

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

Holly Gray, Mayor Pro-Tem
David Brundage, Council Member
John Pullen, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
David Thompson, Council Member
Ernie Adams, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
JULY 14, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

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

DEPT. STAFF: Finance Director Kyle Lester, Development Services Manager JR Hames, Economic Development Manager Siale Langi, City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

ABSENT: Mayor Pro Tem Holly Gray and Council Member David Thompson

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 7:04 p.m.

Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Mayor Gierisch introduced and welcomed new Parks and Recreation Director Cody Maberry.

City Manager Cody Petree expressed his appreciation to City staff and volunteers for their efforts in putting on the wonderful July 3rd All American Fireworks & Festival celebrating the 250th anniversary of America stating it was an amazing event.

C. PUBLIC INPUT

Jonathan Ackmann, 1309 Pine Ridge, Roanoke, requested that item #2 on the Consent Agenda be removed for separate discussion and consideration. He expressed his appreciation that the City is working to regulate e-bicycles for the safety of all citizens but requested allowing e-bicycles on sidewalks in certain areas of the City.

Matthew Berkstresser, 101 Main Street, Colleyville, provided a brief update on the Cleveland-Gibbs retail project and advised that a 110-room hotel has been approved.



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D. PRESENTATION

1. Swearing In Ceremony of Police Officer Zachary Zavala and Police Officer Garrett Greely

Mayor Gierisch administered the Oath of Office to Police Officers Zachary Zavala and Garrett Greely.

E. CONSENT AGENDA

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

As requested by citizen Jonathan Ackmann, item #2 was removed from the Consent Agenda and given separate discussion.

1. Consider approval of the minutes from the regular City Council meeting held on June 23, 2026.
3. Consider approval of the FY2026-27 Consolidated Radio Communication Contract with the Denton County Sheriff's Office.
4. Consider approval of A&G Services authorizing the purchase and installation of six (6) HVAC units for Roanoke Fire Department Station One.
5. Consider approval of an Interlocal Agreement between the City of Roanoke and the Town of Trophy Club for Emergency Management Coordinator (EMC) Services.
6. Consider approval of an easement acquisition offer between the Trinity River Authority (TRA) and the City of Roanoke for property located at Fairway Ranch Addition, Block 1, Lot 1 AND Roanoke Baseball Complex Lot 1, Highway 114, in the MEP&P RR CO Survey, Roanoke, Denton County, Texas, for the sum of \$16,507.

Motion made by Council Member Adams and seconded by Council Member Brundage to approve Consent Agenda items 1, 3-6.

Motion carried unanimously.

2. Consider approval of Ordinance No. 2026-139, adding a new Chapter 10, Article 10.1200, Sections 10.1201 to 10.1204 "Electronic Bicycles and Electronic Scooters."

Discussion ensued regarding the concern in allowing motorized vehicles such as e-bicycles on pedestrian walkways.

Mayor Gierisch expressed support for adopting the ordinance as presented, with the understanding that amendments could be considered in the future, as needed.



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Motion made by Council Member Pullen and seconded by Council Member Darby to approve Ordinance No. 2026-139, adding a new Chapter 10, Article 10.1200, Sections 10.1201 to 10.1204 "Electronic Bicycles and Electronic Scooters."

Motion carried unanimously.

F. NEW BUSINESS

1. Consider and act on Resolution No. 2026-115R approving a resolution of the Roanoke Convention Center Hotel Local Development Corporation authorizing the issuance of the Corporation's hotel revenue bonds; approving execution and delivery of all agreements and documents related to the development, construction and operation of the convention center hotel project; and enacting other provisions relating to the subject.

Motion made by Council Member Adams and seconded by Council Member Brundage to approve Resolution No. 2026-115R approving a resolution of the Roanoke Convention Center Hotel Local Development Corporation authorizing the issuance of the Corporation's hotel revenue bonds; approving execution and delivery of all agreements and documents related to the development, construction and operation of the convention center hotel project; and enacting other provisions relating to the subject.

Motion carried unanimously.

2. Consideration and action on approval of Resolution No.2026-116R appointing one member to the Board of Managers of the Denco Area 9-1-1 District.

Motion made by Council Member Adams and seconded by Council Member Pullen to approve Resolution No.2026-116R appointing one member to the Board of Managers of the Denco Area 9-1-1 District and nominating and approving nominee Jim Carter.

Motion carried unanimously.

3. Consideration and action to appoint four (4) members to the Planning and Zoning Commission for a term expiring in June 2028 and two (2) alternate members to the Planning and Zoning Commission, one for a term expiring in June 2027 and one for a term expiring in June 2028.

Motion made by Council Member Adams and seconded by Council Member Darby to make the following appointments to the Planning and Zoning Commission for a term expiring July 2028:

Place 1 – Jason Kasal
Place 2 – Eric Heimbrecht
Place 5 – Cassi Webb
Place 7 – Michael Arndt

Motion carried unanimously.



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Motion made by Council Member Darby and seconded by Council Member Adams to appoint Jeannie De Fazio as Alternate #1 to the Planning and Zoning Commission for a term expiring July 2028.

Motion carried unanimously.

Motion made by Council Member Adams and seconded by Council Member Darby to appoint Donald J. Glacy as Alternate #2 to the Planning and Zoning Commission for a term expiring July 2027.

Motion carried unanimously.

4. Consideration and action to appoint two (2) alternates to the Zoning Board of Adjustment, one for a term expiring in June 2027 and one for a term expiring in June 2028.

Motion made by Council Member Darby and seconded by Council Member Adams to make the following appointments to the Zoning Board of Adjustment with terms as listed:

Alternate #1 – Jonathan Ackmann (term expiring June 2027)

Alternate #2 – Joshua Brinegar (term expiring June 2028)

Motion carried unanimously.

G. EXECUTIVE SESSION

None.

H. ADJOURNMENT

Motion made by Council Member Brundage and seconded by Council Member Darby to adjourn the meeting at 7:29 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval to award bid to Central North Construction, LLC for US 377 Green Ribbon Grant project.

MEETING DATE: August 11, 2026

DEPARTMENT: Public Works

ITEM SUMMARY:

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.

INFORMATION:

The TXDOT Green Ribbon Grant project is a federal and state funded program to improve highway medians. This project is funded through the aforementioned program for an amount of \$524,710.50. Any additional funding over the allotted amount will be contributed by the City of Roanoke.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 0081-03-069 Denton
2. FPAA
3. SLOA CSJ 0081-03-069



MEMO

July 6, 2026

To: Carl L. Johnson, P.E.
Chief Engineer

Through: Jessica Butler, P.E.
Director of Engineering & Safety Operations

DocuSigned by:
Jessica Butler
00B7C02688034DD...

From: Duane S. Milligan, P.E.
Construction Division Director

DocuSigned by:
D. S. Milligan
361344A1074C4B6...

Subject: Award of a Local Government Project, Denton County

Control: 0081-03-069
Project: F 2026(956)
Highway: US 377
Denton County

The above referenced landscape development project has been reviewed. The City of Roanoke and the Dallas District recommend awarding the contract to Central North Construction, LLC. The total amount of the low bid was \$524,710.50, which is 15.2 percent under the engineer's estimate of \$618,427.93. Funds for this project are allocated in accordance with the Federal Project Authorization and Agreement (FPAA). The city is responsible for any costs above the maximum authorized federal and state amounts.

Attached are the State Letter of Authority (SLOA) for locally let projects and the FPAA, indicating clearances for the following:

- ◆ Right of way
- ◆ Encroachments
- ◆ Relocation assistance
- ◆ Utilities
- ◆ Environmental

DocuSigned by:
Carl L. Johnson, P.E.
2FE36139F0614C3...

7/14/2026

I concur with the recommendation.

We request your concurrence in the award of this project. If you have any questions, please call Duane S. Milligan, P.E., at 512/416-2456.

Federal Project Authorization and Agreement

District: DAL State Code: 48 FAFOS Proj Nbr: 69234 FMIS Proj Nbr: 2026956

Federal Project Number: F 2026(956) County: Denton Control Section-Job (SPN): 0081-03-069

Add'l CSJs:

Project Description: US 377 FROM DENTON STREET TO NORTH OF SH 114; TREES, SHRUBS, GROUNDCOVER AND IRRIGATION.

Action Type: Original Oversight: C - Assumed/Locally Administered On NHS System: Yes Financing: Regular

TxDOT is authorized to proceed with the following work: ☐ PE ☐ ROW ☒ Construction ☐ Other

State Remarks Local Let Dallas District This agreement is subject to the following award terms: http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf and http://edocket.access.gpo.gov/2010/pdf/2010-22706.pdf.	
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Program Details Summary

Prog. Code	Federal				Match				Contributions		
	Reg Fed Funds	A/C Funds	Federal Part		Local	%	State	%	Local	Private	Non-Monetary/ Inkind
Y001	\$0.00	\$0.00	0.00%		\$137,464.93	100.00%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Y001	\$77,027.30	\$0.00	80.00%		\$0.00	0.00%	\$19,256.82	20.00%	\$0.00	\$0.00	\$0.00
Y001	\$386,400.00	\$0.00	80.00%	Fixed	\$0.00	0.00%	\$96,600.00	20.00%	\$0.00	\$0.00	\$0.00
Total	\$463,427.30				\$137,464.93		\$115,856.82		Soft Match Amt: \$0.00		
Costs	Federal				Local		State		Contributions		
									\$716,749.05		
									Complete Project		

Funds Available per FHWA Division Office By: Robert Granberg Date: 05/13/2026 (Construction)
(FHWA Use Only)

Federal Aid Project Agreement

The State, through its Highway Agency, having complied, or hereby agreeing to comply, with the application terms and conditions set forth in (1) Title 23, U.S. Code, Highways, (2) the Regulations issued pursuant thereto, and (3) the policies and procedures promulgated by the Federal Highway Administration relative to the above-designated project, and the Federal Highway Administration having authorized certain work to proceed as evidenced by the date entered opposite the specific item of work, Federal funds are obligated for the project not to exceed the amount shown herein, the balance of the estimated total cost being an obligation of the State. Such obligation of Federal funds extends only to project costs incurred by the State after the Federal Highway Administration's authorization to proceed with the project involving such costs. The state further stipulates that as a condition to payment of the Federal funds obligated, it accepts and will comply with the applicable provisions and certifications set forth in 23 CFR 630.112, which is incorporated herein by reference.

Texas Department of Transportation

U.S. Department of Transportation
Federal Highway Administration

Melissa Flores

Robert Granberg

Title: Transportation Funding Specialist

For: Division Administrator

Date: 05/12/2026

Date: 05/13/2026

() See Attached for Conditions



1	FHWA Remarks
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State: Texas State Code: 48 Project Number: F 2026(956) Project End Date: 04/30/2034

Project Description:

US 377 FROM DENTON STREET TO NORTH OF SH 114; TREES, SHRUBS, GROUNDCOVER AND IRRIGATION.

Standard Place Code: NA

NEPA Class of Action: Categorical Exclusions Re-evaluation or Supplemental Document: N

NEPA Class of Action Decision Date: 08/20/2025 Re-evaluation or Supplemental Document Date:

Letting Management Use

TxDOT's DUNS No.: 80-678-2553

Demo Projects Only: Demo No.:

Estimated Construction Date: 00/00/0000

PE Obligated Amount: 0

PE Appn Code:

Congressional Districts

Cong Dist. No.	%
026	100%

Estimated Completion Date:

Major Project Identifier:

STIP Reference: 10/18/2024

State Defined Field: 5000-00-956

Disaster (ER) FY No.:

Disaster Seq. No.:

Inventory Route Number: 000US03770

DFO: Beginning 70.253 Ending 71.155

Project Flags

Toll Road: FTA: Temp Match: SFTY 100%:

Indian Reserv: Design Build: Construction: CMGC:

Other SEP 14: Hwy For Life: Appalachia:

NBI Numbers CSJ's

	0081-03-069
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Detail ID						Geographical Info			Other Statistics						
Prog Code	Detail No	Proj Type	Imp Type	FAIN	CFDA	County Code	Urban Area	R/U	Func Class	Sys Code	Demo ID	Purpose ID	Grant Number	TotalCost	Federal Funds
Y001	30	C	31	693JJ22630000Y001TX2026956	20.279	121	0	U	P	N				\$483,000.00	\$386,400.00
Y001	31	C	17	693JJ22630000Y001TX2026956	20.279	121	0	U	P	N				\$96,284.12	\$77,027.30
Y001	32	C	31	693JJ22630000Y001TX2026956	20.279	121	0	U	P	N				\$137,464.93	\$0.00
														Total Cost	Total Obligation
														\$716,749.05	\$463,427.30

Related Projects

Internal Remarks

Date	Internal Remarks Description
05/08/2026	Requesting District Dallas; Requestor Anthony Diep



STATE LETTER OF AUTHORITY FORM

Approved To Let

CONTROLLING PROJECT ID 0081-03-069 **DISTRICT** Dallas **COUNTY** Denton **HIGHWAY** US 377
FED/STATE PROJECT # F 2026(956) **RESP. DISTRICT** Dallas **FUNC. CLASS** 3
LIMITS FROM Denton Street **LIMITS TO** North of SH 114

WORK TYPE Landscape Development

Right of Way:	Clear: ☒	Not Clear: ☐	Certification Rec'd	3/27/26
R.O.W Encroachment:	Clear: ☒	Not Clear: ☐	Certification Rec'd	3/27/26
Relocation Assistance:	Clear: ☒	Not Clear: ☐	Certification Rec'd	3/27/26
Utilities:	Clear: ☒	Not Clear: ☐	Certification Rec'd	3/27/26

AGREEMENTS AND PERMITS REQUIRED:

Railroad Agreement:	Yes ☐	No ☒ N/A	Rec'd ☐
COE Section 404/10: IND/NW	Yes ☐	No ☒ N/A	Rec'd ☐
Coast Guard Section 9:	Yes ☐	No ☒ N/A	Rec'd ☐
TWC/WPWP:	Yes ☐	No ☒ N/A	Rec'd ☐
TPWD:	Yes ☐	No ☒ N/A	Rec'd ☐
Other Participation:	Yes ☐	No ☒ N/A	Rec'd ☐
Other:	Yes ☐	No ☒ N/A	Rec'd ☐

TYPE OF ENVIRONMENTAL CLEARANCE:

Blanket Categorical Exclusion ☐ Programmatic Categorical Exclusion ☐
 Categorical Exclusion (State CE) ☒ Project Specific Categorical Exclusion ☒ Expedited (c)(22)
 FONSI ☐ EIS ☐ EA ☐ Date of Final Federal Action 08 / 20 / 2025

Remarks:

Environmental: Clear: ☒ NOT Clear: ☐ Conditions:
 Signed by: Clay Churchill 5/21/2026
 ENVIRONMENTAL AFFAIRS DIVISION DATE

Conditions of Approval:

Design: Clear: ☒ NOT Clear: ☐ Conditions:
 Signed by: James P. Campbell 5/22/2026
 RESPONSIBLE DISTRICT OFFICE DATE

Yes ☒ No ☐ With Conditions
 Signed by: Casson Clemens 5/22/2026
 DISTRICT ENGINEER DATE

THIS AUTHORIZATION IS GIVEN ON THE CONDITION THAT THE CONTRACTING AGENCY SHALL ASSUME ALL COST AND REponsibility AND LEGAL LIABILITY FOR ACTIVITES THAT DO NOT CONFORM WITH APPLICABLE FEDERAL AND STATE REQUIREMENTS.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Resolution No. 2026-117R, 2026 Atmos Rate Review Mechanism

MEETING DATE: August 11, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

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.

INFORMATION:

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation).

That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute. Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of over \$30 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1,



AGENDA ITEM

2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

ATTACHMENTS:

1. RES NO 2026-117R Atmos RRM

RESOLUTION NO. 2026-117R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, 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; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Roanoke, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1.

The findings set forth in this Resolution are hereby in all things approved.

SECTION 2.

Without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3.

Despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4.

The existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5.

The ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6.

Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

SECTION 7.

To the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

SECTION 8.

The meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9.

If any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

SECTION 10.

Consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

SECTION 11.

A copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXTariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Continuation of a rezoning request

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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).

INFORMATION:

The applicant is requesting a Specific Use Permit to allow 32 upper-floor multi-family units, and 12 first floor live-work units fronting Oak Street.

Staff Analysis

The subject property is zoned Oak Street Corridor — Neighborhood Transition Zone and is generally located at 605 N. Oak Street. The Neighborhood Transition Zone allows Live/Work units and Upper-floor residential uses with a Specific Use Permit. Zoning Ordinance Section 12.500 defines a Live-Work unit as "a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of a professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.

Planning & Zoning Commission Action

On January 5, 2026, the Planning & Zoning Commission unanimously voted to recommend approval of the request.

Previous City Council Action

City Council held a public hearing on Tuesday, May 26, 2026. The case was continued until the August 11, 2026 meeting in an effort to allow Catalyst Commercial to submit



CITY COUNCIL AGENDA ITEM

the updates to the Oak Street Corridor Regulating Plan. Staff has not yet received the report, as a Community Canvassing meeting was held on Tuesday, July 14, 2026.

STAFF RECOMMENDATION:

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-102 - SUP-2026-02 - Oak Street Zoning Corridor SUP -604 N. Oak Street
2. Paper Notice_05.11 Publish Date
3. mailed notice - SUP-2026-02

ORDINANCE NO. 2026-102

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 – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S SUBDIVISION AND 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 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 FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and 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 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 – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow live work units 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 Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and 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 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 – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow live work units use. The property is generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas.

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. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

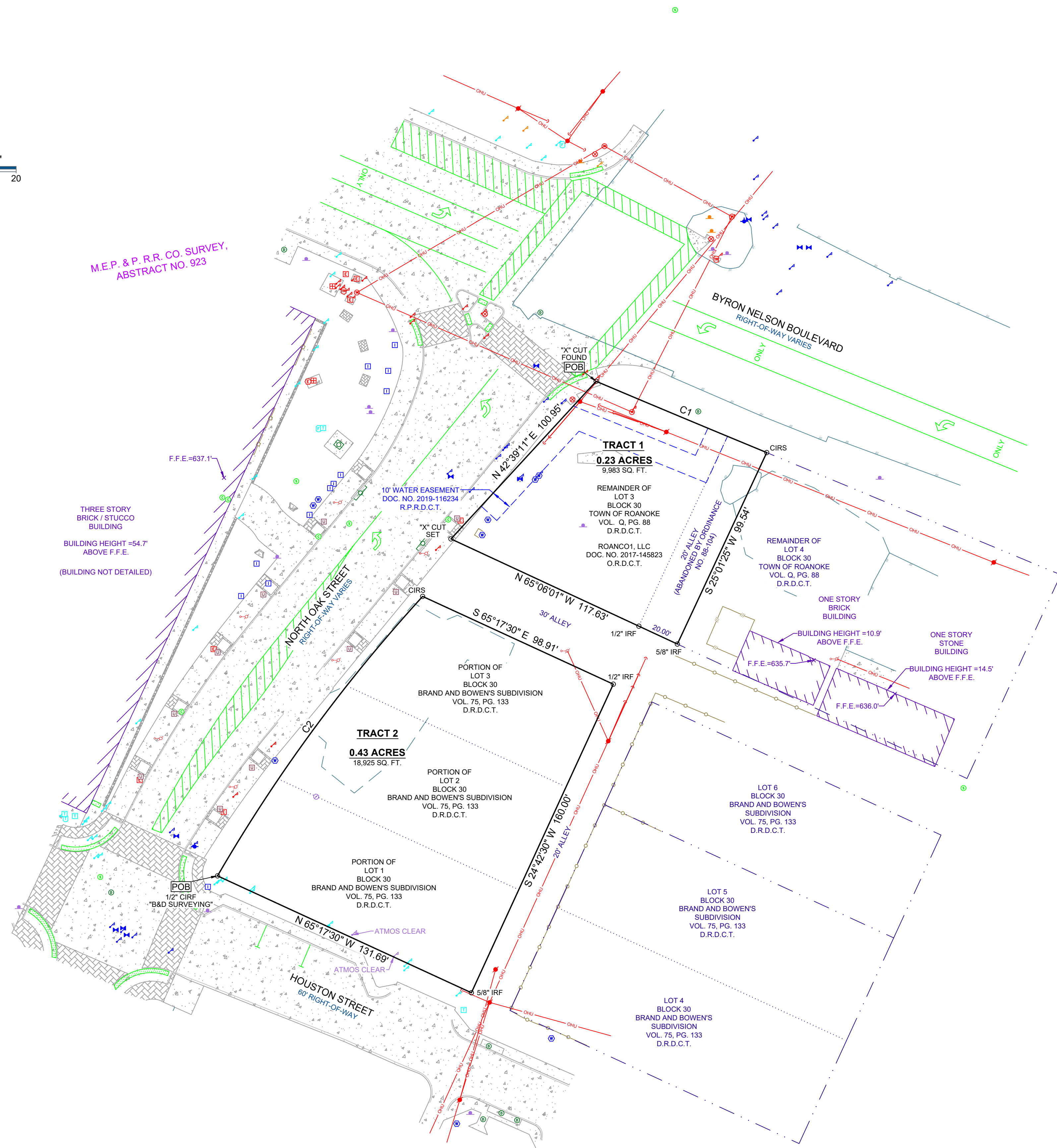
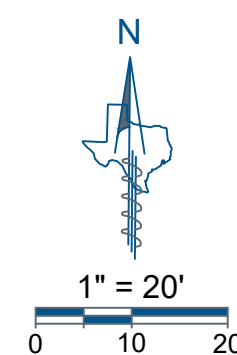
ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

LAND TITLE SURVEY



LEGAL DESCRIPTION

Tract 1: being a 0.23 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lot 3, Block 30 of Original Town of Roanoke, a subdivision of record in Volume Q, Page 88 of the Deed Records of Denton County, Texas, also being all of a 20' Alley as abandoned by Ordinance Number 88-104, as conveyed to Roanoco1, LLC by deed of record in Document Number 2017-145823 to the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the Southeast right-of-way line of North Oak Street (a variable width right-of-way) and the curving Southwest right-of-way line of Byron Nelson Boulevard (a variable width right-of-way), being the North corner of said Roanoco1, LLC Tract and hereof;

THENCE, along the curving Southwest right-of-way line of said Byron Nelson Boulevard, being the common North line of said Roanoco1, LLC Tract and along a non-tangent curve to the left, having a radius of 1,509.16 feet, a chord bearing of S67°20'01"E, a chord length of 87.13 feet, a delta angle of 00°26'02", an arc length of 87.13 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the East corner said abandoned 20' Alley and hereof;

THENCE, S25°01'25"W, leaving the Southwest right-of-way line of said Byron Nelson Boulevard, along the Northwest line of Lot 4, Block 30 of said Original Town of Roanoke, being the common Southeast line of said abandoned 20' Alley, a distance of 99.54 feet to a 5/8 inch iron rod found in the North line of a 30' Alley, being the West corner of said Lot 4, also being the South corner of said abandoned 20' Alley and hereof;

THENCE, N65°06'01"W, along the Northeast line of said 30' Alley, being the common Southwest line of said Roanoco1, LLC Tract, passing at a distance of 20.00 feet, a 1/2 inch iron rod found at the South corner of said Lot 3, a total distance of 117.63 feet to an "X" cut found at the intersection of the Northeast line of said 30' Alley and the Southeast right-of-way line of North Oak Street, being the West corner of said Roanoco1, LLC Tract and hereof;

THENCE, N42°39'11"E, along the Southeast right-of-way line of said North Oak Street, being the common Northwest line of said Roanoco1, LLC Tract, a distance of 100.95 feet to the **POINT OF BEGINNING** and containing an area of 0.23 acres (9,983 square feet) of land, more or less.

