

Holly Gray, Mayor Pro-Tem
David Brundage, Councilmember
John Pullen, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
David Thompson, Councilmember
Ernie Adams, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**AUGUST 11, 2026
7:00 PM
500 S OAK ST
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on July 14, 2026.
2. Consider approval to award bid to Central North Construction, LLC, for the US 377 median landscape development project funded by the TXDOT Green Ribbon Grant for the amount of \$524,710.50.



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3. Consider approval on Resolution No. 2026-117R, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism filing.

E. OLD BUSINESS

1. **Consider and make a decision on a continuation of a rezoning request** for Lots 1, 2, and 3, Block 30, of the Brand and Bowen's Addition, and the remainder of Lot 3, Block 30, of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, by changing the zoning for said tracts of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone - Specific Use Permit, to allow Live/Work Unit Use. (SUP-2026-02/Ordinance No. 2026-102).
2. **Consider and make a decision on a continuation of 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).
3. **Consider and a make a decision on a continuation of 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)

F. NEW BUSINESS

1. Consideration and action to schedule a public hearing for August 25, 2026, for the submitted FY 2026-2027 budget and to allow citizens the opportunity to express their opinions concerning items of expenditure, giving their reason for wishing to increase or decrease any items of expense. The public hearing will be held at 7:00 p.m., in the Roanoke City Council Chambers - 2nd Floor, 500 S. Oak Street, Roanoke, Texas 76262.



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2. Consideration and action to schedule a public hearing on August 25, 2026, for the consideration and adoption of the proposed ad valorem tax rate.
3. Consideration and action to place a proposal to adopt a tax rate of \$0.326182 for FY2026-2027, which is unchanged from the prior fiscal year, including \$0.192445 dedicated to general operations funding and \$0.133737 dedicated to servicing the City's projected FY2026-2027 debt payments, on the September 8, 2026, City Council agenda (take a record vote).
4. Consider approval and adoption of the 2026 Certified Tax Roll (Fiscal Year 2027/Tax Year 2026)
5. **Consideration and action on a request** by Cody Dishman, on behalf of Three Ten Oak LLC, for a proposed attached blade sign that exceeds the size allowed per section 12.497 of the City of Roanoke Zoning Ordinance to be located on the west facade of building located at 310 S. Oak Street, Roanoke, Texas.
6. **Conduct a public hearing and take action on Ordinance No. 2026-140**, a rezoning application request by Johnny Hunt, to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas for an approximately 0.6887 acre tract of land described as Lots 1, 2, and 3, Block C of the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas by changing the zoning on said tracts from Single-Family-7 (SF-7) District to Light Commercial (LC) District. (ZC-2026-04)
7. **Conduct a public hearing and take action on Ordinance No. 2026-141**, on a request by Austin Rea, on behalf of AIP Roanoke LLC to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 5R, Block A, of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, more particularly described as 120 Country View Drive, Suites 104 & 108, Roanoke, Texas, by changing the zoning on said tract of land from Retail to Retail - Specific Use Permit, to allow for electronic assembly use. (SUP-2026-05).
8. **Conduct a public hearing and take action on Ordinance No. 2026-142**, a city-initiated zoning text amendment to amend Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Planned Development Standards to authorize Office uses, by amending the development standards for an approximately 2.237-acres of land,



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consisting of Lots 1-10, Block A, of the Marshall Creek Addition, an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-06).

9. Consideration and action to approve Resolution No. 2026-118R, supporting legislation requiring county election administrators to offer annual election services contracts to municipalities for May elections; supporting the integrity, consistency, and professional administration of municipal elections.

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

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

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary.

The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

H. ADJOURNMENT

CERTIFICATION

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

Lindsay Rawlinson, City Secretary

BUDGET/TAXPAYER IMPACT STATEMENT: Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Roanoke:



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For a median-valued homestead property (\$426,162), the City's portion of the property tax bill in dollars for the current fiscal year (FY2026) is \$1,390.06. The City's estimated portion of the property tax bill for the upcoming fiscal year (FY2027) for the same property if the proposed budget is adopted is estimated to be \$1,390.06, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY2027) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,315.07.

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

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