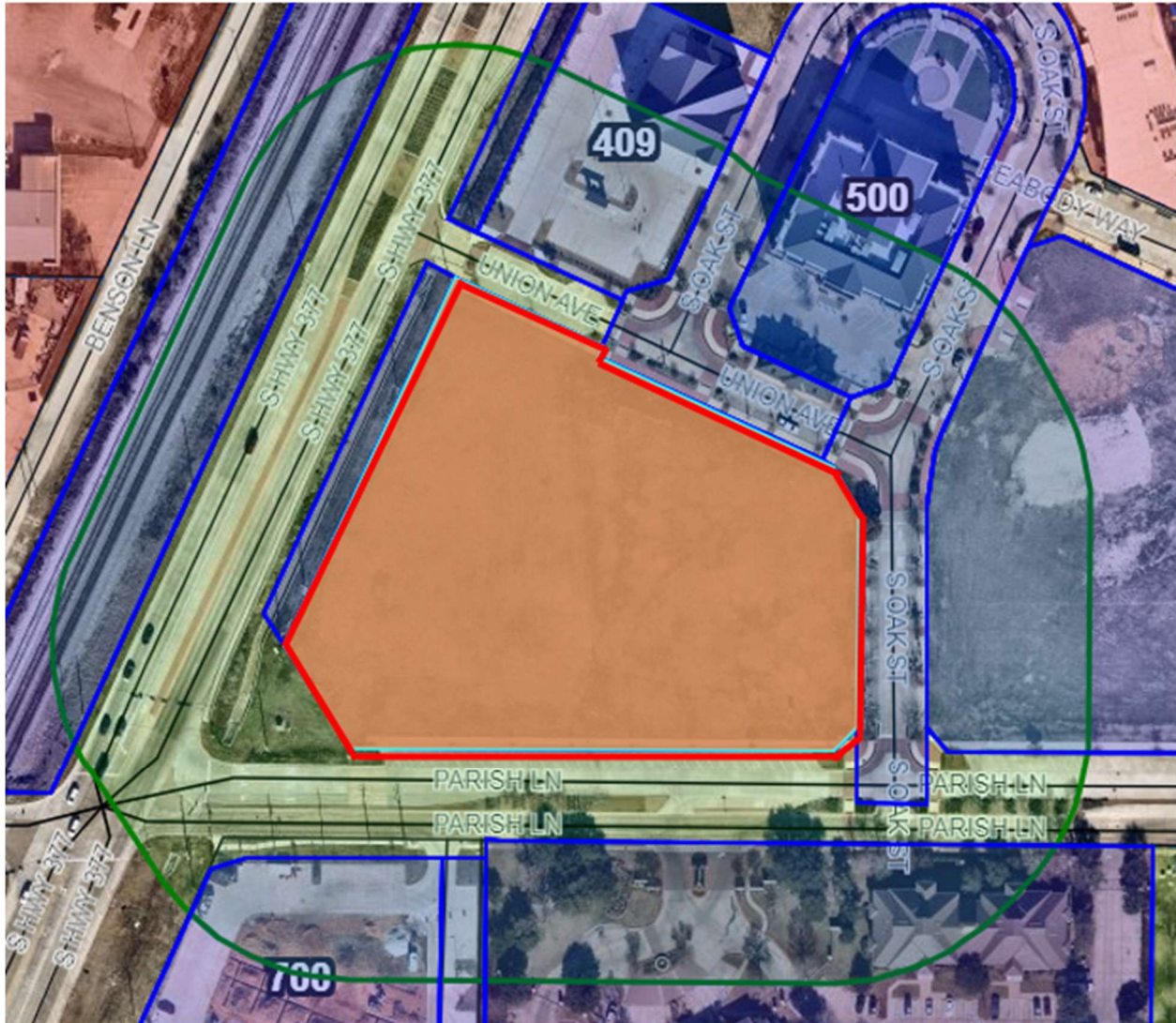
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PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consideration and action on approval of Ordinance No. 2026-105 designating the area within the Boundaries of the City of Roanoke, Texas as a Media Production Development Zone.

MEETING DATE: March 10, 2026

DEPARTMENT: Economic Development

ITEM SUMMARY:

The city received an application for a Media Production Development Zone (MPDZ) exemption from Film and Music LLC located at 310 South Oak Street. The MPDZ Act, established by the Legislature in 2009 and administered by the Texas Film Commission, encourages development of more permanent moving image production sites to help strengthen Texas' economy. The act allows for a sales and use tax exemption for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location for a period of two years.

The application has been reviewed by city staff and submitted to the Texas Film Commission for further review per the requirements of the MPDZ act.

INFORMATION:

Section 485A of the **Texas Government Code** establishes the Media Production Development Zone Act, which is administered by the **Texas Film Commission**. This program is designed to foster permanent moving image production sites, strengthening the Texas economy and local tax bases.

The primary incentive of an MPDZ designation is a **two-year sales and use tax exemption** applicable to:

- Construction and maintenance
- Expansion and improvement



AGENDA ITEM

- Renovation of a media production facility

Under the Act, the City of Roanoke may nominate a location by ordinance. To be designated as a **Qualified Media Production Location**, the site must be situated within the MPDZ (boundaries defined in Exhibit A) and meet one of the following criteria:

1. **New Construction:** The land or property will be used exclusively to build one or more media production facilities.
2. **Conversion:** Existing buildings or facilities will be renovated solely to be converted into media production facilities.
3. **Expansion/Improvement:** Existing media production facilities will be improved, renovated, or expanded into additional production spaces.

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the ordinance designating a Media Production Development Zone (MPDZ). By leveraging Section 485A of the Texas Government Code, this designation provides a two-year sales and use tax exemption that incentivizes significant private investment in permanent media infrastructure. This strategic move strengthens the local tax base, fosters high-skill job creation, and fulfills Roanoke's strategic plans without requiring direct municipal funding, effectively positioning the City as a competitive destination for the high-growth media production industry.

SPECIAL CONSIDERATION:

A separate ordinance for designation of a Qualified Media Production Location is also included on this agenda.

FINANCIAL CONSIDERATION:

The approval of a Media Production Development Zone does not affect revenue until a specific Media Production Location is approved (also on this agenda). The total amount of foregone sales tax is dependent on the amount of construction materials, equipment, etc. purchased at each approved location.



AGENDA ITEM

ATTACHMENTS:

1. Ordinance No. 2026-105 MPDZ Creation

ORDINANCE NO. 2026-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, DESIGNATING THE AREA WITHIN THE ROANOKE CITY LIMITS, AS A QUALIFIED MEDIA PRODUCTION DEVELOPMENT ZONE AUTHORIZED PURSUANT TO CHAPTER 485A OF THE TEXAS GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 485A of the Texas Government Code (the “Act”) allows for the designation of media production development zones and locations in the State of Texas to maintain, strengthen, and promote the media production industry in Texas; and

WHEREAS, the Act provides that persons certified by the Office of the Governor may receive a two-year exemption from sales and use taxes on items used for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location and the building housing that facility, as well as on items used to equip such a media production facility; and

WHEREAS, the City Council of the City of Roanoke, Texas, wishes to encourage the development of media production businesses in the City by designating and recognizing the area within Roanoke’s city limits as a media production development zone in accordance with the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, THAT:

Section 1. FINDINGS INCORPORATED

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

- (B) The Zone meets all the criteria for recognition as a media production development zone, as the zone has adequate workforce, infrastructure, facilities, or resources to support the production and completion of moving image projects; subject to the approval of from the Music, Film, Television, and Multimedia Office within the Office of the Governor, it will contain a qualified media production location within its geographical boundaries that meets the criteria under section 485A.102 of the Act.

Section 2.

The City Council of the City of Roanoke, Texas, designates the area within the City’s limits as of the effective dates of this Ordinance as a media production development zone and authorizes the City Manager to submit the required application and supporting documents to the Texas Film Commission.

Section 3. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and Council

SUBJECT: Consideration and action on approval of Ordinance No. 2026-106 nominating the Real Property located at 310 South Oak Street, for designation as a Qualified Media Production Location within the Media Production Development Zone.

MEETING DATE: March 10, 2026

DEPARTMENT: Economic Development

ITEM SUMMARY:

An application for a Media Production Development Zone and designation of a Qualified Media Production Location was received from Film and Music LLC on February 9, 2026, and submitted to the Texas Film Commission for review. The designation of this location offers exemptions to limited sales, excise, and use taxes for qualified persons who build, construct, renovate, improve, or expand a media production facility within the state.

Film and Music LLC brands provides music, footage, and photos for the world's largest brands, TV/film studios, and more. Over the next six months, the applicant anticipates investing a total of approximately \$4.2 million in facility improvements and equipment for the renovation of the property located at 310 South Oak Street. The remodel of the 22,000 square-foot building will transform the location into a premier production hub in downtown Roanoke. The renovation includes the creation of three studios: a blacked-out studio LED wall and green room; a daylight studio with shades to control natural lighting; and a talking-head studio.

INFORMATION:

STAFF RECOMMENDATION:

Staff recommends approval as presented.

SPECIAL CONSIDERATION:

An agenda item for an ordinance designating Roanoke's city limits as a Media Production Development Zone preceded this item and must be approved in order to designate a location.



AGENDA ITEM

FINANCIAL CONSIDERATION:

Based on the summary of findings on page 12 of the attached Economic Impact Analysis, if the location is exempt from local sales and use tax, the loss of revenue to the City of Roanoke is estimated at \$59,080.

ATTACHMENTS:

1. Ordinance No. 2026-106 MPDZ Nomination 310 S Oak
2. 310 S Oak St - MPDZ location request
3. 310 S Oak St - Economic Impact Analysis

ORDINANCE NO. 2026-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, NOMINATING THE REAL PROPERTY AT 310 SOUTH OAK STREET, ROANOKE, TEXAS, FOR DESIGNATION AS A QUALIFIED MEDIA PRODUCTION LOCATION AUTHORIZED PURSUANT TO CHAPTER 485A OF THE TEXAS GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 485A of the Texas Government Code (the “Act”) allows for the designation of media production development zones and locations in the State of Texas to maintain, strengthen, and promote the media production industry in Texas; and

WHEREAS, the Act provides that persons certified by the Office of the Governor may receive a two-year exemption from sales and use taxes on items used for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location and the building housing that facility, as well as on items used to equip such a media production facility; and

WHEREAS, the Act authorizes the governing body of a municipality to nominate to the Office of the Governor a location within its jurisdiction for designation as a qualified media production location, provided that the location is situated in a media production development zone that has been recognized by the City and under other conditions outlined in the Act, as more specifically set forth in this Ordinance; and

WHEREAS, in accordance with the Act, the City Council has adopted Ordinance No. 2026-105 recognizing and designating the City’s limits as a media production development zone; and

WHEREAS, the real property located at 310 South Oak Street, Roanoke, Texas, is located within the geographical boundaries of the media production development zone; and

WHEREAS, the City Council wishes to encourage the development of media production businesses in the City by nominating the real property at 310 South Oak Street as a qualified media production location in accordance with the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

- (A) That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein;

- (B) Film and Music LLC has submitted an application to the City requesting nomination of a qualified media production location for the property located at 310 South Oak Street, Roanoke, Texas, 76262 (“Location”);
- (C) The Location meets the requirements of the Act and Zone in which the Location is to be included has been recognized as a Zone by Ordinance No. 2026-105;
- (D) Film and Music LLC is qualified under the Act and its activities will enhance economic development in the City;
- (E) Pursuant to Section 485A.102 of the Act, the Location meets criteria for a qualified media production location and designation as it is land or other real property that is in a qualified media production zone and the real property is to be renovated and improved for a media production facility; and
- (F) Granting the tax exemption is in the best interest of the City and this state.

Section 2. PROJECT DESCRIPTION

Film and Music LLC brands provides music, footage, and photos to the world’s largest brands, television and film studios, and beyond. The existing three-story 22,000 square-foot building will be transformed into a premier, high-tech production hub to anchor its growing media operations. The \$4.2 million project will create an array of content creating spaces including a specialized blackout studio, equipped with an LED wall; a daylight studio for natural light control as well as a podcast studio.

Section 3. NOMINATION OF LOCATION FOR DESIGNATION AS A QUALIFIED MEDIA PRODUCTION LOCATION

On the basis of the findings set forth in Section 1 and otherwise in accordance with the Act, the City Council hereby nominates the Location (310 South Oak Street, Roanoke, Texas 76262) for designation as a qualified media production location pursuant to Chapter 485A of the Texas Government Code; further the City Manager is authorized to execute and submit an application for exemption to the Texas Film Commission, and any subsequent reporting required by state law.

Section 4. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

For Office of the Governor Use Only

Project: _____

Community: _____

Date: _____



Media Production Development Zone

Request for Exemption Form

Office of the Governor



OFFICE OF THE GOVERNOR

GREG ABBOTT
GOVERNOR

Governor Abbott is committed to keeping Texas No.1 in the nation for job creation, and to creating even more jobs and greater economic opportunity for all Texans. Month after month, the Lone Star State tops rankings for business climate and job growth. Texas is a leading state for Fortune 500 and 1000 corporate headquarters. It's no wonder Texas was named by *Chief Executive* as the "Best State for Business" and was also ranked as the state with the No. 1 "Economic Climate" by *Forbes*.

The Media Production Development Zone Act (MPDZ), established by the Legislature in 2009 and administered by the Texas Film Commission (TFC), located in the Office of the Governor - Economic Development and Tourism, is designed to encourage development of more permanent moving image production sites to help strengthen Texas' economy. MPDZ allows for a sales and use tax exemption for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location over a two year period.

Before the MPDZ Exemption can be granted, a thorough application and evaluation process takes place in which the local municipality or county must certify the project for local benefits, the Texas Comptroller of Public Accounts must certify that the project will have a positive impact on state revenue, the Comptroller-appointed Media Production Advisory Committee must recommend the use of the exemption for the project, and finally, the Texas Film Commission must designate the location and certify the project to grant the exemption.

To be eligible for the MPDZ Exemption, a project must demonstrate a significant return on the state's investment and strong local support. The review process evaluates a variety of factors associated with each project, including, capital investment, financial strength of the applicant, the applicant's business history, analysis of the relevant business sector, and public and private sector financial support.

If you have a project that can benefit from the MPDZ Exemption, the Texas Film Commission will provide you with information on how the exemption is to be utilized and how the proposed project meets the criteria of the program.

For more information and to see if the project meets the program criteria, contact the TFC at (512) 463-9200 or (512) 936-0100, or visit texasfilmcommission.com.

INSTRUCTIONS

Submit a fully completed digital **and** hard copy version of this *Media Production Development Zone Request for Exemption Form* with required attachments to the Community's Governing Body (Nominating Body) having jurisdiction over the proposed location.

The Nominating Body must then forward a digital copy of this application **within seven days** to the Texas Film Commission (TFC).

The Requestor must include all requested information for all sections since any performance documents or State Agreements developed will use details represented in this application.

Be accurate and thorough to avoid delays in processing.

Where no response is possible, it should be marked N/A.

Original signatures must accompany the completed MPDZ Exemption Form. Draft or incomplete forms will not be accepted. The applicant is encouraged to contact the Texas Film Commission prior to application.

For an overview of the MPDZ Exemption application, nomination and certification process, please see Appendix A.

CERTIFICATION OF APPLICATION – BUSINESS

Authorized Business Representative (This is a representative of the Business, AKA Requestor, which is the title holder of real property or lease holder of a non-residential lease with at least four years remaining in the current lease term, on or in which a media production location where the project is proposed)

First Name Hayley Last Name McCarthy
Title Authorized Representative
Organization Film and Music LLC
Street Address 310 S Oak St Roanoke TX 76262
Mailing Address 9555 Harmon Rd
City Fort Worth State Tx Zip 76177 - 76177
Phone Number _____ Fax Number _____
Mobile Number 6824653620 Website _____
Email Address hayley@musicbed.com

Optional: Authorized Consultant Representative

The following consultant is authorized to provide and obtain information related to this application. However, the State of Texas reserves the right to contact the applicant business directly at any time.

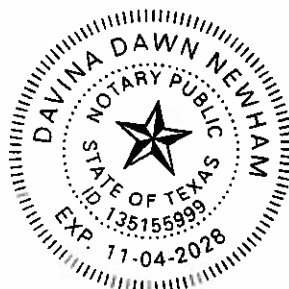
Consultant Name _____ Phone Number _____
Consultant Email _____ Company _____

I declare that the information contained in this Media Production Development Zone Request for Exemption Form and any attachments are true and correct to the best of my knowledge and belief, as evidenced by my signature below. I further certify that the business entity is in good standing under the laws of the state in which the entity was organized and that no delinquent taxes are owed to any taxing entity within the State of Texas.

Signature [Handwritten Signature] Date 2/2/26
(P~~ri~~mary Requestor/~~Business Representative~~)

GIVEN under my hand and seal of office this 2nd day of February, 2026

(Notary Seal)



Davina Dawn Newham

Notary Public, State of Texas

My commission expires 11-4-28

BUSINESS INFORMATION

Exact legal name of the business entity (Requestor) applying for the Media Production Development Zone Exemption
Film and Music LLC

In addition to the entity applying, list all corporate subsidiaries under which jobs will be reported for this project.
The Music Bed LLC, Filmsupply, LLC and Stills Licensing LLC

Federal Tax ID number 47-4405024 Comptroller of Public Accounts number 32057630538

NAICS Code 551100 Service / product produced _____

Is the entity registered to do business in Texas with the Texas Secretary of State? Yes No

If "Yes," identify the exact name used by the business to register in Texas Film and Music LLC, dba FM

Structure of business (private, public, LLP, LLC, etc.) LLC

Evidence of good standing under the laws of the state in which the business was formed or organized is required. Please attach a certificate issued by the secretary of state or the state official having custody of the records pertaining to entities formed under the laws of that state.

Articles of Incorporation attached Yes No State of Incorporation: Texas

BUSINESS EXPLANATION

Provide an introduction, history and description of the business, its product, services, total sales, etc.

FM brands provide music, footage, and photos to the worlds largest brands, tv/film studios, and more.
Total sales 2024: 45,265,584.66
Total sales 2025:49,731,314.35
Projected Sales 2026: 57,320,922
Projected Sales 2027: 65,919,060
Projected Sales 2028: 75,806,919
Projected Sales 2029: 87,177,957

Number of Years in Business 11

Number of Employees Nation-wide 82

Number of Employees Worldwide 82

CEO/President Daniel McCarthy

Corporate Family Tree

Please provide the family tree by listing Requestor's immediate and ultimate parent companies (if applicable), as well as all principal subsidiaries of Requestor. Use below as an example, and include an attachment if necessary.

Ultimate Parent FM

Immediate Parent _____

REQUESTOR FM

Subsidiary A The Music Bed LLC

Subsidiary B Filmsupply LLC

Subsidiary C Stills Licensing LLC

BUSINESS FINANCIAL DATA

Attach a company financial statement and background information.

PROJECT SUMMARY

Provide a specific and detailed description of the Project including the site, the scope of planned operations, description type of jobs, etc.

Detailed Description of the project:

- FM is redeveloping an existing 3-story building into a premier production hub in downtown Roanoke, Texas.
- The renovated facility will have 3 studios:
 - 1 blacked out studio for controlled lighting shoots with LED Wall, plus green room
 - 1 daylight studio with shades to control lighting
 - 1 podcast/talking head studio
- The 1st floor will have executive, production, and editing suites.
- The second 2nd floor will consist primarily of meeting and editing space.
- The FM project includes an estimated \$4.2 million in total construction costs.
- Because the project is nonresidential, a significant portion should be subject to sales tax.
- FM's proposed renovation will take approximately 6 months to complete.

PROJECT FACILITY SUMMARY

REQUIRED ATTACHMENT: Project location site plan

REQUIRED ATTACHMENT: Project facility floor plan

Exact location of proposed Project's site (address or intersection) 310 S Oak St

City, State, Zip Roanoke TX 76262

County Denton

Will the Requestor company own the facility? Yes No

Is this facility to be located in an area that has adequate workforce, infrastructure, facilities, or resources to support moving image projects? Yes No

Provide an overview of the facility and characteristics of the lease or construction.

22,000 square foot, 3 story building. To be renovated for production use. FM has a 5 year lease with options to renew. 1st and 2nd floors will be expanded operations of our existing business. 3rd floor will be new studio business and revenue.

PROJECT CHARACTERISTICS

Identify all Project characteristics that apply.

- Consolidation
- Construct New Facility
- Expand Existing Facility
- Expand from Outside of Texas
- Expansion within Texas
- Lease Facility
- New Business/Start-up
- Purchase New Facility
- Relocation from Outside Texas
- Renovate Existing Facility
- Other: _____

PROJECT FACILITY USE

Identify site specifications within which this Project falls (include amounts for all that apply).

- | | | |
|-------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | Animation/CGI | Approx. Square Footage _____ |
| <input type="checkbox"/> | Construction Space | Approx. Square Footage _____ |
| <input checked="" type="checkbox"/> | Motion Capture Studio | Approx. Square Footage <u>7,940</u> |
| <input checked="" type="checkbox"/> | Post Production | Approx. Square Footage <u>8,117</u> |
| <input type="checkbox"/> | Production Office | Approx. Square Footage _____ |
| <input type="checkbox"/> | Scoring/Sound Studio | Approx. Square Footage _____ |
| <input type="checkbox"/> | Sound Stage | Approx. Square Footage _____ |
| <input type="checkbox"/> | Video Game Production | Approx. Square Footage _____ |
| <input type="checkbox"/> | Post-Production Facility | Approx. Square Footage _____ |
| <input type="checkbox"/> | Other: _____ | Approx. Square Footage _____ |
| <input type="checkbox"/> | Other: _____ | Approx. Square Footage _____ |
| <input type="checkbox"/> | Other: _____ | Approx. Square Footage _____ |

PROJECTED CAPITAL INVESTMENT

REQUIRED ATTACHMENT: Itemized Budget
REQUIRED ATTACHMENT: Equipment Schedule

- Project is fully funded or financing is secured

Capital Investment are the items that the Company may capture as a capital investment on its financial reports, and includes, but is not limited to fixed-assets, real property and business personal property. Operational lease payments do not qualify as capital investment.

Land	0.00
Building(s)	3,938,696
Machinery & Equipment	0.00
Total	3,938,696.00

PROJECTED DATES & MILESTONES

Begin Construction	01/31/2026	Begin Hiring New Employees	09/01/2026
Construction Complete	07/31/2026	Fully Operational	09/01/2026
Purchase Machinery & Equipment	n/a		

BENEFIT TO THE STATE

REQUIRED ATTACHMENT: Independent Economic Impact Analysis - prepared by a person/firm independent of Requestor who is considered an expert with specialized knowledge, skill, experience, training or education in economics and state/local taxation

Independent Economic Impact Analysis prepared by: TXP, Inc.

Analysis of proposed Project/activities to take place at the location must be conducted by a third-party entity not related to the Requestor, and must include the following:

A summary of the analysis highlighting the following data items (do not attach additional documentation aside from economic impact analysis).

1. Estimate of the revenue generated to the state and local governmental body by the Project
2. Estimate of any secondary economic benefits to be generated by the Project
3. Estimate of state taxes to be exempted

1. State of Texas Estimated Tax Revenue Impact of FM Construction & Annual Operations

2026: \$5,077,373

Year 1 – 2027 \$3,979,478

Year 2 – 2028 \$8,447,873

Year 3 – 2029 \$13,435,211

Year 4 – 2030 \$19,170,648

Year 5 – 2031 State: \$50,567,443

2. Estimated secondary economic benefits to be generated by the Project: \$9,210,248 (Pg. 9 of the Economic impact analysis)

3. State - \$246,169 City (Roanoke) - \$59,080

BENEFIT TO THE COMMUNITY

Provide an economic impact estimate of the designation of the location as a Qualified Media Production Location on the revenues of the entities nominating the location, considering the financial incentives and benefits contemplated.

The FM project spending ripples through the Dallas-Fort Worth MSA economy. This spending increases regional economic activity by \$9.2 million, labor income by \$2.9 million, and employment by 50.7 jobs. This table on page 9 illustrates how the FM project encourages and promotes regional economic growth in other sectors of the economy.

PERMITS

Pending

Current

No Permits Required

Estimated state and local fee related revenue generated by this Project 4,290.00

List any local or state permits that will be, or have been acquired, including the corresponding fees paid, issuing agency and the expected date of receipt, if applicable.

Permit issued on 12/18/25 - paid \$4,290.00

STATE SENATOR AND REPRESENTATIVE FOR PROJECT LOCATION

State Senator

District No.: 63

Senator Name: Tan Parker

State Representative

District No.: 63

Representative Name: Ben Bumgarner

CONFIDENTIALITY NOTICE

The Office of the Governor, Texas Film Commission, located within the Economic Development and Tourism division, as a state agency, must comply with the Texas Public Information Act (the "Act"). Under the Act the agency may have authority to maintain the confidentiality of the name of and other information related to a company seeking to locate in the state until after the location negotiations are completed. In the event that a public information request related to the company is submitted to the agency, the agency will (i) promptly notify the company of the request, (ii) if appropriate, take all possible and appropriate actions with the Attorney General of Texas to prevent release of the information, including asserting exemptions under the Act (including the Economic Development Negotiations exception of section 552.131 and the Trade Secrets/Commercial Information exception of section 552.110) and (iii) provide the company with full information and opportunity to participate in such process.

The applicants acknowledge that negotiations and information related to this application shall be treated as confidential, and that a full faith effort will be made to prevent the disclosure of any such negotiations. The applicants further agree that they will not disseminate information regarding any subsequent agreement except as directed by the Office of the Governor. Breach of confidentiality regarding this application may be grounds for termination of negotiations.

ON-SITE COMPLIANCE REVIEW NOTICE

In the event that a Media Production Development Zone Exemption Agreement is executed between the State of Texas (the "State") and a grantee, the State reserves the right throughout the term of the agreement to conduct an on-site compliance review of the grantee's records relevant to the performance of the agreement. Grantees may be selected for on-site review based upon risk assessment criteria determined by the Office of the Governor.

DISCLOSURE OF INTERESTED PARTIES FORM NOTICE

In the event that a Media Production Development Zone Exemption offer over \$1,000,000 is extended to an applicant, in accordance with Texas Government Code, Section 2252.908, the company must submit a "Disclosure of Interested Parties Form" to the Office of the Governor at the time the company submits the signed agreement.

The disclosure of interested parties must be submitted on a form, and in a manner, prescribed by the Texas Ethics Commission. The Disclosure of Interested Parties Form (Form 1295) and instructions may be found on the Texas Ethics Commission website: <https://www.ethics.state.tx.us/filinginfo/1295/>

The Texas Ethics Commission has adopted administrative rules to implement the statute, found at [http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=4&ti=1&pt=2&ch=46&rl=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=4&ti=1&pt=2&ch=46&rl=Y).

Submission Checklist of Required Documents:

	MPDZ Request for Exemption Submission Checklist	Check if Completed
1	Fully Completed MPDZ Request for Exemption Form	<input checked="" type="checkbox"/>
2	Certification of Application signed by Business/Requestor (pg. 3)	<input checked="" type="checkbox"/>
3	Requestor's Financial Statement (pg. 5)	<input checked="" type="checkbox"/>
4	Site Plan of Proposed Media Production Location for Project Facility Summary (p. 6) (include attachment)	<input checked="" type="checkbox"/>
5	Floor Plan of Proposed Media Production Facility for Project Facility Summary (p. 6) (include attachment)	<input checked="" type="checkbox"/>
6	Project's Itemized Budget (pg. 7) (include attachment)	<input checked="" type="checkbox"/>
7	Projects' Equipment Schedule (pg. 7) (include attachment)	n/a <input type="checkbox"/>
8	Economic Impact Analysis (pg. 8) (include attachment)	<input checked="" type="checkbox"/>

¹ To search an entity's Franchise Tax Account Status please visit the website of the Texas Comptroller of Public Accounts (CPA) at <https://comptroller.texas.gov/coa>. To resolve any issues regarding a company's status with the Texas CPA, please contact the CPA's Franchise Tax Division at (512) 463-4402.

² Form 1295 (Disclosure of Interested Parties) is provided by the Texas Ethics Commission at <https://www.ethics.state.tx.us/filinginfo/1295/>



January 23, 2026

Mr. Daniel McCarthy
Chief Executive Officer
FM
9555 Harmon Rd
Fort Worth TX 76177

Mr. McCarthy,

Thank you for the opportunity to provide consulting services to FM. The attached memo highlights TXP's findings related to the economic and tax impact of FM's proposed new facility in Roanoke, Texas. TXP has organized the analysis and results based on the requirements of the State of Texas Media Production Facilities Development Program.

To assist the City of Roanoke and State of Texas in reviewing your application, TXP has summarized the State of Texas Media Production Facilities Development Program. This document is intended to satisfy the requirements of the economic impact analysis.

Please do not hesitate to contact me with any questions or comments.

Best regards,

A handwritten signature in blue ink, appearing to read 'Travis D. James'.

Travis D. James
Vice President



FM Project Summary

- FM is redeveloping an existing 3-story building into a premier production hub in downtown Roanoke, Texas.
- The renovated facility will have 3 studios:
 - - 1 blacked out studio for controlled lighting shoots with LED Wall, plus green room
 - - 1 daylight studio with shades to control lighting
 - - 1 podcast/talking head studio
- The 1st floor will have executive, production, and editing suites.
- The second 2nd floor will consist primarily of meeting and editing space.
- The FM project includes an estimated \$4.2 million in total construction costs.
- Because the project is nonresidential, a significant portion should be subject to sales tax.
- FM’s proposed renovation will take approximately 6 months to complete.
- FM currently has over 100 employees and \$57.3 million in revenue. This analysis only focuses on the new net growth associated with the new facility.
- To be conservative, TXP has assumed all construction inputs are purchased from City of Roanoke vendors. This assumption and the corresponding sales tax loss represent the maximum in forgone City sales tax revenue.

Table 1: FM Project Cost

Component	Cost Estimate*
Construction Hard Cost*	\$3,596,983
Overhead & Profit	\$341,713
Remodel Sales Tax @ 8.25%	\$324,942
Contingency	\$0
Totals	\$4,263,639

Source: TBI Construction Services LLC

*These costs exclude sales tax

Table 2: FM Business Activity by Year

	2026	2027	2028	2029	2030	2031
	Existing Activity	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Revenue	\$57,320,922	\$65,919,060	\$75,806,919	\$87,177,957	\$100,254,651	\$115,292,848
Wages	\$8,445,901	\$10,383,737	\$12,399,087	\$14,495,050	\$16,674,852	\$18,941,846
Employment	108	128	148	168	188	208
	Net Change less 2026 Existing Activity					
Annual Revenue	\$0	\$8,598,138	\$18,485,997	\$29,857,035	\$42,933,729	\$57,971,926
Wages	\$0	\$1,937,836	\$3,953,186	\$6,049,149	\$8,228,951	\$10,495,945
Employment	0	20	40	60	80	100

Source: FM



Table 3: FM Construction Costs

Component	Cost Estimate
General Conditions	\$151,950
Sitework	\$114,000
Concrete	\$97,862
Masonry	\$183,878
Framing Package	\$85,708
Carpentry	\$423,950
Thermal & Moisture	\$74,297
Doors & Windows	\$534,711
Framing And Finishes	\$416,508
Specialties	\$229,637
Fire Suppression	\$81,127
Mechanical - HVAC and Plumbing	\$623,124
Electrical	\$580,231
Overhead & Profit	\$341,713
Total	\$3,938,696

Source: TBI Construction Services LLC

Figure 1: FM New Facility Rendering



Source: Specific Space



Media Production Development Zone Act Overview

The Media Production Facilities Development Program¹ encourages the construction and renovation of media production facilities—including soundstages, animation facilities and game studios—by granting a sales and use tax exemption that covers their construction or renovation costs. Enacted by the State of Texas in 2009, the program is also known as the Media Production Development Zone Act (MPDZA). The Texas Film Commission administers the incentive program.

To be eligible for the sales and use tax exemption on the construction or renovation of a media production facility:

- The applicant must own (or lease for four years) the land/building where the project is located
- The proposed facility must be used exclusively for the creation of moving images projects.
- Acceptable media production facilities include:
 - Soundstage
 - Motion capture studio
 - Animation facility
 - Game facility
 - Sound studio
 - Scoring stage
 - Editing facility
 - Production office

Each application will need to provide the following documentation to support and justify the request:

- Specific and detailed description of the project
- Site plan for proposed media production location
- Floor plan for the proposed media production facility
- An itemized budget for project
- A schedule of media production equipment to be bought, rented, or leased
- An economic impact analysis
- A financial statement and background information on requestor

A MPDZA exemption cannot be granted unless the Texas Comptroller of Public Accounts certifies that the project will have a positive impact on state revenue. The Comptroller makes this determination, in part, by reviewing the economic impact analysis.

¹ <http://gov.texas.gov/film/programs/mpdza>



Economic Impact of Methodology

An economy can be measured in a number of ways. Four of the most common are “**Output**” which describes total economic activity and is equivalent to a firm’s gross sales, “**Value Added**” which equals gross output of an industry or a sector less its intermediate inputs, “**Labor Income**” which corresponds to wages and benefits, and “**Employment**” which refers to permanent jobs that have been created in the local economy.

In an input-output analysis of new economic activity, it is useful to distinguish three types of expenditure effects: direct, indirect, and induced.

Direct effects are production changes associated with the immediate effects or final demand changes. The payment made by an out-of-town visitor to a hotel operator is an example of a direct effect, as would be the taxi fare that visitor paid to be transported into town from the airport.

Indirect effects are production changes in backward-linked industries caused by the changing input needs of directly affected industries – typically, additional purchases to produce additional output. Satisfying the demand for an overnight stay will require the hotel operator to purchase additional cleaning supplies and services, for example, and the taxi driver will have to replace the gasoline consumed during the trip from the airport. These downstream purchases affect the economic status of other local merchants and workers.

Induced effects are the changes in regional household spending patterns caused by changes in household income generated from the direct and indirect effects. Both the hotel operator and taxi driver experience increased income from the visitor’s stay, for example, as do the cleaning supplies outlet and the gas station proprietor. Induced effects capture the way in which this increased income is in turn spent by them in the local economy.

The interdependence between different sectors of the economy is reflected in the concept of a “multiplier.” An output multiplier, for example, divides the total (direct, indirect and induced) effects of an initial spending injection by the value of that injection – i.e., the direct effect. The higher the multiplier, the greater the interdependence among different sectors of the economy. An output multiplier of 1.4, for example, means that for every \$1,000 injected into the economy, another \$400 in output is produced in all other sectors.

For this project, TXP used Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area RIMS II multipliers (2017 U.S. Benchmark I-O data and 2023 Regional Data).



Table 4: Final Demand Multipliers: 7 – Construction

Output	Value-Added	Earnings	Employment
2.3383	1.2888	0.7490	12.8778

Source: RIMS II

Table 5: Direct Effect Multipliers: 7 – Construction

Earnings	Employment
2.0030	2.3292

Source: RIMS II

Table 6: Final Demand Multipliers: 7 – Construction

Sector	Output	Value-Added	Earnings	Employment
Agriculture, forestry, fishing, hunting	0.0005	0.0002	0.0001	0.0035
Mining	0.0145	0.0085	0.0035	0.0250
Utilities	0.0187	0.0118	0.0030	0.0225
Construction	1.0119	0.5385	0.3784	5.5944
Durable goods manufacturing	0.1536	0.0620	0.0330	0.4556
Nondurable goods manufacturing	0.0882	0.0289	0.0143	0.1768
Wholesale trade	0.1169	0.0670	0.0269	0.2669
Retail trade	0.1302	0.0824	0.0392	1.0958
Transportation and warehousing	0.0658	0.0341	0.0194	0.4067
Information	0.0506	0.0282	0.0092	0.1051
Finance and insurance	0.1275	0.0679	0.0320	0.5036
Real estate and rental and leasing	0.1809	0.1249	0.0292	1.1762
Professional, scientific, tech. services	0.0890	0.0608	0.0431	0.4917
Management of companies	0.0314	0.0204	0.0144	0.1199
Administrative and waste services	0.0504	0.0293	0.0205	0.4635
Educational services	0.0133	0.0091	0.0061	0.1592
Health care and social assistance	0.0923	0.0574	0.0410	0.6741
Arts, entertainment, and recreation	0.0112	0.0068	0.0044	0.1579
Accommodation	0.0094	0.0059	0.0025	0.0612
Food services and drinking places	0.0388	0.0207	0.0122	0.4587
Other services	0.0433	0.0235	0.0157	0.4067
Households	0.0000	0.0008	0.0008	0.0529
Total Impact	2.3384	1.2891	0.7489	12.8779

Source: RIMS II



Using the RIMS II model, FM's activity most closely matches 512100 – Motion picture and video industries.

Table 7: Final Demand Multipliers: 512100 – Motion picture and Video Industries

Output	Value-Added	Earnings	Employment
1.7210	1.0677	0.4326	12.2757

Source: RIMS II

Table 8: Direct Effect Multipliers: 512100 – Motion picture and Video Industries

Earnings	Employment
1.9324	1.6750

Source: RIMS II

Table 9: Final Demand Multipliers: 512100 – Motion picture and Video Industries

Sector	Output	Value-Added	Earnings	Employment
Agriculture, forestry, fishing, hunting	0.0002	0.0001	0.0000	0.0015
Mining	0.0021	0.0013	0.0006	0.0035
Utilities	0.0095	0.0060	0.0015	0.0107
Construction	0.0076	0.0039	0.0033	0.0550
Durable goods manufacturing	0.0125	0.0050	0.0027	0.0372
Nondurable goods manufacturing	0.0309	0.0112	0.0054	0.0882
Wholesale trade	0.0310	0.0178	0.0071	0.0747
Retail trade	0.0467	0.0296	0.0141	0.3986
Transportation and warehousing	0.0286	0.0154	0.0088	0.2301
Information	1.0728	0.6780	0.2391	7.6707
Finance and insurance	0.0992	0.0552	0.0242	0.4357
Real estate and rental and leasing	0.1219	0.0842	0.0198	0.8633
Professional, scientific, tech. services	0.0575	0.0394	0.0277	0.3460
Management of companies	0.0136	0.0088	0.0062	0.0585
Administrative and waste services	0.0355	0.0208	0.0146	0.3491
Educational services	0.0082	0.0055	0.0038	0.0993
Health care and social assistance	0.0529	0.0329	0.0235	0.3832
Arts, entertainment, and recreation	0.0354	0.0215	0.0111	0.5838
Accommodation	0.0062	0.0039	0.0017	0.0416
Food services and drinking places	0.0236	0.0128	0.0076	0.2837
Other services	0.0251	0.0137	0.0093	0.2311
Households	0.0000	0.0005	0.0005	0.0301
Total Impact	1.7210	1.0675	0.4326	12.2756

Source: RIMS II



Tax Revenue Impact Methodology

To provide an “order of magnitude” estimate for tax revenue attributable to the project, TXP focused on the ratio of government tax collections to gross domestic product (GDP) and wages. Three datasets were used to derive the ratio: 1) U.S. Department of Commerce Bureau of Economic Analysis GDP estimates by state and metropolitan area; 2) the U.S. Census Bureau State Government Tax Collections² (STC) report; and 3) City of Roanoke³ budget documents. A brief description of the STC data collection methodology follows:

In this survey, "taxes" are defined as all compulsory contributions exacted by a government for public purposes, except employer and employee assessments for retirement and social insurance purposes, which are classified as insurance trust revenue. Outside the scope of this collection are data on the unemployment compensation "taxes" imposed by each of the state governments. However, all receipts from licenses and compulsory fees, including those that are imposed for regulatory purposes, as well as those designated to provide revenue are included.

Over the past five years, the state tax revenue as a percent of state GDP was 3.24 percent.

Table 10: State of Texas Tax Revenue as a Percent of State GDP (Millions of chained 2017 dollars)

	2020	2021	2022	2023	2024
Tax Revenue (\$M)	\$61,013	\$65,377	\$82,260	\$86,776	\$87,337
GDP (\$M)	\$1,810,670	\$2,117,014	\$2,476,903	\$2,637,238	\$2,769,766
Tax Rev as % GDP	3.37%	3.09%	3.32%	3.29%	3.15%

Source: U.S. Bureau of Economic Analysis; TXP, Inc.

Over the past five years, City of Roanoke revenue as a percentage of total Denton County wages was 0.21 percent.

Table 11: City of Roanoke Tax Revenue as a Percent of Denton County Wages

	FY2019	FY2020	FY2021	FY2022	FY2023
Tax Revenue (\$M)	\$27.4	\$28.2	\$29.2	\$34.1	\$52.1
County Wages (\$M)	\$13,312	\$14,202	\$16,221	\$17,769	\$19,478
Tax Rev as % Wages	0.21%	0.20%	0.18%	0.19%	0.27%

Source: City of Roanoke; Texas Workforce Commission; TXP, Inc.

² <https://www.census.gov/programs-surveys/stc/data/tables.html>

³ <https://www.roanoketexas.gov/DocumentCenter/View/7852/City-of-Roanoke-TX---ACFR>



Construction Economic Impact of the FM Project

The following table depicts how FM project spending ripples through the Dallas-Fort Worth MSA economy. This spending increases regional economic activity by \$9.2 million, labor income by \$2.9 million, and employment by 50.7 jobs. This table illustrates how the FM project encourages and promotes regional economic growth in other sectors of the economy.

The input into the model was \$3,938,696 million in construction spending (see tables 3).

Table 12: Total Economic Impact of FM Project Construction Spending

Sector	Output	Value Add	Earnings	Employment
Agriculture, forestry, fishing, hunting	\$1,969	\$788	\$394	0.0
Mining	\$57,111	\$33,479	\$13,785	0.1
Utilities	\$73,654	\$46,477	\$11,816	0.1
Construction	\$3,985,567	\$2,120,988	\$1,490,403	22.0
Durable goods manufacturing	\$604,984	\$244,199	\$129,977	1.8
Nondurable goods manufacturing	\$347,393	\$113,828	\$56,323	0.7
Wholesale trade	\$460,434	\$263,893	\$105,951	1.1
Retail trade	\$512,818	\$324,549	\$154,397	4.3
Transportation and warehousing	\$259,166	\$134,310	\$76,411	1.6
Information	\$199,298	\$111,071	\$36,236	0.4
Finance and insurance	\$502,184	\$267,437	\$126,038	2.0
Real estate and rental and leasing	\$712,510	\$491,943	\$115,010	4.6
Professional, scientific, tech. services	\$350,544	\$239,473	\$169,758	1.9
Management of companies	\$123,675	\$80,349	\$56,717	0.5
Administrative and waste services	\$198,510	\$115,404	\$80,743	1.8
Educational services	\$52,385	\$35,842	\$24,026	0.6
Health care and social assistance	\$363,542	\$226,081	\$161,487	2.7
Arts, entertainment, and recreation	\$44,113	\$26,783	\$17,330	0.6
Accommodation	\$37,024	\$23,238	\$9,847	0.2
Food services and drinking places	\$152,821	\$81,531	\$48,052	1.8
Other services	\$170,546	\$92,559	\$61,838	1.6
Households	\$0	\$3,151	\$3,151	0.2
Total Impact	\$9,210,248	\$5,077,373	\$2,949,690	50.7

Source: TXP, Inc.