Tract 2:

Being a 0.43 acre tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 923, situated in the City of Roanoke, Denton County, Texas, being a portion of Lots 1, 2 and 3, Block 30 of Brand and Bowen's Subdivision, a subdivision of record in Volume 75, Page 133 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "B&D SURVEYING" found at the intersection of the Northeast right-of-way line of Houston Street (60' right-of-way) and the curving Southwest right-of-way line of North Oak Street (a variable width right-of-way), for the West corner hereof;

THENCE, along the curving Southeast right-of-way line of said North Oak Street and along a non-tangent curve to the right, having a radius of 762.95 feet, a chord bearing of N36°17'12"E, a chord length of 163.32 feet, a delta angle of 12°17'19", an arc length of 163.84 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the Southeast right-of-way line of said North Oak Street and the Southeast line of a 30' Alley, for the North corner hereof;

THENCE, S65°17'30"E, leaving the Southeast right-of-way line of said North Oak Street, along the Southeast line of said 30' Alley, being the common Northeast line of said Lot 3, a distance of 98.91 feet to a 1/2 inch iron rod with broken red plastic cap found at the intersection of the Southwest line of said 30' alley and the Northwest line of a 20' Alley, being the East corner of said Lot 3 and hereof;

THENCE, S24°42'30"W, along the Northwest line of said 20' Alley, being the common Southeast lines of said Lots 3, 2 and 1, passing at a distance of 53.33 feet, a 1/2 inch iron rod found at the East corner of said Lot 2, being the South corner of said Lot 3, a total distance of 160.00 feet to a 5/8 inch iron rod found at the intersection of the Northwest line of said 20' Alley and the Northeast line of said Houston Street, being the South corner of said Lot 1 and hereof;

THENCE, N65°17'30"W, along the Northeast right-of-way line of said Houston Street, being the common Southwest line of said Lot 1, a distance of 131.69 feet to the **POINT OF BEGINNING** containing an area of 0.43 acres (18,925 square feet) of land, more or less.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 25003774FTW as listed below

10(h.) Terms and provisions of Oak Street Corridor Zoning District, filed February 18, 2011, recorded in Clerk's File No. 2011-15958, Real Property Records, Denton County, Texas DOES AFFECT, NO PLOTTABLE EASEMENTS

**10(i.) Easement created in instrument filed March 20, 2018, recorded in Clerk's File No. 2018-30747, Real Property Records, Denton County, Texas
DOES NOT AFFECT**

10(j.) Easement created in instrument filed September 17, 2019, recorded in Clerk's File No. 2019-116234, Real Property Records, Denton County, Texas

10(k.) Mineral Deed dated 6/28/1946, recorded in Volume 329, Page 1, Real Property Records, Denton County, Texas.
NOT A SURVEY MATTER

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 48121C0515G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

1. This survey is certified to First National Title Insurance Company, MPC Interests, LLC, a Texas Limited Liability Company, ROANCO1, LLC, a Texas limited liability company and is only valid for G.F. No. 25003774FTW.
2. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
3. This document represents an accurate on the ground survey of 604 North Oak Street in the City of Roanoke, Denton County, Texas, on July 25th, 2025.

ALTERATIONS AND ERRORS

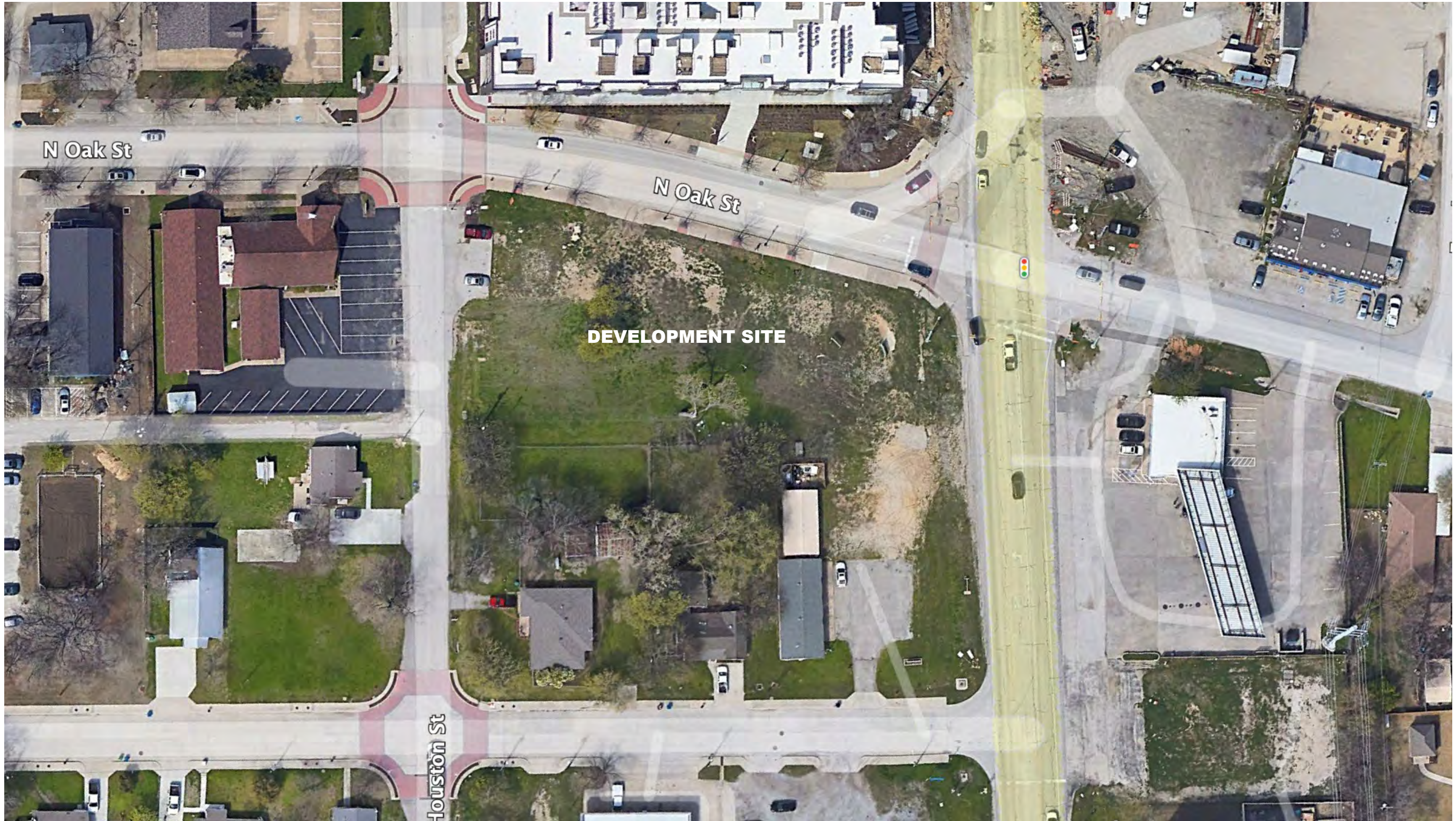
This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

[illegible]

CONCEPTUAL DESIGN PACKAGE
19 NOVEMBER 2025



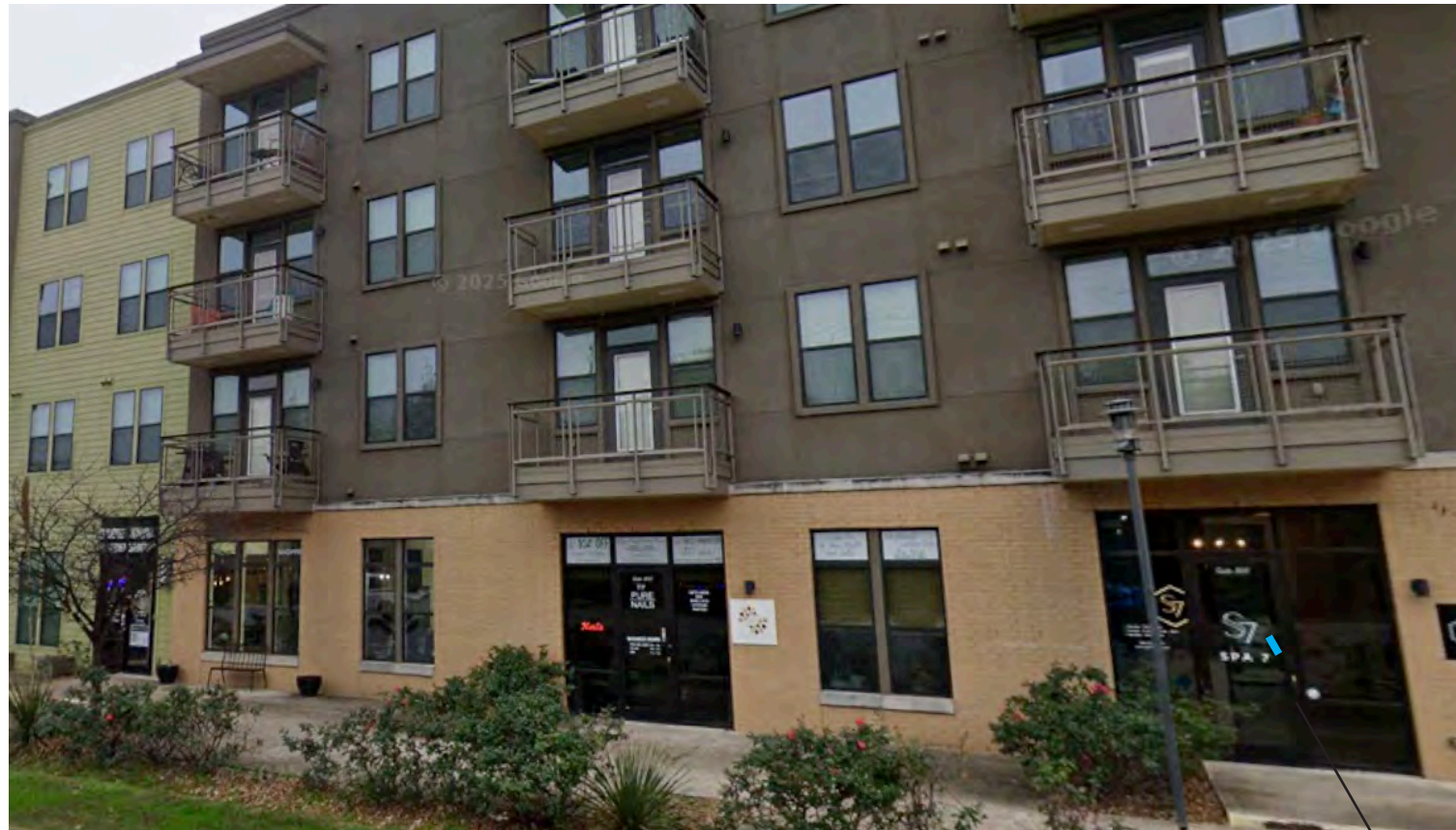
MAGNOLIA OAK STREET II
Roanoke, Texas



19 NOVEMBER 2025
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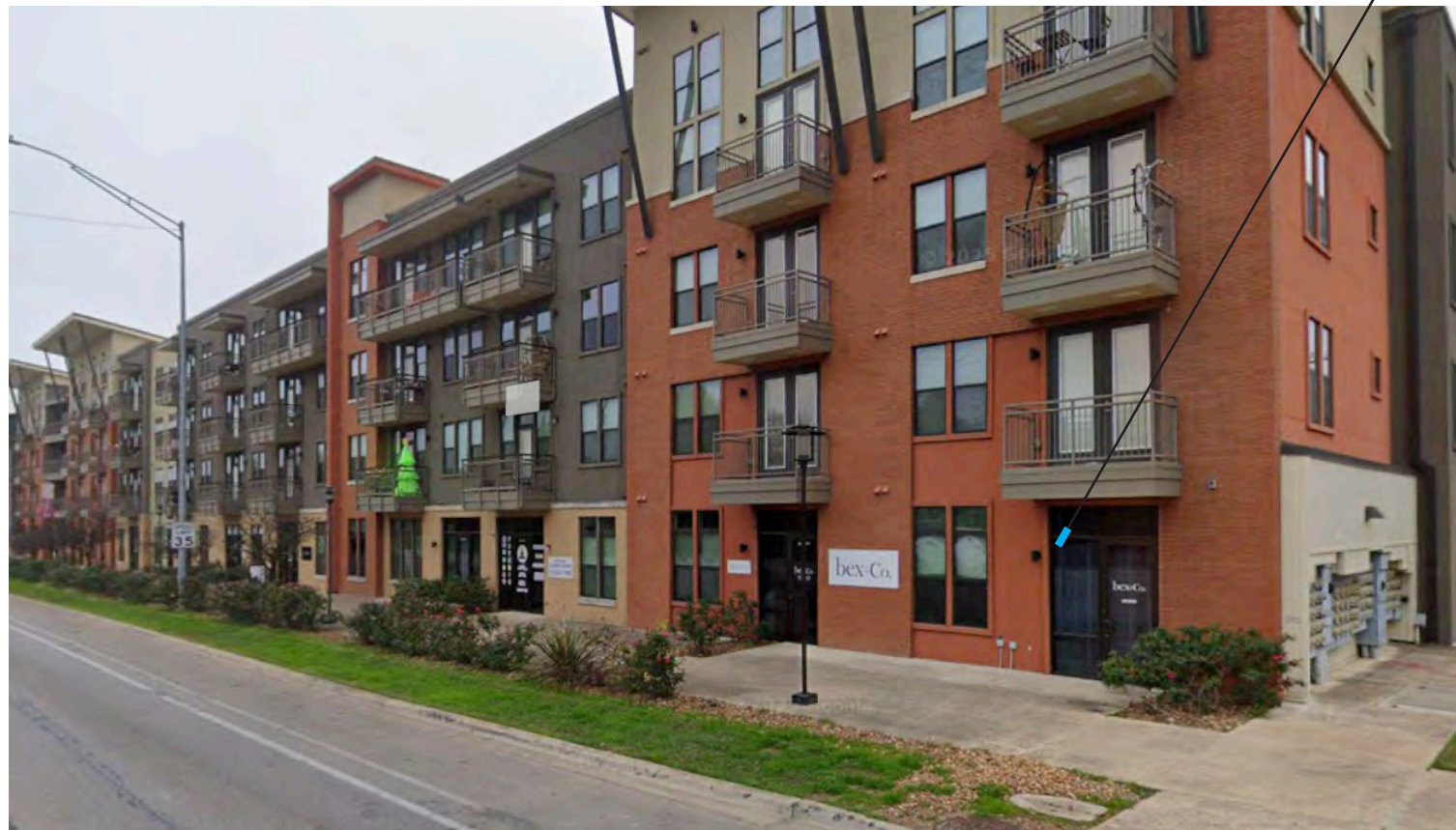


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LIVE / WORK UNITS

GROUND FLOOR PLAN SIMILAR TO RESIDENTIAL UNIT ON UPPER LEVELS and FEATURE AN "OPEN FLOOR PLAN" TO ALLOW FOR MAXIMUM FLEXIBILITY FOR POTENTIAL COMMERCIAL SPACE



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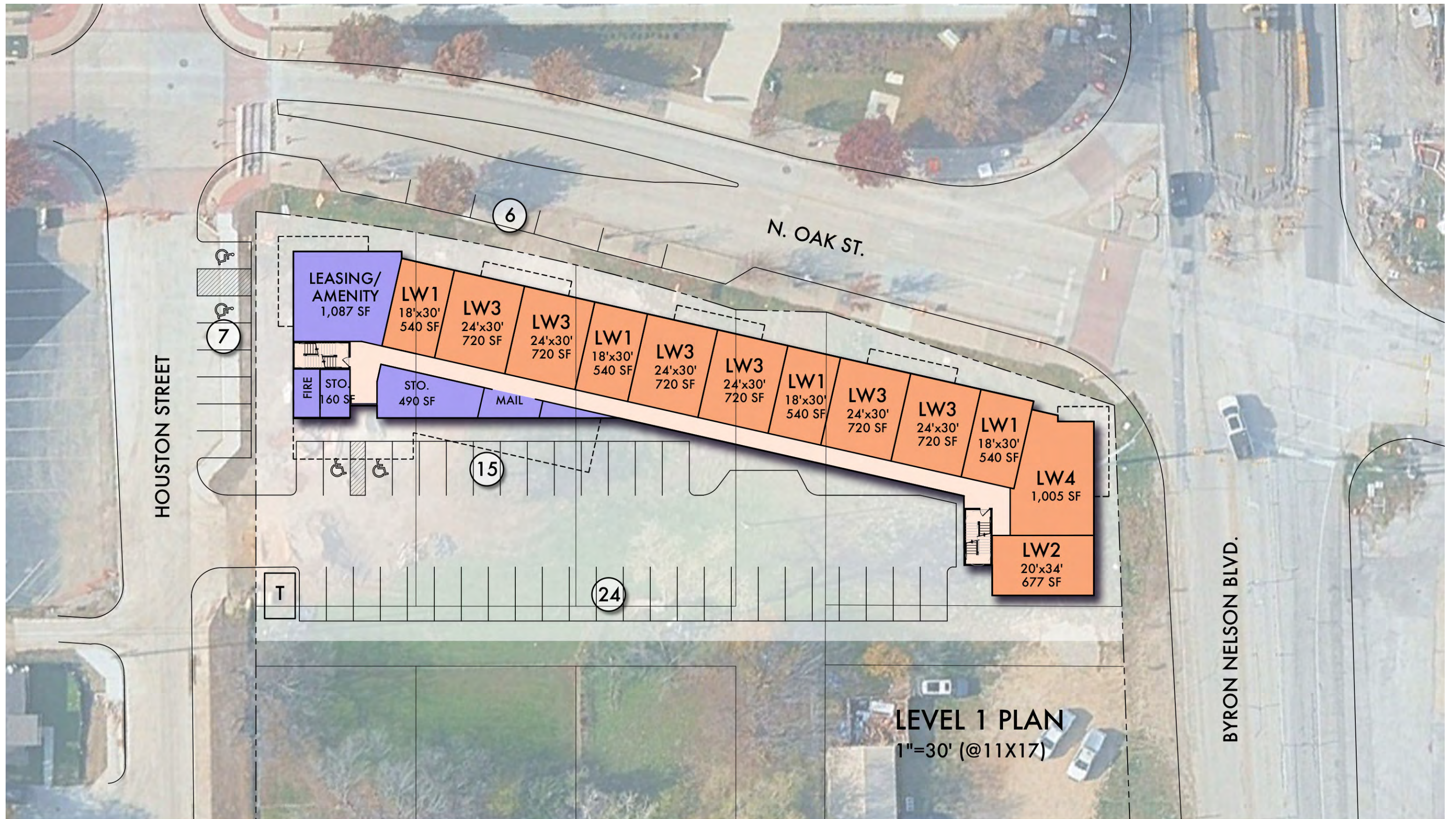


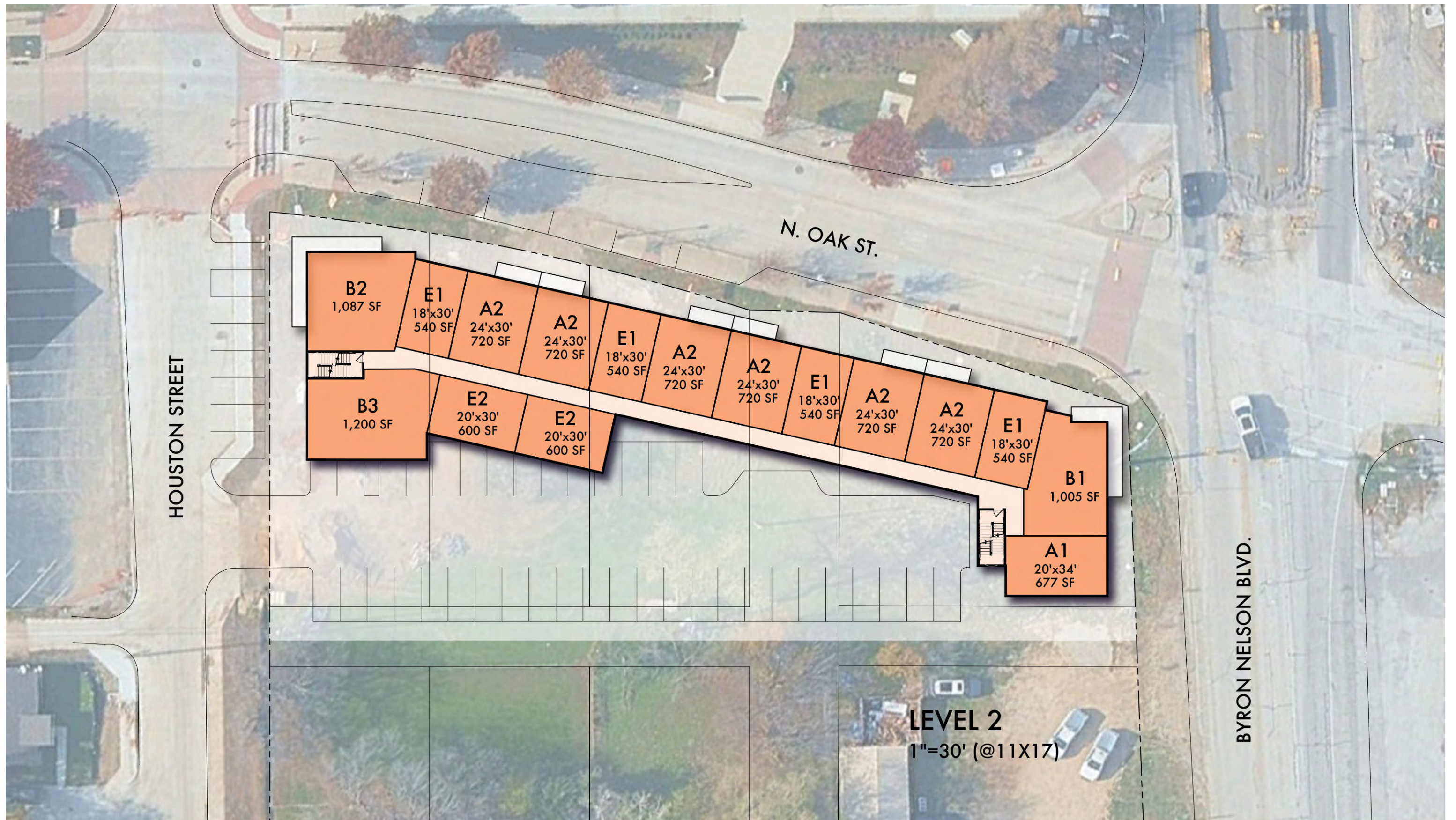
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Roanoke, Texas







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Residential Units

	E1	E2	A1	A2	A2m	B1	B1m	B2	B2m	B3	
	540 SF	600 SF	677 SF	720 SF	920 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	1,200 SF	
3	4	2	1	0	6	0	1	0	1	1	16
2	4	2	1	6	0	1	0	1	0	1	16
Ground	0	0	0	0	0	0	0	0	0	0	0
	8	4	2	6	6	1	1	1	1	2	32
	4,320 SF	2,400 SF	1,354 SF	4,320 SF	5,520 SF	1,072 SF	1,322 SF	1,087 SF	1,327 SF	2,400 SF	

25,122 SF - NET RENTABLE (RESIDENTIAL)
650 SF - RENTABLE STORAGE

32 RESIDENTIAL UNITS	1 BR UNITS	26	81.3%
785 SF AVERAGE	2 BR UNITS	6	18.8%

Live / Work Units

	LW1	LW2	LW3	LW4	
	540 SF	677 SF	720 SF	1,072 SF	
3	0	0	0	0	0
2	0	0	0	0	0
Ground	4	1	6	1	12
	4	1	6	1	12
	2,160 SF	677 SF	4,320 SF	1,072 SF	

8,229 SF - NET RENTABLE (LIVE / WORK UNITS)

12 LIVE / WORK UNITS
686 SF AVERAGE

Leasing Center / Office	1,087 SF
NON-RESIDENTIAL AREA	1,087 SF

Parking

City of Roanoke criteria:		
1 per 1BR unit	26	
1 per 2BR unit	6	
	32 residential spaces required	
1 per LW unit	12	
TOTAL REQ'D	44 spaces	
Off Street parking provided		
Tuck-Under	15	
Surface	25	
	40 spaces	
N Oak Street	6	
Houston Street	7	
TOTAL	53 spaces	
	1.20 per Unit	





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Roanoke, Texas

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BYRON NELSON BLVD ELEVATION



HOUSTON ST ELEVATION



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MAGNOLIA on OAK STREET II
Roanoke, Texas





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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Randy Primrose	Address, City, State, Zip 850 S Village Center Drive, Southlake, TX 76092	Phone Number and email [REDACTED]
Type of permit requested Special Use Permit	Name of Business Magnolia Property Company	Email and Website-if applicable [REDACTED]
Property Owner(s)	Address, City, State, Zip	Phone Number and email
Legal Description – Lot/Block/Subdivision Portion of Lot 1, Lot 2, Lot 3, Block 30 Brand and Bowen's Subdivision & Remainder of Lot 3 Block 30 Town of Roanoke	Property Address 604 N Oak Street	Present Zoning Oak Street Zoning

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: Live/Work units on ground floor and upper floor residential

Authorization:

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

Owner(s) Signature _____

Owner(s) Signature _____

Date _____

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.

Randy Primrose
Applicants Signature

12/3/25
Date

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

FOR OFFICE USE ONLY

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



City of Roanoke Notice of Public Hearing Zoning Amendment



NOTICE OF PUBLIC HEARING ZONING AMENDMENT

CITY COUNCIL

ZTA-2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES" BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

SUP-2026-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S SUBDIVISION AND REMAINDER OF LOT 3, BLOCK 30 OF THE O.T. ROANOKE ADDITION, ALL OF WHICH ARE ADDITIONS TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON 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. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT – SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

THE SEMLER COMPANIES/MALIBU
219 OLIVE BRANCH RD
BROCK, TX 76087-7418

ROANOKE CITY COUNCIL **SUP-2026-02**

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26, 2026, TO CONSIDER AND MAKE A DECISION ON A REZONING APPLICATION BY RANDY PRIMROSE, ON BEHALF OF ROANCO1 LLC, FOR LOTS 1, 2, AND 3, BLOCK 30 OF THE BRAND AND BOWEN'S SUBDIVISION AND 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 PROPERTY 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 UNITS. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

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

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

TO SURROUNDING LAND OWNERS:

There is a property location map on this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: Ashlie Tolliver, City Planner at atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374.

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

Subject Property Address: 604 N. OAK STREET

Parcel Number(s): 185071, 207973, 69842, 69841





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Continuation of a request to amend the Zoning Ordinance

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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).

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.

Related Regulations

- **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



CITY COUNCIL AGENDA ITEM

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

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

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

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



CITY COUNCIL 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 allows for flexibility in the areas of the Civic/Mixed Use Zone, specifically resulting in the ability to regulate *where* proposed first floor residential units would be located on a case-by-case basis.

Planning & Zoning Commission Action

On March 2, 2026, the Planning & Zoning Commission held a public hearing and a motion to recommend approval of the request with the condition that the item not be considered by City Council until after the May 2, 2026, election. The motion passed with a 6–1 vote.

Previous City Council Action

City Council held a public hearing on Tuesday, May 26, 2026. The case was continued until the August 11, 2026 meeting in an effort to allow Catalyst Commercial to submit the updates to the Oak Street Corridor Regulating Plan. Staff has not yet received the report, as a Community Canvassing meeting was held on Tuesday, July 14, 2026.

STAFF RECOMMENDATION:

Staff is neutral on the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-109 - Zoning Text Amendment
2. 12.492 Schedule of Uses
3. ExecutedAmendedSUP 02.06.26 (1)

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; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Zoning Ordinance should be amended.

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2.

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

“Sec. 12.492. Schedule of Uses.

. . .

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

SECTION 3. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 5. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Sec. 12.492. - Schedule of Uses.

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

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

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

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

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

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

P = Permitted by right

NP = Not Permitted

P/C = Permitted with conditions

A = Permitted Accessory Use

NA = Not applicable

SUP = Permitted with a Specific Use Permit

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

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

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



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.

 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.

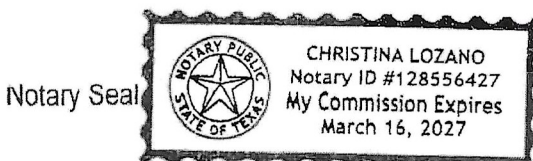
Authorization:

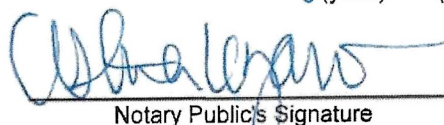
I/We John Delin owner(s) of the above described property do hereby authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this zoning change application.

 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 Public's Signature

07/20/2023



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Continuation of a request to amend the Zoning Ordinance

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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)

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).

Relevant Ordinance Citations

- **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



CITY COUNCIL AGENDA ITEM

use with a specific use permit.

Conceptual Site Plan Analysis

Following the April 6, 2026, Planning & Zoning Commission meeting, the applicant provided an updated conceptual site plan. The proposed development would consist of a total of 155 multifamily units. The concept plan indicates that the building located adjacent to 377 would only have residential use, with the ground floor being solely occupied by ground-floor residential. The portion of the proposed development that would be located adjacent to Union Avenue would consist of a tuck-under clubhouse amenity and ground floor residential use. The first floor of the portion of the building adjacent to Oak Street would consist of a continuation of the clubhouse amenity and approximately 4,000 square feet of retail/commercial space on the ground floor, with approximately 4 ground floor residential units, none of which would have frontage onto Oak Street. The table below provides a percentage analysis per use proposed on the ground floor. The overall square footage of the area dedicated to ground floor — including access hallways and residential garage parking — is approximately 43,167 square feet. Of that total area, 4,000 square feet is dedicated to retail/commercial use, 5,085 square feet is dedicated to the clubhouse amenity, and 34,082 square feet is dedicated to ground floor residential use. Of the proposed project, approximately 79% of the total ground floor area is dedicated to residential use.

Building Facing Oak — Ground Floor 14,573 s.f.		Building Facing Union — Ground Floor — 9,851 s.f.		Building Facing 377 - Ground Floor - 18,743 s.f.	
<u>S.F. of Use</u>	<u>% Of S.F. of Use</u> <u>Use</u>	<u>% of</u>	<u>S.F. of Use</u>	<u>% of</u> <u>Use</u>	
Retail - 4,000	27%	Clubhouse Amenity - 4,180	42%	Residential 18,743	100%



CITY COUNCIL AGENDA ITEM

Clubhouse Amenity - 6%	Ground Floor 57%
905	Residential — 5,671

Ground Floor Residential 66%

(faces Parish)

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.

Planning & Zoning Commission

At the April 6, 2026, Planning & Zoning Meeting, a public hearing was held and a motion was made to recommend approval with the condition that the retail space front Oak Street and the Clubhouse face Union Street. The motion passed with a 6-1 vote.

Previous City Council Action

City Council held a public hearing on Tuesday, May 26, 2026. The case was continued until the August 11, 2026 meeting in an effort to allow Catalyst Commercial to submit the updates to the Oak Street Corridor Regulating Plan. Staff has not yet received the report, as a Community Canvassing meeting was held on Tuesday, July 14, 2026.

STAFF RECOMMENDATION:

Staff supports the request with the condition that ground-floor residential is not located along Union or Oak Street.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

1. Ordinance No. 2026-107 SUP 2026-03
2. Application
3. 2026-04-16 ROANOKE DOWNTOWN SITE PLAN
4. mailed notice - SUP-2026-03

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; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 (SUP 2026-03); 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. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
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 May 26, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction of the Property

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

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

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

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

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

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

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

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

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

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

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



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Douglas Cooper	Address, City, State, Zip 519 East Border St. Arlington, TX 76010	Phone Number and email 817.469.1671
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.

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.

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- 2026 - 03
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07/20/2023



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARINGS

ZONING AMENDMENT

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

ROANOKE CITY COUNCIL

SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 26, 2026, TO CONSIDER AND MAKE A DECISION ON A REZONING APPLICATION BY KENNETH FAMBRO, ON BEHALF OF ROANWCCP2 LP, FOR LOT F, OF THE ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTH WEST CORNER OF THE INTERSECTION OF PARISH LANE AND S. OAK STREET, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE SPECIFIC USE PERMIT TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

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

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

TO SURROUNDING LAND OWNERS:

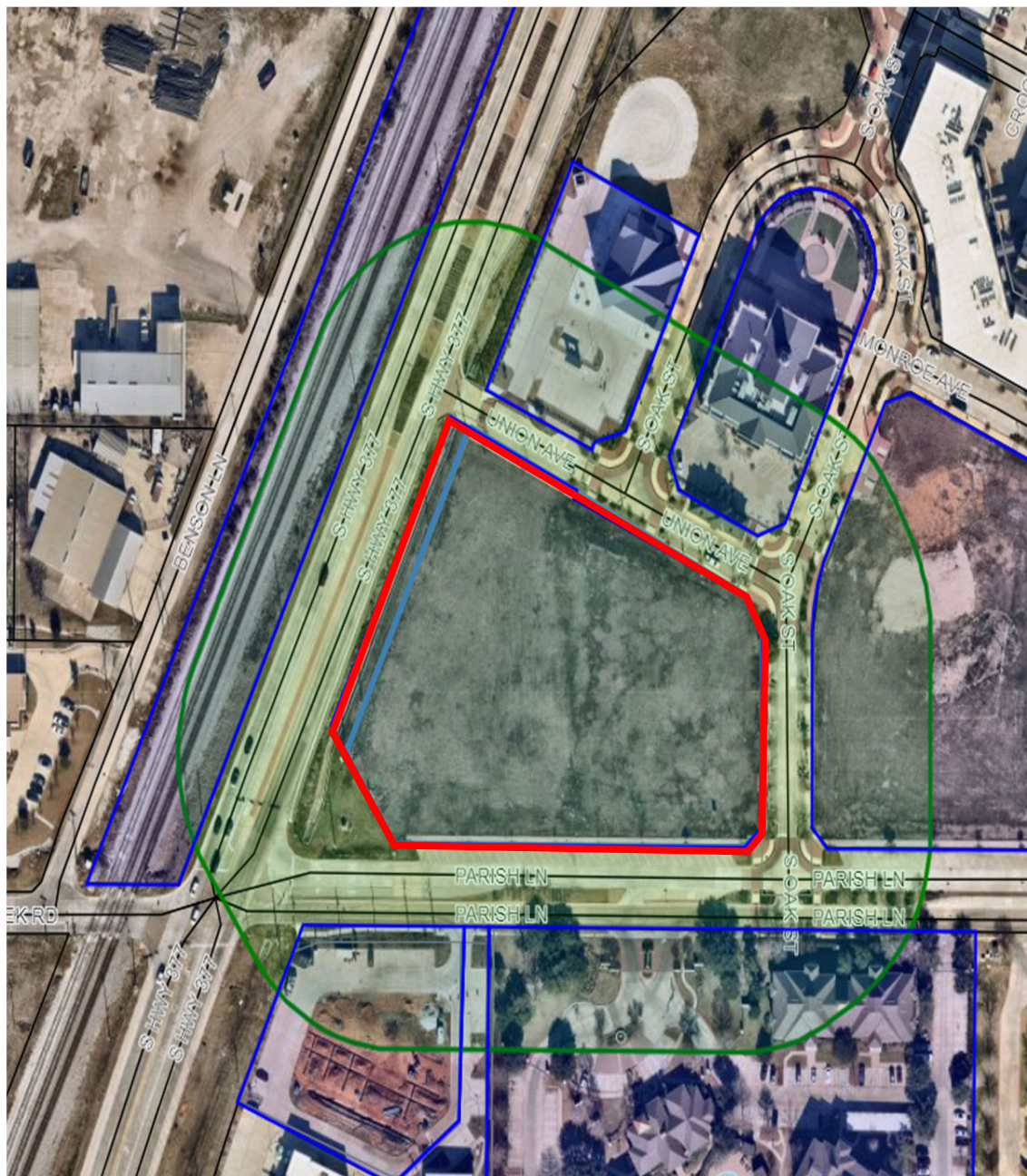
There is a property location map on this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: Ashlie Tolliver, City Planner at atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374.

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

Subject Property Address: NORTH WEST CORNER OF THE PARISH LANE & SOUTH OAK STREET INTERSECTION.

Parcel Number(s): 707614





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Schedule a public hearing for the FY2026-2027 budget

MEETING DATE: August 11, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

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.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Schedule a public hearing for the proposed ad valorem tax rate

MEETING DATE: August 11, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action to place a proposal to adopt a tax rate of \$0.326182 on the September 8, 2026, City Council agenda. (take a record vote).

Staff presented the City's FY27 proposed operating and capital budget on August 4, 2026. This proposed budget would require a tax rate of \$0.326182, including \$0.192445 dedicated to general operations funding and \$0.133737 dedicated to servicing the City's projected FY27 debt payments. The proposed rate of \$0.326182 is equal to the State-calculated de Minimis rate for the City of Roanoke, and it would provide an additional \$215,749 in estimated revenue. Proposing this rate effectively sets the maximum rate that Council can vote to adopt.

INFORMATION:

STAFF RECOMMENDATION:

Staff recommends proposing a rate of \$0.326182 for FY27.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The City's FY27 Proposed Operating & Capital Budget is based on a tax rate of \$0.326182.

ATTACHMENTS:

1. C17-City of Roanoke_TNT Final

2026 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Roanoke, TX

Taxing Unit Name

(817) 491-2411

Phone (area code and number)

500 South Oak Street, Roanoke, TX 76262

Taxing Unit's Address, City, State, ZIP Code

www.roanoketexas.gov

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ²	\$ 3,314,143,571
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ³	\$ 129,636,488
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 3,184,507,083
4.	Prior year total adopted tax rate.	\$ 0.326182 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 418,819,204 B. Prior year values resulting from final court decisions: - \$ 394,577,288 C. Prior year value loss. Subtract B from A. ⁴	 \$ 24,241,916

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 760,319,928 B. Prior year disputed value: - \$ 153,559,372 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 606,760,556
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 631,002,472
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 3,815,509,555
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 2,687,500 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 65,538,741 C. Value loss. Add A and B. ⁷	\$ 68,226,241
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 605,484 B. Current year productivity or special appraised value: - \$ 13 C. Value loss. Subtract B from A. ⁸	\$ 605,471
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 68,831,712
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 3,746,677,843
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 12,220,988
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ¹⁰	\$ 180,968
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 12,401,956

⁵ Tex. Tax Code §26.012(13)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.012(15)⁹ Tex. Tax Code §26.03(c)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹² A. Certified values: \$ <u>4,091,010,521</u> B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ <u>0</u> C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ <u>0</u> D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.¹⁴ Enter the total from Form 50-110 - \$ <u>0</u> E. Total current year value. Add A and B, then subtract C and D.	\$ <u>4,091,010,521</u>
19.	Total value of properties under protest or not included on certified appraisal roll. ¹⁵ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹⁶ \$ <u>84,987,813</u> B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.¹⁷ + \$ <u>0</u> C. Total value under protest or not certified. Add A and B.	\$ <u>84,987,813</u>
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁸	\$ <u>127,923,327</u>
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁹ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9. ²¹ Taxing units that are not affected, enter 0.	\$ <u>0</u>
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²²	\$ <u>4,048,075,007</u>
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²³	\$ <u>0</u>
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²⁴	\$ <u>29,089,659</u>

¹² Tex. Tax Code §§26.012(6) and 26.04(c-2)¹³ Tex. Tax Code §26.03(c)¹⁴ Tex. Tax Code §26.03(e)¹⁵ Tex. Tax Code §26.01(c) and (d)¹⁶ Tex. Tax Code §26.01(c)¹⁷ Tex. Tax Code §26.01(d)¹⁸ Tex. Tax Code §26.012(6)(B)¹⁹ Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)²⁰ Tex. Tax Code §26.012(1-a)²¹ Tex. Tax Code §26.04(d-3)²² Tex. Tax Code §26.012(6)²³ Tex. Tax Code §26.012(17)²⁴ Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 29,089,659
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 4,018,985,348
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.308584 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁶	\$ _____ /\$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.²⁷ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.186998 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,815,509,555
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 7,134,926
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year..... + \$ 103,038 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ 103,038 E. Add Line 31 to 32D.	\$ 7,237,964
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,018,985,348
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.180094 /\$100

²⁵ Tex. Tax Code §26.04(c)

²⁶ Tex. Tax Code §26.04(d)

²⁷ Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate. ²⁸ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u> B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁹ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..... \$ <u>0</u> B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county indigent defense compensation. ³⁰ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ <u>0</u> B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for county hospital expenditures. ³¹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ <u>0</u> B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ <u>0</u> B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ <u>0.180094</u> /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ <u>0</u> B. Divide Line 41A by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 C. Add Line 41B to Line 40.	\$ <u>0.180094</u> /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ <u>0.186397</u> /\$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ <u>0.000000</u> /\$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ <u>0</u> b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ <u>0.000000</u> /\$100 c. Add Line D42(B)(b) to Line 42 \$ <u>0.000000</u> /\$100 d. Enter the current year unused increment rate from Line 68 \$ <u>0.000000</u> /\$100 e. Add Line D42(c) to Line D42(d). \$ <u>0.000000</u> /\$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ <u>0.000000</u> /\$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ³⁶ Enter debt amount \$ <u>13,884,338</u> B. Subtract unencumbered fund amount used to reduce total debt. - \$ <u>0</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ <u>0</u> D. Subtract amount paid from other resources - \$ <u>8,470,550</u> E. Adjusted debt. Subtract B, C and D from A. \$ <u>5,413,788</u>	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ <u>0</u>
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ <u>5,413,788</u>
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁸ <u>100</u> % B. Enter the prior year actual collection rate. <u>98.66</u> % C. Enter the 2024 actual collection rate. <u>97.30</u> % D. Enter the 2023 actual collection rate. <u>101.45</u> % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³⁹ <u>100</u> %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ <u>5,413,788</u>
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>4,048,075,007</u>
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ <u>0.133737</u> /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ <u>0.320134</u> /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ <u>0.000000</u> /\$100
51.	COUNTIES ONLY. Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	\$ <u>0.000000</u> /\$100

³⁶ Tex. Tax Code §26.012(7)³⁷ Tex. Tax Code §§26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ⁴⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0.000000
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ⁴¹ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ⁴² - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0.000000
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.308584 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.308584 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.320134 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.320134 /\$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.320134 /\$100

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴⁷ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴⁸

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁵¹

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁵²

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value	
	A. Voter-approval tax rate (Line 69)	\$ 0.321142 /\$100
	B. Unused increment rate (Line 68)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.321142 /\$100
	D. Adopted Tax Rate	\$ 0.326182 /\$100
	E. Subtract D from C	\$ -0.005040 /\$100
	F. 2025 Total Taxable Value (Line 61)	\$ 3,983,420,902
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
65.	Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A. Voter-approval tax rate (Line 68)	\$ 0.300953 /\$100
	B. Unused increment rate (Line 67)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.300953 /\$100
	D. Adopted Tax Rate	\$ 0.308039 /\$100
	E. Subtract D from C	\$ -0.007086 /\$100
	F. 2024 Total Taxable Value (Line 60)	\$ 3,884,211,524
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value	
	A. Voter-approval tax rate (Line 67)	\$ 0.300249 /\$100
	B. Unused increment rate (Line 66)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.300249 /\$100
	D. Adopted Tax Rate	\$ 0.308039 /\$100
	E. Subtract D from C	\$ -0.007790 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 3,769,489,827
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.000000 /\$100
69.	Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.368848 /\$100

⁴⁷ Tex. Tax Code §26.013(b)

⁴⁸ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁵⁰ Tex. Tax Code §26.0501(a) and (c)

⁵¹ Tex. Local Gov't Code §120.007(d)

⁵² Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁵³

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.180094 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.012351 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.133737 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.326182 /\$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁵

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.326182 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,746,677,843
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,018,985,348
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.320134 /\$100

⁵³ Tex. Tax Code §26.012(8-a)

⁵⁴ Tex. Tax Code §26.063(a)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.308584 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. \$ 0.320134 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 50

De minimis rate. \$ 0.326182 /\$100

If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁹

print
here

Kyle Lester

Printed Name of Taxing Unit Representative

sign
here

Kyle Lester

Taxing Unit Representative

Digitally signed by Kyle Lester
Date: 2026.08.05 10:24:19 -05'00'

8/5/2026

Date

Reset

Print

⁵⁹ Tex. Tax Code §26.04(c-2) and (d-2)



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Proposal to adopt a tax rate of \$0.326182

MEETING DATE: August 11, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action to place a proposal to adopt a tax rate of \$0.0.326182 on the September 8, 2026, City Council agenda. (take a record vote).

INFORMATION:

Staff presented the City's FY27 proposed operating and capital budget on August 4, 2026. This proposed budget would require a tax rate of \$0.326182, including \$0.192445 dedicated to general operations funding and \$0.133737 dedicated to servicing the City's projected FY27 debt payments. The proposed rate of \$0.326182 is equal to the State-calculated de Minimis rate for the City of Roanoke, and it would provide an additional \$215,749 in estimated revenue. Proposing this rate effectively sets the maximum rate that Council can vote to adopt.

STAFF RECOMMENDATION:

Staff recommends that council propose a tax rate of \$0.326182 for FY27.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The City's FY27 Proposed Operating & Capital Budget is based on a tax rate of \$0.326182.

ATTACHMENTS:

1. C17-City of Roanoke_TNT Final

2026 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Roanoke, TX

Taxing Unit Name

(817) 491-2411

Phone (area code and number)

500 South Oak Street, Roanoke, TX 76262

Taxing Unit's Address, City, State, ZIP Code

www.roanoketexas.gov

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ²	\$ 3,314,143,571
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ³	\$ 129,636,488
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 3,184,507,083
4.	Prior year total adopted tax rate.	\$ 0.326182 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values:..... \$ 418,819,204 B. Prior year values resulting from final court decisions:..... - \$ 394,577,288 C. Prior year value loss. Subtract B from A. ⁴	\$ 24,241,916

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 760,319,928 B. Prior year disputed value: - \$ 153,559,372 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 606,760,556
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 631,002,472
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 3,815,509,555
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 2,687,500 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 65,538,741 C. Value loss. Add A and B. ⁷	\$ 68,226,241
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 605,484 B. Current year productivity or special appraised value: - \$ 13 C. Value loss. Subtract B from A. ⁸	\$ 605,471
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 68,831,712
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 3,746,677,843
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 12,220,988
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ¹⁰	\$ 180,968
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 12,401,956

⁵ Tex. Tax Code §26.012(13)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.012(15)⁹ Tex. Tax Code §26.03(c)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹² A. Certified values: \$ <u>4,091,010,521</u> B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ <u>0</u> C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ <u>0</u> D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.¹⁴ Enter the total from Form 50-110 - \$ <u>0</u> E. Total current year value. Add A and B, then subtract C and D.	\$ <u>4,091,010,521</u>
19.	Total value of properties under protest or not included on certified appraisal roll. ¹⁵ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹⁶ \$ <u>84,987,813</u> B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.¹⁷ + \$ <u>0</u> C. Total value under protest or not certified. Add A and B.	\$ <u>84,987,813</u>
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁸	\$ <u>127,923,327</u>
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁹ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9. ²¹ Taxing units that are not affected, enter 0.	\$ <u>0</u>
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²²	\$ <u>4,048,075,007</u>
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²³	\$ <u>0</u>
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²⁴	\$ <u>29,089,659</u>

¹² Tex. Tax Code §§26.012(6) and 26.04(c-2)¹³ Tex. Tax Code §26.03(c)¹⁴ Tex. Tax Code §26.03(e)¹⁵ Tex. Tax Code §26.01(c) and (d)¹⁶ Tex. Tax Code §26.01(c)¹⁷ Tex. Tax Code §26.01(d)¹⁸ Tex. Tax Code §26.012(6)(B)¹⁹ Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)²⁰ Tex. Tax Code §26.012(1-a)²¹ Tex. Tax Code §26.04(d-3)²² Tex. Tax Code §26.012(6)²³ Tex. Tax Code §26.012(17)²⁴ Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 29,089,659
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 4,018,985,348
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.308584 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁶	\$ _____ /\$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.²⁷ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.186998 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,815,509,555
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 7,134,926
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year..... + \$ 103,038 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ 103,038 E. Add Line 31 to 32D.	\$ 7,237,964
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,018,985,348
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.180094 /\$100

²⁵ Tex. Tax Code §26.04(c)

²⁶ Tex. Tax Code §26.04(d)

²⁷ Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate. ²⁸ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u> B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁹ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..... \$ <u>0</u> B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county indigent defense compensation. ³⁰ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ <u>0</u> B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for county hospital expenditures. ³¹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ <u>0</u> B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ <u>0</u> B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ <u>0.180094</u> /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ <u>0</u> B. Divide Line 41A by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 C. Add Line 41B to Line 40.	\$ <u>0.180094</u> /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ <u>0.186397</u> /\$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ <u>0.000000</u> /\$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ <u>0</u> b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ <u>0.000000</u> /\$100 c. Add Line D42(B)(b) to Line 42 \$ <u>0.000000</u> /\$100 d. Enter the current year unused increment rate from Line 68 \$ <u>0.000000</u> /\$100 e. Add Line D42(c) to Line D42(d). \$ <u>0.000000</u> /\$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ <u>0.000000</u> /\$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ³⁶ Enter debt amount \$ <u>13,884,338</u> B. Subtract unencumbered fund amount used to reduce total debt. - \$ <u>0</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ <u>0</u> D. Subtract amount paid from other resources - \$ <u>8,470,550</u> E. Adjusted debt. Subtract B, C and D from A. \$ <u>5,413,788</u>	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ <u>0</u>
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ <u>5,413,788</u>
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁸ <u>100</u> % B. Enter the prior year actual collection rate. <u>98.66</u> % C. Enter the 2024 actual collection rate. <u>97.30</u> % D. Enter the 2023 actual collection rate. <u>101.45</u> % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³⁹ <u>100</u> %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ <u>5,413,788</u>
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>4,048,075,007</u>
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ <u>0.133737</u> /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ <u>0.320134</u> /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ <u>0.000000</u> /\$100
51.	COUNTIES ONLY. Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	\$ <u>0.000000</u> /\$100

³⁶ Tex. Tax Code §26.012(7)³⁷ Tex. Tax Code §§26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ⁴⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0.000000
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ⁴¹ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ⁴² - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0.000000
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.308584 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.308584 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.320134 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.320134 /\$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.320134 /\$100

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴⁷ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴⁸

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁵¹

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁵²

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value	
	A. Voter-approval tax rate (Line 69)	\$ 0.321142 /\$100
	B. Unused increment rate (Line 68)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.321142 /\$100
	D. Adopted Tax Rate	\$ 0.326182 /\$100
	E. Subtract D from C	\$ -0.005040 /\$100
	F. 2025 Total Taxable Value (Line 61)	\$ 3,983,420,902
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
65.	Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A. Voter-approval tax rate (Line 68)	\$ 0.300953 /\$100
	B. Unused increment rate (Line 67)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.300953 /\$100
	D. Adopted Tax Rate	\$ 0.308039 /\$100
	E. Subtract D from C	\$ -0.007086 /\$100
	F. 2024 Total Taxable Value (Line 60)	\$ 3,884,211,524
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value	
	A. Voter-approval tax rate (Line 67)	\$ 0.300249 /\$100
	B. Unused increment rate (Line 66)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.300249 /\$100
	D. Adopted Tax Rate	\$ 0.308039 /\$100
	E. Subtract D from C	\$ -0.007790 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 3,769,489,827
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.000000 /\$100
69.	Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.368848 /\$100

⁴⁷ Tex. Tax Code §26.013(b)

⁴⁸ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁵⁰ Tex. Tax Code §26.0501(a) and (c)

⁵¹ Tex. Local Gov't Code §120.007(d)

⁵² Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁵³

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.180094 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,048,075,007
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.012351 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.133737 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.326182 /\$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁵

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.326182 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,746,677,843
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 4,018,985,348
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.320134 /\$100

⁵³ Tex. Tax Code §26.012(8-a)

⁵⁴ Tex. Tax Code §26.063(a)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.308584 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. \$ 0.320134 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 50

De minimis rate. \$ 0.326182 /\$100

If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁹

**print
here** ➡

Kyle Lester

Printed Name of Taxing Unit Representative

**sign
here** ➡

Kyle Lester

Taxing Unit Representative

Digitally signed by Kyle Lester
Date: 2026.08.05 10:24:19 -05'00'

8/5/2026

Date

Reset

Print

⁵⁹ Tex. Tax Code §26.04(c-2) and (d-2)



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2026 Certified Tax Roll

MEETING DATE: August 11, 2026

DEPARTMENT: Finance

ITEM SUMMARY:

Consider approval and adoption of the 2026 Certified Tax Roll (Fiscal Year 2027/Tax Year 2026)

INFORMATION:

The Denton County and Tarrant County Appraisal Districts are required to submit their valuation summary by July 25 of each year. This information is utilized by Roanoke staff for the calculation of the City's tax rate. A supplemental certification is submitted by both Denton County Appraisal District and Tarrant Appraisal District on September 1st each year. The approved tax rate will be entered by the tax assessor-collector and taxes levied will be calculated based upon the approved roll. This agenda item is for City Council to accept the certification of Roanoke's appraisal rolls from Tarrant County and Denton County Appraisal Districts.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The appraisal roll is the basis on which Roanoke's FY27 proposed tax rate is calculated.

ATTACHMENTS:

1. Denton 2026 Certification of Appraisal Roll
2. Denton Appraisal Dist Certified Tax Year 2026
3. Tarrant 2026 Certified Letter
4. Tarrant Appraisal Dist Certified Tax Year 2026



AGENDA ITEM



DENTON CENTRAL APPRAISAL DISTRICT

• *Official Correspondence / Office of the Chief Appraiser* •

3911 Morse St., Denton, Texas 76208

July 23, 2026

To the Taxing Units Served by Denton Central Appraisal District:

On July 17, 2026, the Denton County Appraisal Review Board approved the 2026 appraisal records in accordance with § 41.12 of the Texas Property Tax Code.

In accordance with § 26.01 of the Texas Property Tax Code, I have certified the portion of the 2026 appraisal roll applicable to each taxing unit served by the Denton Central Appraisal District. At the time of certification, approximately **99%** of the total appraised value is included in the certified appraisal roll, with approximately **1%** remaining under review. Property and value remaining under review will be included in subsequent supplemental appraisal records as those matters are resolved.

Certified totals reports and related information are available through the taxing entity portal at entities.dentoncad.com in the **[2026 Certified Data – All Entities]** folder.

The following reports are available or will be posted as completed:

- 2026 Certified Totals Report
- 2026 Certified Tax Limitation Totals
- Top Taxpayer Report
- Average Residence Value
- 2025 Final Supplemental Appraisal Roll
- Litigation Value Loss Report
- Value Remaining in Dispute – Chapter 42 Litigation
- Ag Acreage Report
- ARB Order Approving Records

The average and median market and taxable values are included in the **No-New-Revenue Tax Rate Assumption** section of the totals reports for each taxing unit.

If your taxing unit requires certified appraisal roll data extract files, please submit the request to entityrequests@dentoncad.com. To enhance cybersecurity and protect confidential information, appraisal roll extract files will not be posted directly to the entity portal. Custom reports and special data-extract requests may also be submitted through that email address.

On behalf of the Denton Central Appraisal District Board of Directors and staff, thank you for your continued partnership throughout the 2026 appraisal and certification process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Don Spencer'.

Don Spencer
Chief Appraiser
Denton Central Appraisal District

APPRAISAL TOTALS

7-22-2026

Run ID: 2325

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (3,422)	(Count) (34)	(Count) (3,456)
Land HS Value	387,043,959	4,367,637	391,411,596
Land NHS Value	698,394,955	1,346,129	699,741,084
Land Ag Market Value	44,544,954	0	44,544,954
Land Timber Market Value	0	0	0
Total Land Value	1,129,983,868	5,713,766	1,135,697,634
Improvement HS Value	913,434,354	9,496,357	922,930,711
Improvement NHS Value	1,226,724,564	0	1,226,724,564
Total Improvement	2,140,158,918	9,496,357	2,149,655,275
Market Value	3,270,142,786	15,210,123	3,285,352,909
BUSINESS PERSONAL PROPERTY	(701)	(1)	(702)
Market Value	1,789,926,881	350,905	1,790,277,786
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (4,123)	(Total Count) (35)	(Total Count) (4,158)
TOTAL MARKET	5,060,069,667	15,561,028	5,075,630,695
Ag Productivity	20,761	0	20,761
Ag Loss (-)	44,524,193	0	44,524,193
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	5,015,545,474	15,561,028	5,031,106,502
	99.7%	0.3%	100.0%
HS CAP Limitation Value (-)	27,415,788	191,082	27,606,870
CB CAP Limitation Value (-)	8,304,521	341,018	8,645,539
NET APPRAISED VALUE	4,979,825,165	15,028,928	4,994,854,093
Total Exemption Amount	1,005,937,095	2,426,590	1,008,363,685
NET TAXABLE	3,973,888,070	12,602,338	3,986,490,408
TAX LIMIT/FREEZE ADJUSTMENT	126,888,530	1,034,797	127,923,327
LIMIT ADJ TAXABLE (I&S)	3,846,999,540	11,567,541	3,858,567,081
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,846,999,540	11,567,541	3,858,567,081

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
\$12,877,882.64 = 3,858,567,081 * (0.326182 / 100) + \$291,931.36

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
DP	5,598,974	4,020,262	8,728.19	9,177.79	17
DPS	573,858	459,086	1,192.95	1,192.95	1
OV65	172,965,419	119,300,688	273,702	275,560.49	382
OV65S	4,851,394	3,108,494	5,689.77	5,729.81	14
Total	183,989,645	126,888,530	289,312.91	291,661.04	414
Tax Rate: 0.326182					

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
OV65	1,393,497	1,034,797	2,618.45	2,618.45	2
Total	1,393,497	1,034,797	2,618.45	2,618.45	2
Tax Rate: 0.326182					

TOTAL

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
DP	5,598,974	4,020,262	8,728.19	9,177.79	17
DPS	573,858	459,086	1,192.95	1,192.95	1
OV65	174,358,916	120,335,485	276,320.45	278,178.94	384
OV65S	4,851,394	3,108,494	5,689.77	5,729.81	14
Total	185,383,142	127,923,327	291,931.36	294,279.49	416
Tax Rate: 0.326182					

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	195,187,539	1,782	2,221,590	19	197,409,129	1,801
HS-State	0	0	0	0	0	0
HS-Prorated	270,191	3	0	0	270,191	3
OV65-Local	17,482,540	462	80,000	2	17,562,540	464
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	560,000	14	0	0	560,000	14
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	70,470	18	0	0	70,470	18
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	0	0	0	0	0	0
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	22,609,087	38	0	0	22,609,087	38
DVHS-Prorated	1,225,646	3	0	0	1,225,646	3
DVHSS-UD	101,898	1	0	0	101,898	1
Subtotal for Homestead Exemptions	237,507,371	2,321	2,301,590	21	239,808,961	2,342
Disabled Veterans Exemptions						
DV1	74,000	12	0	0	74,000	12
DV1S	10,000	3	0	0	10,000	3
DV2	93,000	11	0	0	93,000	11
DV3	84,000	8	0	0	84,000	8
DV4	354,000	60	0	0	354,000	60
DV4S	24,000	2	0	0	24,000	2
Subtotal for Disabled Veterans Exemptions	639,000	96	0	0	639,000	96
Special Exemptions						
FR	398,121,301	25	0	0	398,121,301	25
PC	255,536	7	0	0	255,536	7
PPV	35,000	1	0	0	35,000	1
Subtotal for Special Exemptions	398,411,837	33	0	0	398,411,837	33

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
Exempt UD	32,510	2	0	0	32,510	2
EX-XG	654,156	2	0	0	654,156	2
EX-XG-PRORATED	0	0	0	0	0	0
EX-XJ	196,500	1	0	0	196,500	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XL	5,052,977	3	0	0	5,052,977	3
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	20,131,822	18	0	0	20,131,822	18
EX-XN-PRORATED	0	0	0	0	0	0
EX-XR	11,346,221	3	0	0	11,346,221	3
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	2,050,320	2	0	0	2,050,320	2
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	242,381,025	240	0	0	242,381,025	240
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	286,866	1	0	0	286,866	1
Subtotal for Absolute Exemptions	282,132,397	272	0	0	282,132,397	272
Other Exemptions						
Animal Feed Held For Sale	38,457	1	0	0	38,457	1
BPPEX	27,579,613	452	125,000	1	27,704,613	453
BPPEX-AL	819,523	19	0	0	819,523	19
BPPEX-TU	6,406,787	188	0	0	6,406,787	188
BPPEX-UD	3,531,150	38	0	0	3,531,150	38
FTZ	48,870,960	2	0	0	48,870,960	2
Subtotal for Other Exemptions	87,246,490	700	125,000	1	87,371,490	701
Total:	1,005,937,095	3,422	2,426,590	22	1,008,363,685	3,444

New Value

Total New Market Value: \$33,178,397
Total New Taxable Value: \$29,089,659

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XN	11.252 Motor vehicles leased for personal use	18	0
EX-XV	Other Exemptions (including public property, reli...	15	2,687,500
Absolute Exemption Value Loss:		33	2,687,500

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AFHS	Animal Feed Held For Sale	1	38,457
BPPEX	BPPEX	403	24,728,278
BPPEX-AL	BPPEX- Split EX Between Related Business Entities	17	692,429
BPPEX-TU	BPPEX- Split EX For Leasing or Multi-location	99	5,368,484
DP	Disability	1	4,500
DV2	Disabled Veterans 30% - 49%	1	7,500
DV4	Disabled Veterans 70% - 100%	7	60,000
DVHS	Disabled Veteran Homestead	3	1,637,750
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse - ...	1	101,898
FR	FREEPORT	3	19,769,385
FTZ	Foreign Trade Zone	1	7,159,809
HS	Homestead	44	5,375,046
OV65	Over 65	11	400,000
Partial Exemption Value Loss:		592	65,343,536
Total NEW Exemption Value			68,031,036

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			68,031,036

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
1	605,484	13	-605,471

New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	1,788	564,614	123,616	560,194	111,891	426,162	435,891
A & E	1,789	564,532	123,593	560,000	111,860	426,056	435,872

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
35	15,561,028	14,446,470	11,836,586

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,494		10,534,364	1,297,888,180	1,031,529,577
B	Multifamily Residential	12		7,466,307	382,269,328	382,269,328
C1	Vacant Lots and Tracts	200		0	78,427,122	75,860,018
D1	Qualified Open-Space Land	20	232.39	0	44,544,954	20,761
D2	Farm or Ranch Improvements on Qualified	3		0	39,326	36,173
E	Rural Land,Not Qualified for Open-Space Land	10		0	7,055,049	6,377,716
F1	Commercial Real Property	353		11,626,978	1,183,262,185	1,179,166,842
F2	Industrial Real Property	4		0	13,942,058	13,909,600
J2	Gas Distribution Systems	1		0	7,302,640	7,177,640
J3	Electric Companies (including Co-ops)	5		0	16,828,390	16,487,210
J4	Telephone Companies (including Co-ops)	20		0	4,164,493	2,105,833
J5	Railroads	3		0	1,248,790	982,790
J6	Pipelines	3		0	80,290	0
J7	Cable Companies	6		0	9,748,790	9,286,440
J8	Other Type of Utility	1		0	45,085	45,085
L1	Commercial Personal Property	602		0	862,201,798	721,706,994
L2	Industrial and Manufacturing Personal Property	22		0	374,021,358	173,206,716
M1	Mobile Homes	85		150,456	1,327,563	1,029,121
O	Residential Inventory	37		0	2,097,196	1,976,086
S	Special Inventory	3		0	361,684	237,228
XB	Income Producing Tangible Personal	5		0	491,952,965	350,476,912
XG	Primarily Performing Charitable Functions (§11.	2		0	654,156	0
XJ	Private Schools (§11.21)	1		0	196,500	0
XL	Organizations Providing Economic	3		0	5,052,977	0
XN	Motor Vehicles Leased for Personal Use (§11.	18		0	20,131,822	0
XR	Nonprofit Water or Wastewater Corporation	4		3,333,576	11,346,221	0
XU	MiscellaneousExemptions (§11.23)	2		0	2,050,320	0
XV	Other Totally Exempt Properties (including	235		19,809	241,828,427	0
Totals:			232.39	33,131,490	5,060,069,667	3,973,888,070

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	27		46,907	13,863,994	11,363,949
C1	Vacant Lots and Tracts	7		0	1,346,129	1,012,484
L2	Industrial and Manufacturing Personal Property	1		0	350,905	225,905
Totals:			0	46,907	15,561,028	12,602,338

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,521		10,581,271	1,311,752,174	1,042,893,526
B	Multifamily Residential	12		7,466,307	382,269,328	382,269,328
C1	Vacant Lots and Tracts	207		0	79,773,251	76,872,502
D1	Qualified Open-Space Land	20	232.39	0	44,544,954	20,761
D2	Farm or Ranch Improvements on Qualified	3		0	39,326	36,173
E	Rural Land,Not Qualified for Open-Space Land	10		0	7,055,049	6,377,716
F1	Commercial Real Property	353		11,626,978	1,183,262,185	1,179,166,842
F2	Industrial Real Property	4		0	13,942,058	13,909,600
J2	Gas Distribution Systems	1		0	7,302,640	7,177,640
J3	Electric Companies (including Co-ops)	5		0	16,828,390	16,487,210
J4	Telephone Companies (including Co-ops)	20		0	4,164,493	2,105,833
J5	Railroads	3		0	1,248,790	982,790
J6	Pipelines	3		0	80,290	0
J7	Cable Companies	6		0	9,748,790	9,286,440
J8	Other Type of Utility	1		0	45,085	45,085
L1	Commercial Personal Property	602		0	862,201,798	721,706,994
L2	Industrial and Manufacturing Personal Property	23		0	374,372,263	173,432,621
M1	Mobile Homes	85		150,456	1,327,563	1,029,121
O	Residential Inventory	37		0	2,097,196	1,976,086
S	Special Inventory	3		0	361,684	237,228
XB	Income Producing Tangible Personal	5		0	491,952,965	350,476,912
XG	Primarily Performing Charitable Functions (§11.	2		0	654,156	0
XJ	Private Schools (§11.21)	1		0	196,500	0
XL	Organizations Providing Economic	3		0	5,052,977	0
XN	Motor Vehicles Leased for Personal Use (§11.	18		0	20,131,822	0
XR	Nonprofit Water or Wastewater Corporation	4		3,333,576	11,346,221	0
XU	MiscellaneousExemptions (§11.23)	2		0	2,050,320	0
XV	Other Totally Exempt Properties (including	235		19,809	241,828,427	0
Totals:			232.39	33,178,397	5,075,630,695	3,986,490,408

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	594217	CITICORP TECHNOLOGY INC, - 2695	\$266,536,509	\$266,411,509
2	570135	AMERISOURCE BERGEN DRUG CORP	\$300,932,181	\$242,597,057
3	214774	IBM CREDIT LLC	\$129,301,520	\$129,176,520
4	1021721	AT INDUSTRIAL 4 HOLDCO LP	\$107,880,000	\$107,880,000
5	926587	CARDINAL HEALTH 110 LLC	\$115,260,269	\$84,371,615
6	802130	MID-AMERICA APARTMENTS, LP	\$81,655,877	\$81,655,827
7	864399	MID AMERICA APARTMENTS, LP	\$80,956,101	\$80,956,101
8	1941509	CAMDEN ROANOKE LLC	\$77,500,000	\$77,500,000
9	1888330	CWS PARKLAKE SAF V LLC & AVA NPH 2	\$74,384,151	\$74,384,151
10	410078	W W GRAINGER INC	\$86,945,525	\$63,948,474
11	1057051	CHARLES SCHWAB & CO INC	\$61,092,520	\$60,967,520
12	460813	BRIDGESTONE AMERICAS TIRE	\$73,649,662	\$52,879,108
13	1809035	NR ALLIANCE GATEWAY 62 LLC	\$49,059,092	\$49,059,092
14	1807168	GSI HIGHWAY 114 LLC	\$47,826,660	\$47,826,660
15	992268	HANCOCK REIT GATEWAY LLC	\$46,000,000	\$46,000,000
16	1873531	SP 61 GATEWAY OWNER LP	\$46,000,000	\$46,000,000
17	598777	BEHR PROCESS LLC	\$45,936,288	\$39,193,947
18	1873437	SP 53 GATEWAY OWNER LP	\$36,450,000	\$36,450,000
19	1005687	CITIGROUP TECHNOLOGY INC	\$36,000,000	\$36,000,000
20	1045239	GENERAL MOTORS LLC	\$32,724,000	\$32,724,000
Total			\$1,796,090,355	\$1,655,981,581

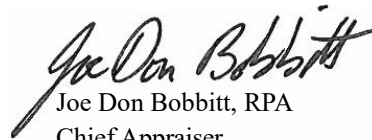


Certification and Submission of 2026 Appraisal Roll

I, Joe Don Bobbitt, Chief Appraiser for the Tarrant Appraisal District, hereby certify that the roll dated July 14, 2026; identified as run id 4841 are the certified values of Tarrant Appraisal District which lists taxable property for the following taxing units and constitutes the certified appraisal roll per PTC 26.01(a):

001 - CITY OF AZLE	040 - CITY OF NEWARK
002 - CITY OF BEDFORD	041 - CITY OF RENO
003 - CITY OF BENBROOK	042 - CITY OF FLOWER MOUND
004 - CITY OF BLUE MOUND	043 - CITY OF ROANOKE
005 - CITY OF COLLEYVILLE	044 - TOWN OF TROPHY CLUB
006 - CITY OF CROWLEY	220 - TARRANT COUNTY
007 - DALWORTHINGTON GARDENS	222 - EMERGENCY SVCS DIST #1
008 - EDGECLIFF VILLAGE	223 - TARRANT REGIONAL WATER DISTRICT
009 - CITY OF EVERMAN	224 - TARRANT COUNTY HOSPITAL
010 - CITY OF FOREST HILL	225 - TARRANT COUNTY COLLEGE
011 - CITY OF GRAPEVINE	306 - TROPHY CLUB MUD #1
013 - CITY OF KELLER	319 - LIVE OAK CREEK MUD #1
014 - CITY OF KENNEDALE	321 - FAR NORTH FORT WORTH MUD #1
015 - CITY OF LAKESIDE	420 - VIRIDIAN MUNICIPAL MGMT DIST
016 - CITY OF LAKE WORTH	421 - KARIS MUNICIPAL MGMT DIST
017 - CITY OF MANSFIELD	901 - ARLINGTON ISD
018 - CITY OF N RICHLAND HILLS	902 - BIRDVILLE ISD
019 - TOWN OF PANTEGO	904 - EVERMAN ISD
020 - CITY OF RICHLAND HILLS	905 - FORT WORTH ISD
021 - CITY OF SAGINAW	906 - GRAPEVINE-COLLEYVILLE ISD
022 - CITY OF SOUTHLAKE	907 - KELLER ISD
023 - CITY OF WESTOVER HILLS	908 - MANSFIELD ISD
024 - CITY OF ARLINGTON	910 - LAKE WORTH ISD
025 - CITY OF EULESS	911 - NORTHWEST ISD
026 - CITY OF FORT WORTH	912 - CROWLEY ISD
027 - HALTOM CITY	914 - KENNEDALE ISD
028 - CITY OF HURST	915 - AZLE ISD
029 - CITY OF RIVER OAKS	916 - HURST-EULESS-BEDFORD ISD
030 - CITY OF WHITE SETTLEMENT	917 - CASTLEBERRY ISD
031 - CITY OF WATAUGA	918 - EAGLE MTN-SAGINAW ISD
032 - WESTWORTH VILLAGE	919 - CARROLL ISD
033 - CITY OF BURLESON	920 - WHITE SETTLEMENT ISD
034 - CITY OF HASLET	921 - ALEDO ISD
036 - CITY OF PELICAN BAY	922 - BURLESON ISD
037 - TOWN OF WESTLAKE	923 - GODLEY ISD
038 - CITY OF GRAND PRAIRIE	924 - LEWISVILLE ISD
039 - CITY OF SANSOM PARK	

Delivered: 7/16/2026


Joe Don Bobbitt, RPA
Chief Appraiser

Tarrant Appraisal District

2500 Handley Ederville Road - Fort Worth, Texas 76118 - 817.284.0024

APPRAISAL TOTALS

7-14-2026

Run ID: 4841

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (12)	(Count) (0)	(Count) (12)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	16,937,706	0	16,937,706
Land Ag Market Value	361,699	0	361,699
Land Timber Market Value	0	0	0
Total Land Value	17,299,405	0	17,299,405
Improvement HS Value	0	0	0
Improvement NHS Value	80,927,375	0	80,927,375
Total Improvement	80,927,375	0	80,927,375
Market Value	98,226,780	0	98,226,780
BUSINESS PERSONAL PROPERTY	(19)	(1)	(20)
Market Value	41,548,726	92,792,689	134,341,415
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (31)	(Total Count) (1)	(Total Count) (32)
TOTAL MARKET	139,775,506	92,792,689	232,568,195
Ag Productivity	1,168	0	1,168
Ag Loss (-)	360,531	0	360,531
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	139,414,975	92,792,689	232,207,664
	33.4%	66.6%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	56,446	0	56,446
NET APPRAISED VALUE	139,358,529	92,792,689	232,151,218
Total Exemption Amount	22,236,078	7,938,648	30,174,726
NET TAXABLE	117,122,451	84,854,041	201,976,492
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	117,122,451	84,854,041	201,976,492
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	117,122,451	84,854,041	201,976,492

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$658,810.96 = 201,976,492 * (0.326182 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Special Exemptions						
FR	20,737,849	2	7,813,648	1	28,551,497	3
Subtotal for Special Exemptions	20,737,849	2	7,813,648	1	28,551,497	3
Absolute Exemptions						
EX-XN	0	1	0	0	0	1
EX-XN-PRORATED	0	0	0	0	0	0
EX-XV	797,366	1	0	0	797,366	1
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	797,366	2	0	0	797,366	2
Other Exemptions						
BPPEX	445,205	14	125,000	1	570,205	15
BPPEX-AL	3,029	1	0	0	3,029	1
BPPEX-TU	252,629	4	0	0	252,629	4
Subtotal for Other Exemptions	700,863	19	125,000	1	825,863	20
Total:	22,236,078	23	7,938,648	2	30,174,726	25

New Value

Total New Market Value: \$0
Total New Taxable Value: \$0

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XN	11.252 Motor vehicles leased for personal use	1	0
Absolute Exemption Value Loss:		1	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	12	195,205
Partial Exemption Value Loss:		12	195,205
Total NEW Exemption Value			195,205

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			195,205

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
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Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
1	92,792,689	85,864,992	78,519,026

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	Multifamily Residential	1		0	13,800,000	13,800,000
C1	Vacant Lots and Tracts	2		0	28,312	28,312
D1	Qualified Open-Space Land	1	10.46	0	361,699	1,168
F1	Commercial Real Property	7		0	83,239,403	83,182,957
J3	Electric Companies (including Co-ops)	1		0	340,560	215,560
J4	Telephone Companies (including Co-ops)	2		0	5,658	0
J5	Railroads	2		0	396,030	271,030
L1	Commercial Personal Property	12		0	11,801,273	8,712,339
L2	Industrial and Manufacturing Personal Property	1		0	29,005,205	10,911,085
XN	Motor Vehicles Leased for Personal Use (§11.	1		0	0	0
XV	Other Totally Exempt Properties (including	1		0	797,366	0
Totals:			10.46	0	139,775,506	117,122,451

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
L1	Commercial Personal Property	1		0	92,792,689	84,854,041
		Totals:	0	0	92,792,689	84,854,041

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	Multifamily Residential	1		0	13,800,000	13,800,000
C1	Vacant Lots and Tracts	2		0	28,312	28,312
D1	Qualified Open-Space Land	1	10.46	0	361,699	1,168
F1	Commercial Real Property	7		0	83,239,403	83,182,957
J3	Electric Companies (including Co-ops)	1		0	340,560	215,560
J4	Telephone Companies (including Co-ops)	2		0	5,658	0
J5	Railroads	2		0	396,030	271,030
L1	Commercial Personal Property	13		0	104,593,962	93,566,380
L2	Industrial and Manufacturing Personal Property	1		0	29,005,205	10,911,085
XN	Motor Vehicles Leased for Personal Use (§11.	1		0	0	0
XV	Other Totally Exempt Properties (including	1		0	797,366	0
Totals:			10.46	0	232,568,195	201,976,492

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	8327	ALBERTSONS COMPANIES INC	\$92,792,689	\$84,854,041
2	4131045	SCOUT COLD STORAGE ROANOKE LP	\$58,636,202	\$58,636,202
3	4113529	MID-AMERICA APARTMENTS LP	\$13,800,000	\$13,800,000
4	65315	APPLIED INDUSTRIAL TECH INC	\$29,005,205	\$10,911,085
5	65317	APPLIED INDUSTRIAL TECH INC	\$10,200,000	\$10,200,000
6	4157041	AT INDUSTRIAL PROPCO LP	\$9,593,298	\$9,593,298
7	137688	CARDINAL HEALTH 110 LLC	\$11,226,279	\$8,332,550
8	4243151	MK CW ROANOKE LLC	\$2,332,000	\$2,332,000
9	137687	CARDINAL HEALTH 103 INC	\$1,994,166	\$1,994,166
10	3823923	AT INDUSTRIAL OWNER 7 HOLDCO LP	\$427,118	\$427,118
11	7491	D L PETERSON TRUST	\$504,789	\$379,789
12	10594374	UNION PACIFIC RAILROAD CO	\$396,030	\$271,030
13	10594325	ONCOR ELECTRIC DELIVERY CO LLC	\$340,560	\$215,560
14	3803453	NEWSTREAM LAND PARTNERS -	\$28,312	\$28,312
15	535411	PREMIUM WATERS INC	\$361,699	\$1,168
16	57198	ALLIANCE GATEWAY PH II ASSOC	\$56,619	\$173
17	3625968	ACAR LEASING LTD	\$0	\$0
18	883409	ADT LLC	\$5,827	\$0
19	7530	DIRECTV LLC	\$10,689	\$0
20	8229	NUCO2 SUPPLY LLC	\$1,386	\$0
Total			\$231,712,868	\$201,976,492



AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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.

INFORMATION:

Mr. Dishman is requesting approval of a blade sign for a property located at 310 S. Oak Street. A sign permit application was submitted on July 27, 2026 for a Blade Sign Permit that exceeds the allowable size eligible for an administrative approval for properties zoned Oak Street Corridor - Oak Street Zone.

Request Details

The proposed sign would be located on the west facade of the building located at 310 S. Oak Street and is proposed to be an illuminated sign. The proposed sign dimensions are 4 feet 3 inches wide by 23 feet 8 inches tall for a total sign area of 100.56 square feet on each sign face. Zoning Ordinance Section 12.497 states that Blade Signs are a permitted sign type within the Oak Street Corridor District, but the maximum size permitted is 6 square feet per sign face. The Oak Street Regulating Plan does not permit staff to administratively approve sign proposals that do not meet the standards of the Ordinance, but applicants do have the ability to establish unique sign standards, subject to the approval of City Council. The City is currently in the process of updating the Oak Street Corridor Zoning Regulations and staff has suggested revising the sign ordinance as part of these updates. A sign permit was approved to allow a canopy sign which meets the requirements of an attached wall sign under the regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the request, as the sign is compatible with the intent and character of the Oak Street Corridor Zoning District, and the design and size of the sign is compatible with the massing and scale of the building on which is would be attached.



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

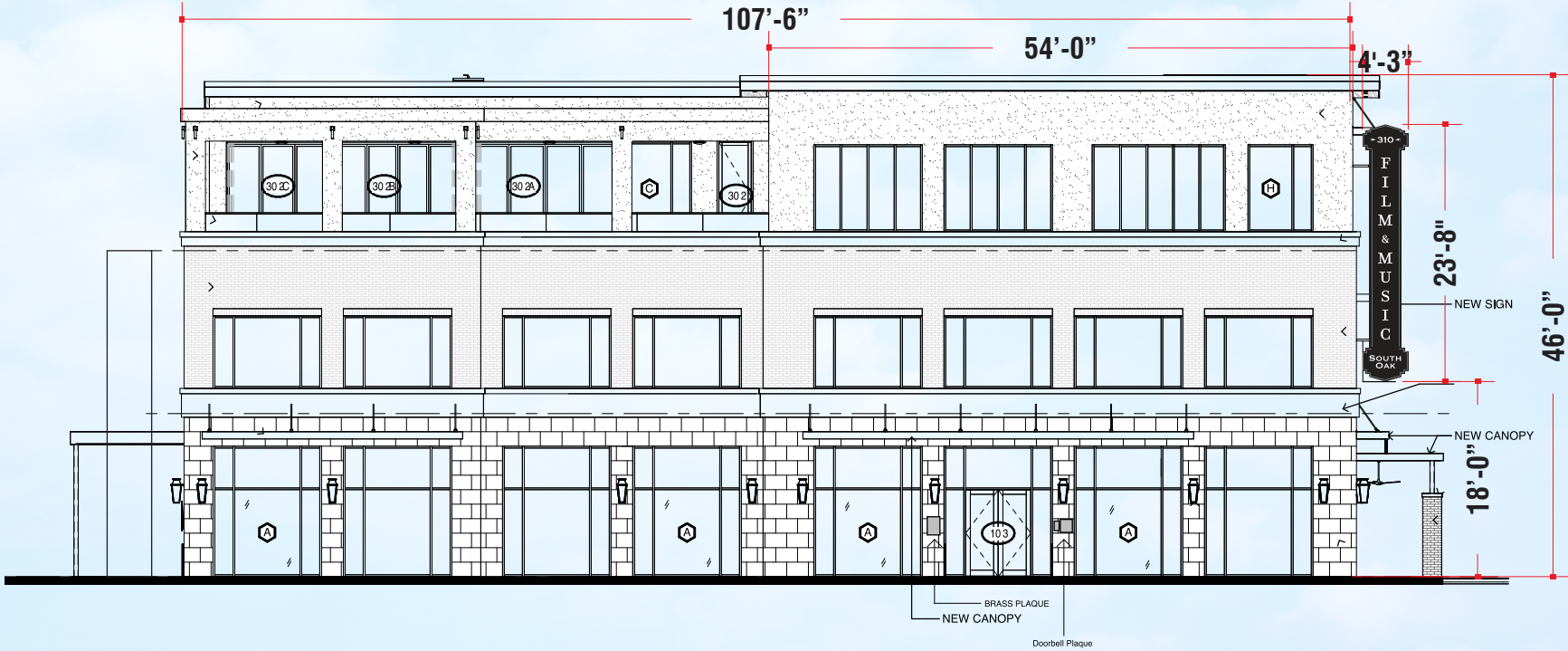
1. 310 S. Oak Street Blade Sign Exhibit

SURVEY REQUIRED

RECEIVED

By Jessica Mulcahy at 2:56 pm, Jul 20, 2026

- PLEASE CHECK THE FOLLOWING:
- * SPELLING
 - * CONTENT
 - * MEASUREMENTS
 - * COLORS
 - * PLACEMENT



ELEVATION - WEST

ONE (1) SET -

CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION

SCALE 1/16"=1'

CONCEPT DRAWING NOT FOR PRODUCTION

Elite Signs OF TEXAS 430 MID CITIES BLVD. HURST, TX 76054 817-576-4435 — www.elitesignsoftexas.com	LANDLORD APPROVAL THE UNDERSIGNED CONSENTS TO THE INSTALLATIONS AND MAINTENANCE OF THIS SIGN ON MY PROPERTY IN ACCORDANCE WITH THE AGREEMENT BETWEEN ELITE SIGNS. AND MY TENANT(S) AND ANY EXTENSION, RENEWALS, OR MODIFICATIONS THEREOF. X _____ (Property Owner/Authorized Agent Signature) Date	CLIENT APPROVAL THIS DRAWING IS THE PROPERTY OF ELITE SIGNS AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY ELITE SIGNS. X _____ (Client Signature) Date	GENERAL DISCLAIMER: ALL SIGNS TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THIS DRAWING IS THE PROPERTY OF ELITE SIGNS. IT SHALL NOT BE PRODUCED, COPIED OR DISTRIBUTED WITHOUT AUTHORIZATION OF ELITE SIGNS. RENDERING APPROVAL: PLEASE CAREFULLY REVIEW ALL DRAWINGS AND MATERIAL SPECIFICATIONS. COLOR SAMPLES CAN BE PROVIDED UPON REQUEST. ALL PDF FILES ARE APPROXIMATE REPRESENTATIONS. PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: REVIEW ALL TILES AND CHECK FOR ALL ERRORS. PLEASE REVIEW ALL SPELLING, MATERIAL AND COLOR SPECIFICATIONS, AND INSTALLATION NOTES. CHANGES AFTER APPROVAL AND THE START OF MANUFACTURING MAY INCUR ADDITIONAL CHARGES. BY SIGNING THIS PROOF YOU ARE ACKNOWLEDGING THAT YOU HAVE READ AND FULLY REVIEWED ALL DRAWINGS, PROPOSALS, AND ELITE SIGNS TERMS AND CONDITIONS.	CLIENT: FILM & MUSIC Date 04/21/26 ADDRESS: 310 S Oak St Roanoke, TX ARTIST: hg Rev 1: SALESMAN: VAN EMAIL: kasey@elitesignsoftexas.com P1	Electrical Notes Access to back side of signs is required for installation. Signs require electrical. 1. Primary electrical of 120V. 2. J-box installed within 6 feet of sign. Otherwise, customer is responsible for the power connected to the sign.
---	--	---	--	--	--

SURVEY REQUIRED

RECEIVED

By Jessica Mulcahy at 2:57 pm, Jul 20, 2026

PLEASE CHECK THE FOLLOWING:

- * SPELLING
- * CONTENT
- * MEASUREMENTS
- * COLORS
- * PLACEMENT



ELEVATION - SOUTH

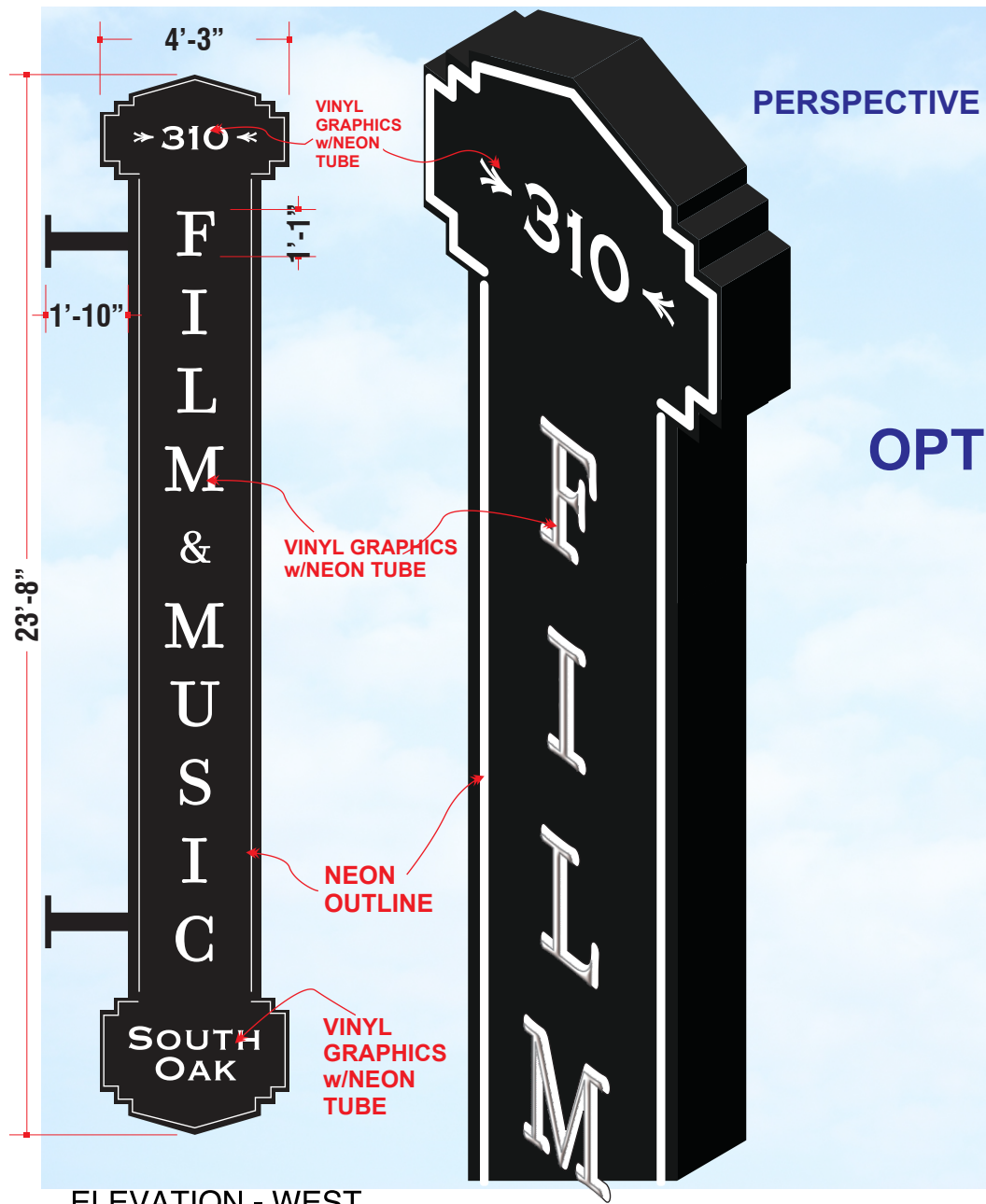
ONE (1) SET -

**CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION**

SCALE 1/16"=1'

CONCEPT DRAWING NOT FOR PRODUCTION

 430 MID CITIES BLVD. HURST, TX 76054 817-576-4435 — www.elitesignsoftexas.com	LANDLORD APPROVAL THE UNDERSIGNED CONSENTS TO THE INSTALLATIONS AND MAINTENANCE OF THIS SIGN ON MY PROPERTY IN ACCORDANCE WITH THE AGREEMENT BETWEEN ELITE SIGNS, AND MY TENANT(S) AND ANY EXTENSION, RENEWALS, OR MODIFICATIONS THEREOF. X _____ (Property Owner/Authorized Agent Signature) Date	CLIENT APPROVAL THIS DRAWING IS THE PROPERTY OF ELITE SIGNS AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY ELITE SIGNS. X _____ (Client Signature) Date	GENERAL DISCLAIMER: ALL SIGNS TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THIS DRAWING IS THE PROPERTY OF ELITE SIGNS. IT SHALL NOT BE PRODUCED, COPIED OR DISTRIBUTED WITHOUT AUTHORIZATION OF ELITE SIGNS. RENDERING APPROVAL: PLEASE CAREFULLY REVIEW ALL DRAWINGS AND MATERIAL SPECIFICATIONS. COLOR SAMPLES CAN BE PROVIDED UPON REQUEST. ALL PDF FILES ARE APPROXIMATE REPRESENTATIONS. PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: REVIEW ALL TILES AND CHECK FOR ALL ERRORS. PLEASE REVIEW ALL SPELLING, MATERIAL AND COLOR SPECIFICATIONS, AND INSTALLATION NOTES. CHANGES AFTER APPROVAL AND THE START OF MANUFACTURING MAY INCUR ADDITIONAL CHARGES. BY SIGNING THIS PROOF YOU ARE ACKNOWLEDGING THAT YOU HAVE READ AND FULLY REVIEWED ALL DRAWINGS, PROPOSALS, AND ELITE SIGNS TERMS AND CONDITIONS.	CLIENT: FILM & MUSIC Date 04/21/26 ADDRESS: 5 ARTIST: hg Rev 1: SALESMAN: VAN EMAIL: kasey@elitesignsoftexas.com P2	Electrical Notes 1. Power shall be provided by customer (owner) and shall be connected to service. Access to back of sign is required for installation. Sign owner must provide. 1. Primary electrical of 120V. 2. J-box installed within 4 feet of sign. Otherwise, customer is responsible for the power connected to the sign.
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PERSPECTIVE

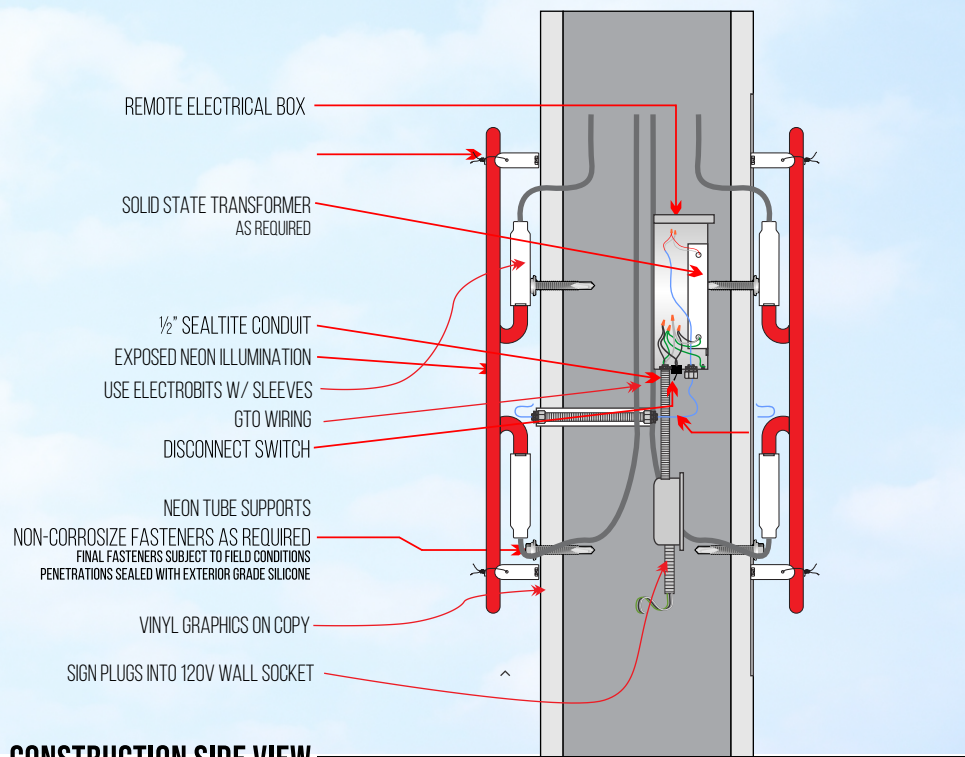
RECEIVED
By Jessica Mulcahy at 2:57 pm, Jul 20, 2026

SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE CABINET
SIGN w/ VINYL WITH EXPOSED NEON

- PLEASE CHECK THE FOLLOWING:**
- * SPELLING
 - * CONTENT
 - * MEASUREMENTS
 - * COLORS
 - * PLACEMENT

VERTICAL CABINET SIGN w/EXPOSED NEON	
PRIMED & WELDED STEEL FRAME	GREY
.063 ALUMINUM SKIN/RETAINERS	BLACK
NEON TUBE w/ TRANSFORMERS	WHITE
NEON TUBE SUPPORTS	CLEAR
3M VINYL - OPAQUE - COPY	WHITE

OPTION 1



CONSTRUCTION SIDE VIEW

ACTUAL COLORS WILL VARY PER DRAWING SPECIFICATIONS SHOWN AT LEFT

ELEVATION - WEST

ONE (1) SET -

**CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION**

SCALE 1/4"=1'

CONCEPT DRAWING NOT FOR PRODUCTION



430 MID CITIES BLVD. HURST, TX 76054
817-576-4435 — www.elitesignsoftexas.com

LANDLORD APPROVAL

THE UNDERSIGNED CONSENTS TO THE INSTALLATIONS AND MAINTENANCE OF THIS SIGN ON MY PROPERTY IN ACCORDANCE WITH THE AGREEMENT BETWEEN ELITE SIGNS. AND MY TENANT(S) AND ANY EXTENSION, RENEWALS, OR MODIFICATIONS THEREOF.

X _____
(Property Owner/Authorized Agent Signature) Date

CLIENT APPROVAL

THIS DRAWING IS THE PROPERTY OF ELITE SIGNS AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY ELITE SIGNS.

X _____
(Client Signature) Date

GENERAL DISCLAIMER: ALL SIGNS TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THIS DRAWING IS THE PROPERTY OF ELITE SIGNS. IT SHALL NOT BE PRODUCED, COPIED OR DISTRIBUTED WITHOUT AUTHORIZATION OF ELITE SIGNS.

RENDERING APPROVAL: PLEASE CAREFULLY REVIEW ALL DRAWINGS AND MATERIAL SPECIFICATIONS. COLOR SAMPLES CAN BE PROVIDED UPON REQUEST. ALL PDF FILES ARE APPROXIMATE REPRESENTATIONS.

PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: REVIEW ALL TILES AND CHECK FOR ALL ERRORS. PLEASE REVIEW ALL SPELLING, MATERIAL AND COLOR SPECIFICATIONS, AND INSTALLATION NOTES. CHANGES AFTER APPROVAL AND THE START OF MANUFACTURING MAY INCUR ADDITIONAL CHARGES. BY SIGNING THIS PROOF YOU ARE ACKNOWLEDGING THAT YOU HAVE READ AND FULLY REVIEWED ALL DRAWINGS, PROPOSALS, AND ELITE SIGNS TERMS AND CONDITIONS.

CLIENT: **FILM & MUSIC** Date 04/21/26
ADDRESS: **Roanoke, TX.**
ARTIST: **hg** Rev 1 05/20/26:
SALESMAN: **VAN** Rev 2 05/28/26:
EMAIL: **kasey@elitesignsoftexas.com** P3

Electrical Notes
1. All signs are provided by customer unless otherwise specified in writing.
2. All signs are provided by customer unless otherwise specified in writing.
3. Primary electrical of 120V.
4. J-box installed within 4 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Single-Family-7 (SF-7) District to Light Commercial (LC) District. (ZC-2026-04)

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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)

INFORMATION:

The applicant, Johnny Hunt, is requesting a zoning change from Single-Family-7 (SF-7) Zoning District to Light Commercial (LC) Zoning District.

The subject property is an approximately .6887 acre vacant tract of land, generally located at the south-east corner of the intersection of Crosby Street and James Street.

Adjacent Zoning

Direction	Zoning	Current Use
North	Retail	Stone/Countertop Retailer
East	Light Commercial	Stone/Countertop Storage Yard/Warehouse
South	Single- Family 7	Single Family Residence
West	Retail	Restaurant/Retail



AGENDA ITEM

The property to the east was rezoned in 1986. The property to the west was rezoned in 2000.

Request Details

Per section 12.430, the Light Commercial zoning district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see article VII, division 5 of this chapter). Some light manufacturing may also be allowed, in conformity with certain conditions as required herein. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration. Staff did receive communication from a property owner who received a public hearing notice in support of the request, which has been included in the supporting documentation.

Uses that would be permitted in the proposed zoning district are included in the attached files.

Additional Requirements

Prior to any new development, the property would likely be required to be re-platted into one lot.

Planning & Zoning Commission Action

On Monday, August 3, 2026, the Planning & Zoning Commission conducted a public hearing for the request. A motion was made to approve the request. The motion was approved in a unanimous vote.

STAFF RECOMMENDATION:

The proposed zoning is consistent with the adjacent zoning to the east. While the adjacent property to the south is Single-Family 7, any future development on the subject property would be required to have a 100-foot rear yard setback to mitigate the impact of development on the subject parcel. While the 2003 Future Land Use Map indicates this area should be designated Single-Family Use, the Future Land Use map is inconsistent with the direction of development for the city over the last decade and needs to be updated. Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. Ordinance No. 2026-140 ZC-2026-04 Rezone - SF-7 to LC - 0.6887 acre tract
2. ZC-2026-04 Application & Exhibits

ORDINANCE NO. 2026-140

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 0.6887 ACRE TRACT OF LAND LOCATED IN THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK C, OF THE NORTH HIGHLAND ADDITION, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AS FURTHER DESCRIBED AND/OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 0.6887-acre tract or tracts of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described as Lots 1, 2, and 3, Block C of the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) to Light Commercial District (LC); 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 approximately 0.6887-acre tract or tracts of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described as Lots 1, 2, and 3, Block C, of the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas , being described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Single Family- 7 District (SF-7) is changed to Light Commercial District (LC).

SECTION 3.

The property shall be developed in strict accordance with the allowable land uses for the property being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

SECTION 4.

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 5. 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 6. 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 7.
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 8.
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 August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

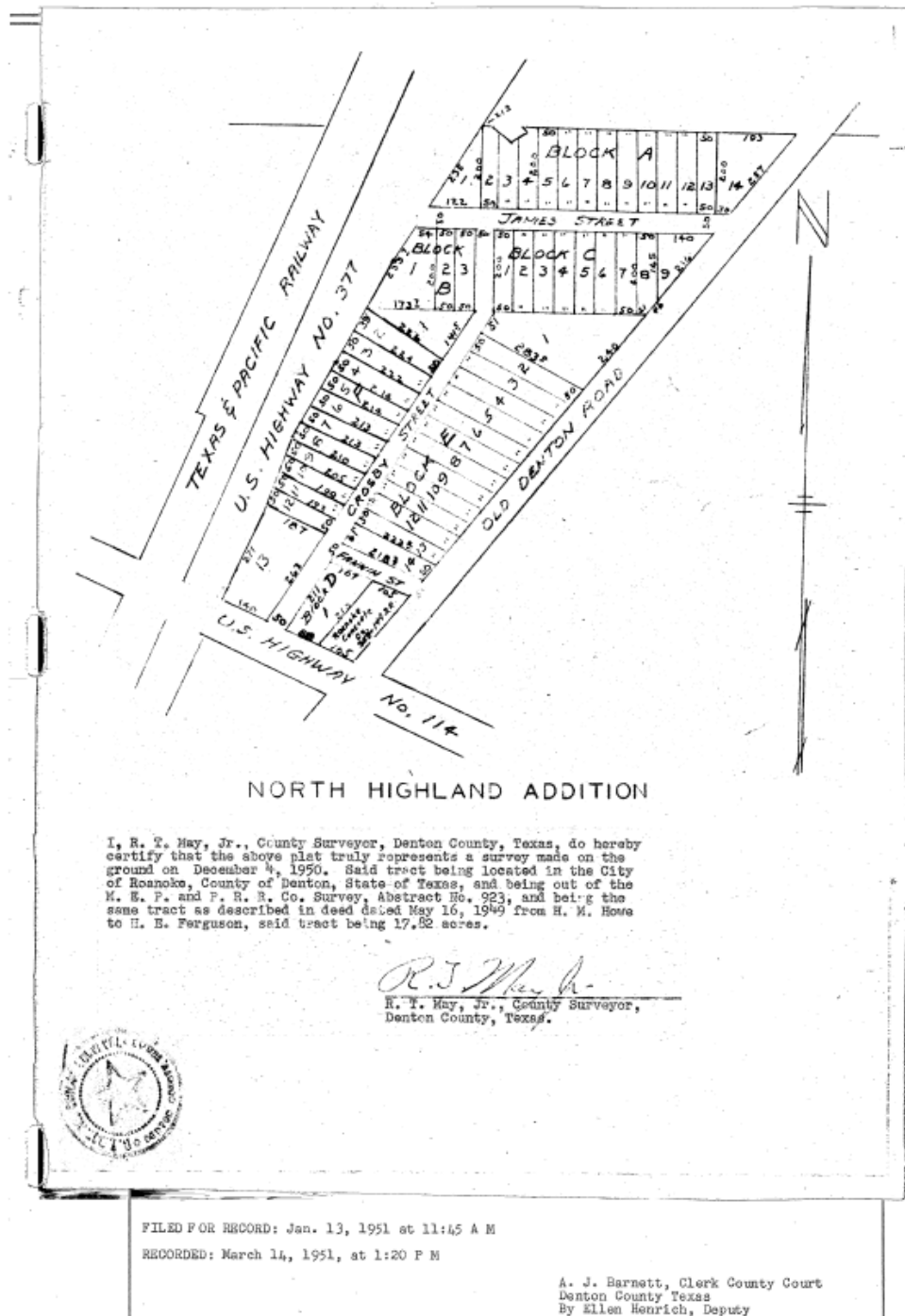
APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 0.6887 Acre Tract of Land being Lots 1, 2, and 3, Block C, North
Highland Addition

149





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

ZONING APPLICATION

Applicant/Agent Name HUNT, JOHNNY MARVIN & MARIA TERESA		Home Phone [REDACTED]	Mobile Phone [REDACTED]
Address 2111 Meadowview Dr.		City / State Keller / TX	Zip 76262
Property Owner(s) HUNT, JOHNNY MARVIN & MARIA TERESA		Home Phone [REDACTED]	Work Phone [REDACTED]
Address, City, State, Zip No address / Property at corner of James & Crosby St. / Prop. ID 71437 / North Highland Addn Blk C LOT 1,2,3			
Present Zoning Classification SF - Single Family	Requested Zoning Classification LC - Light Commercial	Acreage/Lot of Requested Zoning Classification 0.6887 Acres	

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 None at this point

Justification for requested zoning change: Surrounded by commercial / Preparing to sell and would like to have it zoned as commercial for possible future owners.

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.

Johnny M. Hunt 6/22/26
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 NA - Representing self owner(s) of the above described property do hereby authorize NA to act on my/our behalf in making and representing this zoning change application.

Johnny M. Hunt 6/22/26
Signature of owner Date

State of Texas
County of Denton

Sworn to and subscribed before me on the _____ day of _____, 2016, by _____ (year) (name of owner).

Notary Seal

Case Number: ZC-2026-04
Fee: \$250.00

Notary Public's Signature

07/20/2023

X

#184-DEDICATION OF NORTH HIGHLAND ADDITION TO THE TOWN OF ROANOKE, TEXAS

THE STATE OF TEXAS }

COUNTY OF DENTON } WHEREAS, A. L. Crosby and wife, Thelma D. Crosby, of the County of Denton, State of Texas, are the owners of the following described tract of land, to wit:

All that certain lot, tract or parcel of land situated in the County of Denton and State of Texas, and described by metes and bounds as follows:

Being a portion of the M. & P. & P. R. R. Company Survey, Abstract No. 923;

BEGINNING at the intersection of the southeast line of U. S. Highway No. 377 with the northeast line of U. S. Highway No. 114;

THENCE Southeasterly with the northeast line of U. S. Highway No. 114, 278 feet, a point for corner, same being the southwest corner of a lot conveyed by H. M. Howe and wife, Inez C. Howe, to Roanoke Concrete Company, by deed dated March 25, 1946, and recorded in Volume "353", page 149, of the Deed Records of Denton County, Texas;

THENCE Northeasterly with the west boundary line of said lot parallel with the northwest line of the old Denton-Fort Worth Highway, 210 feet to the northwest corner of said lot;

THENCE Southeast with the north boundary line of said lot and parallel with the northeast line of United States Highway No. 114, 105 feet to the northeast corner of said lot, same being a point in the northwest line of the old Denton-Fort Worth Highway;

THENCE North 40 degrees east with the northwest line of the old Denton-Fort Worth Highway, 1522 feet, a point for corner in the north boundary line of the Howe 115 acre tract;

THENCE North 89 degrees west with the north boundary line of the Howe 115 acre tract to its intersection with the southeast boundary line of U. S. Highway No. 377, Less .04 acres heretofore conveyed to the State of Texas;

THENCE Southwesterly with the southeast boundary line of U. S. Highway No. 377, to its intersection with the northeast boundary line of U. S. Highway No. 114, the place of beginning, and containing 17.82 acres of land, more or less; and,

WHEREAS, the owners desire to subdivide said tract of land into lots and blocks as an addition to the town of Roanoke, Texas: Now, therefore,

KNOW ALL MEN BY THESE PRESENTS: That we, the said A. L. Crosby and wife, Thelma D. Crosby, of the County of Denton, State of Texas, for and in consideration of the premises and of the benefits accruing to us and to our said property, have this day subdivided the above described land into lots and blocks as shown by the attached map or plat thereof, to be known as "North Highland Addition to the Town of Roanoke, Texas, said tract having been subdivided into Blocks "A", "B", "C", "D", "E", and "F", the said Block "A" containing fourteen lots, numbered One to Fourteen inclusive; Block "B" containing three lots, numbered One to Three inclusive; Block "C" containing nine lots, numbered One to Nine inclusive; Block "D" containing one lot, being numbered One; Block "E" containing fourteen lots, numbered One to Fourteen inclusive; and Block "F" containing thirteen lots, numbered One to Thirteen

inclusive, which said lots shall hereafter be conveyed by lot and block number;

And we do hereby Dedicate the streets shown upon the attached plat to public use;

That the attached plat is hereby attached and made a part hereof.

Witness our hands at Denton, Texas, this the 2nd day of January, A. D. 1951.

R. L. Crosby

Thelma D. Crosby

THE STATE OF TEXAS }

COUNTYY OF DENTON } BEFORE ME, the undersigned authority, a Notary Public in and for the County of Denton, State of Texas, on this day personally appeared A. L. Crosby and wife, Thelma D. Crosby, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Thelma D. Crosby, wife of the said A. L. Crosby, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Thelma D. Crosby, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 11th day of January, A. D. 1951.

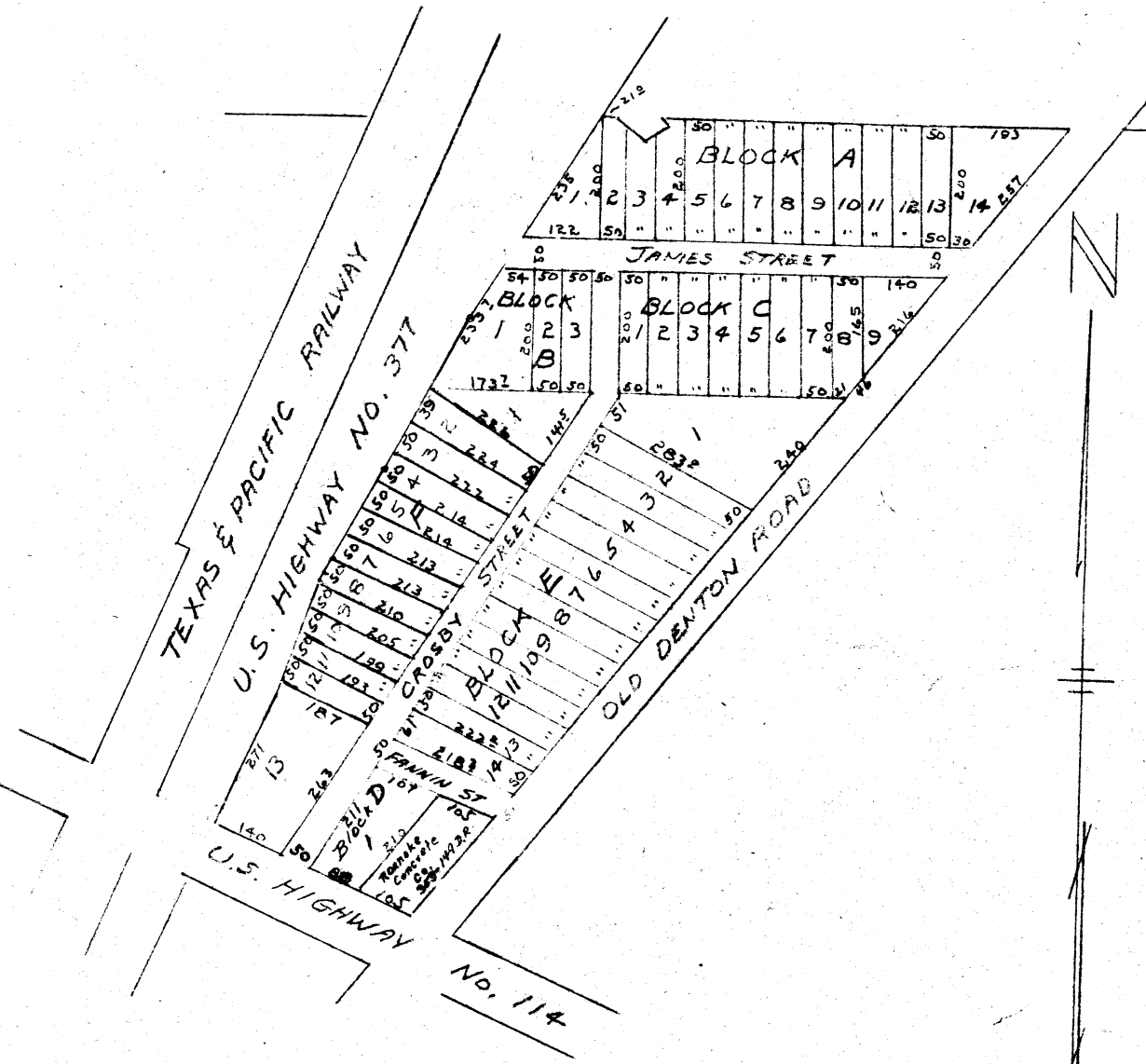
J. W. Jagoe III, Notary Public,

Denton County, Texas

Seal

SEE MAP ON NEXT PAGE

722,367-



NORTH HIGHLAND ADDITION

I, R. T. May, Jr., County Surveyor, Denton County, Texas, do hereby certify that the above plat truly represents a survey made on the ground on December 4, 1950. Said tract being located in the City of Roanoke, County of Denton, State of Texas, and being out of the M. E. P. and P. R. R. Co. Survey, Abstract No. 923, and being the same tract as described in deed dated May 16, 1949 from H. M. Howe to H. E. Ferguson, said tract being 17.82 acres.

R. T. May, Jr.

R. T. May, Jr., County Surveyor,
Denton County, Texas.



FILED FOR RECORD: Jan. 13, 1951 at 11:45 A M

RECORDED: March 14, 1951, at 1:20 P M

A. J. Barnett, Clerk County Court
Denton County Texas
By Ellen Henrich, Deputy

Re: ZC-2026-04

1 message

Leslie Sagar <LSagar@lesliesagar.com>
To: Ashlie Tolliver <atolliver@roanoketexas.com>

Fri, Jul 31, 2026 at 1:08 PM

Thank you, that was my understanding and the proposed zoning change is compatible with my property at 210 James Street which is zoned Light Industrial.

Leslie V. Sagar
Sent from my iPhone

On Jul 31, 2026, at 10:55 AM, Ashlie Tolliver <atolliver@roanoketexas.com> wrote:

Good morning,

I would like to clarify, the request for this parcel is to rezone to Light Commercial.

Thank you,

Ashlie Tolliver

City Planner



500 S. Oak St. Roanoke, TX 76262

Phone: (682) 549-1374

Department Phone: (817) 491-2411

Email: atolliver@roanoketexas.com

Website: www.roanoketexas.gov

On Fri, Jul 31, 2026 at 10:43 AM Leslie Sagar <LSagar@lesliesagar.com> wrote:

Ms. Tolliver:

I received the Notice of Public Hearings for ZC-2026-04, the proposed rezoning of Lots 1, 2 and 3 of Block C, North Highland Addition from SF-7 to Light Industrial. Please advise the Planning & Zoning Commission and the City Council that I have no objection to the proposed zoning change.

Sincerely,

Leslie

Leslie V. Sagar
[2190 Ottinger Rd.](#)
[Keller TX 76262](#)

Types of Land Uses	Light Commercial Zoning District
Hay, Grain, and/or Feed Sales	P
Accessory Building/Structure (Non-Residential)	P
Armed Services Recruiting Center	P
Check Cashing Service	P
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Offices (Parole - Probation)	P
Real Estate Offices	P
Telemarketing Agency	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School (including Defensive Driving)	P
Automatic Teller machines (ATM's)	P
Barber/Beauty Shop/College (barber or cosmetology school or college)	P
Barber/Beauty Shop (non-college)	P
Communication Equipment (installation and/or Repair—No outdoor sales or storage)	P
Computer Sales	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Exterminator service (no outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Full Service Hotel	S
Funeral Home	P
Limited Service Hotel	S
Martial Arts School	P
Kiosk (providing a service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P
Mini-Warehouse/Self Storage	P
Newspaper or Job Printing	P
Photo Studio	P
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live in)	P
Shoe Repair	P
Studio for Radio or Television (without tower)	P
Tailor Shop	P
Tool Rental (Indoor Storage only)	P
Tool Rental (with Outdoor Storage)	P
Travel Agency	P
Alcoholic Beverage Retail Sales, Beer Barns, Bars, Liquor Stores, etc. (No drive through)	S
All Terrain Vehicle (go-carts) Dealer/Sales	P
Antique Shop (household items; no outside storage)	P
Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	S
Art Dealer/Gallery	P

Types of Land Uses	Light Commercial Zoning District
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)	P
Auto Dealer, Used Auto Sales	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery (Retail)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (manufacturing)	P
Cafeteria	P
Confectionery Store (Retail)	P
Consignment Shop	P
Convenience Store without gas sales	P
Department Store	P
Drapery Shop/Blind Shop	P
Florist	P
Food or Grocery Store	P
Furniture Sales (Indoor)	P
Garden Shop (Inside Only; no outside storage)	P
Gravestone/Tombstone Sales	P
Handicraft Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (indoor)	P
Market (Public, Flea)	S
Mobile home, modular home, and manufactured home sales and display facilities	P
Motorcycle Dealer (primarily new/repair)	P
Motor home, trailer and recreational vehicles sales, rental, and display facilities	P
Personal Watercraft Sales (primarily new/repair/rental)	P
Needlework Shop	P
Pet Grooming (Indoor Kennels)	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales/Outdoor Storage)	P
Recycling Kiosk	P
Restaurant	P
Restaurant (Drive-In)	P
Retail Store (Misc.)	P
Security Systems Installation Company	P
Temporary Outdoor Retail Sales/Commercial Promotion (30 day time limit; permit required)	P
Upholstery Shop (Non-Auto)	P
Used Merchandise/furniture Store)	P
Vacuum Cleaner Sales and Repair	P
Veterinarian/Small Animal Clinic (Indoor Kennels)	P
Woodworking Shop (ornamental)	P
Auto Body Repair	P
Auto Financing & Leasing	P
Auto Glass Repair/Tinting	P
Auto Interior Shop/Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Auto Rental	P
Auto Repair (General)	P

Types of Land Uses	Light Commercial Zoning District
Auto Repair as an Accessory Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service	P
Automotive Gasoline or Motor Fuel Service	P
Car Wash (Self Service; Automated)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	P
Public Garage/Parking Structure	P
Quick Lube/Oil Change/Minor Inspection	P
Railroad or Bus Passenger Terminal	P
Tire Sales (Outdoors)	P
Amusement Devices/Arcade (Four or more Devices)	P
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	S
Ballpark, stadium, athletic field (private)	P
Billiard/Pool Facility (Three or More Tables)	S
Bingo Facility	S
Bowling Center	P
Broadcast Station (with Tower)	P
Dance Hall/Dancing Facility	P
Dinner Theatre	P
Driving Range	P
Exhibition Hall	P
Fair Ground	S
Golf Course (Miniature)	P
Golf Course (Private)	S
Health Club (Physical Fitness; Indoors Only)	P
Motion Picture Theatre (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum (Indoors Only)	P
Park and/or Playground (Private)	S
Park and/or Playground (Public)	P
Skating Rink (Ice)	P
Swimming Pool (Private; Membership)	P
Swimming Pool (Public)	P
Tennis Court (Lighted)	S
Tennis Court (Private/Not Lighted)	P
Theatre (Non-Motion Picture; Live Drama)	P
Video Rental/Sales	P
Cemetery and/or Mausoleum	S
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Clinic (Medical)	P
Community Center (Municipal)	P
Electrical Generating Plant	S
Electrical Substation	S
Electrical Transmission Line	S
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (not listed)	P
Fraternal Organization	P
Gas Transmission Line (Regulating Station)	S

Types of Land Uses	Light Commercial Zoning District
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	S
Heliport	S
Helistop	P
Hospice	S
Hospital (Acute Care/Chronic Care)	P
Library (Public)	P
Mailing Service (Private)	P
Maternity Homes	S
Non-Profit Activities by Church	P
Philanthropic Organization	P
Phone Exchange/Switching Station	S
Police Station	P
Post Office (Governmental)	P
School, Vocational (Business/Commercial Trade	P
Sewage Pumping Station	P
Utility Distribution Line	P
Water Supply Facility (Elevated Water Storage)	P
Water/Wastewater Treatment Plant (Public)	P
Book Binding	S
Electrical Service Shop	P
Feed & Grain Store	P
Heating & Air-Conditioning Sales/Services (no outside storage)	P
Pawn Shop	P
Propane Sales (Retail)	S
Taxidermist	S
Transfer Station (Refuse/Pick-up)	S
Veterinarian (Outdoor Kennels or Pets)	S
Warehouse/Office	P
Welding Shop	P
Contractor's Office/Sales, with Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office (only with permit)	P
Electronic Assembly	S
Electronic Data Processing	S
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair	P
Kitchen Equipment Manufacturing	S
Machine Shop	P
Maintenance & Repair Service for Buildings	S
Outside Storage	S
Plumbing Shop (no outside storage)	P
Research Lab (Non-Hazardous)	S
Sand/Gravel Sales (Storage)	S
Sign Manufacturing	S
Stone/Clay/Glass Manufacturing	S
Wood, Plastic Container Manufacturing	S

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

Subject Property Address: Southeast corner of James Street & Crosby Street

Parcel Number(s): 71437



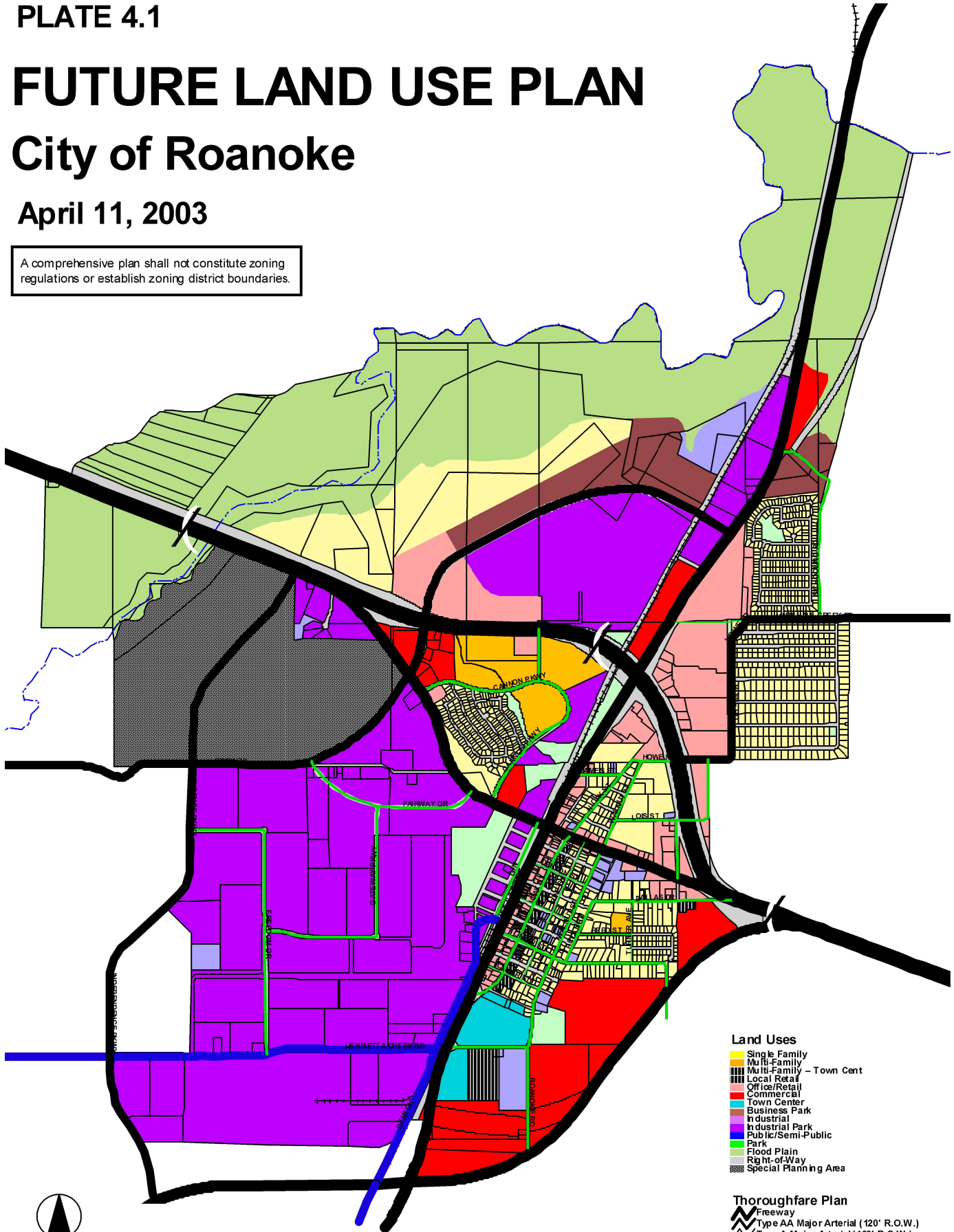
PLATE 4.1

FUTURE LAND USE PLAN

City of Roanoke

April 11, 2003

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



- Land Uses**
- Single Family
 - Multi-Family
 - Multi-Family - Town Cent
 - Local Retail
 - Office/Retail
 - Commercial
 - Town Center
 - Business Park
 - Industrial
 - Industrial Park
 - Public/Semi-Public
 - Park
 - Flood Plain
 - Right-of-Way
 - Special Planning Area

- Thoroughfare Plan**
- Freeway
 - Type AA Major Arterial (120' R.O.W.)
 - Type A Major Arterial (100' R.O.W.)
 - Type B Minor Arterial (90' R.O.W.)
 - Type C Major Collector (80' R.O.W.)
 - Type D Minor Collector (60' R.O.W.)
 - Stream

0 800 1600 2400 3200 Feet
DUNKIN, SEFKO & ASSOCIATES, INC.
Urban Planning Consultants



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Specific Use Permit, to allow for electronic assembly use. (SUP-2026-05)

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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).

INFORMATION:

The applicant, Austin Rea, is requesting a Specific Use Permit for the property addressed as 120 Country View Drive, Roanoke, Texas to allow for an electronic assembly use in suites 104 & 108. .

The company has been identified as American Fusion and they will be utilizing the space for assembly of power-generating devices. The components of the product will be shipped to the subject property, assembled, and then shipped to another location for testing. No manufacturing of the components will take place at the subject property. The shipping and receiving of product will take place during regular business hours.

Specific Use Permits

Per Zoning Ordinance Section 12.640, the purpose and intent of a special use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.

The procedures for Specific Use Permits are attached as a file.

Adjacent Zoning



AGENDA ITEM

Direction	Zoning	Use
North	Retail	Business Park
East	Retail	Dogtopia
South	Retail & Government	Multi-Tenant & Fire Station
West	Retail	Offices

Property History

The business park was constructed in 2022-2023. The subject property contains 9 suites, and Permit Records indicate that the following suites have been issued a Certificate of Occupancy:

Suite	C/O Use
124 (Issued 2026)	American Fusion Temporary Office
112 (Issued 2026)	Water restoration warehouse storage & office
128 (Issued 2025)	Contractor office and warehouse storage (hvac, refrigeration, plumbing, electrical)
132 (Issued 2025)	Water restoration warehouse storage & office

While there have not been any Specific Use Permit ordinances approved for the building located at 120 Country View, Ord 2025-111 approved a Specific Use Permit for auto-upholstery use to be permitted at 125 Country View Drive, Suite 116.

Public Notice Response(s):

On Friday, July 31, 2026, Staff received a letter of support from a property owner within the public hearing notification boundary. It has been included within the exhibit file.

Planning & Zoning Commission Action

On Monday, August 3, 2026, the Planning & Zoning Commission conducted a public hearing on the request. A motion was made to recommend approval of the request. The Commission voted unanimously to recommend approval of the request.

STAFF RECOMMENDATION:

Staff recommends approval as the proposed use is not inconsistent with the surrounding uses and the current operations within the business park.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-141 Retail to Retail- SUP - electronic assembly use
2. SUP-2026-05 Application & Exhibits

ORDINANCE NO. 2026-141

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 RETAIL DISTRICT (R) TO RETAIL DISTRICT – SPECIFIC USE PERMIT (R-SUP) TO ALLOW ELECTRONIC ASSEMBLY FOR LOT 5R, BLOCK A OF THE COUNTRYVIEW BUSINESS PARK PHASE II ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Zoning Ordinance should be amended.

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

**SECTION 1.
FINDINGS INCORPORATED**

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

SECTION 2.

The Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from Retail district (R) to Retail district – Specific Use Permit (R – SUP) to allow electronic assembly use for Lot 5R, Block A of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, and more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.

**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.
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 5.
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property



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

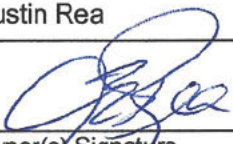
SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Austin Rea	Address, City, State, Zip 120 Country View Drive Roanoke, TX 76262 Suites 104 & 108	Phone Number and email [REDACTED]
Type of permit requested Special Use Permit	Name of Business American Fusion Inc.	Email and Website-if applicable [REDACTED]
Property Owner(s) AIP Roanoke LLC Ted Rea	Address, City, State, Zip 1504 Eagle Ct Lewisville TX 75057	Phone Number and email [REDACTED]
Legal Description – Lot/Block/Subdivision Lot 5R Block A Countryview Business Park Phase II	Property Address 120 Country View Drive Roanoke, TX 76262 Suites 104 & 108	Present Zoning R Retail

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: Ashlie Tolliver has informed us that electronic assembly is permitted but we need to have an SUP

Authorization:

I/ We Ted Rea on behalf of AIP Roanoke, LLC owner(s) of the above described property do here by authorize
Austin Rea to act on my/our behalf in making and representing this Specific Use permit application.



Owner(s) Signature
7/8/2024
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.

Austin Rea
Applicants Signature

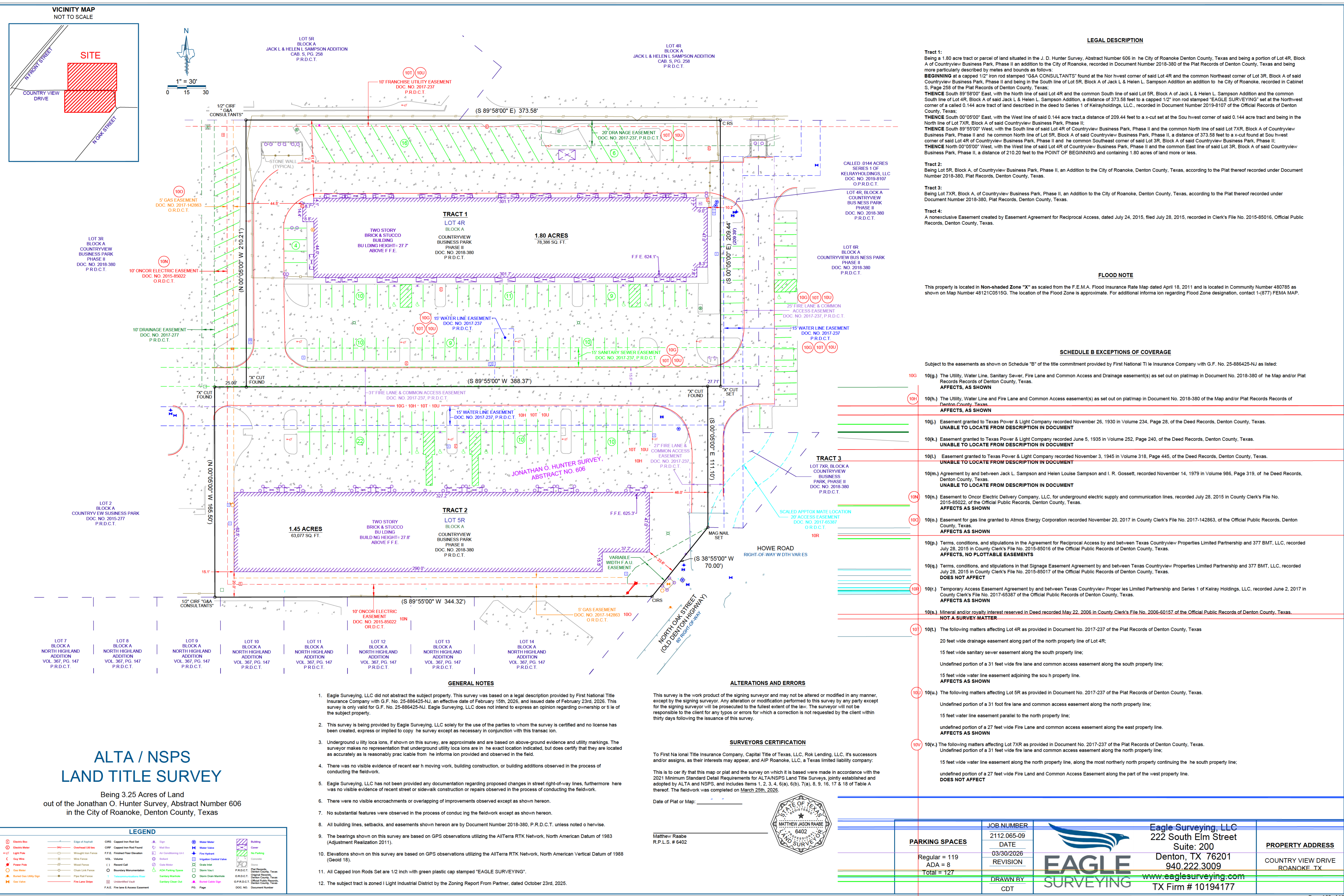
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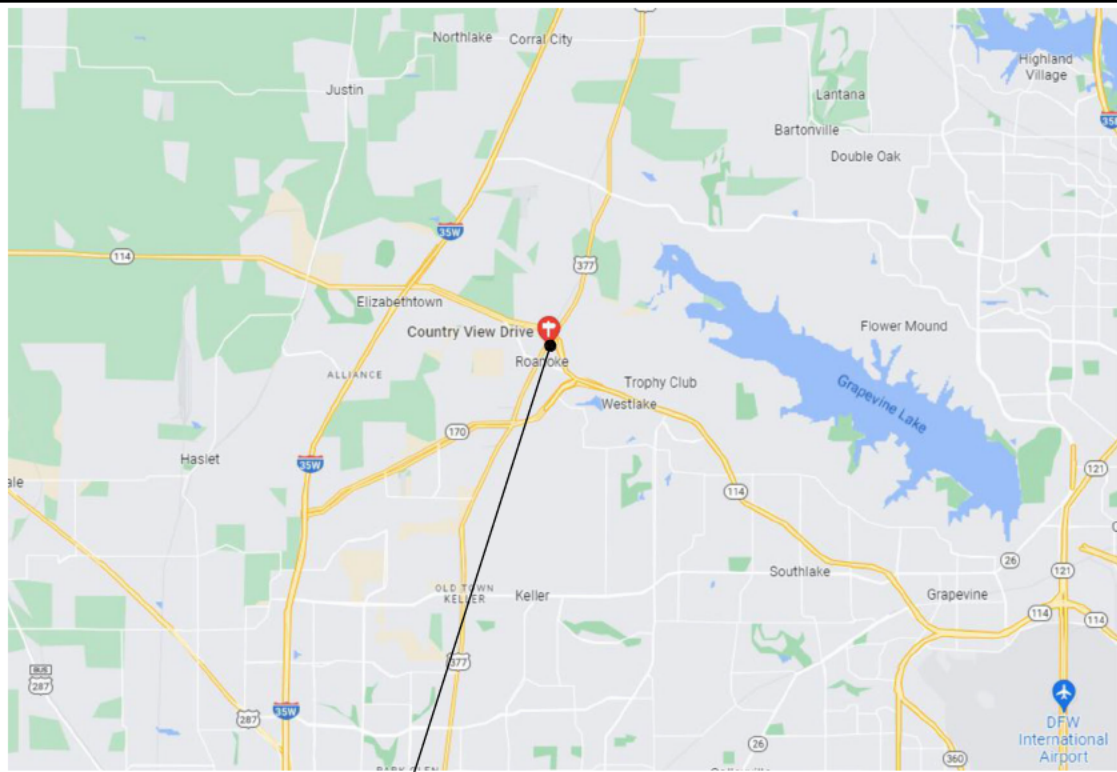
**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee 200.00	P&Z Meeting 08/03/2026	CC Meeting 08/11/2026	File for Record SUP- 2026 - 05
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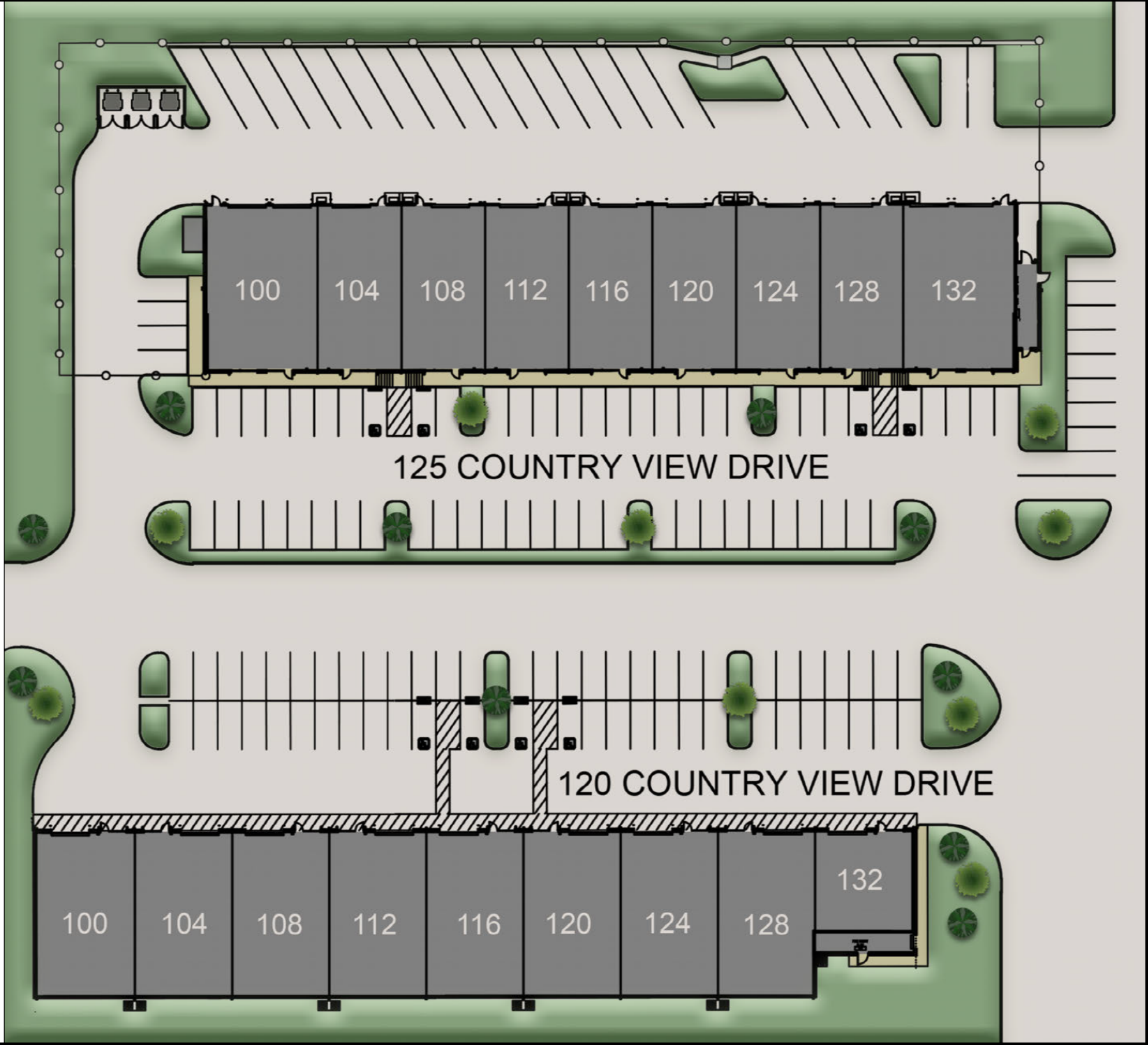
07/20/2023





SITE LOCATION

VICINITY MAP



ROANOKE
LEASING SITE PLAN

ALLTRADES INDUSTRIAL PROPERTIES
120/125 COUNTRY VIEW DRIVE
ROANOKE, TEXAS

NOT TO SCALE

FOR LEASING INFORMATION:
ALLTRADES INDUSTRIAL PROPERTIES
1504 EAGLE COURT, STE. 9
LEWISVILLE, TX 75057
PHONE: (855) 255-8723
EMAIL: leasing@855alltrades.com
CONTACT: TED REA



Ashlie Tolliver <atolliver@roanoketexas.com>

SUP-2026-05

Leslie Sagar <LSagar@lesliesagar.com>

Fri, Jul 31, 2026 at 10:48 AM

To: "atolliver@roanoketexas.com" <atolliver@roanoketexas.com>

Ms. Tolliver:

I received the Notice of Public Hearings for SUP-2026-05, for Tract 2, Lot 5R, Block A of the Countryview Business Park Addition for a Specific Use Permit to allow electronic assembly use. Please advise the Planning & Zoning Commission and the Roanoke City Council that I have no objection to the SUP request.

Sincerely,

Leslie

Leslie V. Sagar

[2190 Ottinger Rd.](#)

[Keller TX 76262](#)

Sec. 12.643. - Procedures for Specific Use Permits.

- (a) *Planning and Zoning Commission Recommendation.* Upon receipt of the recommendation from the City Manager or his/her designee the Planning and Zoning Commission shall conduct a public hearing (in accordance with article II, division 5 of this chapter) in order to formulate its recommendations to the City Council on the Specific Use Permit application. Following the public hearing, the Planning and Zoning Commission shall recommend approval, approval subject to modification, or denial of the proposal to the City Council in accordance with article II, division 5 of this chapter. If the appropriateness of the use cannot be assured at the location, the Planning and Zoning Commission shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.
- (b) *City Council Action.* The City Council shall be the final decision-maker on applications for Specific Use Permits. Following a public hearing and in consideration of the Planning and Zoning Commission's recommendations, the City Council shall approve, modify or deny the proposal for a Specific Use Permit in accordance with article II, division 5 of this chapter. If the appropriateness of the use cannot be assured at the location, the application for Specific Use Permit shall be denied as being incompatible with existing uses or with other uses permitted by right in the district.

Sec. 12.644. - Standards.

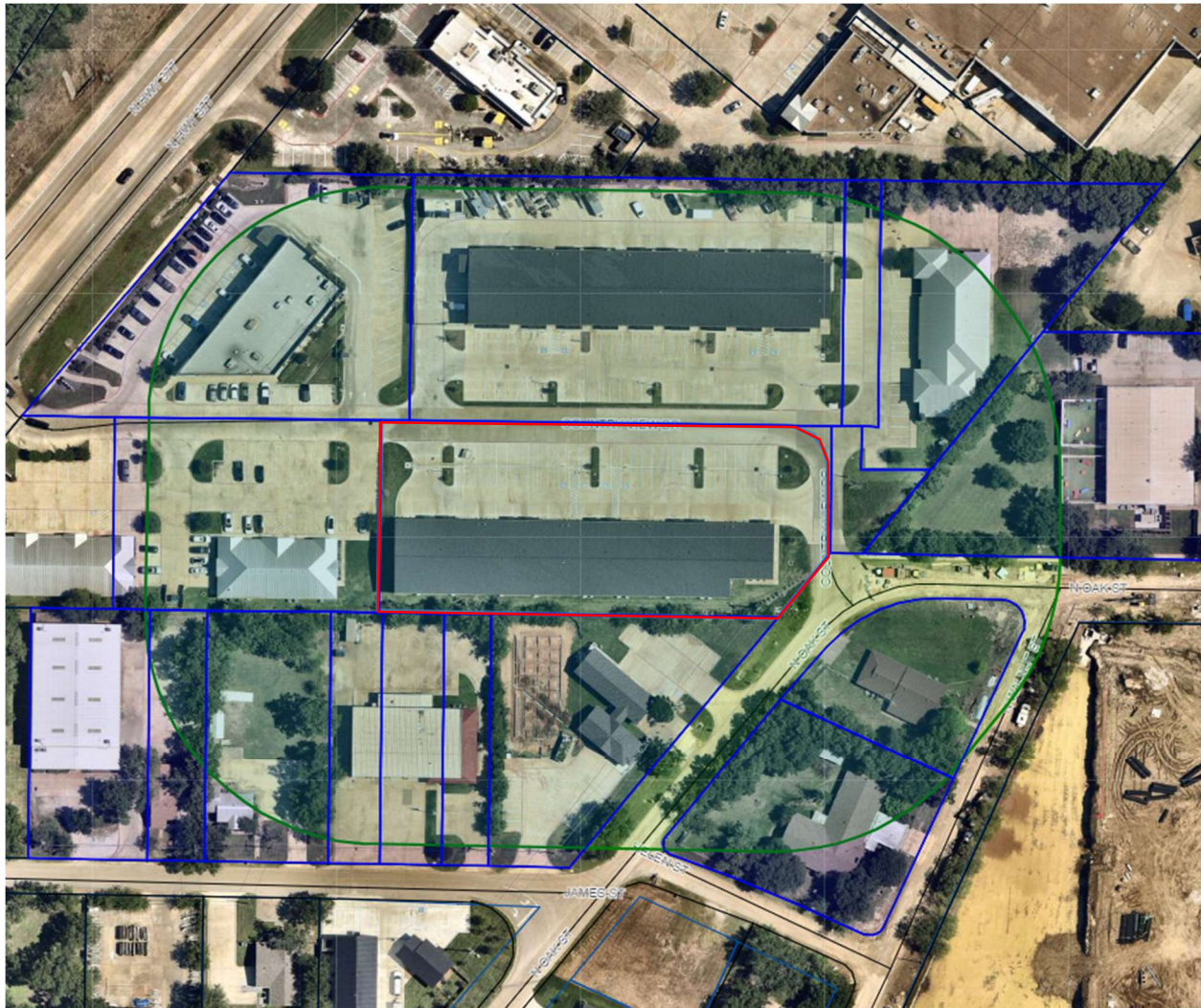
- (a) *Factors for Consideration.* When considering applications for a Specific Use Permit, the Planning and Zoning Commission in making its recommendation and the City Council in rendering its decision on the application shall, on the basis of the concept plan/site plan and other information submitted, evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Planning and Zoning Commission and the City Council shall specifically consider the extent to which:
 - (1) The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
 - (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - (3) The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article VII of this chapter;
 - (4) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, including but not limited to:
 - (A) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - (B) Off-street parking and loading areas;

- (C) Refuse and service areas;
 - (D) Utilities with reference to location, availability, and compatibility;
 - (E) Screening and buffering features to minimize visual impacts, and/or set-backs from adjacent uses;
 - (F) Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - (G) Required yards and open space;
 - (H) Height and bulk of structures;
 - (I) Hours of operation;
 - (J) Exterior construction material and building design; and
 - (K) Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
- (5) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
- (b) *Conditions.* In approving the application, the Planning and Zoning Commission may recommend, and the City Council may impose, such additional conditions as are reasonably necessary to assure compliance with these standards and the purpose and intent of this Section, in accordance with the procedures in article II, division 5 of this chapter. Such additional conditions shall exceed the minimum standards contained herein or in any other applicable City Code or Ordinance, and they cannot relax or grant relief from any of the City's minimum standards (see Subsection (c) below). Any conditions imposed shall be set forth in the ordinance approving the special use, and shall be incorporated into or noted on the concept plan or site plan for final approval. The City Manager or his/her designee shall verify that the plan incorporates all conditions set forth in the ordinance authorizing the special use, and shall sign the plan to indicate final approval. The City shall maintain a record of such approved special uses and the site plans and conditions attached thereto.
- (c) *Prohibition on Waivers and Variances.* The foregoing additional conditions shall not be subject to variances that otherwise could be granted by the Board of Adjustment nor may conditions imposed by the City Council subsequently be waived or varied by the BOA. In conformity with the authority of the City Council to authorize special uses, the City Council may waive or modify specific standards otherwise made applicable to the use by this chapter, to secure the general objectives of this section; provided, however, that the City Council shall not waive or modify any approval factor set forth in Subsection (a) of this Section.

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

Subject Property Address: 120 Country View Drive, Suites 104 & 108

Parcel Number(s): 742233





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: City-initiated zoning text amendment

MEETING DATE: August 11, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

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, 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).

INFORMATION:

The City is requesting an amendment to Planned Development Ordinance Number 2014-114, particularly to amend the development standards for Lots 1-10, Block A, of the Marshall Creek Addition.

Zoning History

2007 - City of Roanoke absorbed the Town of Marshall Creek.

2008 - Marshall Creek was zoned as "R-1 - Single Family Residential District".

2014 - Approximately 2.237 Acres was zoned as a Planned Development. The intent at this time was to rezone the entire Marshall Creek Addition into a Planned Development, but due to an error in the legal description, only 10 lots fronting onto Marshall Creek were placed in the Planned Development. The Planned Development indicates that the permitted use for these lots was office use, but the base zoning development standards required in the Office District applied.

2016 - A Specific Use Permit to allow light fabrication of materials was approved for Lot 5, Block A of Marshall Creek.

2018 - Text Amendments were approved, amending the permitted uses for Lots 1-10, Block A, to include Sign Manufacturing Uses and Golf Cart Sales and Customization Uses.

2026 - A rezoning ordinance was approved which corrected the legal description error identified in the original Planned Development Document from 2014. The rezoning expanded the PD to include the residential properties as originally intended. A zoning text amendment was approved which amended the development standards for the properties designated for residential development.

Current Development Standards:



AGENDA ITEM

Under the current development standards for those lots designated for "Office" Development, the following development standards currently apply to all lots fronting Marshall Creek.

Height	Maximum 2 stories or 35 feet
Lot Area	Minimum 10,000 square feet
Width	Minimum 100 feet
Depth	Minimum 100 feet
Front yard Setback	Minimum 25 feet
Side Yard Setback	Minimum 15
Rear Yard Setback when adjacent to Residential	Minimum 50 Feet

Issues:

Lots 1-10, Block A, were all platted in 1969, prior to the City of Roanoke absorbing the area and prior to the current development standards being put in place. The lots vary in sizes and while they are all very close to meeting the minimum development standards for lot area and lot depth, none of the existing lots currently meet those requirements. As new development and redevelopment occurs in this block, it has become evident that the setback requirements, specifically the rear yard requirements due to the residential adjacency are impossible to meet. While each case *could* request a variance from the Board of Adjustment to allow a reduced rear yard setback the issue is not unique to one or two lots in the block, and rather is existing on every lot in this block which indicates it is more appropriate to amend the development standards. Several of the existing buildings on Block A have setbacks of less than 10 feet to the adjacent property.

Proposed Changes

Maximum Building Height		
Current	Proposed	Reasoning
Two stories or 35 feet	25 feet	By limiting the maximum height to 25 feet, this allows the residential homes to have a taller maximum height, which mitigates the impact of new development on lots 1-10.
Minimum Lot Area		
Current	Proposed	Reasoning



AGENDA ITEM

10,000 square feet	9,000 sf	None of the lots as platted ever met the 10,000 square foot minimum, which means all of the lots are considered legally non-conforming lots. If a replat is ever required, this avoids the Board of Adjustment process for a hardship variance when the issue is a development pattern.
Minimum Lot Depth		
Current	Proposed	Reasoning
100 Feet	90 Feet	Lot 1 has approximately 99 feet of depth, but lot 10 only has 94.92 feet of depth, reducing the requirement to 90 is consistent with the lot area requirement and again, allows a smoother replat process.
Minimum Rear Yard Setback		
Current	Proposed	Reasoning
50 feet due to residential adjacency	35 feet	The smallest lot is approximately 95 square feet deep. Any development on that lot would be subject to a 25 foot front yard setback, which would leave a remaining lot depth of 70 feet. If the 50 foot rear yard setback requirement remains, the maximum potential building depth is 20 feet. Additionally, several of the existing buildings on Block A



AGENDA ITEM

		have setbacks of less than 10 feet to the adjacent property. A 35 foot rear yard setback allows for an appropriate scaled development of the lots in Block A, while also mitigating impact on the existing adjacent residential lots which allows for easier redevelopment and new of the existing lots in Block A
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Planning & Zoning Commission Action

On Monday, August 3, 2026, the Planning & Zoning Commission held a public hearing and considered the request. A motion was made to recommend approval of the request. The motion carried unanimously to recommend approval of the request.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment as it allows for a consistent and improved development standard.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

- 1. Ordinance No. 2026-142 Zoning Text Amendment
- 2. Office Regulations
- 3. Plat and Aerial Maps

ORDINANCE NO. 2026-142

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-2014-114) BY AMENDING PLANNED DEVELOPMENT STANDARDS TO AUTHORIZE OFFICE USES, BY PROVIDING THE DEVELOPMENT STANDARDS FOR AN APPROXIMATELY 2.237-ACRES OF LAND, CONSISTING OF LOTS 1-10, BLOCK A OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Zoning Ordinance should be amended.

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

**SECTION 1.
FINDINGS INCORPORATED**

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

SECTION 2.

The Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended by amending Ordinance Number 2014-114, approved by the City Council of the City of Roanoke, Texas, on June 24, 2014, for an approximately 2.237-acres of land, consisting of Lots 1-10, Block A of the Marshall Creek Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by adding Development Standards which is attached hereto as **Exhibit B**, and is incorporated herein for all purposes.

**SECTION 3.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4.
REPEALER CLAUSE**

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 5.
PENALTY CLAUSE**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not

to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

**SECTION 6.
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
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 August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

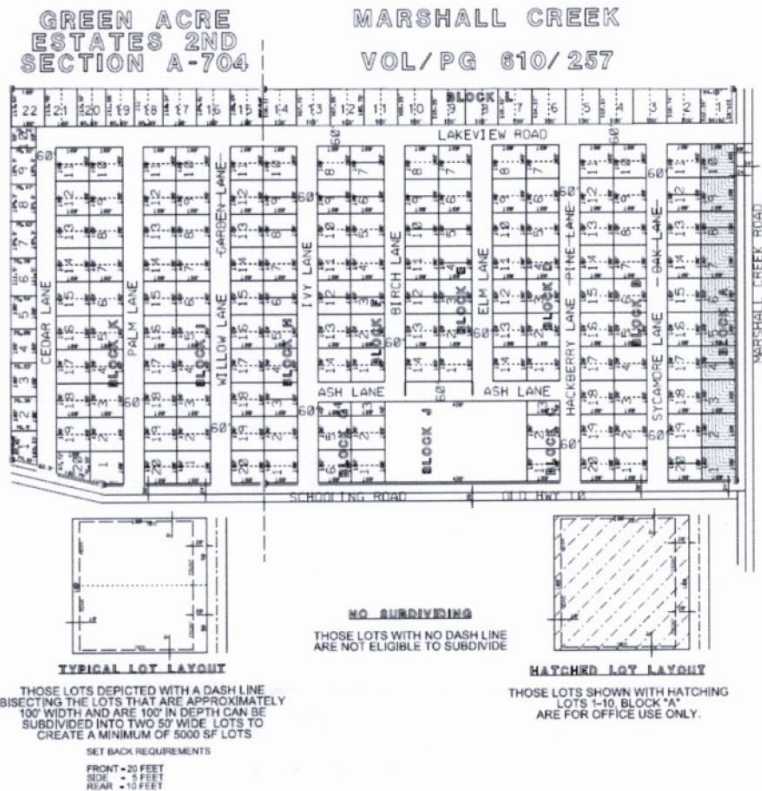
Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[Property]



2.237 ACRE TRACT

Lots 1 through 10, Block A, Marshall Creek
Thomas Kelly Survey, Abstract No. 704
City of Roanoke, Denton County, Texas

DESCRIPTION, of a 2.237 acre tract of land situated in the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas; said tract being all of Lots 1 through 10, Block A of Marshall Creek, an addition to the City of Roanoke, Texas according to the plat recorded in Volume 610, Page 257, of the Plat Records of Denton County, Texas; said 2.237 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north line of Marshall Creek Road and the east line of Schooling Road; said point also being the southwest corner of said Lot 1;

THENCE, North 00 degrees, 10 minutes, 30 seconds West, along the said east line of Schooling Road, a distance of 100.00 feet to the northwest corner of said Lot 1;

THENCE North 89 degrees, 54 minutes, 22 seconds East, departing the said east line of Schooling Road and along the north line of said Lots 1 through 10, a distance of 1,000.00 feet to a point for corner at the northeast corner of said Lot 10, said point also being in the west line of Lakeview Drive (a 60-foot right-of-way);

THENCE, South 00 degrees, 10 minutes, 30 seconds East, along the said west line of Lakeview Drive, a distance of 94.92 feet to the southeast corner of said Lot 10; said point also being at the intersection of the said west line of Lakeview Drive and the said north line of Marshall Creek Boulevard;

THENCE South 89 degrees, 36 minutes, 54 seconds West, along the said north line of Marshall Creek Boulevard and along the south line of said Lots 1 through 10, a distance of 1,000.01 feet to the POINT OF BEGINNING;

CONTAINING: 97,460 square feet or 2.237 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B

[Development Standards]

A. DEVELOPMENT STANDARDS:

1. Same as Article 7, of the Comprehensive Zoning Ordinance.

B. ZONING DISTRICTS:

2. Office (PD-O)

(a) General Purpose and Description

The PD-O, Office, District is established to create an appropriate setting for low intensity office and professional uses. This District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to twenty-five feet, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this District shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

(c) Development Standards

(1) Maximum Height Regulations.

(A) *Maximum Main Building Height.* Twenty-five feet (25').

(B) *Maximum Accessory Building Height.* One story, or twelve feet (12').

(2) Area Regulations

(A) *Minimum Lot/Tract Area.* Nine Thousand (9,000) square feet per approved plat.

(B) *Minimum Lot/Tract Width.* One hundred feet (100') per approved plat.

(C) *Minimum Lot/Tract Depth.* Ninety feet (90') per approved plat.

(3) Size of Yards

(A) *Minimum Front Yard.* Twenty-five feet (25') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard.

(B) *Minimum Side Yard*. Fifteen feet (15') per approved site plan.

(C) *Minimum Rear Yard*. Thirty-five feet (35') per approved site plan.

(4) Other development standards

(A) *Maximum Lot/Tract Coverage*. Forty percent (40%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc).

(B) *Other requirements* (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

DIVISION 10. - O, OFFICE DISTRICT

Sec. 12.350. - General Purpose and Description.

The O, Office, district is established to create an appropriate setting for low intensity office and professional uses. The district can be used as a transition district between residential uses and more intense uses, and with appropriate buffers and landscaping, this district may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) or two (2) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this district shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

Sec. 12.351. - Permitted Uses.

Those uses listed for the O district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.

Sec. 12.352. - Height Regulations.

(a) *Maximum Height.*

- (1) Two (2) stories or thirty-five feet (35') for the main building(s), except maximum height shall be twenty-five feet (25') for any portion of a building that is located within one hundred and fifty feet (150') of a residential zoning district.
- (2) One (1) story, twelve feet (12') for accessory buildings.
- (3) Other (see article VII, division 6 of this chapter).

Sec. 12.353. - Area Regulations.

(a) *Size of Lot/Tracts.*

- (1) *Minimum Lot/Tract Area.* Ten thousand (10,000) square feet.
- (2) *Minimum Lot/Tract Width.* One hundred feet (100').
- (3) *Minimum Lot/Tract Depth.* One hundred feet (100').

(b) *Size of Yards.*

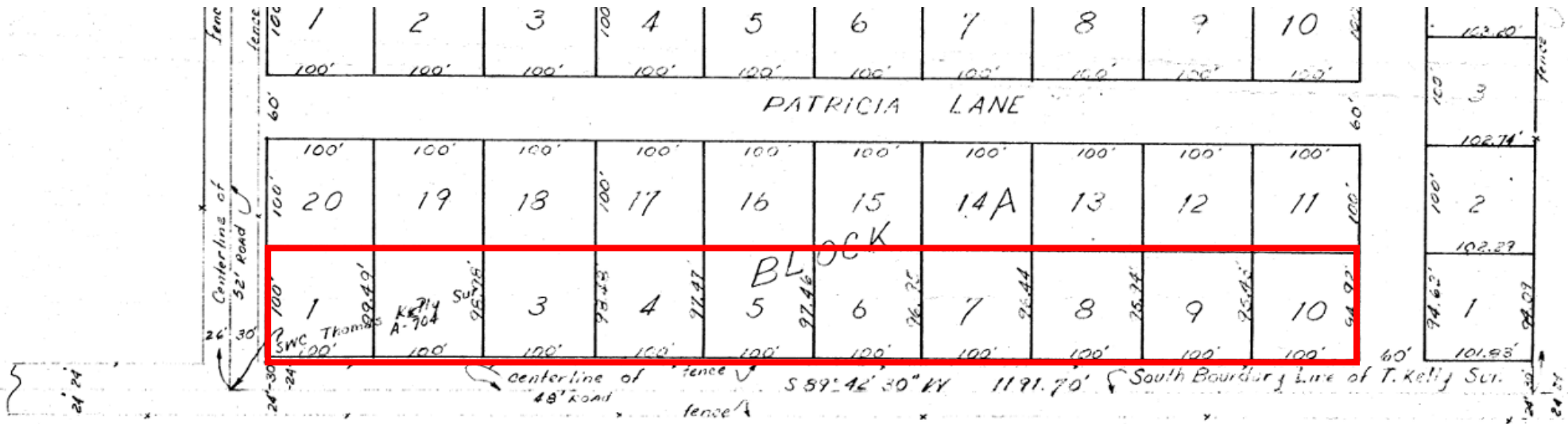
- (1) *Minimum Front Yard.* Twenty-five feet (25') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see article VII, division 6 of this chapter for additional setback requirements).
- (2) *Minimum Side and Rear Yard.* Fifteen feet (15') unless adjacent to a residentially zoned property (see below).

- (3) Minimum Side or Rear Yard Adjacent to a Residential District—Fifty feet (50').
- (c) *Maximum Lot/Tract Coverage.* Forty percent (40%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- (d) *Maximum Floor-Area-Ratio (FAR).* One to one (1:1).
- (e) *Parking Requirements.* As established by article VII, division 2 of this chapter, Off-Street Parking and Loading Requirements.
- (f) *Minimum Exterior Construction Standards.* See article VII, division 6 of this chapter for exterior construction standards.

Sec. 12.354. - Special District Requirements.

- (a) Driveway Spacing (i.e., distance between driveways, measured edge-to-edge):
 - (1) Arterial Street—One driveway per two hundred (200) linear feet of frontage.
 - (2) Collector Street—One driveway per one hundred (100) linear feet of frontage.
 - (3) Local Street—One driveway per fifty (50) linear feet of frontage.
 - (4) Minimum distance from driveway to street corner—Fifty feet (50'), as measured from the street corner radius point of tangency.
- (b) *Site Plan Review.* Review and approval of a site plan by the Planning and Zoning Commission and the City Council (in accordance with article II, division 7 of this chapter) shall be required for any tract/lot/tract within the O district. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Plan as approved by the City Council.
- (c) *Landscaping Requirements.* See article VII, division 3 of this chapter.
- (d) *Screening Requirements.* See article VII, division 5 of this chapter.
- (e) Open storage and outside display are prohibited.
- (f) Color Building façade and elevation plans shall be submitted for review and approval along with the Site Plan. Façade and elevation plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The City Manager or his/her designee may, as he/she deems appropriate, require submission of additional information and materials during the Site Plan review process.
- (g) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (h) *Maintenance Requirements for Common Areas.* A property owners association is required for continued maintenance of any common land and facilities provided within the development.
- (i) *Other Regulations.* As established in the Development Standards, articles VI and VII of this chapter.

Secs. 12.355—12.399. - Reserved.







AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Resolution supporting legislation requiring county election administrators to offer annual election services

MEETING DATE: August 11, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

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.

INFORMATION:

The resolution supports legislation to be filed by State Representative Helen Kerwin, with the support of State Representative David Cook, that would require county election officials to contract annually with cities for May municipal elections (if the City chooses to).

Conducting municipal elections is a significant responsibility, and this legislation would help ensure that cities continue to have access to the expertise and resources needed to conduct fair, efficient, and compliant elections. While many counties currently contract with cities each year, there is no guarantee that practice will continue in the future. By establishing this requirement in state law, cities would have greater certainty and consistency, allowing the ability to better plan for future elections and know what to expect each election cycle.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. RES NO 2026-118R Elections

RESOLUTION NO. 2026-118R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, 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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Roanoke recognizes that free, fair, accurate, and transparent elections are fundamental to maintaining public confidence in representative government; and

WHEREAS, municipal elections are conducted in accordance with the Texas Election Code and require strict compliance with complex and continually evolving state laws, regulations, and procedures; and

WHEREAS, City Secretaries serve as the chief election officials for many municipalities while simultaneously carrying out numerous other statutory responsibilities on behalf of their communities; and

WHEREAS, County Election Administrators are specifically trained, staffed, and equipped to administer elections and maintain expertise in election procedures, voting systems, election security, accessibility, and legal compliance; and

WHEREAS, allowing municipalities the opportunity to contract annually with County Election Administrators promotes consistency, professionalism, efficiency, and public confidence in the administration of elections throughout the State of Texas; and

WHEREAS, current law does not require counties to offer election services contracts to municipalities on an annual basis, resulting in inconsistent practices among counties and unequal access to professional election administration services; and

WHEREAS, the City Council believes that all Texas municipalities, regardless of size, should have the opportunity to utilize the expertise and resources of their County Election Administrator when conducting May municipal elections; and

WHEREAS, legislation requiring County Election Administrators to offer annual election services contracts for municipal May elections would:

- Strengthen the integrity, security, and public confidence of municipal elections;
- Promote statewide consistency in election administration;
- Reduce the risk of inadvertent noncompliance with increasingly complex election laws;
- Ensure municipalities have access to trained election professionals and specialized resources; and
- Enhance the efficient and effective administration of elections throughout Texas.

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

SECTION 1.

The City Council of the City of Roanoke hereby expresses its support for legislation that would require County Election Administrators to offer annual election services contracts to municipalities for May elections.

SECTION 2.

The City Council respectfully encourages the Texas Legislature to consider and enact legislation that promotes uniformity, professionalism, and integrity in municipal election administration by ensuring municipalities have the opportunity to contract with their County Election Administrator on an annual basis.

SECTION 3.

The City Council directs the City Secretary to transmit a certified copy of this Resolution to Governor Greg Abbott, Lt. Governor Dan Patrick, State Representative Helen Kerwin, State Representative David Cook, State Representative Matt Shaheen, State Senator Phil King, Texas Secretary of State, Texas Municipal League Government Relations, and the Texas Municipal Clerks Association, and any other appropriate legislative or governmental organizations advocating for sound election administration.

SECTION 4.

This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this August 11, 2026.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Carl E. Gierisch, Jr., Mayor

APPROVED AS TO FORM:

Jeff Moore, City Attorney