

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
MARCH 10, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: 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, Parks and Recreation Director Ray McDonald III, Human Resources Manager Jamie Seil, Events Manager Michael Davenport, and Public Engagement Manager Sandra Pettigrew.

ABSENT: Mayor Pro Tem Holly Gray

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

Events Manager Michael Davenport announced two upcoming events including the rescheduled Fishing in the Park event will be held Saturday, March 14, 2026, at Roanoke Community Park from 9:00 a.m. to noon. The Fire Department will be in attendance making breakfast tacos and the pond will be stocked with 300 pounds of catfish. He announced that the annual Eggpalooza event will be held Saturday, March 28, 2026 at the Roanoke Soccer Complex from 11:00 a.m. to 2:00 p.m.

Additionally, Mr. Davenport announced that the annual Roanoke Roundup has been rebranded as Taste and Tunes on Oak Street and will be held Saturday, May 2, 2026 in downtown Roanoke from noon to 9:00 p.m.

C. PUBLIC INPUT

None.



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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.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve the Consent Agenda.

Motion carried unanimously.

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)

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 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.

Mayor Gierisch opened the public hearing at 7:07 p.m. and asked to hear from any proponents or opponents of the case.

Applicant Kevin Kriston expressed his appreciation to the City Council for their consideration and advised that he is seeking to conduct business more efficiently. He submitted several options to City staff for consideration and approval and welcomes feedback.

Mayor Gierisch closed the public hearing at 7:08 p.m.

Discussion ensued regarding potential artwork on the towers and concerns the Fire Department may have with the height of the proposed equipment.



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Jonathan Ackmann, 1309 Pine Ridge Road, Roanoke, requested additional information regarding the height of the proposed towers and public safety concerns.

Fire Chief Chris Addington advised that, should an issue arise at the top of the towers, the Fire Department does not have equipment that could reach the proposed height. The Department would need to reach out to neighboring cities for assistance.

Motion made by Council Member Thompson to approve Ordinance No. 2026-101, 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.

The motion failed for lack of a second.

Following further discussion, Development Services Manager J.R. Hames advised that the new proposed equipment would only operate during daytime hours.

Motion made by Council Member Thompson and seconded by Council Member Brundage to table the item until the April 28, 2026 City Council meeting to allow continued staff review.

Motion carried unanimously.

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).

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.

Mayor Gierisch opened the public hearing at 7:17 p.m. and asked to hear from any proponents or opponents of the case.

Applicant Todd Marchesani, Box Investment Group, was in attendance to answer any questions.

Mayor Gierisch closed the public hearing at 7:18 p.m.

Mr. Marchesani advised that the property is oddly shaped and currently under contract for a warehouse. He acknowledged that the property will come back before the City Council to consider



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a Site Plan.

Further discussion ensued regarding potential traffic concerns. Mr. Marchesani advised that the warehouse could see approximately 10-15 box trucks or vans per day.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve Ordinance No. 2026-108, 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.

Motion carried unanimously.

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.**

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.

Mayor Gierisch announced that the item will be brought back for Council consideration at a future date.

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.**

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 6, 2026.

Mayor Gierisch announced that the item will be brought back for Council consideration at a future date.

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.

Economic Development Manager Siale Langi presented the item to the City Council and advised that the city received an application for a Media Production Development Zone (MPDZ) exemption



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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. The proposed ordinance would designate the area within the Roanoke City Limits as a qualified media production zone as authorized in Chapter 485A of the Texas Government Code.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve Ordinance No. 2026-105, designating the area within the Boundaries of the City of Roanoke, Texas as a Media Production Development Zone.

Motion carried unanimously.

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.

Economic Development Manager Siale Langi presented the item to the City Council and advised that the city received 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 anticipates investing a total of approximately \$4.2 million in facility improvements and equipment for the renovation of the 22,000 square-foot property located at 310 South Oak Street. If approved, the location would be exempt from an estimated \$59,080 in local sales and use tax.

Applicant Daniel McCarthy, Film and Music LLC, presented an overview of the MPDZ program and a brief background of his company and their work. He advised that the State of Texas allows only five MPDZ's per region and Roanoke would be the fifth and final location in North Texas following Dallas, Fort Worth, Irving, and Midlothian.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve 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.

Motion carried unanimously.



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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.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve 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.

Motion carried unanimously.

G. 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.

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

City Council convened into closed session at 7:36 p.m. and reconvened into regular session at 8:15 p.m.

Motion made by Council Member Thompson and seconded by Council Member Brundage to approve an Amended and Restated Chapter 380 Economic Development Program and Agreement with Schluter Systems, LP, on the terms as discuss in executive session.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by Council Member Thompson and seconded by Council Member Darby to adjourn the meeting at 8:15 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary