

Pam Fenn, Commissioner  
Diana Smith, Commissioner  
Donald J. Glacy, Vice Chairman



Ernie Adams, Commissioner  
Eric Heimbrecht, Commissioner  
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA  
500 S OAK ST  
ROANOKE, TEXAS 76262**

**APRIL 6, 2026  
7:00 PM**

**A. CALL TO ORDER**

**B. PUBLIC INPUT**

This item is available for citizens to address the Planning and Zoning Commission 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.

**C. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held March 2, 2026 and the joint meeting of the City Council and the Planning and Zoning Commission held March 3, 2026.

**D. OLD BUSINESS**

1. **Consideration and recommendation** on a Site Plan request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street. (SP-2026-01)
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



**AGENDA FOR THE PLANNING AND  
ZONING COMMISSION**

April 6, 2026  
Page 2 of 3

Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

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)

**E. NEW BUSINESS**

1. **Conduct a public hearing and consider amending** Chapter 12, Article I, by amending Section 12.6 of the City of Roanoke, Code of Ordinances, entitled "Definitions" by adding a definition for "Retail Sales of CBD, Tobacco, E-Cigarettes, or Non-Traditional Smoking-Related Products" and amending Chapter 12, Article VI, Section 12.661, Appendix 3, of the City of Roanoke, Code of Ordinances entitled "Use Charts" to authorize "Retail Smoke/Tobacco/CBD Stores" use with a Specific Use Permit (SUP) within the Retail (R), Light Commercial (LC), and Business Park (BP) Districts. (ZTA-2026-02).
2. **Conduct a public hearing and consider amending** Chapter 12, Article VII, Division 10, of the City of Roanoke, Code of Ordinances, entitled "Special Regulations for Certain Types of Uses" by adding a new section, 12.932 entitled "Retail Smoke, Tobacco, and CBD Stores", establishing special regulations for Retail Smoke, Tobacco, and CBD Stores. (ZTA-2026-03)

**F. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, March 30, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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Lindsay Rawlinson, City Secretary



**AGENDA FOR THE PLANNING AND  
ZONING COMMISSION**

**April 6, 2026  
Page 3 of 3**

\*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

📶 A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



## AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT:

MEETING DATE: April 6, 2026

DEPARTMENT: City Secretary

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### ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held March 2, 2026 and the joint meeting of the City Council and the Planning and Zoning Commission held March 3, 2026.

### INFORMATION:

### STAFF RECOMMENDATION:

### SPECIAL CONSIDERATION:

### FINANCIAL CONSIDERATION:

### ATTACHMENTS:

1. PZminutes03022026
2. CCMin 03-03-2026 - PZ Joint Workshop



Ernie Adams, Commissioner  
Eric Heimbrect, Commissioner  
Pam Fenn, Commissioner

Jason Kasal, Chairman

Diana Smith, Commissioner  
Mark McCullough, Commissioner  
Donald J. Glacy, Vice Chairman

## MINUTES

### PLANNING AND ZONING COMMISSION

MARCH 2, 2026

500 S. OAK STREET

ROANOKE, TEXAS 76262

7:00 PM

**Present:** Chairman Jason Kasal; Vice Chairman Don Glacy; Commissioners: Ernie Adams, Mark McCullough and Pam Fenn. City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

**Absent:** Diana Smith and Eric Heimbrecht

#### **A. CALL TO ORDER**

Meeting was called to order at 7:00 pm

#### **B. PUBLIC INPUT**

This item is available for citizens to address the Planning and Zoning Commission 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.

No public input

#### **C. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on February 2, 2026.

Motion made by Commissioner McCullough and seconded by Commissioner Adams to approve. Motion carried unanimously

#### **D. NEW BUSINESS**

1. Consideration and recommendation on a Site Plan (SP-2026-01) request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street.

Motion by Commissioner Glacy and seconded by Commissioner Adams to table item until applicant can be present. Motion passed unanimously.

2. 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).

Public hearing opened at 7:09

Applicant was available for questions. The applicant addressed the Commission to explain his intent to build an office showroom spec warehouse.

Staff recommended approval.

Public hearing closed at 7:15

Motion by Commissioner McCullough and second by Commissioner Fenn to approve. Motion passed unanimously.

3. 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).

Public hearing opened at 7:16

Applicant addressed council regarding the plans and history for the property and was available for questions.

Several Oak Street business owners and managers addressed council to encourage approval.

Public hearing closed at 7:45

Motion made by Commissioner Glacy and seconded by Commissioner McCullough to table item until April 2 meeting.

Motion passed 4-1 with Chairman Kasal opposing.

4. 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)

Public hearing opened at 8:05

Applicant was available for questions.

Public hearing closed at 8:10

Motion made by Commissioner Glacy and seconded by Commissioner Adams to table item until April 2 meeting.

Motion passed unanimously.

**E. ADJOURNMENT**

Motion made by Commissioner McCullough and seconded by Commissioner Fenn to adjourn the meeting at 8:11pm.

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Jason Kasal, Chairman

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Babette Welch, Executive Assistant



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 AND  
PLANNING AND ZONING COMMISSION  
JOINT WORKSHOP  
MARCH 3, 2026  
CITY HALL  
500 S. OAK STREET  
6:00 P.M.**

**PRESENT CITY COUNCIL:**

Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray, Council Members: Brian Darby, David Brundage, and David Thompson.

**PRESENT PLANNING AND ZONING COMMISSION:**

Chair Jason Kasal; Vice Chair Donald Glacy; Commissioners: Mark McCullough, Pam Fenn, Eric Heimbrecht.

**ABSENT:**

Commissioner Diana Smith

**DEPARTMENT STAFF:**

City Manager Cody Petree, Assistant City Manager Jeriahme Miller, City Secretary Lindsay Rawlinson, Development Services Manager J.R. Hames, Economic Development Manager Siale Langi, Senior Executive Assistant Babette Welch, and City Planner Ashlie Tolliver.

**A. CALL CITY COUNCIL TO ORDER**

Mayor Gierisch and Chairman Jason Kasal called the joint meeting to order at 6:04 p.m.

**B. PUBLIC INPUT**

No one wished to speak.

**C. NEW BUSINESS**

1. Presentation and discussion from Catalyst Commercial regarding the updates to the Oak Street Corridor Ordinance.

City Manager Cody Petree introduced Jason Claunch, President, Catalyst Commercial, who provided a brief overview of the Oak Street Corridor Zoning District project. He advised that he and his team studied the Oak Street Corridor with the intent to create a plan to guide future long-term investment and redevelopment.



**MINUTES FOR THE JOINT WORKSHOP  
OF THE ROANOKE CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION**

**March 3, 2026  
Page 2 of 2**

The City Council and Planning and Zoning Commission members were tasked with providing feedback regarding four different sections of the corridor including Highway 377, civic mixed-use within the corridor, North Oak Street, and Pine Street. The group provided feedback regarding the presented Vision and Guiding Principles by responding to the questions, “What needs to change for the Oak Street Corridor Update to be a success? And “What is your top priority for the Oak Street Corridor?”

Discussion ensued regarding the types of businesses desired within the corridor and expanding the types of businesses with more activities for visitors. Issues identified included the lack of meeting places and grocery type stores for nearby residents.

City Planner Ashlie Tolliver advised that public art is a driver in redevelopment of downtowns.

Chair Jason Kasal discussed the need for more people to make additional retail viable and advised of options such as allowing golf cart parking for residents of Trophy Club to visit.

Mayor Gierisch advised of the history of the corridor’s development beginning in approximately 2003 and the need to listen to the residents.

Next steps were discussed including the need to hold a community meeting to allow for public input as well as the timeline for approval of the Oak Street Corridor Ordinance. The City Council and Planning and Zoning Commission members agreed that final approval would come after the City’s May election to fill two currently vacant Council positions.

**D. ADJOURNMENT**

Mayor Gierisch and Chairman Jason Kasal adjourned the joint meeting at 7:40 p.m.

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

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Jason Kasal, Chair

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Lindsay Rawlinson, City Secretary



## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2026-01) Pirate Panda Brewing

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

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### ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2026-01) request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street.

### INFORMATION:

#### INFORMATION:

The applicant is proposing to construct a brewery on lots 7-15, Block 3, Old Town Roanoke Addition. The approximate 8,028 square-foot building will consist of a 4,328 square foot brewery, a 3,500 square-foot patio area, and a 200 square-foot kitchen.

Zoning District - The building is located within the Oak Street Zone, with parking being located in the Neighborhood Transition Zone.

Design - The first site plan submittal includes conceptual elevations. Staff has informed the applicant that the conceptual elevation does not meet the minimum first floor height requirement, as the elevation indicates that the first floor is 12 feet where a minimum of 15 feet applies. Staff also informed the applicant that the street-level floor facade should have transparent, storefront windows covering no less than 50% of the facade areas.

Landscape - N/A

Drainage - A drainage plan will be accepted by the engineering consultant prior to construction.

Utilities - A utility plan will be accepted by the engineering consultant prior to construction.

Parking - A minimum of 23 spaces are required. The applicant is proposing a total of 29 spaces, (18 off-street spaces and 11 on-street spaces).



## **AGENDA ITEM**

### **STAFF RECOMMENDATION:**

Staff recommends approval of the site plan so long as the final submitted elevations and design meet all required development standards for the zoning district.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

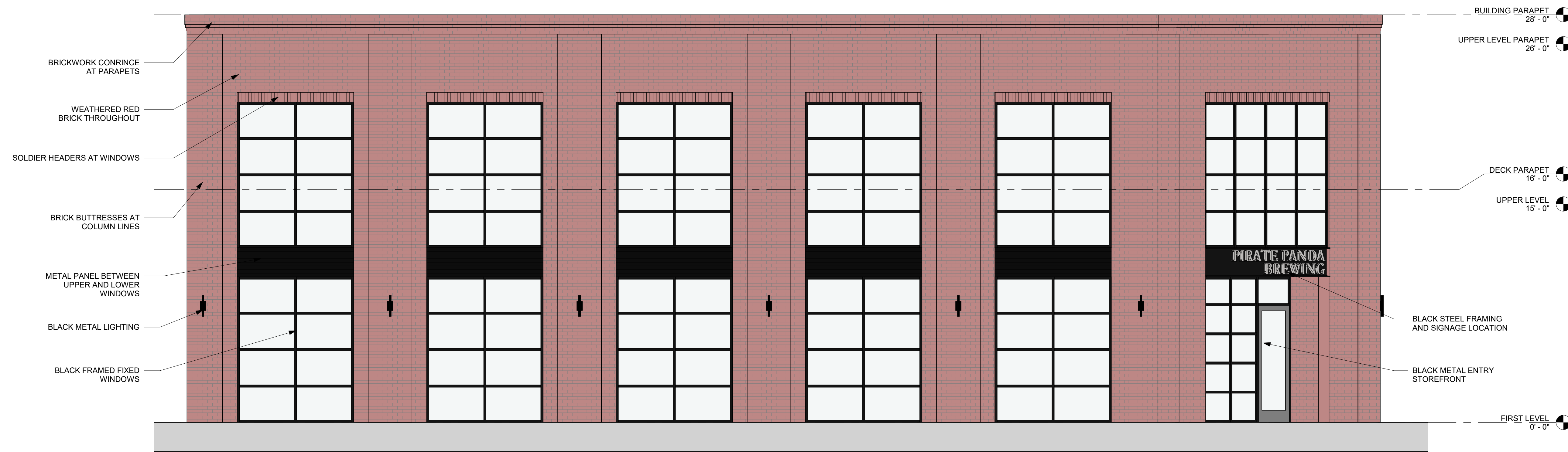
### **ATTACHMENTS:**

1. Site Plan Package

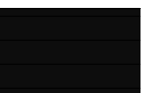
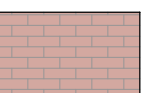

# Aerial Zoning Map

Site Outlined in Red

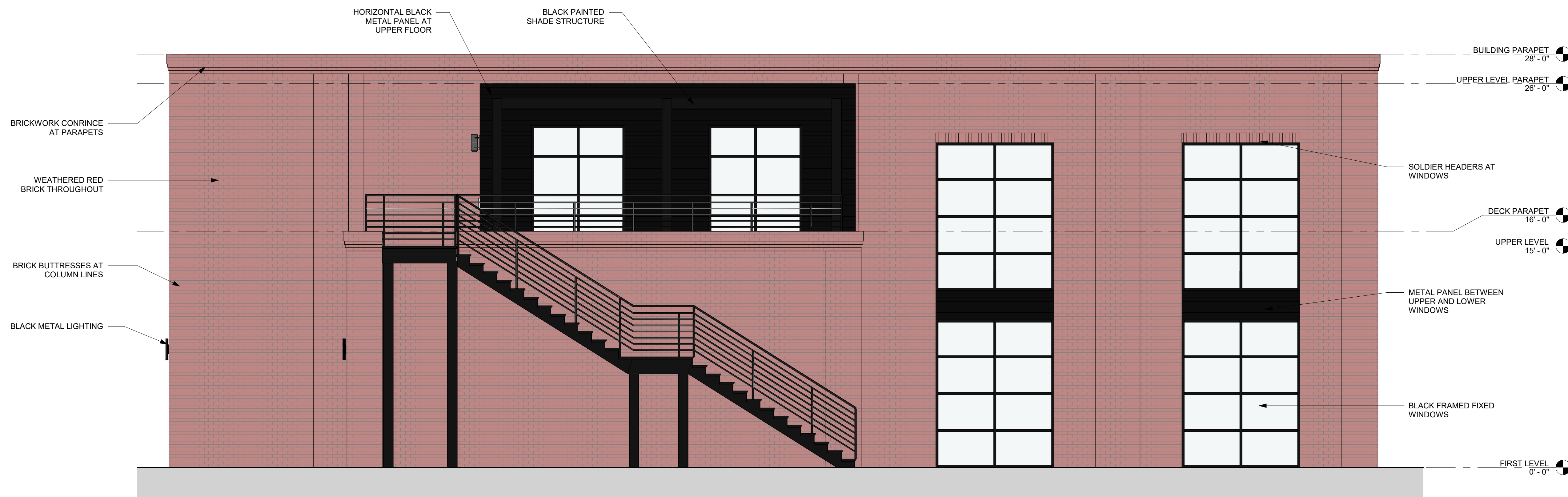


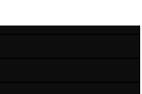
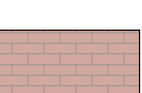



FIRST LEVEL GLAZING COVERAGE	
WALL AREA AT GROUND LEVEL	1,228 SF
GLAZING AT GROUND LEVEL	630 SF
PERCENT COVERAGE	51%

NORTH ELEVATION MATERIALS	
	METAL PANEL - 27 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 1%
	BRICK - 1,761 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 77%
	GLAZING - 504 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 22%

UPDATED NORTH ELEVATION  
1/4" = 1'-0"

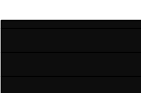
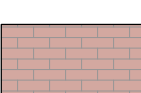



SOUTH ELEVATION MATERIALS	
	METAL PANEL - 286 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 12%
	BRICK - 1,686 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 73%
	GLAZING - 350 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 15%

UPDATED SOUTH ELEVATION  
1/4" = 1'-0"

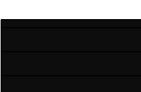
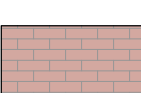



FIRST LEVEL GLAZING COVERAGE	
WALL AREA AT GROUND LEVEL	1,243 SF
GLAZING AT GROUND LEVEL	619 SF
PERCENT COVERAGE	50%

WEST ELEVATION MATERIALS	
	METAL PANEL - 210 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 12%
	BRICK - 1,024 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 48%
	GLAZING - 880 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 40%

UPDATED WEST ELEVATION  
1/4" = 1'-0"



EAST ELEVATION MATERIALS	
	METAL PANEL - 297 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 14%
	BRICK - 1,560 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 75%
	GLAZING - 230 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 11%

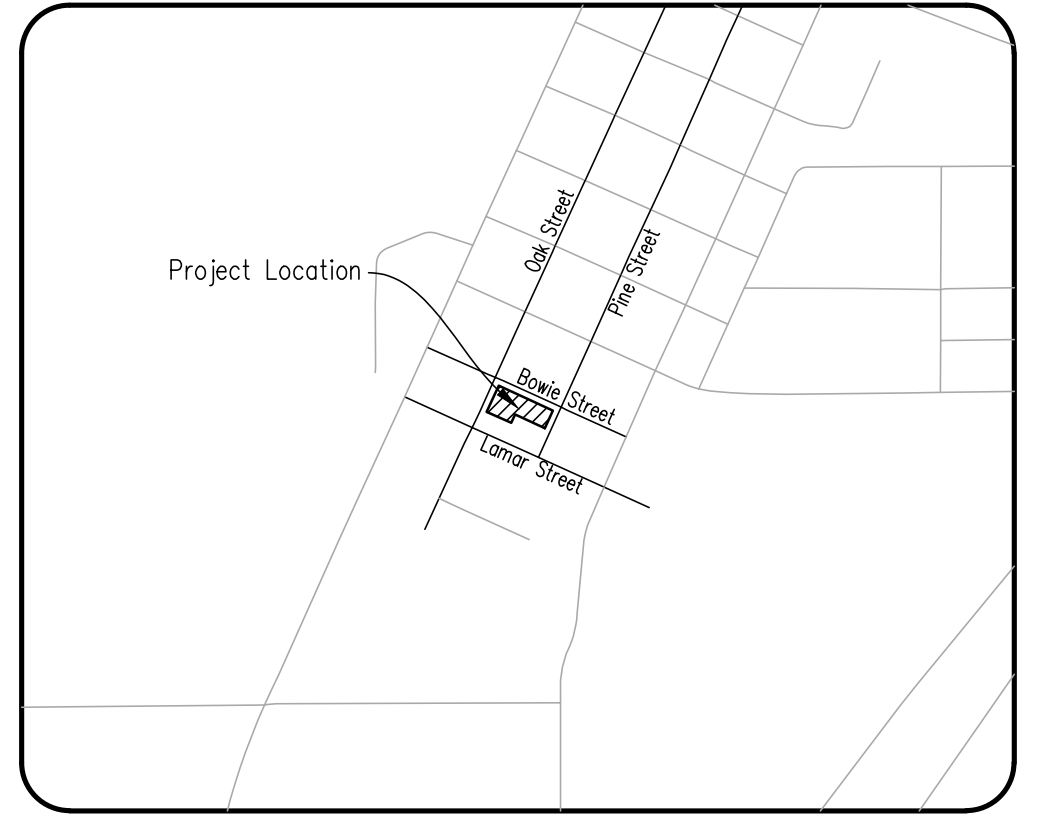
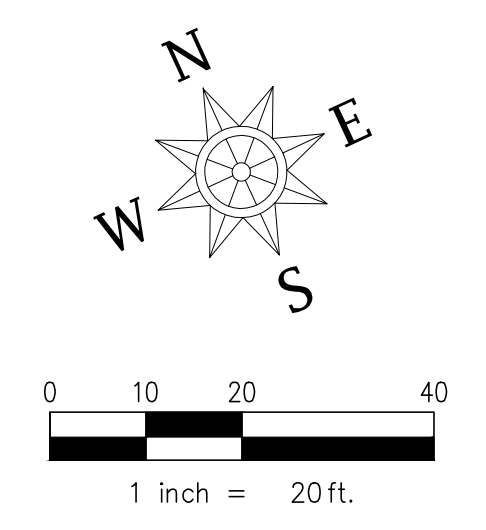
UPDATED EAST ELEVATION  
1/4" = 1'-0"

Lot 1R, Block 5  
Doc. No. 2012-79  
PRDCT  
Zoning: Oak Street Zone

DOC. NO. 2010-00  
PRDCT  
Zoning: Oak Street Zone

Lot 1R, Block 6  
Doc. No. 2006-101539  
PRDCT  
Zoning: Neighborhood Transition Zone

Lot 4-R, Block 7  
Doc. No. 2007-72949  
PRDCT  
Zoning: Neighborhood Transition Zone



Vicinity Map  
1"=100'

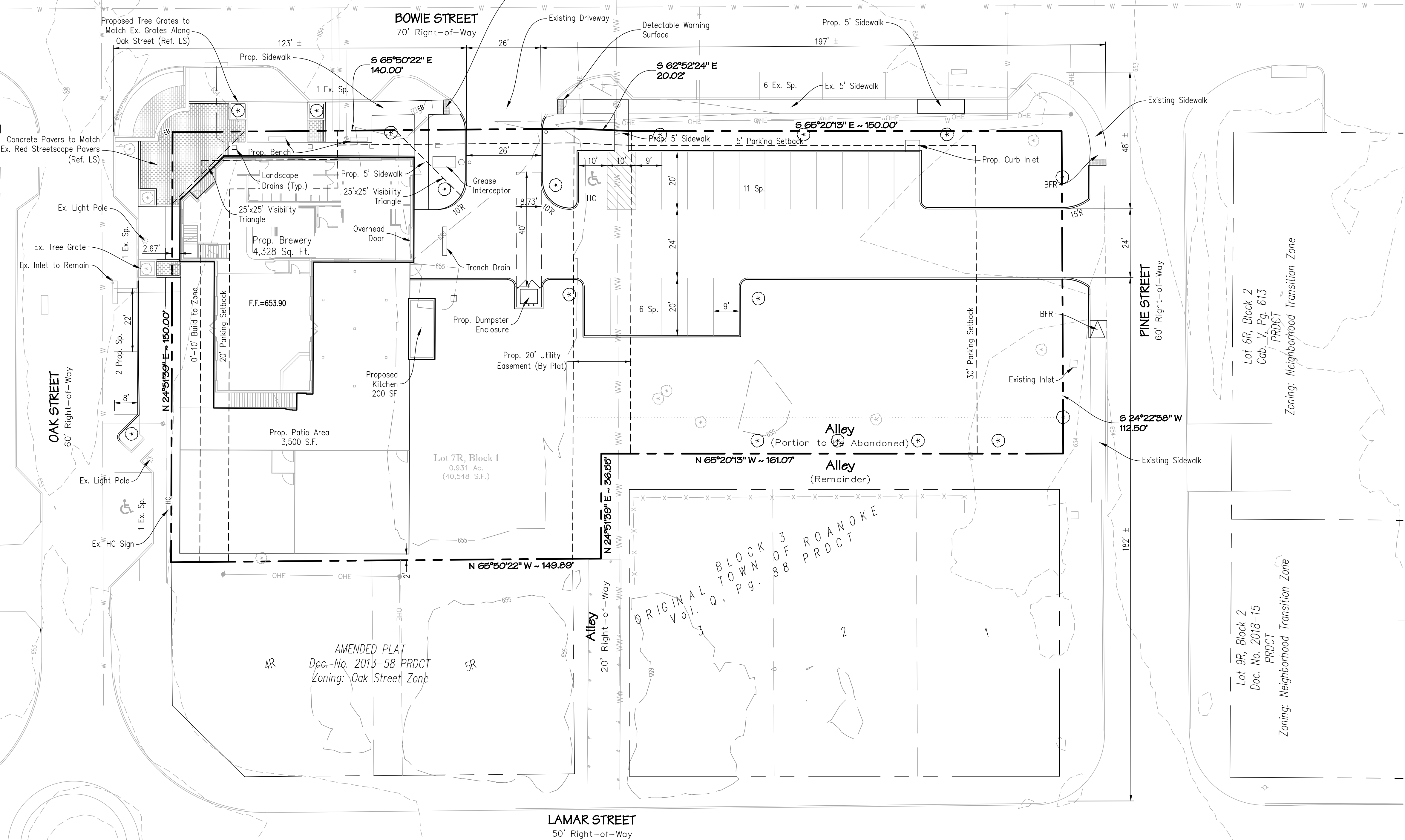
Site Data Summary Table - Lot 7R, Block 3	
<b>General Site Data</b>	
Existing Zoning	Oak Street Corridor
Proposed Land Use	Brewery w/ Restaurant
Lot Area (SF)	40,548
Lot Area (Ac)	0.931
Brewery Area (SF)	4,328
Outdoor Patio Area (SF)	3,500
Kitchen Area (SF)	200
Total Building Area (SF)	8,028
Building Footprint (SF)	11,194
Building Height (FT)	26
Lot Coverage	27.6%
<b>Parking</b>	
Parking Ratio	1 Sp. / 350 SF
Parking Required	23
Off Street Parking Provided	18
On-Street Parking Provided	11
Total Parking Provided	29
Accessible Parking Required	1
Accessible Parking Provided	2

Lot 13R1, Block 4  
Doc. No. 2011-96  
PRDCT  
Zoning: Oak Street Zone

Lot 1R, Block 4  
Cab. V, Pg. 610  
PRDCT  
Zoning: Oak Street Zone

Lot 6R, Block 2  
Cab. V, Pg. 613  
PRDCT  
Zoning: Neighborhood Transition Zone

Lot 9R, Block 2  
Doc. No. 2018-15  
PRDCT  
Zoning: Neighborhood Transition Zone



- LEGEND**
- Prop. LS Drain
  - ⊙ Ex. Wastewater Manhole
  - ⊙ Ex. Power Pole
  - ⊙ Ex. Tree
  - ⊙ Ex. Fire Hydrant
  - ⊙ Ex. Light Pole

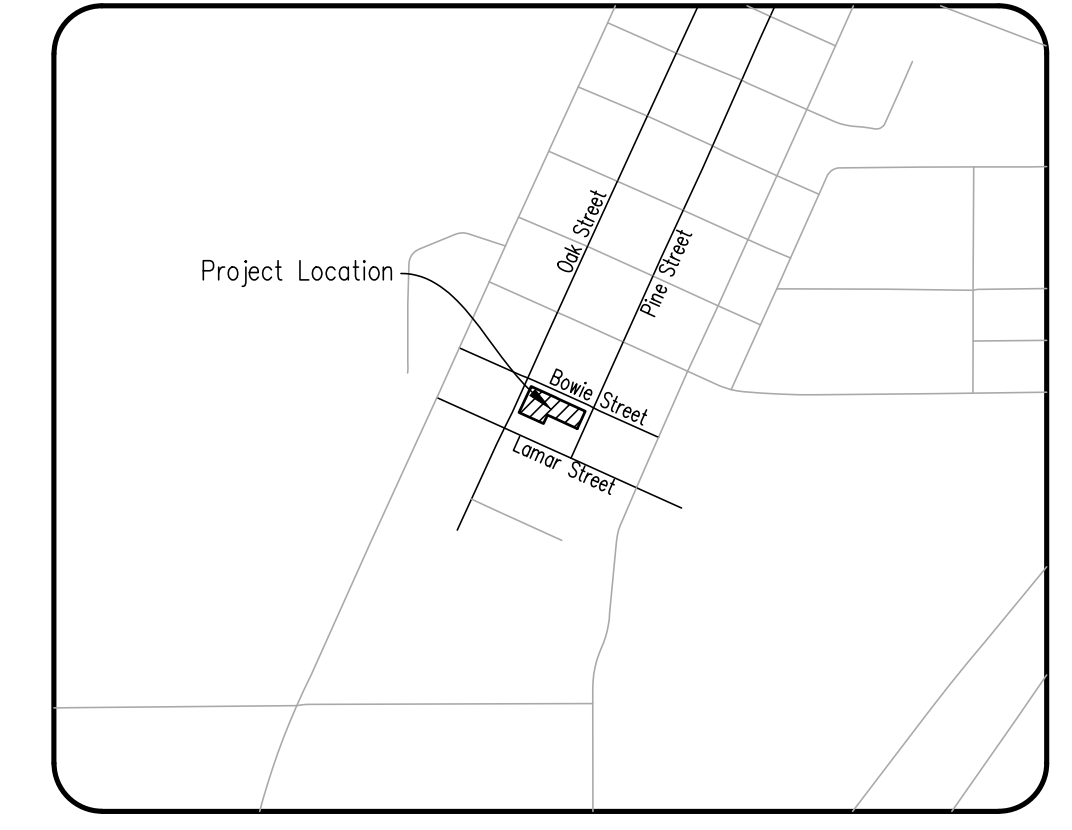
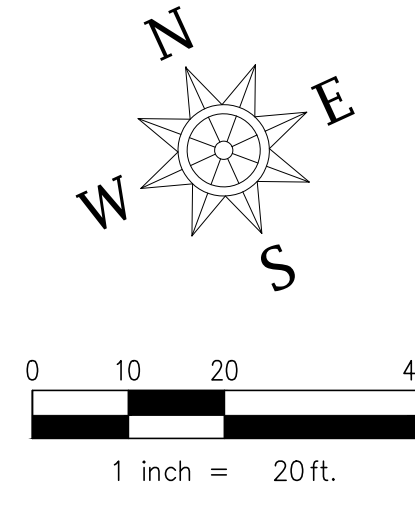
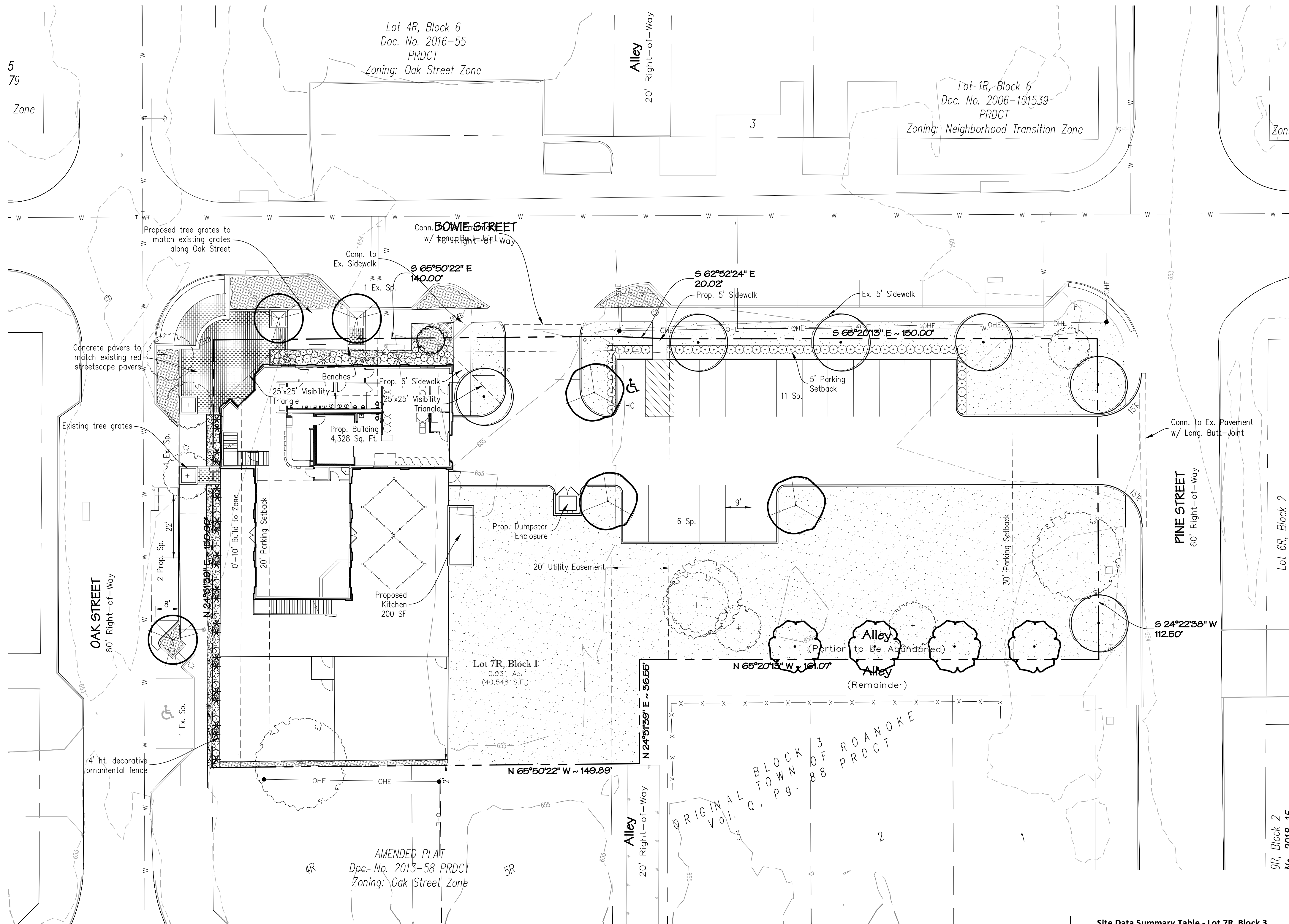
**SITE PLAN**  
**PIRATE PANDA BREWING**  
LOT 7R, BLOCK 3  
ORIGINAL TOWN OF ROANOKE  
OUT OF THE  
D. HOOVER SURVEY ~ ABSTRACT NO. 603  
MEP&P RR CO SURVEY ~ ABSTRACT NO. 923  
CITY OF ROANOKE, DENTON COUNTY, TEXAS  
40,548 Sq Ft. / 0.931 Ac.

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
501 W. President George Bush Hwy, Suite 200  
Richardson, TX 75080  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Mark Ewing

**OWNER / APPLICANT**  
Pablo Medina  
6301 SW 114th St  
Pinecrest, FL 33156  
Telephone: (786) 863-2068

**SPIARS**  
ENGINEERING & SURVEYING  
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
Mark Ewing • mark.ewing@spiarsengineering.com

5  
79  
Zone



Vicinity Map  
1"=100'

**Landscape Calculations**

	Required	Provided
Total site area: 40,448 sf		
Landscape area 20% of site area	8,090 sf	17,060 sf
<b>Street trees</b>		
Oak Street- Oak Street Zone	NA	3 existing 2 proposed
Bowie Street- Neighborhood Transition Zone 1 Large tree/50 lf of frontage North perimeter 181 lf	4 Large trees	1 existing 3 proposed
Pine Street- Neighborhood Transition Zone 1 Large tree/50 lf of frontage East perimeter 113 lf	3 Large trees	2 existing 2 proposed
<b>Perimeter Trees residential adjacency</b>		
1 Large tree/30 lf of frontage South perimeter 161 lf	6 Large trees	2 existing 4 proposed
<b>Parking Lot Trees</b>		
1 tree / 10 spaces, 29 spaces	3 trees	3 trees
1 tree within 60' of every space	required	provided

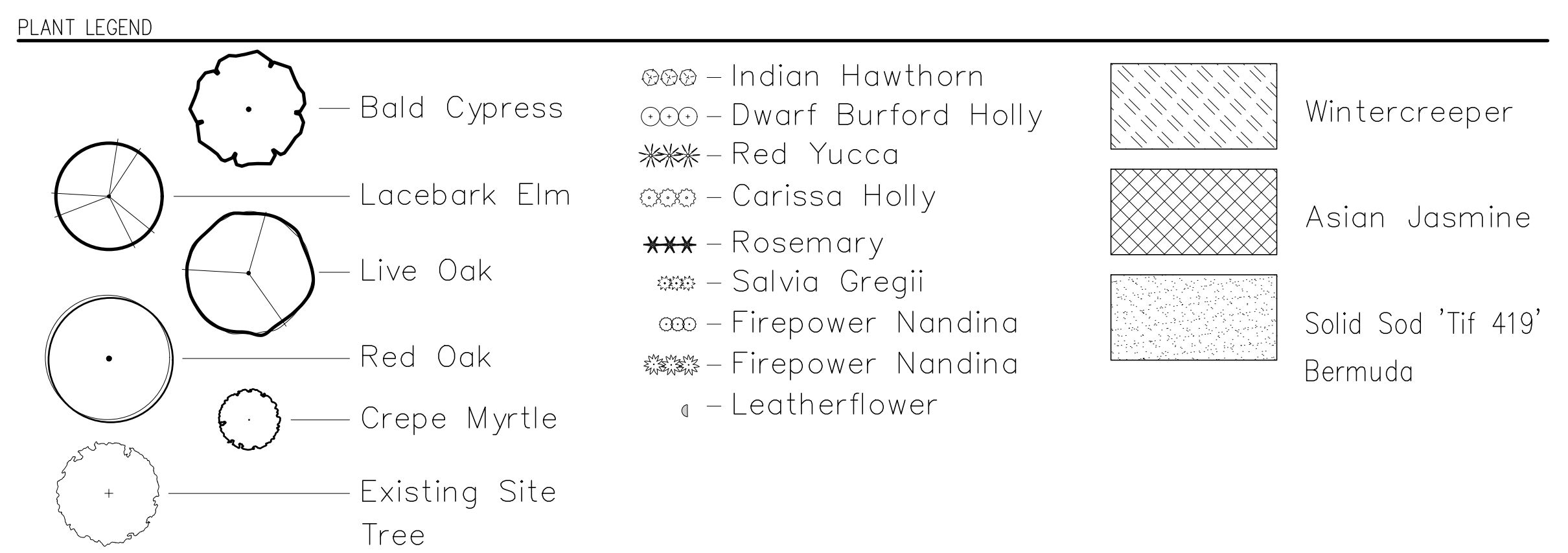
**PLANT LIST**

Canopy Trees						
Qty	Code	Scientific name	Common name	Size	Spacing	Comments
4	BC	<i>Taxodium distichum</i>	Bald Cypress	3" cal.	per plan	13' ht., 3'-5' spread, single straight trunk
3	LE	<i>Ulmus parviflora</i>	Lacebark Elm	3" cal.	per plan	container grown 13' ht., 3'-5' spread, single straight trunk
3	LO	<i>Quercus virginiana</i>	Live Oak	3" cal.	per plan	container grown 13' ht., 3'-5' spread, single straight trunk
6	RO	<i>Quercus rubra</i>	Red Oak	3" cal.	per plan	
1	CM	<i>Lagerstroemia indica</i>	Crepe Myrtle	2" cal.	per plan	3-5 cone, 12' ht., 3'-4' spread
Shrubs						
27	IH	<i>Rhamnus indica</i>	Indian Hawthorn	5 gal.	36" o.c.	24"-30" ht., full plant
54	DBH	<i>Ilex cornuta</i>	Dwarf Burford Holly	5 gal.	36" o.c.	xx"-xx" ht., full plant
15	RY	<i>Hesperaloe parviflora</i>	Red Yucca	5 gal.	36" o.c.	18"-24" ht., full plant
21	RS	<i>Rosmarinus officinalis</i>	Tuscan Blue Rosemary	3 gal.	36" o.c.	18"-24" ht., full plant
23	ND	<i>Nandina domestica</i>	'Firepower' Nandina	3 gal.	24" o.c.	18"-20" ht., full plant
14	CA	<i>Ilex cornuta</i>	'Carissa' Holly	3 gal.	30" o.c.	18"-24" ht., full plant
5	AC	<i>Acuba</i>	Acuba	3 gal.	30" o.c.	18"-24" ht., full plant
Ground Cover / Vines						
1,030	AJ	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 gal.	12" o.c.	full plant
70	WC	<i>Euonymus fortunei</i>	Winter Creeper	1 gal.	18" o.c.	full plant
8	CL	<i>Clematis pitcheri</i>	Leatherflower	1 gal.	per plan	full plant
15,920	sf	<i>Cynodon dactylon</i>	'Tif 419'	sod		Reference sod notes on sheet L2

Notes:  
 1. Plant quantities shown are an aid to bidder only, contractor to verify quantities on plan.  
 2. All proposed planting to be watered by a fully automatic underground irrigation system with rain and freeze sensor.  
 3. Plant species or size substitutions will not be accepted without Landscape Architect's approval.

Site Data Summary Table - Lot 7R, Block 3

General Site Data	
Existing Zoning	Oak Street Corridor
Proposed Land Use	Brewery w/ Restaurant
Lot Area (SF)	40,548
Lot Area (Ac)	0.931
Brewery Area (SF)	4,328
Outdoor Patio Area (SF)	3,500
Kitchen Area (SF)	200
Total Building Area (SF)	8,028
Building Footprint (SF)	11,194
Building Height (FT)	26
Lot Coverage	27.6%
Parking	
Parking Ratio	1 Sp. / 350 SF
Parking Required	23
Off Street Parking Provided	18
On-Street Parking Provided	11
Accessible Parking Required	1
Accessible Parking Provided	2
Total Parking Provided	29



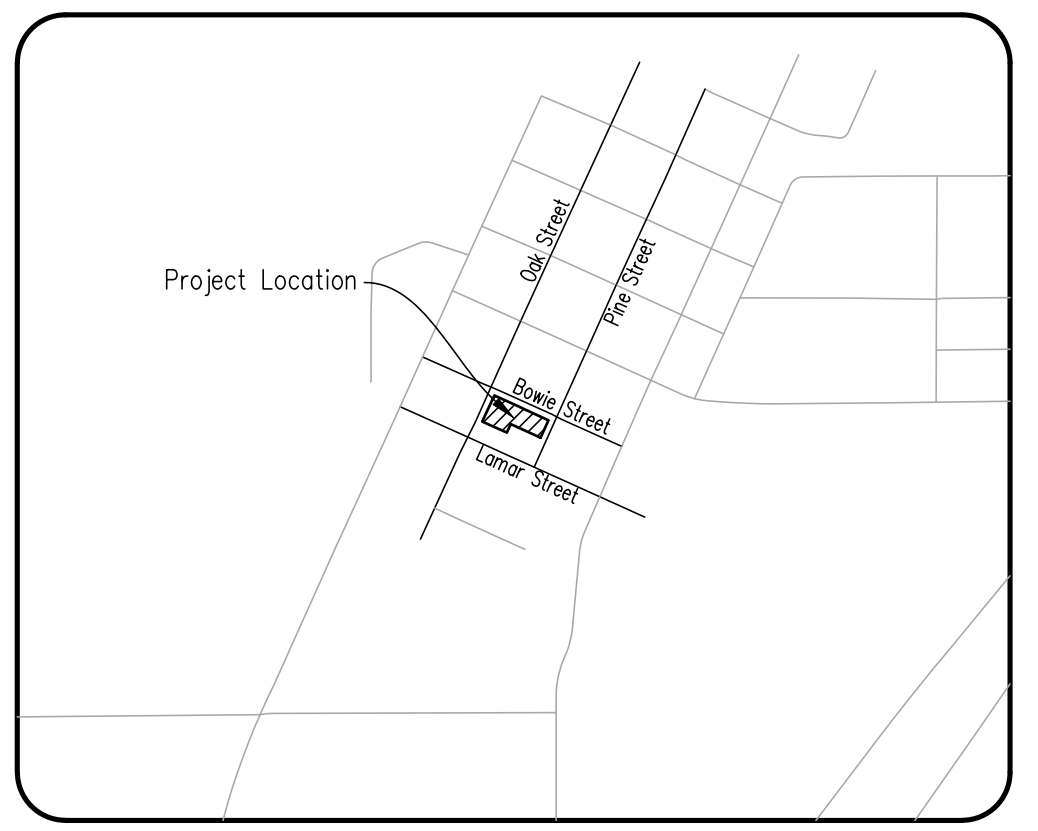
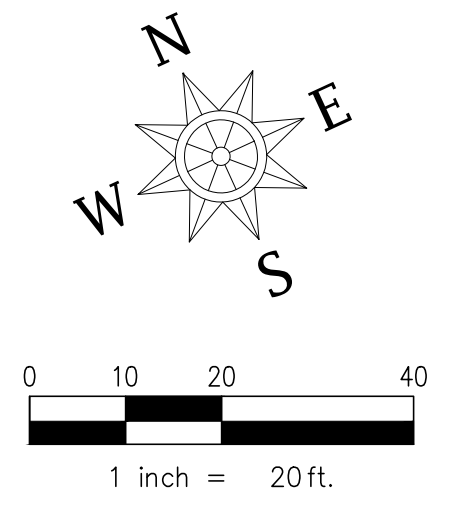
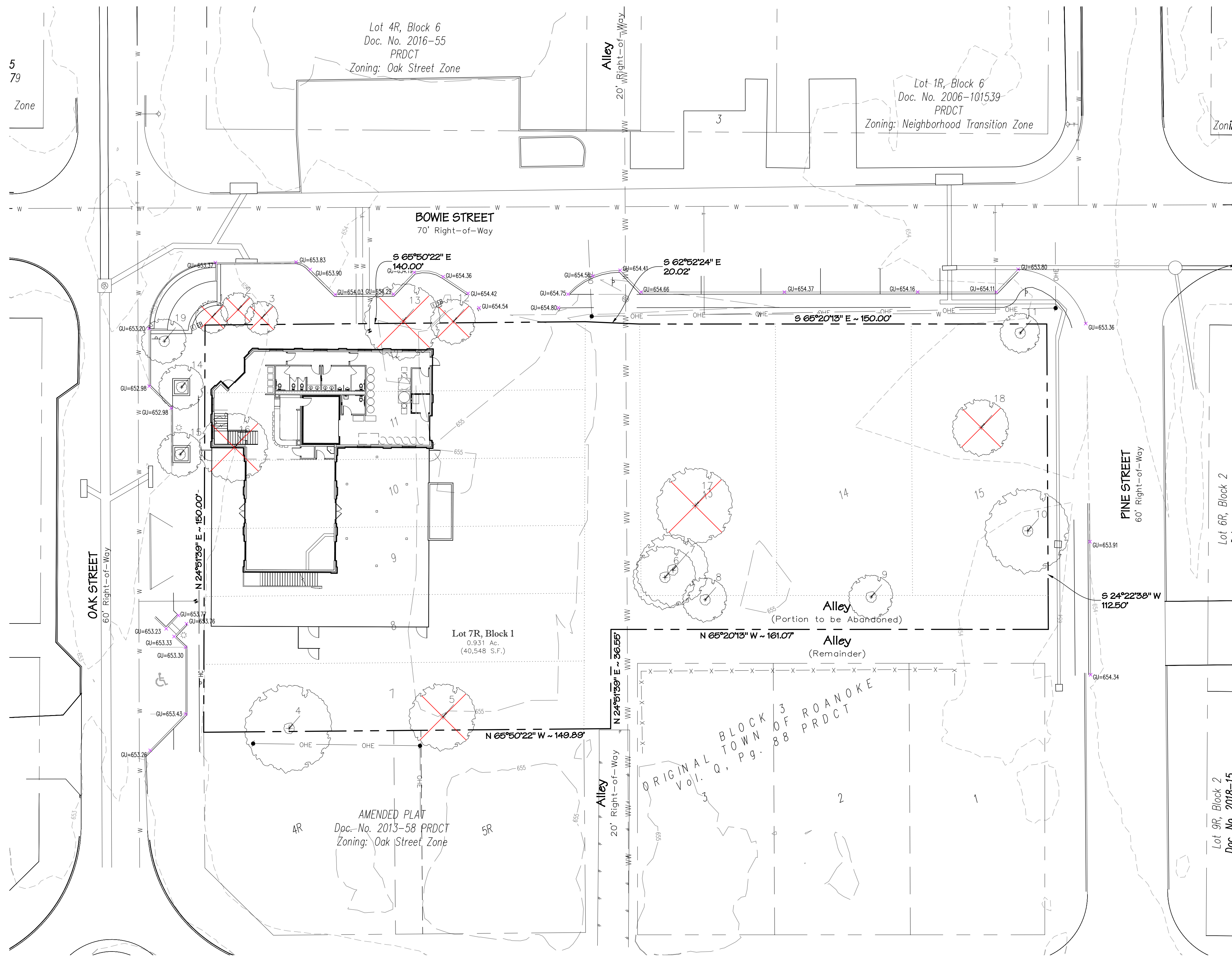
**SPIARS**  
 ENGINEERING & SURVEYING  
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
 469.395.0558 • TBAE No 2986 • www.spiarseng.com  
 Tony Stewart • Tony.Stewart@spiarsengineering.com



**LANDSCAPE PLAN**  
**PIRATE PANDA BREWING**  
 LOT 7R, BLOCK 3  
 ORIGINAL TOWN OF ROANOKE  
 OUT OF THE  
 D. HOOVER SURVEY ~ ABSTRACT NO. 603  
 CITY OF ROANOKE, DENTON COUNTY, TEXAS



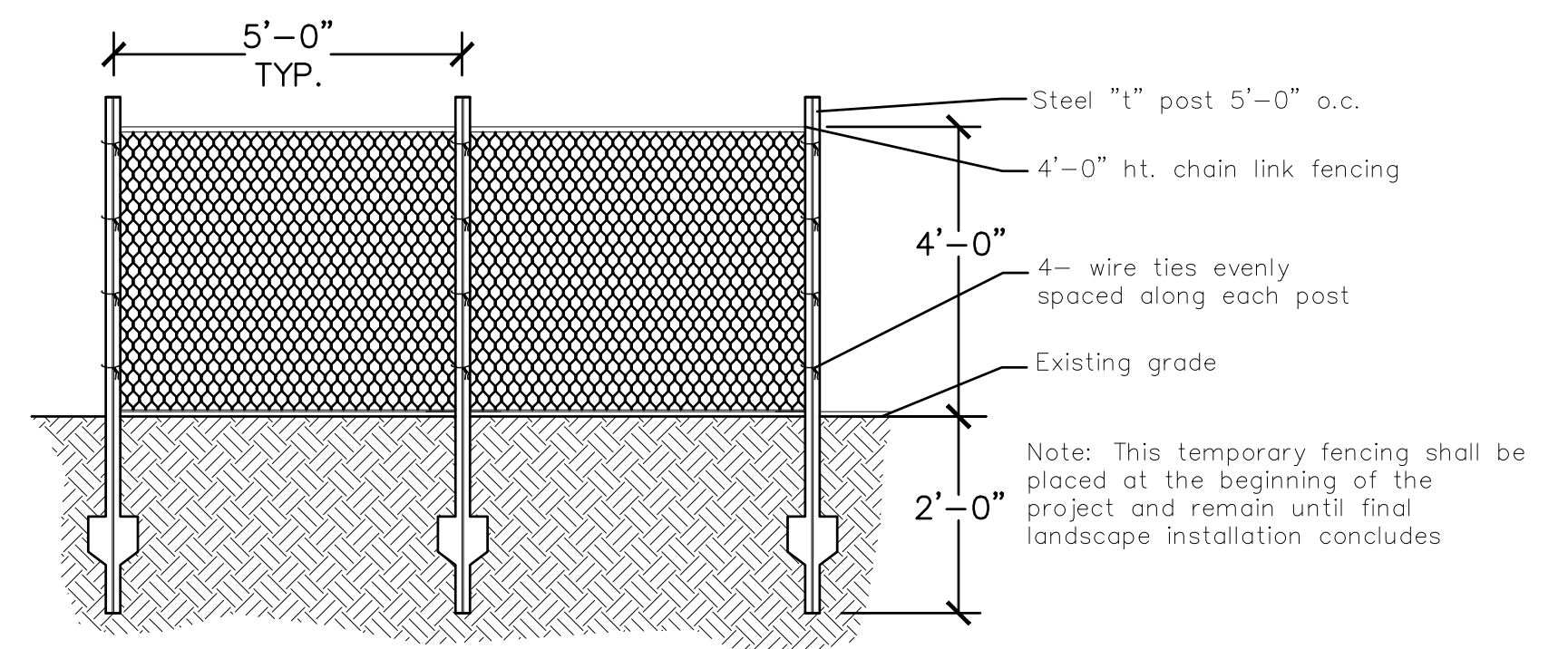
<b>LANDSCAPE ARCHITECT</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Anthony Stewart, RLA	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Mark Ewing	<b>OWNER / APPLICANT</b> Pablo Medina 6301 SW 114th St Pinecrest, FL 33156 Telephone: (786) 863-2068
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**Tree Mitigation Chart**

Tree No.	DEH or Cal.	Inches	Species	Status	Condition	Mitigation Required
1	6"	6"	Crape Myrtle	Remove		6"
2	6"	6"	Crape Myrtle	Remove		6"
3	6"	6"	Crape Myrtle	Remove		6"
4	30"		Pecan	Remain	Mistletoe Infestation	
5	24"		Pecan	Remove	Damaged & Mistletoe Infestation	
6	18"		Elm	Remain		
7	24"		Elm	Remain		
8	8"		Ash Juniper	Remain	Damaged	
9	8"		Ash Juniper	Remain	Damaged	
10	18"		Red Oak	Remain		
11	36"		Ash Juniper	Remain	Damaged	
12	13"		Oak	Remove	Damaged & Mistletoe Infestation	
13	30"		Pecan	Remove	Damaged & Mistletoe Infestation	
14	8"		Drake Elm	Remain		
15	8"		Drake Elm	Remain		
16	20"		Pecan	Remove		20"
17	30"		Elm	Remove	Mistletoe Infestation	
18	16"		Hackberry	Remove		
19	6"		Magnolia	Remain		
<b>Total</b>						<b>38"</b>

Ref Sheet L.1 for 14 - 3" cal. canopy trees and 26 - 2" cal. ornamental trees representing 191 caliper inches of mitigation.



Tree Protection Detail  
SCALE: NTS

**City of Roanoke Tree Protection Notes**  
Protected trees that are not removed, or have been identified and designated on the tree preservation plan to be preserved, must be protected under the following conditions:

- No materials intended for the use in construction or waste materials accumulated due to excavations or demolition shall be placed within the limits of the critical root zone.
- No equipment shall be cleaned or other foreign materials deposited or allowed to flow overland within the critical root zone of a protected tree. This includes without limitation, paint, oil, solvents, asphalt, concrete, mortar or similar materials.
- No signs, wires or other objects, other than those of a protective nature, shall be attached to any protected tree; however, lighting of a decorative nature may be attached to a protected tree. The lighting shall be attached in a manner as not to damage the protected tree.
- No vehicular and/or construction traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on a pre-existing paved surface. This restriction

does not apply to access within the critical root zone for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

- Grade changes shall be allowed within the limits of the critical root zone of any protected tree only upon approval by the City.
- No paving with asphalt, concrete or other impervious materials shall be placed within the critical root zone of a protected tree; however, paving may encroach up to five feet (5') from the trunk, upon approval by the City.
- In those situations where a protected tree is within fifty feet (50') of a construction area, a protective fence, a minimum of four feet (4') feet in height, shall be erected and maintained outside of the critical root zone of each protected tree or tree group. If the critical root zone extends onto adjacent property, the protective fencing shall be only required on the subject site.
- No person, directly or indirectly, shall critically alter, prune, cut down, destroy, remove or move, or effectively destroy through

damaging, any protected tree on City-owned property unless otherwise authorized by the City. Boring of utilities under protected trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected tree. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches. All trenching shall be designed to avoid trenching across the critical root zone of any protected tree, unless otherwise approved by the Development Review Committee. Mechanical trenching within the critical root zone shall not be allowed. Trenching by hand shall not critically alter the root system. The placement of irrigation systems and underground utility lines shall be located outside of the critical root zone of protected trees.

Tree Survey provided by: Spiars Engineering Inc.  
Engineering Dated: XX/XX/XXXX

**Legend**

- Existing site tree to be removed
- Existing site tree remain



**TREE REMOVAL PLAN**  
**PIRATE PANDA BREWING**  
LOT 7R, BLOCK 3  
ORIGINAL TOWN OF ROANOKE  
OUT OF THE  
D. HOOVER SURVEY ~ ABSTRACT NO. 603  
CITY OF ROANOKE, DENTON COUNTY, TEXAS

<p><b>LANDSCAPE ARCHITECT</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBAE No. 2986 Contact: Anthony Stewart, RLA</p>	<p><b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Mark Ewing</p>	<p><b>OWNER / APPLICANT</b> Pablo Medina 6301 SW 114th St Pinecrest, FL 33156 Telephone: (786) 863-2068</p>
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**CITY OF ROANOKE**  
 500 S. OAK STREET  
 ROANOKE, TEXAS 76262  
 (817) 491-2411

**SITE PLAN APPLICATION**  
 FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant <b>Pablo Medina</b>	Address of Applicant 6301 SW 114th St, Pinecrest, FL 33156	Phone Number and Email (786) 863-2068
Legal Interest <b>Owner</b>		
Owner <b>Same as Applicant</b>	Address	Phone Number & Email
Firm preparing Site Plan Package <b>Spiars Engineering / Mark Ewing</b>	Address 501 W President George Bush Hwy, Ste 200, Richardson, TX 75080	Phone Number (918) 899-5819
		Email [REDACTED]
Location of Property 200 Oak Street	Name of Addition/Subdivision Old Town Roanoke	Lot / Block Lots 7-15, Block 3
		Present Zoning Oak St Corridor

**Proposed Site Plan Contains:**

LAND USE	NUMBER OF LOTS	ACRES FOR USE
<b>Single Family</b>		
<b>Multi-Family</b>		
<b>Planned Development</b>		
<b>Office</b>		
<b>Retail</b>	1	0.931
<b>Commercial</b>		
<b>Industrial</b>		
<b>Flood Plain</b>		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Applicants Signature 

01/12/2026  
Date

**FOR OFFICE USE ONLY**

Site Plan Fee \$400.00	P&Z Meeting 04/06/2026	CC Meeting 04/14/2026	File for Record SP- 2026 - 01
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## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: ZTA-2026-01

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

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### 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 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.

### **STAFF RECOMMENDATION:**

Staff does not recommend approval of the 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 allow ground-floor residential use permitted by specific use permit.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. Zoning Text Amendment Application
2. 12.492 Schedule of Uses
3. Ordinance No. 2026-0XX - 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).

Notary Seal  
  
 CHRISTINA LOZANO  
Notary ID #12856427  
My Commission Expires  
March 16, 2027

[Signature]  
Notary Public's Signature

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
<b>Commercial Uses (Office &amp; Retail Uses)</b>				
• 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
<b>Arts, Entertainment, and Recreation Uses</b>				
• 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
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>				
• 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

<b>Residential Uses</b>				
• 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
<b>Other Uses</b>				
• 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 (15<sup>th</sup>) 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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<b>Residential Uses</b>				
▪ 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 uncodified, 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 uncodified, 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:**

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Carl E. Gierisch, Jr., Mayor

**ATTEST:**

---

Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

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Jeff Moore, City Attorney



## AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: SUP-2026-03

MEETING DATE: March 2, 2026, April 6, 2026

DEPARTMENT: Planning

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### 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)

### 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.

- **Conceptual Site Plan Analysis**

The applicant has submitted 3 different conceptual site plans for consideration. The site plan proposes a total ground floor area of 47,203 square feet across 4 buildings. Below is a table that provides an area analysis for the proposed ground floor uses. Site Plan 6B is the most balanced of the 3 proposals, allowing for approximately 20.6% of ground floor use to be dedicated to non-residential, although it is important to note that the First Floor Clubhouse may be restricted for enjoyment by residents only.



## AGENDA ITEM

Site Plan Version	# of Units	First Floor Retail		First Floor Clubhouse		First Floor Residential	
		S.F. of Use	% of Use	S.F. of Use	% of Use	S.F. of Use	% of Use
6A	156	4,000	8.5%	5,000	10.6%	38,203	80.9%
6B	155	4,000	8.5%	5,700	12.1%	37,503	79.4%
6C	160	None	0%	5,700	12.1%	41,503	87.9%

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.

**STAFF RECOMMENDATION:**

Staff does not believe the request is consistent with the intent of the district and does not recommend approval of the request.

**SPECIAL CONSIDERATION:**

**FINANCIAL CONSIDERATION:**

**ATTACHMENTS:**

1. SUP Application
2. Plat
3. Site Plan
4. SUP Public Hearing Notice
5. Ord No. 2026-0XX - SUP



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
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
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.

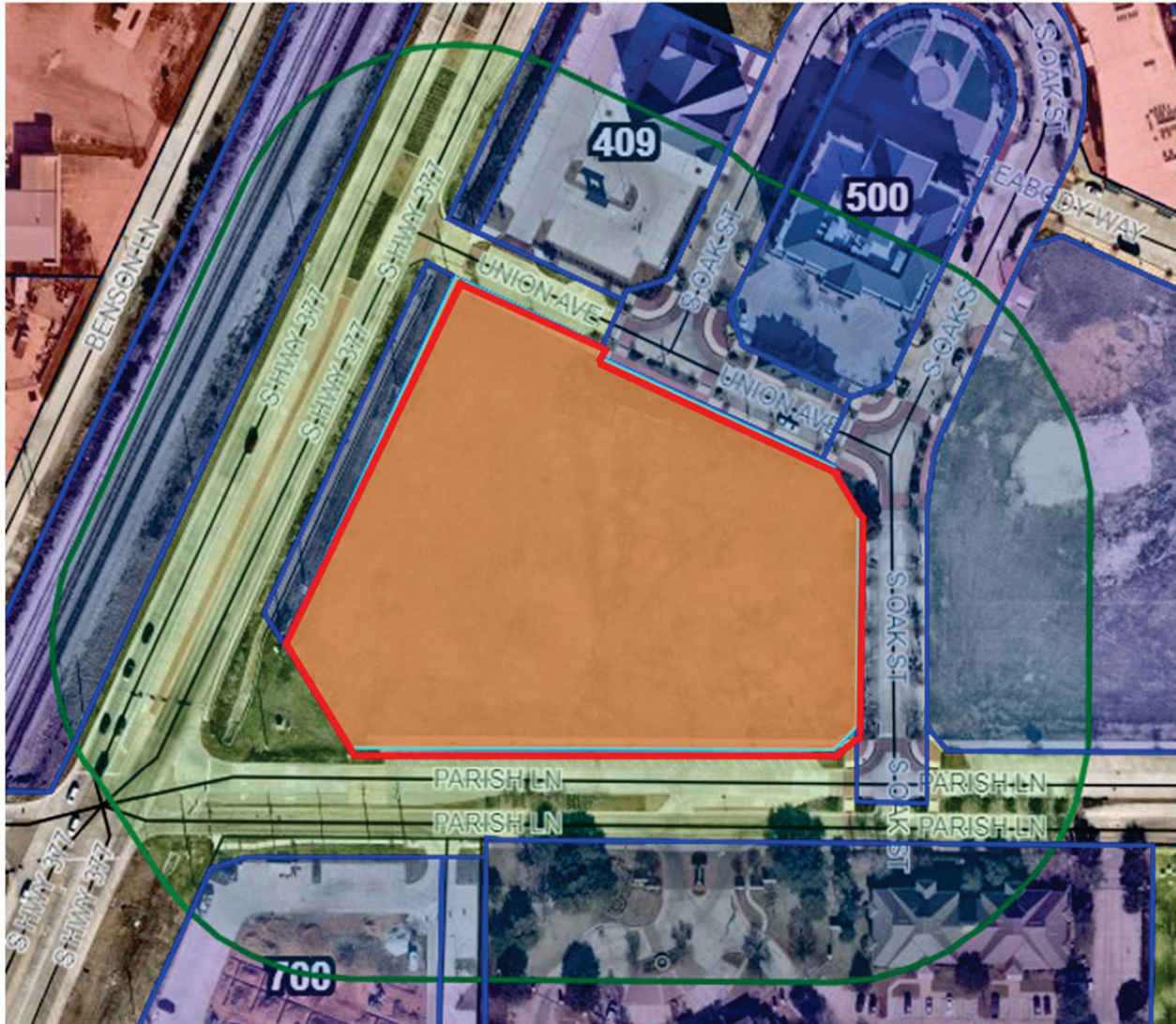
**FOR OFFICE USE ONLY**

Application Fee	P&Z Meeting 03/02/2026	CC Meeting	File for Record SUP- <u>2026</u> - <u>03</u>
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07/20/2023

**PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)**

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



**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:**

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Carl E. Gierisch, Jr., Mayor

**ATTEST:**

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Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

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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.









## AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: April 6, 2026

DEPARTMENT: Planning

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### ITEM SUMMARY:

**Conduct a public hearing and consider amending** Chapter 12, Article I, by amending Section 12.6 of the Code of Ordinances, entitled "Definitions" by adding a definition for "Retail Sales of CBD, Tobacco, E-Cigarettes, or Non-Traditional Smoking-Related Products" and amending Chapter 12, Article VI, Section 12.661, Appendix 3, of the Code of Ordinances entitled "Use Charts" to authorize "Retail Smoke/Tobacco/CBD Stores" use with a Specific Use Permit (SUP) within the Retail (R), Light Commercial (LC), and Business Park (BP) Districts. (ZTA-2026-02).

### INFORMATION:

Currently, the Comprehensive Zoning Ordinance does not distinguish "Retail Sales of CBD, Tobacco, E-Cigarettes, or Non-Traditional Smoking-Related Products" as an independent use, and historically, the City has viewed these types of use as a "Retail Sales - Miscellaneous" use. The proposed ordinance amendment is a response to the increased likelihood of the establishment and operation of this use, and the regulation of smoke/tobacco stores/CBD (hemp related sales) stores is in the interests of public health, safety and general welfare in an effort to mitigate undesirable impacts to the community.

### **Current Ordinance Regulations**

This type of use is permitted by right in the Retail (R), Light Commercial (LC), and Business Park (BP) Zoning Districts. There is not a requirement for this use to obtain a Specific Use Permit except for in the Oak Street Corridor — Oak Street and Neighborhood Transition Zones.

### **Proposed Ordinance Amendments**

Attached is the proposed ordinance amendment. The amendment results in an addition of Retail Smoke/Tobacco/CBD Stores to the use chart, permitting the use by Specific Use Permit within the Retail (R), Light Commercial (LC), and Business Park (BP) Zoning Districts. By requiring a Specific Use Permit, the Planning & Zoning Commission



## AGENDA ITEM

and City Council will be able to determine if the use should be allowed on a case-by-case basis, allowing for consideration of potential undesirable impacts to the community and also providing the opportunity for the public to be consulted prior to the use being established. The proposed amendment also adds a definition of "Retail Smoke/Tobacco/CBD Stores as a defined term within Chapter 12, Article 1, Section 12.6, entitled "Definitions." The addition of the defined term allows us to clearly indicate that we view this as a use separate from Miscellaneous or General Retail Sales. The proposed ordinance amendments would not be retroactively applied, but would apply to all new Retail Smoke/Tobacco/CBD Stores seeking to establish use within the City of Roanoke.

### **Impacts on Current Establishments**

As of the date of this staff report, there are 5 establishments that would have a use reclassified from "Retail - Misc" to "Retail Smoke/Tobacco/CBD Stores" if the text amendment is approved. These establishments would be considered legally non-conforming and would be able to continue operating as they currently operate. Each establishment and the property owners were notified via mail of the proposed text amendment and the potential impact on their business as required by City Ordinance.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the amendment to the Code of Ordinances.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

#### ATTACHMENTS:

1. ZTA-2026-02 - Ordinance No. 2026-114
2. MAILED Notice to Existing Established Uses Exhibit
3. ZTA-2026-02 - Published Paper Notice

**ORDINANCE No. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12.6, ENTITLED “DEFINITIONS” BY ADDING A DEFINITION FOR “RETAIL SALES OF CBD, TOBACCO, E-CIGARETTES, OR NON-TRADITIONAL SMOKING-RELATED PRODUCTS;” AND AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED “USE CHARTS,” BY AMENDING THE USES WITHIN THE RETAIL USES CATEGORY TO ALLOW “RETAIL SMOKE/TOBACCO/CBD STORES” USE WITH A SPECIFIC USE PERMIT (SUP) WITHIN THE RETAIL (R), LIGHT COMMERCIAL (LC), AND BUSINESS PARK (BP) DISTRICTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING 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 (15<sup>th</sup>) 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:**

**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.**

That Chapter 12, Article I, Section 12.6 of the Code of Ordinances of the City of Roanoke, Texas, entitled “Definitions” is hereby amended, by adding a definition for “Retail Sales of CBD, Tobacco, E-cigarettes, or Non-Traditional Smoking-Related Products” which shall read as follows:

*“Retail sales of CBD, tobacco, e-cigarettes, or non-traditional smoking-related products means an establishment primarily engaged in the selling of CBD, consumable hemp*

product, tobacco, e-cigarettes, and/or non-traditional smoking-related products to the general public for personal or household consumption or the onsite smoking of such.”

**Section 3.**

That Chapter 12, Article VI, Section 12.661, Appendix 3 of the Code of Ordinances of the City of Roanoke, Texas, entitled “Use Charts,” is hereby amended by amending the Retail Uses Category to allow “Retail Smoke/Tobacco/CBD Stores” to read as follows:

Types of Land Uses	Residential Zoning Districts										Non-Residential Zoning Districts				
	AG	SF-22	SF-15	SF-11	SF-7		SFA	MF-12	MH		O	R	LC	BP	HI
<b>Retail Uses</b>															
Retail Smoke/Tobacco/CBD Stores												S	S	S	

**Section 3. 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 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. 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**APPROVED:**

---

Carl E. Gierisch, Jr., Mayor

**ATTEST:**

---

Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

---

Jeff Moore, City Attorney



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

**To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

The exact wording, all caps, font size and bold in the box below are **required by state law**.

**THE CITY OF ROANOKE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

If City Council approves the proposed amendments, it **does not** require you to stop operating and it **does not** prohibit you from selling your business. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the non-conforming use. Additionally, the proposed zoning amendment does not prohibit the use of Retail Smoke, Tobacco, and CBD Store uses, but if passed would require the use to obtain a Specific Use Permit. For additional information, please contact Ashlie Tolliver, City Planner at [atolliver@roanoketexas.com](mailto:atolliver@roanoketexas.com) or 817-491-2411.

### **HEARING DETAILS**

#### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

#### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

Alliance Vapor  
316 N US HWY 377  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

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## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

RUNYON PROPERTIES LLC  
500 HWY 377 STE 1  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

The exact wording, all caps, font size and bold in the box below are **required by state law**.

**THE CITY OF ROANOKE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

If City Council approves the proposed amendments, it **does not** require you to stop operating and it **does not** prohibit you from selling your business. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the non-conforming use. Additionally, the proposed zoning amendment does not prohibit the use of Retail Smoke, Tobacco, and CBD Store uses, but if passed would require the use to obtain a Specific Use Permit. For additional information, please contact Ashlie Tolliver, City Planner at [atolliver@roanoketexas.com](mailto:atolliver@roanoketexas.com) or 817-491-2411.

## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

SIRIUS VAPOR  
500 US 377 UNIT D  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

The exact wording, all caps, font size and bold in the box below are **required by state law**.

**THE CITY OF ROANOKE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

If City Council approves the proposed amendments, it **does not** require you to stop operating and it **does not** prohibit you from selling your business. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the non-conforming use. Additionally, the proposed zoning amendment does not prohibit the use of Retail Smoke, Tobacco, and CBD Store uses, but if passed would require the use to obtain a Specific Use Permit. For additional information, please contact Ashlie Tolliver, City Planner at [atolliver@roanoketexas.com](mailto:atolliver@roanoketexas.com) or 817-491-2411.

## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

Roanoke Retail Plaza LLC  
801 Savannah Trl  
Southlake, TX 76092

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

The exact wording, all caps, font size and bold in the box below are **required by state law**.

**THE CITY OF ROANOKE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

If City Council approves the proposed amendments, it **does not** require you to stop operating and it **does not** prohibit you from selling your business. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the non-conforming use. Additionally, the proposed zoning amendment does not prohibit the use of Retail Smoke, Tobacco, and CBD Store uses, but if passed would require the use to obtain a Specific Use Permit. For additional information, please contact Ashlie Tolliver, City Planner at [atolliver@roanoketexas.com](mailto:atolliver@roanoketexas.com) or 817-491-2411.

## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

VAPOR DAD  
600 E BYRON NELSON STE 400  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

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## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

LINDA L WILSON TRUST  
1898 WILSON BEND RD  
MILLSAP, TX 76066

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

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# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

CBD PLUS USA  
208 E HWY 115 STE 100  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

206 N OAK STREET, LLC  
2001 DANCER DR  
ARLINGTON, TX 76013

### **To the property owner and occupants at this address:**

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# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

J. MERRILL CIGAR LOUNGE ATTN JOHN DANCER  
14700 RAGSDALE LN  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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# COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: [recorder@flash.net](mailto:recorder@flash.net)

Deadline for submitting legal notices is 11:00 (am) the business day before

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**CITY OF ROANOKE  
NOTICE OF  
PUBLIC HEARING  
Planning and  
Zoning Commission**  
THE ROANOKE PLANNING  
AND ZONING COMMISSION  
WILL HOLD A PUBLIC HEAR-  
ING ON MONDAY, APRIL 6 ,  
2026, TO CONSIDER AMEND-  
ING CHAPTER 12, ARTICLE I,  
BY AMENDING SECTION 12.6  
OF THE CITY OF ROANOKE,  
TEXAS, CODE OF ORDINANC-  
ES, ENTITLED "DEFINITIONS"  
BY ADDING A DEFINITION  
FOR "RETAIL SALES OF CBD,  
TOBACCO, E-CIGARETTES, OR  
NON-TRADITIONAL SMOK-  
ING-RELATED PRODUCTS",  
AND AMENDING CHAPTER  
12, ARTICLE VI, SECTION  
12.661, APPENDIX 3 OF THE  
CITY OF ROANOKE, TEXAS,  
CODE OF ORDINANCES, EN-  
TITLED "USE CHARTS" TO  
AUTHORIZE "RETAILSMOKE/  
TOBACCO/CBD STORES"  
USE WITH A SPECIFIC USE  
PERMIT (SUP) WITHIN THE  
RETAIL (R), LIGHT COMMER-  
CIAL (LC), AND BUSINESS  
PARK (BP) DISTRICTS. THE  
PUBLIC HEARING WILL BE  
HELD AT 7:00 P.M. AT THE  
ROANOKE CITY HALL LOCAT-  
ED AT 500 S OAK STREET,  
ROANOKE, TEXAS.  
City Council  
THE ROANOKE CITY COUN-  
CIL WILL HOLD A PUBLIC  
HEARING ON TUESDAY,  
APRIL 14, 2026, TO CON-  
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3-19



## AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: April 6, 2026

DEPARTMENT: Planning

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### **ITEM SUMMARY:**

**Conduct a public hearing and consider amending** Chapter 12, Article VII, Division 10, of the City of Roanoke, Code of Ordinances, entitled "Special Regulations for Certain Types of Uses" by adding a new section, 12.932 entitled "Retail Smoke, Tobacco, and CBD Stores", establishing special regulations for Retail Smoke, Tobacco, and CBD Stores. (ZTA-2026-03)

### **INFORMATION:**

Staff is proposing an amendment to the section titled "Special Regulations for Certain Types of Uses" of the Comprehensive Zoning Ordinance. The intent of the amendment is to establish special regulations that will apply to the operation of Retail Smoke, Tobacco, and CBD Stores within the City of Roanoke in addition to the base-zoning development standards required within the base zoning districts where operation of this use is permitted.

### **Current Ordinance**

The current zoning ordinance does not contain any supplemental regulations for Retail Smoke, Tobacco, and CBD Store use. Historically, this type of use has been considered "Retail Store - Miscellaneous".

### **Proposed Amendments**

Staff is proposing the following Special Regulations that a Retail Smoke, Tobacco, and CBD store would be required to meet in to the proposed ordinance amendment that would alter the use chart to allow this type of use by Specific Use Permit.

1. Smoke/Tobacco/CBD Stores shall not be located within 1,000 feet from a school, family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar



## AGENDA ITEM

uses.

2. The stores shall not be located within 1,000 feet from another smoke/tobacco/CBD store.
3. No stores with this use shall allow a minor that is not accompanied by their parent to enter or be present on the premises.
4. Signage stating minors cannot enter should be placed near the public entrance.
5. Before a Certificate of Occupancy is issued, the business must provide proof of the required state license to operate the business to the City.

### **Impacts on Current Establishments**

As of the date of this staff report, there are 5 establishments that would have a use reclassified from "Retail - Misc" to "Retail Smoke/Tobacco/CBD Stores" if the text amendment is approved. These establishments would be considered legally non-conforming and would be able to continue operating as they currently operate. Each establishment and the property owners were notified via mail of the proposed text amendment and the potential impact on their business as required by City Ordinance.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendment.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. ZTA-2026-03 - Ordinance No. 2026-113
2. MAILED Notice to Existing Established Uses Exhibit
3. ZTA-2026-03 - Published Paper Notice

**ORDINANCE No. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VII, DIVISION 10 ENTITLED “SPECIAL REGULATIONS FOR CERTAIN TYPES OF USES” BY ADDING A NEW SECTION 12.932 ENTITLED “RETAIL SMOKE, TOBACCO, AND CBD STORES”; ESTABLISHING SUPPLEMENTAL REGULATIONS FOR RETAIL SMOKE, TOBACCO, AND CBD STORES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER 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 (15<sup>th</sup>) 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; and

**WHEREAS,** the City Council of the City of Roanoke, Texas, has determined that the following regulation is necessary in order to protect public health, safety, and welfare.

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

**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.**

That Chapter 12, Article VII, Division 10 of the Code of Ordinances of the City of Roanoke, Texas, entitled “Special Regulations for Certain Types of Uses” is hereby amended by adding a new Section 12.932 entitled “Retail Smoke, Tobacco, and CBD Stores” which shall read as follows:

**“Sec. 12.932. Retail Smoke, Tobacco, and CBD Stores.**

- (a) *Purpose.* The regulation of smoke/tobacco stores/CBD (hemp related sales) stores is necessary and in the interests of the public health, safety and general welfare because there is the substantial likelihood of the establishment and operation of smoke/tobacco/CBD stores in the city. The expansion of these stores in the city could result in undesirable impacts to the community. Among these impacts are increased potential for tobacco sales to minors, greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia, and heightened risk of negative aesthetic impacts, blight, and loss of property values of residential neighborhoods and businesses in close proximity to such uses. This section addresses the negative impacts of smoke shops and tobacco stores while providing a reasonable number of locations and zones for such establishments to locate within the city.
- (b) *Specific Use Permit and Standards.* A smoke/tobacco/CBD store shall require a special use permit (SUP). Standards to operate a smoke/tobacco/CBD store shall be as follows:
  - (1) Smoke/tobacco/CBD stores shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.
  - (2) Smoke/tobacco/CBD stores shall not be located within 1,000 feet, measured property line to property line, from another smoke/tobacco/CBD store.
  - (3) No smoke/tobacco/CBD store shall knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or be present on the premises. It shall be the duty of the store and store’s employees to identify and ascertain the age of any such person and to refuse admittance to person not of age
  - (4) Smoke/tobacco/CBD stores shall post clear signage, minimum of 8-1/2" x 11" with a minimum of 24 font, stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance to the smoke/tobacco/CBD store. It shall be unlawful for a smoke/tobacco/CBD store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage
  - (5) No smoke/tobacco/CBD store shall sell a tobacco product or e-cigarette to a minor.
- (c) *State Licensure.* Prior to the issuance of a certificate of occupancy permit, the business shall provide to the City proof of required state licensure to operate said smoke/tobacco/CBD store.
- (d) *Pre-existing Nonconforming Use.* Smoke/tobacco/CBD stores that are legally existing on the effective date of the ordinance may continue to operate as a pre-existing nonconforming use and shall not be required to obtain a special use permit. However, any change or expansion of the nonconforming use shall require compliance with this chapter.”

**Section 3. 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 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. 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**APPROVED:**

\_\_\_\_\_  
Carl E. Gierisch, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jeff Moore, City Attorney



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

**To the property owner and occupants at this address:**

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#### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

Alliance Vapor  
316 N US HWY 377  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

RUNYON PROPERTIES LLC  
500 HWY 377 STE 1  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

SIRIUS VAPOR  
500 US 377 UNIT D  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

The City of Roanoke has identified that the current use in operation at this address may become a nonconforming use if the City of Roanoke amends Chapter 12 of the City of Roanoke, Texas Code of Ordinances by requiring a Specific Use Permit and implementing Special Regulations for Retail Smoke, Tobacco, and CBD Store Uses. A *nonconforming use* means a use that does not conform to the use regulations of the City of Roanoke Comprehensive Zoning Ordinance but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

The exact wording, all caps, font size and bold in the box below are **required by state law**.

**THE CITY OF ROANOKE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**

If City Council approves the proposed amendments, it **does not** require you to stop operating and it **does not** prohibit you from selling your business. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the non-conforming use. Additionally, the proposed zoning amendment does not prohibit the use of Retail Smoke, Tobacco, and CBD Store uses, but if passed would require the use to obtain a Specific Use Permit. For additional information, please contact Ashlie Tolliver, City Planner at [atolliver@roanoketexas.com](mailto:atolliver@roanoketexas.com) or 817-491-2411.

## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

Roanoke Retail Plaza LLC  
801 Savannah Trl  
Southlake, TX 76092

### **To the property owner and occupants at this address:**

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## **HEARING DETAILS**

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Date: April 6, 2026

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### **City Council:**

Date: April 14, 2026

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# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

VAPOR DAD  
600 E BYRON NELSON STE 400  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

LINDA L WILSON TRUST  
1898 WILSON BEND RD  
MILLSAP, TX 76066

### **To the property owner and occupants at this address:**

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## **HEARING DETAILS**

### **Planning & Zoning Commission**

Date: April 6, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

CBD PLUS USA  
208 E HWY 115 STE 100  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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### **Planning & Zoning Commission**

Date: April 6, 2026

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Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.

### **City Council:**

Date: April 14, 2026

Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

206 N OAK STREET, LLC  
2001 DANCER DR  
ARLINGTON, TX 76013

### **To the property owner and occupants at this address:**

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### **City Council:**

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Time: 7:00 P.M.

Location: Roanoke City Hall – 500 S. Oak Street, Roanoke, Texas.



# City of Roanoke Notice of Public Hearing Zoning Amendment

## **NOTICE OF PUBLIC HEARINGS** **ZONING AMENDMENT**

J. MERRILL CIGAR LOUNGE ATTN JOHN DANCER  
14700 RAGSDALE LN  
ROANOKE, TX 76262

### **To the property owner and occupants at this address:**

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# COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: [recorder@flash.net](mailto:recorder@flash.net)

Deadline for submitting legal notices is 11:00 (am) the business day before

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**CITY OF ROANOKE  
NOTICE OF  
PUBLIC HEARING  
Planning and  
Zoning Commission**

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 6 2026, TO CONSIDER AMENDING CHAPTER 12, ARTICLE VII, DIVISION 10 OF THE CITY OF ROANOKE, TEXAS CODE OF ORDINANCES, ENTITLED "SPECIAL REGULATIONS FOR CERTAIN TYPES OF USES" BY ADDING A NEW SECTION 12.932 OF THE CITY OF ROANOKE, TEXAS, CODE OF ORDINANCES ENTITLED "RETAIL SMOKE, TOBACCO, AND CBD STORES"; ESTABLISHING SPECIAL REGULATIONS FOR RETAIL SMOKE, TOBACCO, AND CBD STORES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, APRIL 14, 2026, TO CONSIDER AMENDING CHAPTER 12, ARTICLE VII, DIVISION 10 OF THE CITY OF ROANOKE, TEXAS CODE OF ORDINANCES, ENTITLED "SPECIAL REGULATIONS FOR CERTAIN TYPES OF USES" BY ADDING A NEW SECTION 12.932 OF THE CITY OF ROANOKE, TEXAS, CODE OF ORDINANCES ENTITLED "RETAIL SMOKE, TOBACCO, AND CBD STORES"; ESTABLISHING SPECIAL REGULATIONS FOR RETAIL SMOKE, TOBACCO, AND CBD

STORES. 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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