Economic Impact of FM Annual Operations

The following table illustrates how net new normal business activity at FM ripples through the Dallas-Fort Worth MSA economy.

Table 13: Total Economic Impact of Net New FM Annual Operations (Direct + Indirect + Induced)

Year	Output	GDP/ Value Add	Earnings	Employment
Year 1 – 2027	\$15,819,017	\$3,979,478	\$3,796,802	32.4
Year 2 – 2028	\$33,581,549	\$8,447,873	\$7,745,476	64.9
Year 3 – 2029	\$53,406,953	\$13,435,211	\$11,852,098	97.3
Year 4 – 2030	\$76,206,169	\$19,170,648	\$16,122,984	129.8
Year 5 – 2031	\$201,013,081	\$50,567,443	\$20,564,705	162.2

Source: TXP, Inc.

State of Texas Tax impact of FM

Applying the percentage of state tax revenue to GDP (3.24 percent) against economic activity attributable to the FM’s project and construction, the state is projected to receive \$3.3 million in new tax revenue over the next five years.

Table 14: State of Texas Estimated Tax Revenue Impact of FM Construction & Annual Operations

Phase	FM Annual State GDP	Annual Tax Impact (3.24% ratio)
Construction	\$5,077,373	\$164,736
Year 1 – 2027	\$3,979,478	\$129,115
Year 2 – 2028	\$8,447,873	\$274,092
Year 3 – 2029	\$13,435,211	\$435,907
Year 4 – 2030	\$19,170,648	\$621,994
Year 5 – 2031	\$50,567,443	\$1,640,666
New State Tax Revenue		\$3,266,509

Source: TXP, Inc.



City of Roanoke Tax Impact of Impact of FM

Applying the percentage of city tax revenue⁴ to Denton County wages (0.21 percent) against new economic activity attributable to FM, the City Roanoke is projected to receive \$0.13 million in new tax revenue over the next five years.

Table 15: City of Roanoke Estimated Tax Revenue Impact of FM Construction & Annual Operations

Phase	FM Total Wages Impact	Annual Tax Impact (0.21% ratio)
Construction	\$2,949,690	\$6,159
2024	\$3,796,802	\$7,928
2025	\$7,745,476	\$16,174
2026	\$11,852,098	\$24,749
2027	\$16,122,984	\$33,667
2028	\$20,564,705	\$42,942
New City Tax Revenue		\$131,621

Source: TXP, Inc.

Summary of Findings

If the entire FM production site expansion project is exempt from sales tax, the company saves - \$246,169 in state sales tax @ 6.25% and \$59,080 in City of Roanoke sales tax @ 1.50%. The Roanoke sales tax calculation assumes all inputs to the site expansion project are taxable and bought from vendors within the city limits. If FM purchases goods from vendors outside the area, then the forgone sales tax revenue figure would be lower. Over the next 5 years, FM is projected to generate a positive return on investment for the community. Note, the economic impact does not include spending by companies who rent space FM.

Table 16: Estimated Return on Investment for the FM Project

	State of Texas	City of Roanoke
Sales Tax Exemption	-\$246,169	-\$59,080
5 Year Tax Impact	\$3,266,509	\$131,621
Net Return	\$3,020,340	\$72,540

Source: TXP, Inc.

⁴ Property, sales, utility transfer, and other tax revenue



About TXP, Inc.

TXP is an economic analysis and public policy consulting firm founded in 1987 in Austin, Texas. Since then, TXP has grown into a team of professionals whose diverse backgrounds allow us to craft customized solutions to client problems. Our clients have discovered that TXP is the firm to hire when there is not an immediate, obvious, or simple solution to their economic or public policy challenge. Our reputation for having the right people to analyze issues from a variety of perspectives has made TXP the firm to call first for professionals in the public sector and business arenas. In addition to drawing on the expertise of our firm members, we regularly partner with urban planning, engineering, and public policy firms — as well as Ph.D.s in varying disciplines — to put together teams uniquely suited to our clients' needs.

TXP has worked with a wide range of not-for-profits and private sector clients to provide illumination through analytical support, always with a strategic view of the big picture. Members of TXP are involved in the community and understand the challenges faced by an increasingly complex world, as heightened media attention and an ever more diverse set of stakeholders shine a brighter spotlight on public decision-making and public policy.

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AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Resolution No. 2026-107R - Atmos Cities Steering Committee Assessment

MEETING DATE: March 10, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of Resolution No. 2026-107R authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

INFORMATION:

Purpose of the Resolution:

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee (“ACSC”) is composed of 188 municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division that have retained original jurisdiction. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 188 ACSC member cities, which represent more than 70 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

The ACSC Membership Assessment Supports Important Activities:



AGENDA ITEM

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of Resolution Paragraphs:

- I. This paragraph authorizes the continuation of the City's membership in ACSC.
- II. This paragraph authorizes payment of the City's assessment to the ACSC in the amount of four cents (\$0.04) per capita.
- III. This paragraph requires notification that the City has adopted the Resolution.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2026-107R ACSC 2026 Assessment Model

RESOLUTION NO. 2026-107R

A RESOLUTION AUTHORIZING MEMBERSHIP IN THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FOUR CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

WHEREAS, the City of Roanoke is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City would like to become a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, THAT:

Section 1: The City is authorized to become a member in the Atmos Cities Steering Committee to protect the interests of the City of Roanoke and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

Section 2: The City is further authorized to pay its 2026 assessment to the ACSC in the amount of four cents (\$0.04) per capita.

Section 3: A copy of this Resolution and approved assessment fee payable to City of Arlington, *C/O Atmos Cities Steering Committee* shall be sent to:

City of Arlington
Attn: Brandi Stigler
C/O Atmos Cities Steering Committee
PO Box 90231
Arlington, Texas 76004

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this March 10, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney