

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 25, 2026
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

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

D. PRESENTATION

1. Mayor Gierisch will read a proclamation declaring September 2026 as "United is the Way" Month
2. Mayor Gierisch will read a proclamation declaring the City of Roanoke as a JustServe City.
3. Presentation by Mayor Gierisch to the Guns and Hoses Foundation of North Texas and Speedway Children's Charities-Texas.

E. CONSENT AGENDA



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OF THE ROANOKE CITY COUNCIL**

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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 City Council budget workshop held on August 4, 2026, and the regular City Council meeting held on August 11, 2026.

F. NEW BUSINESS

1. Public hearing to hear public comments for consideration of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2026-2027, including the Roanoke Economic and Industrial Development Corporation (Type A) Fiscal Year 2026-2027 Annual Budget.
2. Public hearing to hear public comments for consideration of the proposed City of Roanoke Crime Control and Prevention District Budget for Fiscal Year 2026-2027.
3. Public hearing to discuss the proposed ad valorem tax rate of \$0.326182 per \$100 of assessed value for the tax year 2026, including a maintenance and operations rate of \$0.192445 and a debt service rate of \$0.133737. This is equal to the previous year's tax rate and the De Minimis rate, as stipulated by the State Comptroller.
4. Consideration and action to approve Ordinance No. 2026-143, amending Chapter 10, Article 10.500, Section 10.520 "Speed Limits 30 Miles per Hour or Greater" establishing the maximum prima facie reasonable and prudent speed at 70 miles per hour upon SH 114 within the City of Roanoke.
5. Consideration and action on approval of Resolution No. 2026-120R establishing The City of Roanoke Legislative Policy Committee.
6. Consideration and action on approval of Ordinance No. 2026-146 establishing a sinking fund for the funding of the City Manager's Fourth Amended Employment Agreement.
7. **Conduct a public hearing and make a decision** on a request by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the Permitted Uses and Development Standards on Tract 13, to allow drone



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charging stations as a primary use with an approved specific use permit on approximately 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas. **(ZTA-2026-07)**

8. **Conduct a public hearing and make a decision** on a rezoning application by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, of a 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Planned Development Ord. 1996-117 (PD 1996-117) to Planned Development Ord No 1996-117 - Specific Use Permit (PD-SUP), to allow drone charging station use. **(SUP-2026-06)**
9. Consideration and action to appoint one member to the Keep Roanoke Beautiful Board for an unexpired term expiring January 2027.

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.

Section 551.087 - To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

- Three Ten Oak LLC (310 S Oak St)
- Retail/Restaurant (320 S Oak St)

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.



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H. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, August 18, 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:

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. **BRILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Mayor and Council

SUBJECT: Proclamation - "United is the Way" Month

MEETING DATE: August 25, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Mayor Gierisch will read a proclamation declaring September 2026 as "United is the Way" Month

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2026 United is the Way

Proclamation



WHEREAS, United Way of Denton County improves lives by mobilizing communities like Roanoke to action so all can thrive; and

WHEREAS, with “United is The Way” we create a healthy Denton County community with strengthened resilience, wellness, and financial security where everyone, regardless of age, has the opportunity to flourish; and

WHEREAS, by working together to co-create solutions to people’s most pressing challenges, United Way of Denton County positively impacts the lives of over 55,000 local residents annually.; and

WHEREAS, United Way of Denton County leads the effort with a network of nonprofits, governments, businesses, and donors to respond to our neighbor’s immediate needs and seek out better solutions for larger community-wide issues.; and

NOW, THEREFORE, I, Carl E. Gierisch, Jr., by the Power vested in me as Mayor of Roanoke, hereby declare September 2026, as

UNITED IS THE WAY MONTH

and proudly join United Way of Denton County in calling on all residents of Roanoke to Give to One to Impact Many as we take action to create a future where everyone has the chance to thrive.

IN WITNESS WHEREOF, I have here unto set my hand and caused the official seal of the City of Roanoke, Texas to be affixed this the 25th day of August, 2026.

Carl E. “Scooter” Gierisch, Jr., Mayor





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: JustServe City proclamation

MEETING DATE: August 25, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Mayor Gierisch will read a proclamation declaring the City of Roanoke as a JustServe City.

INFORMATION:

A JustServe City is a municipality that has formally committed to promoting and supporting volunteerism. These cities have demonstrated exceptional dedication to promoting and supporting volunteerism, creating a culture of service that uplifts individuals, strengthens neighborhoods, and builds lasting connections.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2026 JustServe City

Proclamation



WHEREAS, the City of Roanoke recognizes that volunteers strengthen our community by sharing their time, talents, and desire to improve the lives of others; and

WHEREAS, volunteer service fosters civic pride, strengthens communities, supports nonprofit and charitable organizations, and builds profound connections among residents of all ages and backgrounds; and

WHEREAS, the City of Roanoke values community engagement and encourages residents, businesses, faith-based organizations, schools, and civic groups to work together in service to others; and

WHEREAS, JustServe is a nonprofit platform that connects volunteers with meaningful opportunities to serve local organizations and address community needs, making it easier for individuals to become engaged in service; and

WHEREAS, becoming a JustServe City reflects Roanoke's commitment to promoting altruism, encouraging acts of service, and forming partnerships that improve the quality of life for all who live, work, and visit our community; and

WHEREAS, the City of Roanoke encourages all residents to discover opportunities to serve, strengthen our community, and inspire others by their example.

NOW, THEREFORE, I, Carl E. Gierisch, Jr., by the Power vested in me as Mayor of Roanoke, hereby declare the City of Roanoke to be a

JUSTSERVE CITY

and encourage all residents to embrace volunteerism and acts of service, working together to make Roanoke an even stronger, more connected, and more compassionate community.

IN WITNESS WHEREOF, I have here unto set my hand and caused the official seal of the City of Roanoke, Texas to be affixed this the 25th day of August, 2026.

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





AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Charity check presentation

MEETING DATE: August 25, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Presentation by Mayor Gierisch to the Guns and Hoses Foundation of North Texas and Speedway Children's Charities-Texas.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

None

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
BUDGET WORKSHOP
AUGUST 4, 2026
1ST FLOOR COMMUNITY ROOM #132
500 S. OAK STREET
6:30 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr., Council Members: Brian Darby, David Thompson, David Brundage (arrived 6:45 p.m.), John Pullen, and Ernie Adams; City Manager Cody Petree, Assistant City Manager Jeriahme Miller, and City Secretary Lindsay Rawlinson.

DEPT. STAFF: Finance Director Kyle Lester, Fire Chief Chris Addington, Police Chief Jeff Williams, Public Works Director Shawn Wilkinson, Parks and Recreation Director Cody Maberry, Library Director Kelly Holt, Economic Development Manager Siale Langi, Human Resources Manager Jamie Siel, IT Manager Blake Gore, and Public Engagement Manager Sandra Pettigrew.

ABSENT: Mayor Pro Tem Holly Gray

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 6:30 p.m.

B. PUBLIC INPUT

None.

C. NEW BUSINESS

1. Overview and discussion of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2026-2027, including the Roanoke Economic and Industrial Development Corporation (Type A) fiscal Year 2026-2027 Annual Budget.

City Manager Cody Petree expressed his appreciation to City staff for their continued hard work during the budget process.

Finance Director Kyle Lester presented an overview of the proposed FY 2027 budget, including the City's budget priorities, financial pressures, tax rate considerations, long-term financial forecast, operating budget, and capital improvement needs. The stated priorities included fiscal responsibility, competitive compensation and staffing, public safety, quality services and



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programs, infrastructure maintenance and beautification, recreation and citizen programs, and economic development.

He advised of several financial pressures facing the City, including slowing sales tax growth, limitations on annual property tax increases, increased health insurance and compensation costs, inflation, and significant long-term capital and maintenance needs. The City's estimated capital needs from FY 2027 through FY 2031 were approximately \$130 million, including needs related to facilities, roads, parks, utilities, and other infrastructure and equipment.

Mr. Lester next reviewed the FY 2027 property tax rate calculations and the impact of changes in the City's certified property values. The proposed FY 2027 tax rate is \$0.326182 per \$100 of taxable value, consisting of an operations and maintenance rate of \$0.192445 and a debt service rate of \$0.133737. Staff explained that the proposed rate would maintain the total tax rate at the FY 2026 level and would utilize \$475,000 from the General Fund balance toward debt service. Staff also presented an alternative tax rate option that would increase the total rate to \$0.337503 by funding the full debt service requirement through the tax levy rather than utilizing the \$475,000 General Fund balance. Staff noted that the proposed rate would result in an estimated average Roanoke residential tax bill of approximately \$1,390, the same as FY 2026, while the alternative would result in an estimated annual increase of \$48.

The proposed FY 2027 budget includes approximately \$65.1 million in ongoing expenditures, an increase of approximately \$6.4 million from the FY 2026 ongoing budget. Mr. Lester noted that additional funding requests totaled approximately \$6.8 million, of which approximately \$3.7 million was proposed for funding. Proposed new positions included a Custodian I, Facility Maintenance Supervisor, and Police Officer assigned to the Real-Time Crime Center. He reviewed the City's capital improvement needs, noting approximately \$130 million in identified projects, with approximately \$11.38 million proposed to be cash-funded and an estimated \$40 million in bond capacity, leaving approximately \$77.6 million in currently unfunded needs.

Mr. Lester concluded that the proposed FY 2027 budget is intended to maintain municipal service levels, provide targeted staffing increases focused on public safety and maintenance of City assets, remain competitive in employee compensation, address priority facility and infrastructure improvements, and maintain a structurally balanced multi-year financial plan. The proposed budget would maintain the FY 2026 tax rate while shifting a portion of CCPD debt to the property tax rate and balancing more volatile revenue sources with more stable funding sources.

Discussion ensued regarding a potential bond election in May 2027 to raise funds for roads and other public improvements.



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D. ADJOURNMENT

There being no further business, Mayor Gierisch declared the meeting adjourned at 7:47 p.m.

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

Lindsay Rawlinson, City Secretary

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
AUGUST 11, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr., Mayor Pro Tem Holly Gray, Council Members: Brian Darby, David Thompson, 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, Police Chief Jeff Williams, Public Works Director Shawn Wilkinson, Parks and Recreation Director Cody Maberry, Development Services Manager JR Hames, Economic Development Manager Siale Langi, Human Resources Manager Jamie Siel, Public Engagement Manager Sandra Pettigrew, and City Planner Ashlie Tolliver.

ABSENT: None.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 7:00 p.m.

Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Mayor Pro Tem Holly Gray provided a brief update regarding the Legislative Policy Committee. She explained that the committee is a temporary board that will meet with legislators to communicate issues and priorities of importance to the City of Roanoke. She encouraged interested individuals to apply, noting that the committee will be an active, working board with a busy schedule.

C. PUBLIC INPUT

None.

D. CONSENT AGENDA

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



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As requested by Mayor Pro Tem Gray, 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 July 14, 2026.
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.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to approve Consent Agenda items 1 and 3.

Motion carried unanimously.

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.

Mayor Pro Tem Gray clarified that the TXDOT Green Ribbon Grant was awarded to the City and that the \$524,710.50 in grant funding does not consist of local tax dollars.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve award of 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.

Motion carried unanimously.

E. OLD BUSINESS

The City Council considered all three agenda items together and, through a single motion, tabled the items until the September 22, 2026, City Council meeting.

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



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

3. Consider and 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)

Motion made by Mayor Pro Tem Gray and seconded by Council Member Pullen to table agenda items E1, E2, and E3 until the September 22, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.

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.

Motion made by Council Member Thompson and seconded by Mayor Pro Tem Gray 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.

Motion carried unanimously.

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.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to schedule a public hearing on August 25, 2026, for the consideration and adoption of the proposed ad valorem tax rate.

Motion carried unanimously.



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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).

Finance Director Kyle Lester advised that the record vote establishes the proposed tax rate as the maximum rate the City Council may adopt. He clarified that the Council may subsequently choose to adopt a lower rate, if desired.

Mayor Pro Tem Gray noted that a standard property tax bill includes taxes levied by multiple taxing entities and encouraged residents to consider the City of Roanoke's portion in comparison to the total tax bill.

Motion made by Council Member Adams and seconded by Mayor Pro Tem Gray 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.

Motion carried unanimously.

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

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve and adopt the 2026 Certified Tax Roll (Fiscal Year 2027/Tax Year 2026) from the Denton County and Tarrant County Appraisal Districts.

Motion carried unanimously.

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.

Applicant Cody Dishman is seeking approval of a blade sign for a property located at 310 South 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.

The proposed sign would be located on the west facade of the building located at 310 South Oak Street and is proposed to be an illuminated sign. The proposed sign dimensions are four feet three inches wide by 23 feet eight 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



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within the Oak Street Corridor District, but the maximum size permitted is six 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.

Motion made by Council Member Thompson and seconded by Council Member Adams to approve a request for an 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 South Oak Street, Roanoke, Texas.

Motion carried unanimously.

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)

Applicant Johnny Hunt is seeking 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. The property to the east was rezoned in 1986. The property to the west was rezoned in 2000.

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

The Planning and Zoning Commission held a public hearing and considered the item on August 3, 2026, and voted unanimously to recommend approval of the item.

Mayor Gierisch opened the public hearing at 7:13 p.m. and asked to hear from any proponents followed by opponents of the item.

Applicant Johnny Hunt advised that he is seeking to make the property more marketable to businesses.

Mayor Gierisch closed the public hearing at 7:14 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve 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-



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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)

Motion carried unanimously.

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).

Applicant Austin Rea is seeking 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.

The Planning and Zoning Commission held a public hearing and considered the item on August 3, 2026, and voted unanimously to recommend approval of the item.

Mayor Gierisch opened the public hearing at 7:15 p.m. and asked to hear from any proponents followed by opponents of the item.

Applicant Austin Rea further explained the proposed use and company seeking to occupy the space.

Mayor Gierisch closed the public hearing at 7:16 p.m.

Motion made by Council Member Thompson and seconded by Mayor Pro Tem Gray to approve 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).

Motion carried unanimously.



**MINUTES FOR THE REGULAR MEETING
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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, 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).

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. 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 include:

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
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.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

August 11, 2026
Page 8 of 9

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 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

The Planning and Zoning Commission held a public hearing and considered the item on August 3, 2026, and voted unanimously to recommend approval of the item.

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

Hearing none, Mayor Gierisch closed the public hearing at 7:17 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to approve 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).

Motion carried unanimously.

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.

Mayor Pro Tem Gray advised that this topic will be of significant importance during the next legislative session. She emphasized that the ability for the City to contract with Denton and Tarrant Counties for election services is vital, as it provides an efficient and cost-effective alternative to conducting elections independently.



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

**August 11, 2026
Page 9 of 9**

Motion made by Mayor Pro Tem Gray and seconded by Council Member Pullen 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.

Motion carried unanimously.

G. EXECUTIVE SESSION

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

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

City Council convened into closed session at 7:19 p.m. and reconvened into regular session at 7:19 p.m.

H. ADJOURNMENT

Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to adjourn the meeting at 7:50 p.m.

Motion carried unanimously.

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

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: FY2027 Budget Public Hearing

MEETING DATE: August 25, 2026

DEPARTMENT: Finance

ITEM SUMMARY:

The City of Roanoke's proposed FY27 Operating & Capital budget was presented to the City Council on August 4, 2026. This budget provides for the operation of all city services, debt payments, and capital projects for the period of October 1, 2026 through September 30, 2027. Staff projects all financial resources for a period of 5 years into the future, with the first year being the upcoming period's adopted budget and capital improvement plan. The budget uses \$2.6 million in available fund balance for one-time purchases but is otherwise operationally balanced with no increase to the City's tax rate or utility charges. Among other items, this budget proposes to fund three new positions to support public safety and the maintenance of city facilities. Council has the authority to modify the proposed budget before voting to adopt it in September.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Public Hearing Budget

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

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

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**CITY OF ROANOKE
NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Roanoke, Texas will hold a public hearing on Tuesday, August 25, 2026 at 7:00 p.m. in the City Council Chambers - 2nd floor of Roanoke City Hall at 500 S. Oak Street, Roanoke, Texas. The purpose of the hearing is to consider the FY 2027 Annual Budget. A copy of the proposed budget is available on the City of Roanoke website and in the City Secretary's Office at 500 S. Oak Street, Texas.

The proposed budget will raise more property taxes than last year's budget by \$215,749 or 2 percent and of that amount \$98,178 is tax revenue to be raised from new property added to the tax roll this year.

Interested parties may appear at the hearing or contact Lindsay Rawlinson, City Secretary, prior to the hearing at (817) 491-2411.

8-13



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: FY2027 CCPD Budget Public Hearing

MEETING DATE: August 25, 2026

DEPARTMENT: Finance

ITEM SUMMARY:

The City of Roanoke Crime Control & Prevention District's proposed FY27 Operating budget was approved by the CCPD Board on June 15, 2026. It was subsequently presented to the Roanoke City Council on August 4, 2026. This budget provides for the operation of Roanoke's police services for the period of October 1, 2026 through September 30, 2027. Staff projects all financial resources for a period of 5 years into the future, with the first year being the upcoming period's adopted budget. The Proposed CCPD budget uses \$25,000 in available fund balance for one-time purchases but is otherwise operationally balanced.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCPD Public Hearing

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

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

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**CITY OF ROANOKE
NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Roanoke, Texas will hold a public hearing on Tuesday, August 25, 2026 at 7:00 p.m. in the City Council Chambers - 2nd floor of Roanoke City Hall at 500 S. Oak Street, Roanoke, Texas. The purpose of the hearing will be to hear public comments for consideration of the proposed CCPD budget for fiscal year 2026-2027.

Interested parties may appear at the hearing or contact Lindsay Rawlinson, City Secretary, prior to the hearing at (817) 491-2411.

8-13



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ad valorem tax public hearing

MEETING DATE: August 25, 2026

DEPARTMENT: Finance

ITEM SUMMARY:

Public hearing to discuss the proposed ad valorem tax rate of \$0.326182 per \$100 of assessed value for the tax year 2026, including a maintenance and operations rate of \$0.192445 and a debt service rate of \$0.133737. This is equal to the previous year's tax rate and the De Minimis rate, as stipulated by the State Comptroller.

Per Texas Statute 26.05(d), a governing body must allow for a public hearing on the proposed tax rate for the upcoming fiscal year. Notices informing the public of the

proposed rate as well as the time and location of this hearing were posted on the City's website and in the Star Telegram.

	2026	2027	2027	2027	2027
	Adopted Rate	Proposed Rate	No-New Revenue Rate	Voter Approval Rate	De Minimis Rate
O&M	\$ 0.186998	\$ 0.192445	\$ 0.180094	\$ 0.186397	\$ 0.192445
I&S	\$ 0.139184	\$ 0.133737	\$ 0.128490	\$ 0.133737	\$ 0.133737
Total	\$ 0.326182	\$ 0.326182	\$ 0.308584	\$ 0.320134	\$ 0.326182
Avg Home Value	\$ 425,900	\$ 426,162	\$ 426,162	\$ 426,162	\$ 426,162
Avg Tax Bill	\$ 1,390	\$ 1,390	\$ 1,315	\$ 1,364	\$ 1,390

INFORMATION:

STAFF RECOMMENDATION:



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Public Hearing Tax Rate

MARRIAGES
CONTINUED FROM PAGE 3

Alyssa Kristine New 30 Nathan William Powers 30 1203 WHITEHOUSE DR LUFKIN TX 75901
Madison Delynne Hammond 23 Vincent Gichuru Mose 24 3518 SHADY VALLEY DR PANTEGO TX 76013
Jacob Curtis Hastings 29 Brianna Michelle Armendariz Diaz 23 140 E SCOTLAND DR IRVING TX 75062
Cameron James Leverett 33 Jeanny S Pacheco Castillo 30 7624 LAKE HIGHLANDS DR FORT WORTH TX 76179
Kirk Alan Herring 58 Dawn Marie Johnson 55 6812 WAYFARER TRAIL FORT WORTH TX 76137
Consuella Renee Sims 48 Montez Deshon Toombs 41 2615 COUNTRY RIDGE LN APT 2306 ARLINGTON TX 76006
Schneider SaintHilaire 31 Heaven Lee Ashley Taylor 31 9800 IAN LANE #7306 FORT WORTH TX 76108
Trinity Kristine Stephens 25 Michael Andrew Ogle 30 3020 GUNNISON TRAIL FORT WORTH TX 76116
Logan Lee Kincade 23 Katelyn Abigail Finch 23 1200 FULLER WISER RD APT 432 EULESS TX 76039
Neka Doris Anyaogu 43 Paul Dodoo Darko 48 825 MEADOW SCAPE DR BURLESON TX 76028
Kyle Russell Tatum 22 Kaylynn Ruth Joeckel 22 8152 WHITNEY LANE FORT WORTH TX 76120
Sunil Kumar Anandan 35 Chanelle Brittany Stephanie Gery 35 1107 7TH AVE 173 FORTWORTH TX 76104
Deborah Kemunto Matini 24 Bevon Tin-ega Mochama 29 1450 N STATE HWY 360 APT 157 GRAND PRAIRIE TX 75050
Earl Dean Coburn II 57 Erin Lorraine Dunn 39 9 ROCHELLE CT MANSFIELD TX 76063
Daniel Sanchez 18 Rachel Martinez 19 3712 ALGERITA ST FORT WORTH TX 76119
Marilyn Renee Meck 29 Christopher Stephen Burgos 34 1712 LAKE EDEN DR EULESS TX 76039
Souchhoung Teng 29 Benjamin Lee Thomas 32 1315 PARK PLACE BOULEVARD APT 516 HURST TX 76053
Herbert Wayne Watson 47 Katrina Marie Strange 38 123 COUNTRY DRIVE WAXAHACHIE TX 75165
Luis Maria Galvan 31 Nancy Duran Gonzalez 32 3229 ASH PARK DR RICHLAND HILLS TX 76118
Kristin Marie Mannino 30 Andrea Volp-erino 31 1109 AUTUMN MIST WAY ARLING-TON TX 76005
Nancy Flores Medina 31 Juan Angel Mal-donado Gamez 27 4306 LAUREN LANE GARLAND TX 75043
Michael Nguyen 31 Dyanna Boyd 30 10505 KATALPA DRIVE FORT WORTH TX 76179
Samuel Antonio Pineda 43 Merveille Ken-da Ghanyengienda 25 601 SUMMIT AVE #184 ARLINGTON TX 76013
Payton Alexander Stevens 34 Ariya Sung-suthi 30 3210 FOX HILL DR ARLINGTON TX 76015
Jeremy Gerard Frazier 40 Erik Contreras Gomez 38 6808 SKILLMAN ST APT 1220 DALLAS TX 75231
Zachary Edward Ashford 33 Kendra Dawn Linn 30 921 CLOUDLOCK DR FORT WORTH TX 76179
Cosmo Paul Douglas 34 Sarah Jane Agui-lar Smith 32 2214 FALCONER CIRCLE APT #10102 ARLINGTON TX 76006
Jesus A Melgoza Castillo 23 Hannah Ra-quel Valadez 23 4521 AMHERST LANE GRAND PRAIRIE TX 75052
Eric Jacob Zuniga 23 Ashlyn Rose Brad-shaw 24 3628 RANGO RUN RD FORT WORTH TX 76106
Coty Ryan Thomas 32 Haley Renae Mc-Carty 30 7930 PORTWOOD RD AZLE TX 76020
Anh John Nguyen 53 Hollie Huong Vu 47 9212 BRITTLEBRUSH TRAIL FORT WORTH TX 76177
Isaac James Crump 52 Er Fong 29 1118 WADE HAMPTON ST FORT WORTH TX 76126
Jala Sha Ree Allen 28 Terrence Martinell Moss Jr 27 6100 PERCH DRIVE FORT WORTH TX 76179
Ana Oralia Hernandez Ramirez 32 Gua-dalupe Guerra 30 2014 MENELEE ST AR-LINGTON TX 76010
Ruben Gomez 41 Anabelle Morin Chavira 45 2014 MAYFIELD VILLA DR APT 8102 ARLINGTON TX 76014
Alejandra Elizabeth Arambula 23 Alex-ander Garcia 23 3428 HANGER AVE FORT WORTH TX 76105
Robert William Hoffman 31 Brittany Jean Gilleland 32 106 N 1ST AVE MANSFIELD TX 76063
Adolfo Barraza Heide 40 Ma Del Socorro Garcia Rodriguez 55 5314 GALN LN FORT WORTH TX 76119

Continues on page 5

NOTICE OF PUBLIC HEARING
ON TAX INCREASE

A tax rate of \$0.326182 per \$100 valuation has been proposed by the governing body of the City of Roanoke.

PROPOSED TAX RATE	\$0.326182	per \$100
NO-NEW-REVENUE TAX RATE	\$0.308584	per \$100
VOTER-APPROVAL TAX RATE	\$0.320134	per \$100
DE MINIMIS TAX RATE	\$0.326182	per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for the City of Roanoke from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval tax rate is the highest tax rate that the City of Roanoke may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for the City of Roanoke exceeds the voter-approval tax rate for the City of Roanoke.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Roanoke is proposing to increase property taxes for the 2026 tax year.

The voter-approval tax rate is the highest tax rate that the City of Roanoke may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for the City of Roanoke exceeds the voter-approval tax rate. The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for the City of Roanoke, the rate that will raise \$500,000, and the rate necessary to service the City of Roanoke’s debt.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 25, 2026, at 7:00 PM at the Roanoke, TX City Hall, 500 South Oak Street, Roanoke, Texas.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If the Roanoke City Council adopts the proposed tax rate, the qualified voters of the City of Roanoke may petition the City Council to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the City of Roanoke will be the voter-approval tax rate.

You may express your support for or opposition to the proposed tax rate by contacting the members of the Roanoke City Council at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

The members of the governing body voted on the proposal of the tax rate as follows:

FOR the proposal: Mayor Carl E. Gierisch, Jr., Mayor Pro Tem Holly Gray, Council Members John Pullen, Ernie Adams, Bryan Darby, David Thompson, and David Brundage

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

The 86th Legislature modified the manner in which the voter-approval rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of Roanoke, TX last year to the taxes proposed to be imposed on the average residence homestead by the city this year.

	Tax Year 2025	Tax Year 2026	Change
Total Tax Rate (per \$100 of value)	\$0.326182	\$0.326182	No change in rate
Average homestead taxable value	\$425,900	\$426,162	Increase of \$262 or 0.062%
Tax on average homestead	\$1,390	\$1,390	No change in average residential tax bill
Total tax levy on all properties	\$13,280,274	\$13,496,023	Increase of \$215,749 or 2%

For assistance with tax calculations, please contact the tax assessor for the City of Roanoke at 940-349-3500 or visit www.dentoncounty.gov for more information.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Speed Limits

MEETING DATE: August 25, 2026

DEPARTMENT: Public Works

ITEM SUMMARY:

Consideration and action to approve Ordinance No. 2026-143, amending Chapter 10, Article 10.500, Section 10.520 "Speed Limits 30 Miles per Hour or Greater" establishing the maximum prima facie reasonable and prudent speed at 70 miles per hour upon SH 114 within the City of Roanoke.

INFORMATION:

A speed zone study was conducted after the SH 114 project from east of IH35W to US377 lanes were open in final configuration. The printout shows that the recommended speeds correspond to the speeds at which the normal and prudent driver is driving under the existing conditions. TXDOT has requested the City of Roanoke proceed with the changing of the speed limits, TXDOT requires a signed city ordinance matching the zones on the speed study.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-143 speed limits - amendment - SH 114
2. Roanoke - Ord - speed limits - amendment - SH 114 - jlm draft clean - 080326
3. Roanoke - Ord - speed limits - amendment - SH 114 - jlm draft redline - 080326
4. SH 114-CS 0353-02,0353-09-Roanoke

ORDINANCE NO. 2026-143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING CHAPTER 10, ARTICLE 10.500, SECTION 10.520 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "SPEED LIMITS 30 MILES PER HOUR OR GREATER," BY AMENDING SUBSECTION (F) AND ADDING SUBSECTION (G) BY ESTABLISHING THE MAXIMUM PRIMA FACIE REASONABLE AND PRUDENT SPEED AT 70 MILES PER HOUR UPON STATE HIGHWAY 114 WITHIN THE CITY OF ROANOKE, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, Section 545.356, Texas Transportation Code, provides that whenever the governing body of the City of Roanoke, Texas, shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City of Roanoke, Texas, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, 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 10, Article 10.500, Section 10.520 of the Code of Ordinances, City of Roanoke, Texas, entitled "Speed Limits 30 Miles Per Hour or Greater" is hereby amended by amending subsection (f) which shall read as follows:

"(f) The maximum prima facie speed limit is 60 miles per hour at all times along the following streets:

(1) U.S. Highway 377 From Bobcat Boulevard to the northern City Limits"

SECTION 3.

Chapter 10, Article 10.500, Section 10.520 of the Code of Ordinances, City of Roanoke, Texas, entitled "Speed Limits 30 Miles Per Hour or Greater" is hereby amended by adding a new subsection (g) which shall read as follows:

“(g) The maximum prima facie speed limit is 70 miles per hour at all times along the following streets:

(1) S.H. 114 By-Pass In its entirety”

SECTION 4. SEVERABILITY CLAUSE

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

SECTION 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of 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 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 25, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ORDINANCE No. 2026-143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING CHAPTER 10, ARTICLE 10.500, SECTION 10.520 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "SPEED LIMITS 30 MILES PER HOUR OR GREATER," BY AMENDING SUBSECTION (F) AND ADDING SUBSECTION (G) BY ESTABLISHING THE MAXIMUM PRIMA FACIE REASONABLE AND PRUDENT SPEED AT 70 MILES PER HOUR UPON STATE HIGHWAY 114 WITHIN THE CITY OF ROANOKE, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, Section 545.356, Texas Transportation Code, provides that whenever the governing body of the City of Roanoke, Texas, shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City of Roanoke, Texas, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2. That Chapter 10, Article 10.500, Section 10.520 of the Code of Ordinances, City of Roanoke, Texas, entitled "Speed Limits 30 Miles Per Hour or Greater" is hereby amended by amending subsection (f) which shall read as follows:

"(f) The maximum prima facie speed limit is 60 miles per hour at all times along the following streets:

- (1) U.S. Highway 377 From Bobcat Boulevard to the northern City Limits"

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“(g) The maximum prima facie speed limit is 70 miles per hour at all times along the following streets:

(1) S.H. 114 By-Pass In its entirety”

Section 3. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$200.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

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

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ORDINANCE No. 2026-143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING CHAPTER 10, ARTICLE 10.500, SECTION 10.520 OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "SPEED LIMITS 30 MILES PER HOUR OR GREATER," BY AMENDING SUBSECTION (F) AND ADDING SUBSECTION (G) BY ESTABLISHING THE MAXIMUM PRIMA FACIE REASONABLE AND PRUDENT SPEED AT 70 MILES PER HOUR UPON STATE HIGHWAY 114 WITHIN THE CITY OF ROANOKE, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, Section 545.356, Texas Transportation Code, provides that whenever the governing body of the City of Roanoke, Texas, shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City of Roanoke, Texas, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2. That Chapter 10, Article 10.500, Section 10.520 of the Code of Ordinances, City of Roanoke, Texas, entitled "Speed Limits 30 Miles Per Hour or Greater" is hereby amended by amending subsection (f) which shall read as follows:

"(f) The maximum prima facie speed limit is 60 miles per hour at all times along the following streets:

— ~~(1) S.H. 114 By-Pass~~ ~~In its entirety~~
~~(12)~~ U.S. Highway 377 From Bobcat Boulevard to the northern City Limits"

Section 3. That Chapter 10, Article 10.500, Section 10.520 of the Code of Ordinances, City of Roanoke, Texas, entitled "Speed Limits 30 Miles Per Hour or Greater" is hereby amended by adding a new subsection (g) which shall read as follows:

“(g) The maximum prima facie speed limit is 70 miles per hour at all times along the following streets:

(1) S.H. 114 By-Pass In its entirety”

Section 3. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$200.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

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

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

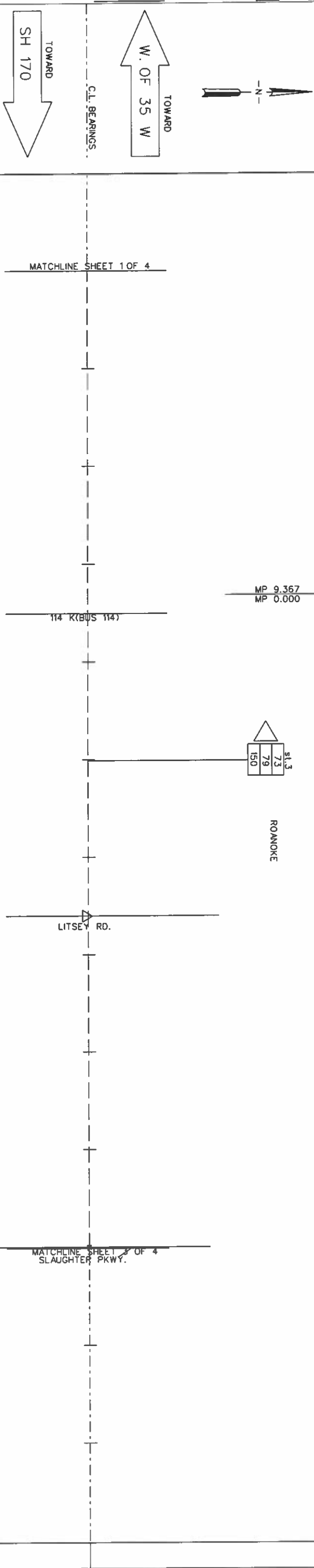
Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

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DEVELOPMENT		OPEN
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE		
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	0.531	1.908
ZONE SPEEDS (M.P.H.)	70 MPH	70 MPH
EXISTING SPEED	0353-02	0353-09



EXISTING SPEED	
ZONE SPEEDS (M.P.H.)	70 MPH
ZONE LENGTHS (MILES)	1.908
0.531	

R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, SHOULDER
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. : _____	DATE ____/____/____
HIGHWAY: SH 114	MAIN LANES	CITY: ROANOKE	DATE ____/____/____
DATE OF STUDY 05-19-26	SCALE 1" = 0.1 MILES	REPLACES : _____	DATE ____/____/____
		REPLACED BY : _____	DATE ____/____/____
		CANCELLED BY : _____	DATE ____/____/____

LIMITS OF ZONE									
SECTION ONE			LENGTH	MILES	SECTION TWO			LENGTH	MILES
STA. OR M.P.	CONT. AND SECT.	PROJECT	()		STA. OR M.P.	CONT. AND SECT.	PROJECT	()	
BEGINS	Q + QO				BEGINS				
MP					MP				
STA. OR M.P.	CONT. AND SECT.	PROJECT	()		STA. OR M.P.	CONT. AND SECT.	PROJECT	()	
ENDS	Q + QO				ENDS				
MP					MP				

42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED

- FAULT ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- ===== INDICATES SECTION ZONED BY COMMISSION MINUTE
- △ SIGNALIZED INTERSECTION
- △ TRIAL RUN

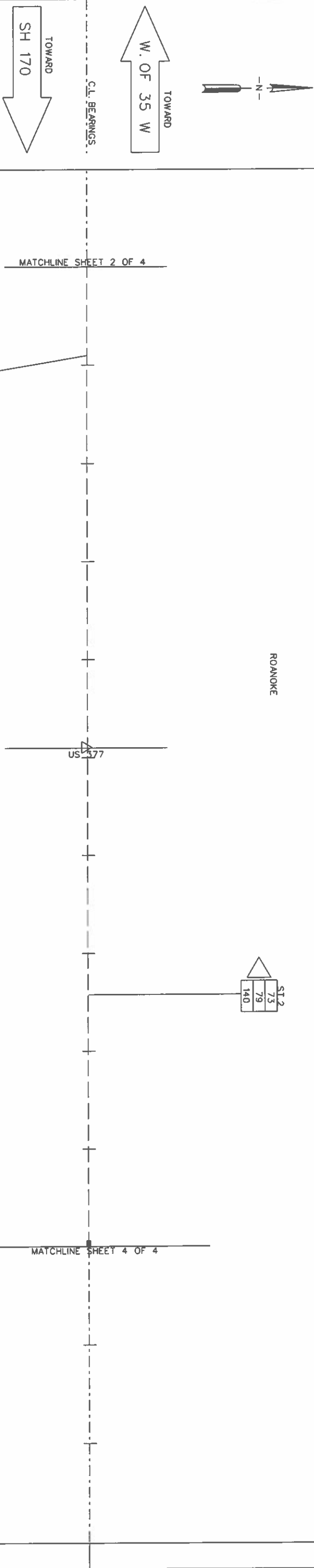
SPEED ZONE

CONT. 0353 SEC. 02
CONT. 0353 SEC. 09
LIMITS: CLEVELAND GIBBS RD. TO SH 170

 Texas Department of Transportation	
SPEED STUDY DENTON COUNTY SH 114 MAIN LANES	
FEDERAL TEAM DIV. NO.	FEDERAL AID PROJECT NO.
	SHEET NO.
STATE DIV. NO.	COUNTY
CONTROL NO.	SECTION NO.
JOB NO.	HIGHWAY NO.
ORDERED	

SH 114 MAIN LANES

DEVELOPMENT	OPEN	
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	3 LANES, DIVIDED, SHOULDER	
R.O.W. AND ROBD. WIDTH	2 LANES, DIVIDED, SHOULDER	
ACCIDENTS		
ZONE LENGTHS (MILES)	1.908	
ZONE SPEEDS (M.P.H.)	70 MPH	
EXISTING SPEED		



EXISTING SPEED		
ZONE SPEEDS (M.P.H.)	70 MPH	
ZONE LENGTHS (MILES)	1.908	
ACCIDENTS		
R.O.W. AND ROBD. WIDTH		
SURFACE WIDTH AND TYPE	2 LANES, DIVIDED, SHOULDER	
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT	OPEN	

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO.:	DATE: / /
HIGHWAY: SH 114 MAIN LANES	CITY: ROANOKE	REPLACES:	DATE: / /
DATE OF STUDY 05-19-26	SCALE 1" = 0.1 MILES	REPLACED BY:	DATE: / /
LIMITS OF ZONE		CANCELLED BY:	DATE: / /

SECTION ONE		LENGTH	MILES	SECTION TWO		LENGTH	MILES
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT ()	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT ()
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT ()	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT ()

42

62

125

85 PERCENTILE SPEED TOP SPEED MEASURED NUMBER OF CARS CHECKED

○

○

○

FATAL ACCIDENT
PERSONAL INJURY ACCIDENT
PROPERTY DAMAGE ACCIDENT

—

△

INDICATES SECTION ZONED BY COMMISSION MINUTE
SIGNALIZED INTERSECTION

△

TRIAL RUN

SPEED ZONE

CONT. 0353 SEC. 09

LIMITS: CLEVELAND GIBBS RD. TO SH 170

TEXAS

Department of Transportation

SPEED STUDY

DENTON COUNTY

SH 114 MAIN LANES

PROJECT NO.

SHEET NO.

STATE

COUNTY

SECTION

NO.

DATE

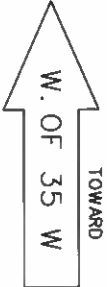
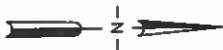
NO.

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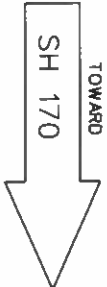
SH 114 MAIN LANES

DEVELOPMENT
RES. SIGHT DISTANCE
BAL. BANK OR ADVISORY SPEED
CURVES OVER 2°
GRADES OVER 3%
SURFACE WIDTH AND TYPE
R.O.W. AND ROBD. WIDTH
ACCIDENTS

ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)
EXISTING SPEED



C.L. BEARINGS



MATCHLINE SHEET 3 OF 4

3 LANES, DIVIDED, SHOULDER

1.908 0.64 .01 0.633 70 MPH

0353-09
CONT. SEC.

MP 1.908
TROPHY CLUB
MP 1.972
ROAN-OKE
MP 1.982
MP 20.002

WESTLAKE

ST.1
71
>80
135

20.635
SH 170

WESTLAKE

MP 1.908
TROPHY CLUB
MP 1.972
MP 1.982
MP 20.002

70 MPH
0.633

MP 20.635
65 MPH

2 LANES, DIVIDED, SHOULDER

OPEN

COUNTY: DENTON
DISTRICT: DALAS
HIGHWAY: SH 114 MAIN LANES
DATE OF STUDY 05-19-26
SCALE 1" = 0.1 MILES

MINUTE NO.:
REPLACES :
REPLACED BY :
CANCELLED BY :
DATE
DATE
DATE

LIMITS OF ZONE

SECTION ONE	LENGTH	MILES	SECTION TWO	LENGTH	MILES
STA. OR M.P.	CONT. AND SECT.	PROJECT	STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	()	BEGINS	MP	()
ENDS	STA. OR M.P.	CONT. AND SECT.	ENDS	STA. OR M.P.	CONT. AND SECT.
MP	0 + 00	()	MP	0 + 00	()

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

FATAL ACCIDENT
PERSONAL INJURY ACCIDENT
PROPERTY DAMAGE ACCIDENT
INDICATES SECTION ZONED
BY COMMISSION MINUTE

SIGNALIZED INTERSECTION
TRIAL RUN

SPEED ZONE

CONT. 0353 SEC. 09
CONT. 0353 SEC. 02
LIMITS: CLEVELAND GIBBS RD. TO SH 170

Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
SH 114 MAIN LANES

SHEET 4 OF 4

FIELD NO.	FEDERAL AID PROJECT NO.	SHEET NO.
STATE	STATE	COUNTY
CONTRACT NO.	SECTION NO.	JOB NO.
CHECKED		DESIGNED



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: RES NO 2026-120R - Establishing the Legislative Policy Committee

MEETING DATE: August 25, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action on approval of Resolution No. 2026-120R establishing The City of Roanoke Legislative Policy Committee.

INFORMATION:

The Committee shall review and make recommendations to the City Council on the City's legislative agenda prior to each legislative session. The Committee serves as the primary representative responsible for communicating the City's legislative priorities to members of the Texas Legislature, appropriate legislative committees, staff members or agencies. The Committee shall work with the City's staff to develop legislative strategies and tactical responses to support or oppose legislation in accordance with the City's legislative agenda.

The Committee shall meet regularly with the City's legislative delegation to build relationships and convey the City's position on important legislative issues.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2026-120R - Legislative Policy Committee

RESOLUTION NO. 2026-120R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ESTABLISHING A THE CITY OF ROANOKE LEGISLATIVE POLICY COMMITTEE; PROVIDING FOR THE DUTIES OF SAID COMMITTEE; APPOINTING COMMITTEE MEMBERS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Section 8.01(1) of the City of Roanoke Home-Rule Charter provides that “[t]he City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, prescribe the purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter”; and

WHEREAS, the City Council of the City of Roanoke, Texas, finds and determines it is necessary for the City of Roanoke, Texas, to establish a temporary advisory committee to be known as the “City of Roanoke Legislative Policy Committee.”

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

SECTION 1.

The foregoing recitals are hereby found to be true and correct legislative findings of the City of Roanoke, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2.

The City Council of the City of Roanoke, Texas, does hereby establish the City of Roanoke Legislative Policy Committee (hereinafter referred to as the “Committee”). The Committee shall serve in a temporary advisory capacity to the City Council of the City of Roanoke, Texas, and shall consist of the following:

- (a) The Committee shall review and make recommendations to the City Council on the City’s legislative agenda prior to each legislative session. The Committee serves as the primary representative responsible for communicating the City’s legislative priorities to members of the Texas Legislature, appropriate legislative committees, staff members or agencies. The Committee shall work with the City’s staff to develop legislative strategies and tactical responses to support or oppose legislation in accordance with the City’s legislative agenda.
- (b) The Committee shall meet regularly with the City’s legislative delegation to build relationships and convey the City’s position on important legislative issues.
- (c) The Committee shall be subject to the Texas Open Meetings Act.
- (d) The Committee shall consist of eight (8) members appointed by the City Council. Not more than three (3) members shall be members of the City Council.

- (e) A quorum of the Committee shall be four (4) members in attendance at a meeting.
- (f) The Committee shall elect from its members a President and Vice-President to preside over the meetings of the Committee.

SECTION 3.

The City Council of the City of Roanoke, Texas, does hereby appoint the following members to serve as members of the Committee:

- (1)
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)

SECTION 4.

This Resolution shall become effective from and after its passage.

DULY RESOLVED by the City Council of the City of Roanoke, Texas, on August 25, 2026.

APPROVED:

ATTEST:

Carl E. Gierisch, Jr., Mayor

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: City Manager's Fourth Amended Employment Agreement

MEETING DATE: August 25, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2026-146 establishing a sinking fund for the funding of the City Manager's Fourth Amended Employment Agreement.

INFORMATION:

This is the required ordinance establishing a sinking fund related to the City Manager's employment contract.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The sinking fund is a requirement for an employment contract that includes a stated severance component.

ATTACHMENTS:

1. Ordinance No. 2026-146 Interest and Sinking Fund (C. Petree's Fourth Amended Employment Agreement)

ORDINANCE NO. 2026-146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ESTABLISHING A SINKING FUND FOR THE FUNDING OF THE CITY MANAGER'S FOURTH AMENDED EMPLOYMENT AGREEMENT; PROVIDING FOR THE LEVYING AND COLLECTION OF A SUFFICIENT TAX TO PAY THE INTEREST ON SUCH OBLIGATION; PLEDGING SUCH FOR THE PAYMENT OF SAID AMOUNT; CONTAINING OTHER INCIDENTAL AND RELATED MATTERS; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Roanoke, Texas (hereinafter referred to as the "City"), desires to retain the services of Cody Petree (hereinafter referred to as "Mr. Petree") as City Manager for the City, subject to the provisions of state law and the City's Code of Ordinances; and

WHEREAS, it also is the desire of the City Council to provide certain benefits and to establish certain conditions of employment for Mr. Petree; and

WHEREAS, on or about August 25, 2026, the City approved a Fourth Amended Employment Agreement with Mr. Petree relative to his services as City Manager; and

WHEREAS, the term of that Fourth Amended Employment Agreement extends beyond the current (2025-2026) fiscal year, and terminates during the 2030-2031 fiscal year on September 30, 2031; and

WHEREAS, Mr. Petree and the City acknowledge that, pursuant to the provisions contained in Article XI, Sections 5 and 7 of the Texas Constitution, the City may not enter into unfunded debt, *i.e.*, debt beyond the current fiscal year, for any purpose without creating a sinking fund of at least two percent (2%) of the amount of such debt for the payment of said debt; and

WHEREAS, Mr. Petree and the City further acknowledge at the time long-term debt is created, the City must provide for the assessment and collection on an annual basis of a sufficient sum of money for payments accruing during any subsequent budget year.

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

SECTION 1.

All the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

From and after the effective date of this Ordinance, the City's Chief Financial Officer is hereby directed to create and maintain, through **September 30, 2031**, unless said Agreement is terminated pursuant to its terms before such date, a Sinking Fund for the payment of the debt created by such Fourth Amended Employment Agreement. The Sinking Fund shall consist of two percent (2%) of the gross base salary due and owing Mr. Petree through **September 30, 2031**, as reflected in Section 4 of the Fourth Amended Employment Agreement.

SECTION 3.

The proceeds placed into the Sinking Fund, for the current fiscal year (2025-2026) and succeeding fiscal years shall be from the City's ad valorem tax and there shall be annually assessed and collected in due time, form and manner, a direct and continuing ad valorem tax on all taxable property within the corporate limits of the City at a rate from year to year, within the limitations prescribed by law, on each one hundred dollars' valuation of taxable property as will be sufficient to provide funds to satisfy any obligations under the Fourth Amended Employment Agreement during any budget year.

SECTION 4.

The City's Chief Financial Officer shall keep and maintain all records relating to the Sinking Fund and all such other related documentation and accounts, and is hereby authorized and instructed to maintain all funds necessary in the Sinking Fund to prevent the creation, at any time, of an unconstitutional debt in the terms, conditions, or administration of the Fourth Amended Employment Agreement.

SECTION 5.

All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Roanoke, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

SECTION 6.

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, and further declares that such remaining portions shall remain in full force and effect.

SECTION 7.

This Ordinance shall take effect and be in full force from and after its passage, as

provided by state statute and the Code of Ordinances of the City of Roanoke, Texas.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this August 25, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Request by Zipline International - Drone Charging Location

MEETING DATE: August 25, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and make a recommendation on a request by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the Permitted Uses and Development Standards on Tract 13, to allow drone charging stations as a primary use with an approved specific use permit on approximately 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas. **(ZTA-2026-07)**

INFORMATION:

The applicant is requesting a text amendment to Planned Development Ordinance No. 1996-117 - The Homestead to add a new use for a drone charging station to be a primary use, with an approved Specific Use Permit.

Background

Planned Development 1996-117 was established in 1996 and consists of approximately 200.678 acres, divided into 16 tracts of land with various uses. The subject property is located in Tract 13, and is generally located at 1209 N. US 377. Tract 13 contains approximately 6.17 acres of land and is designated as "Light Industrial." The uses permitted are included as a supplemental exhibit. While the Planned Development Ordinance indicates this area is designated for "Light Industrial" uses, the uses permitted based on ordinance language are generally more office/retail in nature. Tract 8 of the Planned Development, which is not part of the text amendment request, is designated as "Light Industrial" and allows more traditional industrial type uses compared to Tract 13. Staf is unsure of what the original intent of Tract 13 was due to the contradictory information, however, the parcels to the North, East, and West are all located within Tract 13.



AGENDA ITEM

Adjacent Zoning

Direction Zoning Use

<u>n</u>		
North	PD 1996- 117	Cubalmart Self Storage
East	PD 1996- 117	Take 5 Oil Change
South	PD 1996- 117	Commercial/Retail Uses - Walmart
West	PD 1996- 117	Autozone

Request Details

The applicant is requesting a text amendment to the use chart for PD 1996-117 Tract 13 to add Drone Charging as a primary use, when approved by Specific Use Permit. The following items would be added as part of the text amendment:

(1) Permitted Uses:

All uses permitted in Tract 1 and Tract 2; and
Drone Charging Location, whether accessory or primary, when approved by specific use permit.

* * *

(4) Limitation of Uses:

A. For all uses permitted in Tract 1 and Tract 2, Limitations of Uses shall be the same as for Tract 1 or Tract 2, as applicable.

B. Drone Charging Location Regulations:

i. Definitions:

a. "Drone Charging Location" – A Drone Charging Location supports UA takeoff, landing, docking, and/or charging, and may or may not include UA loading, for purposes of package delivery and other airborne services by one or more UAs. A Drone Charging Location includes all related areas of land, devices, pieces of equipment, or structures.

b. "Unmanned Aircraft (UA)" means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft, also known as a drone, and the equipment required for the aircraft's safe and efficient operation.



AGENDA ITEM

ii. Location. A Drone Charging Location may be at grade or on the roof of a structure.

iii. Distance from residential areas. A Drone Charging Location shall be located a minimum of 100 feet from zoning districts in which residential use is the only permitted use, measured from the edge of a Drone Charging Location to the closest property line.

iv. Site Design & Screening: A Drone Charging Location, except when located on the roof of a structure, shall be screened by a fence not less than 6 feet in height.

v. Minimum Parking Requirement. A Drone Charging Location operated as a primary use shall provide not less than one (1) on-site parking space. A Drone Charging Location operated as an accessory use shall not be required to provide on-site parking spaces.

Planning & Zoning Commission Action

On Monday, August 17, 2026, the Planning & Zoning Commission conducted a public hearing for the request. A motion was made to approve the text amendment request and the motion passed in a 4 to 1 vote.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment. The addition of the proposed use does not require a specific use permit application to be approved. Requiring a Specific Use Permit approval allows for decisions to be made on a case-by-case basis, especially as it relates to the details of the use. The proposed use would have to meet all other development requirements such as screening and landscaping requirements.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-144 Zoning Text Amendment - Ord 96-117 - Drone Charging Use by SUP
2. Application (1)
3. PD Map
4. Property Location Map
5. Use Exhibit
6. ORD NO 1996-117 rezoning homestead

ORDINANCE NO. 2026-144

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-96-117) BY AMENDING PLANNED DEVELOPMENT STANDARDS BY ALLOWING DRONE CHARGING STATION USE AS A PRIMARY USE BY SPECIFIC USE PERMIT (SUP) FOR AN APPROXIMATELY 0.486-ACRES OF LAND CONSISTING OF LOT 1BR-2B, BLOCK 6 OF THE HOMETEAD RETAIL 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; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; 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 96-117, approved by the City Council of the City of Roanoke, Texas, on July 2, 1996, by amending to authorize a drone charging station use by specific use permit (SUP) on an approximately 0.486-acre tract of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, as further described and/or depiction in **Exhibit A**, which is attached hereto and is incorporated herein for all purposes. Amending Subsection 12(b)(1) "Permitted Uses" and Subsection 12(b)(4) "Limitation of Uses" of the Development Standards for the project known as "The Homestead," attached as Exhibit B to Ordinance Number 96-117, which shall read as follows:

(1) Permitted Uses:

All uses permitted in Tract 1 and Tract 2; and
Drone Charging Location, whether accessory or primary, when approved by specific use permit.

* * *

(4) Limitation of Uses:

- A. For all uses permitted in Tract 1 and Tract 2, Limitations of Uses shall be the same as for Tract 1 or Tract 2, as applicable.
- B. Drone Charging Location Regulations:
 - i. Definitions:
 - a. **"Drone Charging Location"** – A Drone Charging Location supports UA takeoff, landing, docking, and/or charging, and may or may not include UA loading, for purposes of package delivery and other airborne services by one or more UAs. A Drone Charging Location includes all related areas of land, devices, pieces of equipment, or structures.
 - b. **"Unmanned Aircraft (UA)"** means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft, also known as a drone, and the equipment required for the aircraft's safe and efficient operation.
 - ii. Location. A Drone Charging Location may be at grade or on the roof of a structure.
 - iii. Distance from residential areas. A Drone Charging Location shall be located a minimum of 100 feet from zoning districts in which residential use is the only permitted use, measured from the edge of a Drone Charging Location to the closest property line.
 - iv. Site Design & Screening: A Drone Charging Location, except when located on the roof of a structure, shall be screened by

- a fence not less than 6 feet in height.
- v. Minimum Parking Requirement. A Drone Charging Location operated as a primary use shall provide not less than one (1) on-site parking space. A Drone Charging Location operated as an accessory use shall not be required to provide on-site parking spaces.

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 August 25, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

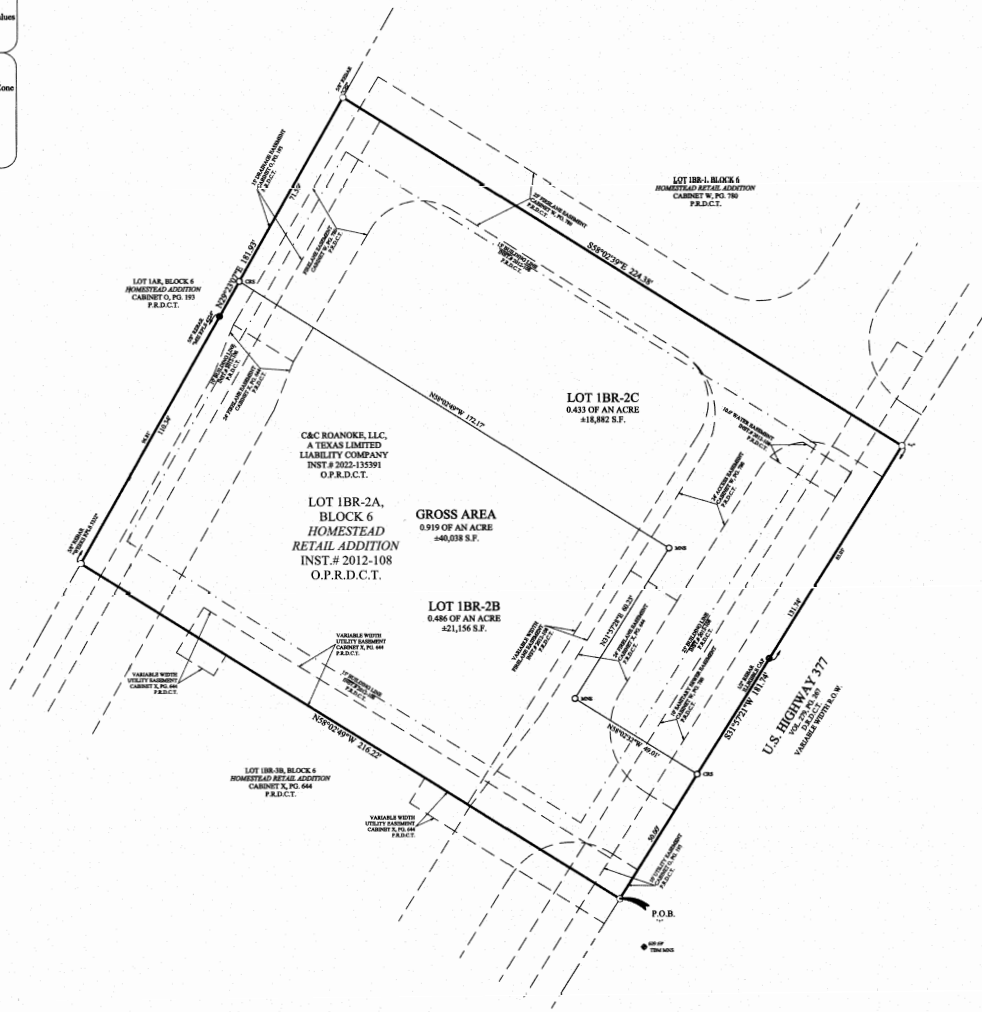
Jeff Moore, City Attorney

EXHIBIT A

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(3) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C05150, dated 2011/04/18, via aerial map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Measurements are based on **not** marked MNS or CRS.
CRS: 10' steel stamped "Langston" set
MNS: 10' steel stamped "Langston" set
TBM: 10' steel stamped "Langston" set
1" = 1" set in concrete
Vertex or common point (not a monument)
Coordinate values, if shown, are NAD83 (Grid 18)
Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TxCSS, N3, NCZ
Distances & areas shown are represented in surface values
TYPE I: TxDOT Right of Way tapered concrete monument.
TYPE II: TxDOT Right of Way tapered cap in concrete.
TYPE III: TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.Syrl: United States Survey Feet
TxCSS, N3, NCZ: Texas Coordinate System of 1983, North Central Zone
NAVDS: North American Vertical Datum of 1988
P.R.D.C.T.: Plat Records of Denton County, Texas
O.P.R.D.C.T.: Official Public Records of Denton County, Texas
D.R.D.C.T.: Deed Records of Denton County, Texas
VOL/PQ/INST#: Volume/Page/Instrument Number
P.O.B.C.K.: Point of Beginning/Point of Commencing
ESMT/BL: Easement/Building Line



OWNER'S CERTIFICATE

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2012-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "x" cut in concrete found at the south corner of the said Lot 1BR-2A;

THENCE with the perimeter and to the corners of 1BR-2A, the following calls:

1. NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
2. NORTH 29°23'07" EAST, passing at a distance of 96.81 feet to a found 5/8 inch capped rebar stamped "WEEKS RPLS 4224", continue said course for a total distance of 181.95 feet to a found 5/8 inch capped rebar stamped "CEI";
3. SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "x" cut in concrete;
4. SOUTH 31°57'21" WEST, passing at a distance of 81.01 feet to a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the POINT OF BEGINNING and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS

COUNTY OF DENTON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15th day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: Chad D. Reese

Name: Chad D. Reese

Title: Manager

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chad D. Reese, for C&C Roanoke, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15th day of January, 2025.

Notary Public in and for the State of Texas.

APPROVAL OF THE CITY OF ROANOKE, TEXAS

This minor amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: Cody Petre, City Manager

Date: 01-27-2025

ATTEST: April S. Hill, City Secretary

Date: 01-27-2025

CITY OF ROANOKE, TEXAS

GENERAL NOTES:

1. The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
2. The purpose of this Amended Plat is to reconfigure lot lines.
3. Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website (<https://roanoketexas.com/>).
4. The fieldwork was completed on November 11, 2024.

This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinance of the City of Roanoke, Denton County, Texas.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

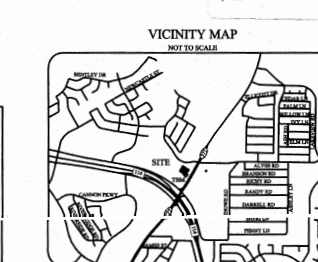
Given under my hand and seal of office this 15th day of January, 2025.

Notary Public in and for the State of Texas.

VICINITY MAP

NOT TO SCALE

Filed for Record in the Official Records of: Denton County
On: 01/27/2025 2:57:41 PM
In the Plat Records
VICINITY MAP AMENDED PLAT U
Doc Number: 2025-73
Number of Pages: 1
Amount: \$0.00
Gross: \$0.00
By: DB



AMENDED PLAT

LOTS 1BR-2B & 1BR-2C, BLOCK 6
HOMESTEAD RETAIL ADDITION

BEING A 0.919 OF AN ACRE REPLAT OF LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NUMBER 2012-108, P.R.D.C.T. BEING OUT OF THE J.D. HUNTER SURVEY, ABSTRACT NO. 606 DENTON COUNTY, TEXAS

LANGAN

LANGAN Engineering and Environmental Services, LLC
2990 Olympus Blvd, Suite 105
Dallas, TX 75019
T: 817.329.3200 www.langan.com

C&C Roanoke, LLC, a Texas Limited Liability Company
1320 N Central Expressway
Suite 1113
Dallas, TX 75206
Phone: 214-961-4022

LANGAN Engineering and Environmental Services
2990 Olympus Blvd, Suite 105
Dallas, TX 75019
Phone: 817.329.3200



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

ZONING APPLICATION

Applicant/Agent Name Zipline International Inc.		Home Phone	Mobile Phone [REDACTED]
Address 333 Corey Way, South San Francisco CA 94080		City / State CA	Zip 94080
Property Owner(s) C&C Roanoke, LLC		Home Phone	Work Phone
Address, City, State, Zip 8350 N. Central Expy, Suite 1313, Dallas, TX 75206			
Present Zoning Classification PD-96-117	Requested Zoning Classification PD-96-117, as amended	Acreage/Lot of Requested Zoning Classification 0.486	

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 Drone Charging Location

Justification for requested zoning change: Amend PD-96-117 to allow a Drone Charging Location as a permitted primary use, subject to the proposed development standards.

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.

Raul Dominguez

Notary Public for the State of Texas
My Comm. Expires 12/31/2023
My Comm. #12 182721-0000

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 Chad DuBose, Manager of

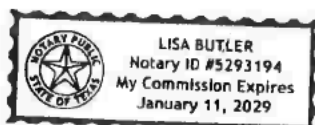
Zipline International, Inc. owner(s) of the above described property do hereby authorize to act on my/our behalf in making and representing this zoning change application.

Chad DuBose 7/16/26
Signature of owner Date

State of Texas

County of Dallas

Sworn to and subscribed before me on the 16 day of July, 26 by Chad DuBose
(year) (name of owner).



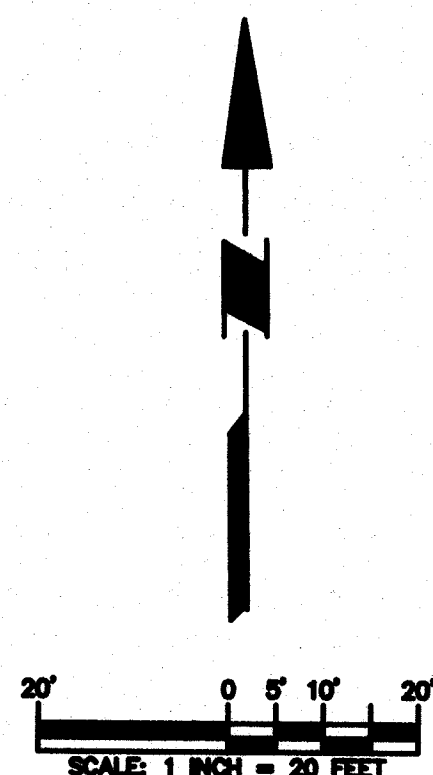
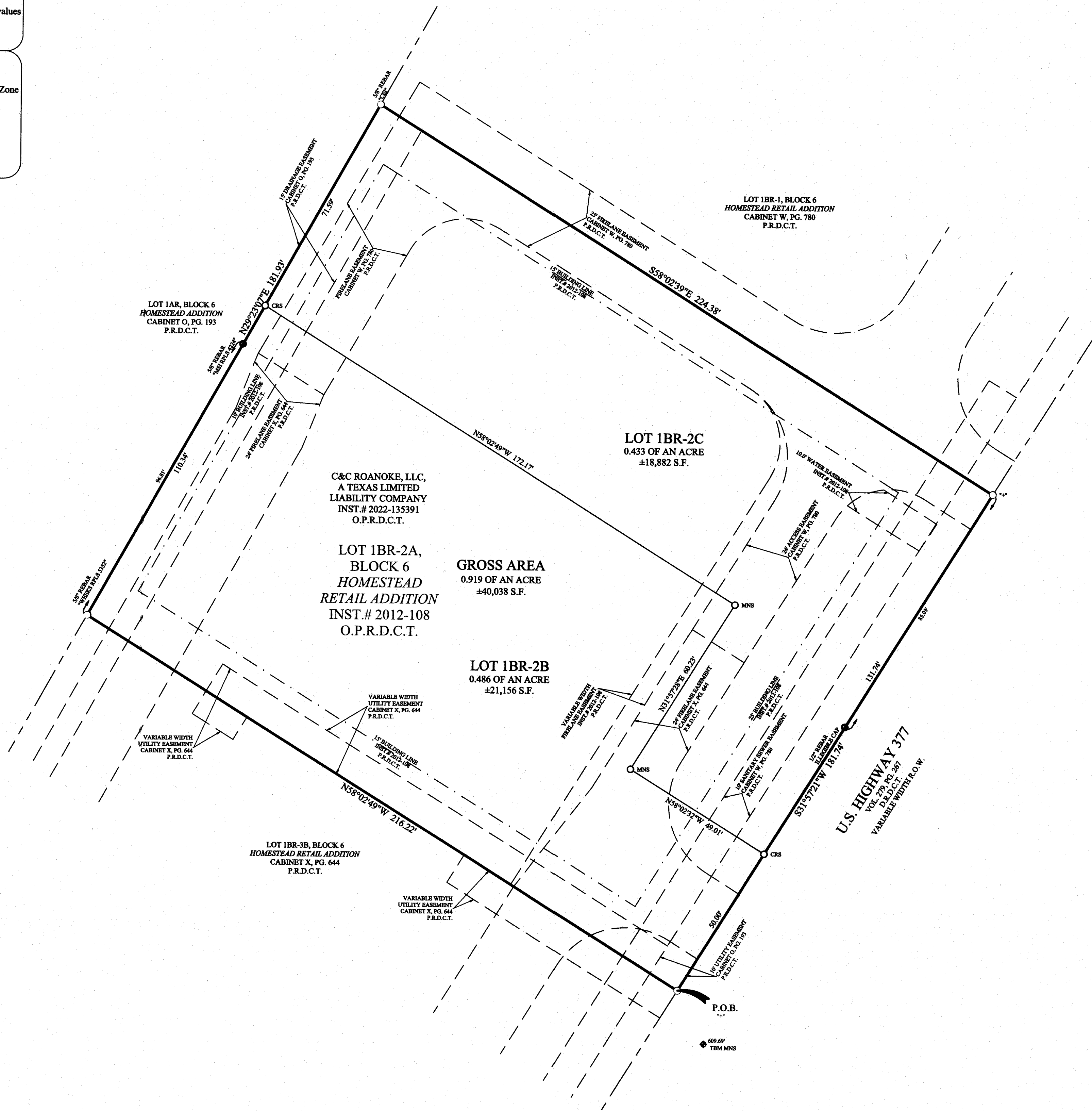
[Signature]
Notary Public's Signature

07/20/2023

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4812C0515G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "Langan" set
MNS ○ Mag nail & washer stamped "Langan" set
TBM ○ Site benchmark (see vicinity map for general location)
"+" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS, '83, NCZ
Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TxCS, '83, NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
P.R.D.C.T. Plat Records of Denton County, Texas
O.P.R.D.C.T. Official Public Records of Denton County, Texas
D.R.D.C.T. Deed Records of Denton County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line



LANGAN
Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBP/ELS Firm #10194888
T: 817.328.3200 www.langan.com

OWNER
C&C Roanoke, LLC, a Texas
Limited Liability Company
8350 N Central Expressway
Suite 1313
Dallas, TX 75206
Phone: 214-561-6522
SURVEYOR
Langan Engineering and
Environmental Services
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
Phone: 817-328-3200

OWNER'S CERTIFICATE

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "+" cut in concrete found at the south corner of the said Lot 1BR-2A;

THENCE with the perimeter and to the corners of 1BR-2A, the following calls:

- NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
- NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "MSI RPLS 4224", continue said course for a total distance of 181.93 feet to a found 5/8 inch capped rebar stamped "CEI";
- SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "+" cut in concrete;
- SOUTH 31°57'21" WEST, passing at a distance of 85.03 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the **POINT OF BEGINNING** and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15th day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: *Chris D. Rose*

Name: *Chris D. Rose*

Title: *Mgr*

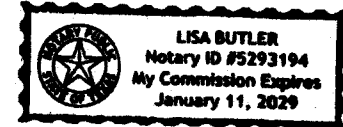
STATE OF TEXAS §

COUNTY OF *Dallas* §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Chris D. Rose* for C&C Roanoke, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein stated and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15th day of January, 2025.

Lisa Butler
Notary Public in and for the State of Texas



APPROVAL OF THE CITY OF ROANOKE, TEXAS

This minor or amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: *Cody Petree* 01-27-2025
Cody Petree, City Manager Date

ATTEST: *April S. Hill* 01-27-2025
April S. Hill, City Secretary Date



GENERAL NOTES:

- The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- The purpose of this Amended Plat is to reconfigure lot lines.
- Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website. (<https://roanoketexas.com/>)
- The fieldwork was completed on November 11, 2024.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas



Jewel Chadd
Registered Professional
Land Surveyor No. 5754

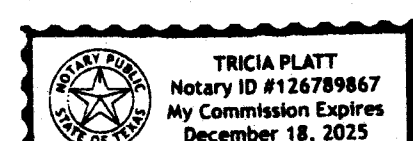
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Jewel Chadd*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 14th day of January, 2025.

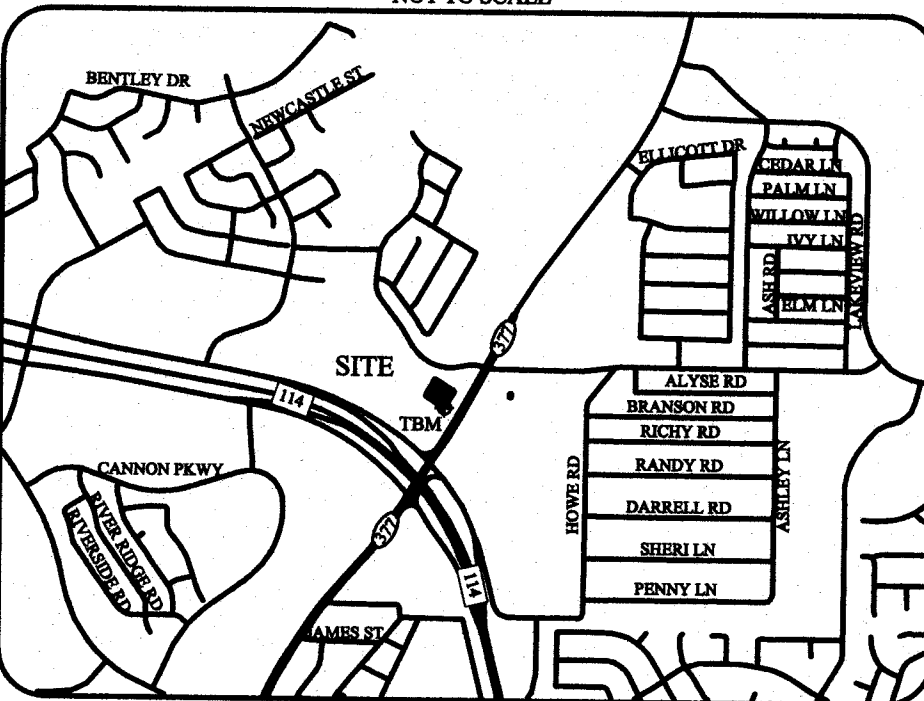
Tricia Platt
Notary Public in and for the State of Texas



Filed for Record
in the Official Records Of:
Denton County
On: 2/25/2025 2:57:41 PM
in the PLAT Records
VICINITY MAP AMENDED PLAT L
Doc Number: 2025-1-73
Number of Pages: 1
Amount: \$0.00
Order#: 20250225000608
By: DB

VICINITY MAP

NOT TO SCALE



AMENDED PLAT
LOTS 1BR-2B & 1BR-2C, BLOCK 6
HOMESTEAD RETAIL ADDITION
BEING A 0.919 OF AN ACRE REPLAT OF
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P. R.D.C.T.
BEING OUT OF THE
J. D. HUNTER SURVEY, ABSTRACT NO. 606
DENTON COUNTY, TEXAS

SITE INFORMATION

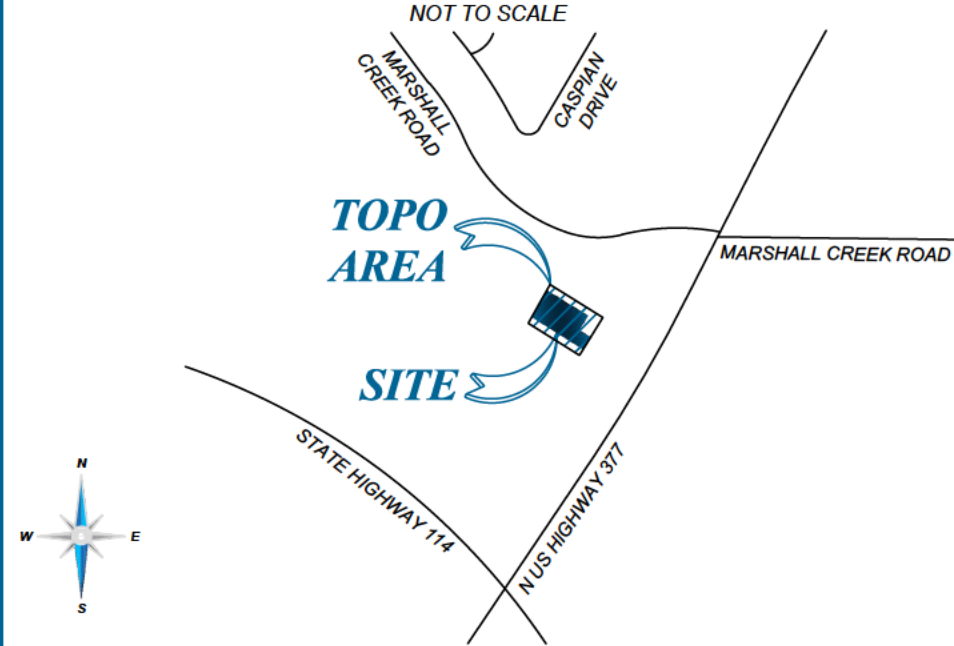
NF: C&C ROANOKE LLC
1207 N US HIGHWAY 377, ROANOKE, TEXAS 76262
APN: R 1061547

LIMITED TOPOGRAPHIC SURVEY

1207 N US HIGHWAY 377

ROANOKE, DENTON COUNTY, TEXAS 76262

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS JULY 03, 2026.
- THE DISTANCES SHOWN HEREON UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DENTON COUNTY CENTRAL APPRAISAL DISTRICT.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 07/02/2026.
- THIS IS NOT A BOUNDARY SURVEY. THE INFORMATION SHOWN HEREON IS AN EXHIBIT FOR TOPOGRAPHIC PURPOSES ONLY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS, VERTICAL DATUM BASED UPON A TEMPORARY BENCHMARK SET TO AN ASSUMED ELEVATION OF 100 IN US SURVEY FEET.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- TELEPHONE PEDESTAL
- SIGN
- BOLLARD
- TREE
- NF NOW OR FORMERLY
- RW RIGHT-OF-WAY
- TB TOP OF BANK
- TC TOP OF CONCRETE
- BOC BACK OF CURB
- NG NATURAL GROUND
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND CABLE TV LINE

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0515G, WHICH BEARS AN EFFECTIVE DATE OF 4/19/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83-2011.
LATITUDE = 33°00'53.0021"
LONGITUDE = -97°13'15.8686"
CONVERGENCE ANGLE = 00°41'51.0674"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW AND ASSOCIATES ON 07/01/2026 AND TEXAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 266414688

COMPANY:
ATMOS MDTX
SPECTRUM
CITY OF FORT WORTH WATER DEPARTMENT
ONCOR ELECTRIC DISTRIBUTION
LUMEN
MCI
TRI-COUNTY ELECTRIC COOPERATIVE INC
AT&T

CONTACT:
888-286-6700
877-324-8450
817-392-1234
888-313-8862
877-453-8533
866-682-0624
817-444-3201
800-321-2000

BLEW
Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY
07/13/26	NETWORK COMMENTS	WA

SURVEYOR JOB NUMBER: 26-7126	SURVEY DRAWN BY: WA - 07/07/2026
SURVEY REVIEWED BY: AJ	SHEET: 1 OF 1
SURVEY PREPARED FOR: ZIPLINE INTERNATIONAL INC.	



VICINITY MAP

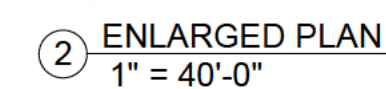
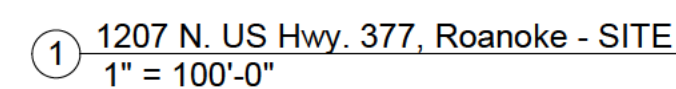
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

THIS SITE PLAN WAS PREPARED UTILIZING PRELIMINARY INFORMATION OBTAINED FROM THE CLIENT, COUNTY TAX RECORDS, AND AERIAL PHOTOGRAPHY. IT DOES NOT TAKE INTO CONSIDERATION THE REQUIREMENTS AND/OR RESTRICTIONS FROM ANY OF THE GOVERNING AGENCIES, SUCH AS THE CITY, COUNTY, OR HIGHWAY DEPARTMENT. A MORE THOROUGH INVESTIGATION OF THE SITE SHOULD OCCUR PRIOR TO ANY REAL ESTATE TRANSACTIONS.



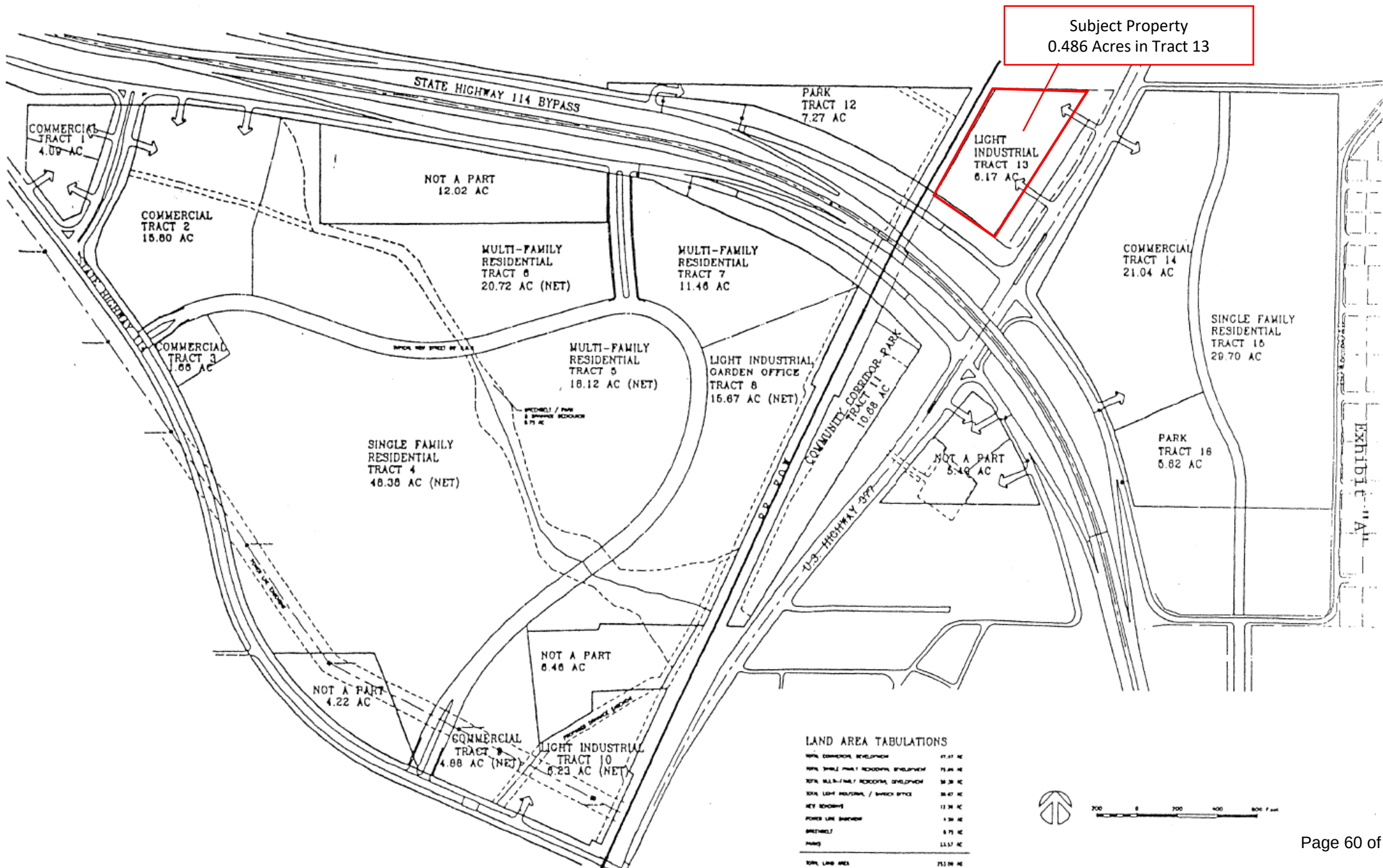
C&C Roanoke, LLC
8350 N. Central Expy., Suite 1313
Dallas, TX 75206

Zipline International Inc
Raul Dominguez
333 Corey Way,
South San Francisco CA 94080



1207 N Hwy 377
Roanoke, TX

Scale	As indicated
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PROPERTY LOCATION MAP (SUBJECT PROPERTY(IES) OUTLINED IN RED)

Subject Property Address: 1209 N. US 377, Roanoke, TX 76262

Parcel Number(s): 1061547



Permitted Uses for PD 1996-117 Tract 13

12. **Tract 13 (Light Industrial):** The following standards shall apply to Tract 13:

- (a) **Size of Tract:** Tract 13 shall contain approximately 6.17 acres.
- (b) **Uses Generally:** In the development and use of Tract 13, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses:** All uses permitted in Tract 1 and 2.
 - (2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)
 - (3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)
 - (4) **Limitation of Uses:** (Same as Tract 1 and 2)

Permitted Uses for PD 1996-117 Tract 13

The following uses are the permitted uses of Tracts 1 & 2 of PD 1996-117. Tracts 1 and 2 are identified for Commercial Uses. Although the ordinance indicates Tract 13 is for Light Industrial Uses, the ordinance clarifies that the uses permitted are the same as those allowed in Tracts 1 and 2. An asterisk indicates the use is permitted in Tract 2 but not Tract 1.

<u>Retail Uses Permitted</u>		
Book Stores	Stationary/Card & Party Stores	Antique Shops
Specialty Gifts	Specialty Neighborhood Services A-D Shops	Interior Decorator
Art Galleries	Arts/Crafts and Hobby Shops	Electric Goods & Fixtures
Art Supply Stores	Art Studio	Boutiques
Dance Studio	Health & Athletic Services	Dry Cleaner (Pick Up Only)
Weight Reduction Services	Private Health Clubs	Office Supply
Educational Services	Photography Studio & Processing	Auto Parts Sales, New Retail
Music/Video Stores	Sporting Goods Stores	Florist – Retail Only
Hardware Stores	Confectionary Shops	Household Furnishings & Fixtures
Ice Cream Shops	Bakers (Retail Sales Only)	Computer/Electronic Sales & Services Store
Grocery Store (Drive In)	Butcher Shops	Barber/Beauty & Nail Shops & Supplies
Health Food Shops	Seafood Shops	Wearing Apparel & Shoe Shops
Dairy Shops	Restaurant/Cafeteria or Café	Gasoline Services Stations, Auto Laundry
Jewelry & Watch Stores	Restaurant with Alcoholic Beverage Sales	Car Wash
Fabric & Knit Shops	Drug Stores/Apothecary & Pharmacy	Hotel-Motel*
Supermarkets*	Hospitals*	Building Material/Lumber Sales (No Outside Storage)*
Nursery*		
<u>Office Uses Permitted</u>		
General Business	Banks/Savings/Loans & Other Financial Institutions	
Real Estate Offices	Administrative/Executive/Editorial Offices	
Accounting Offices	Architectural/Engineering/Planning Offices	
Attorneys Offices	Physician/Dentist Offices	
Insurance Offices	Personal or Family Counselor	
Public Secretary	Medical/Dental/Chiropractic/Optometry	
Mortgage Companies	Printing/Publishing/Engraving	
Title Companies	Governmental Uses	
Duplication/Mail Services		

Permitted Uses for PD 1996-117 Tract 13

Tract 8 is identified in the ordinance as being designated for “Light Industrial Use” and provides the following use chart. Tract 8 also allows all uses permitted in Tract 1. Staff is unsure of the overall intent of Tract 13 as the indication of Light Industrial is contradictory to the permitted uses.

<u>Uses Permitted in Tract 8 in addition to those allowed in Tract 1</u>	
Office/Warehouse	Building Materials Sales
Showroom/Warehouse	Florist/Garden Shop/Nursery
Mini Warehouse	Cabinet/Upholstery/Woodworking
Wholesale Offices	Newspaper or Job Printing
Day Care Center	Auto Part Sales (new)
Plumbing/Electrical/Air Conditioning Shop (no outside storage)	

ORDINANCE NO. 96-117

AN ORDINANCE REZONING REAL PROPERTY LOCATED IN THE CITY OF ROANOKE, BEING 200.678 ACRES IN THE C. W. KELSEY SURVEY, ABSTRACT 716, THE M. E. P. & P. R. R. CO. SURVEY, ABSTRACT 943, AND THE J. D. HUNTER SURVEY, ABSTRACT 606; 17.572 ACRES IN THE J. D. HUNTER SURVEY, ABSTRACT 606; AND 81.025 ACRES OF LAND IN THE J. D. HUNTER SURVEY ABSTRACT 606, FROM AG (AGRICULTURAL) TO PLANNED DEVELOPMENT MULTI USE FOR SINGLE FAMILY, MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL USES AND PROSCRIBING THE PERMISSIBLE USES THEREOF, AND PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE

Whereas, a public hearing was held before the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas after due notice thereof was had in accordance with the Zoning Ordinance of the City of Roanoke, Texas; and

Whereas, at such public hearings all persons having any interest in doing so were afforded an opportunity to be heard concerning the rezoning of the property hereinafter described as requested by the applicant.

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

I.

The following described property is hereby zoned from AG (agricultural) to PD (Planned Development Multi Use), for single family, multi-family, commercial and industrial uses in accordance with the development standards for the project known as "The Homestead":

See Exhibit "A" attached hereto

II.

The property shall be developed in strict accordance with the development standards for the project known as "The Homestead" which are attached hereto as Exhibit "B", which is incorporated herein by reference as if fully set out in detail.

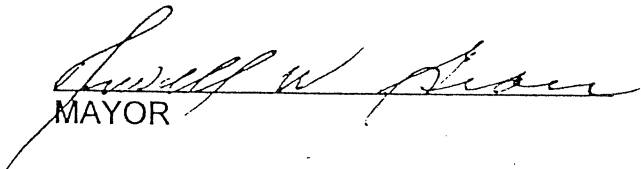
III.

Each and every provision, paragraph, sentence and clause of this ordinance has been separately considered and passed by the City Council of the City of Roanoke, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof should be ineffective, invalid, or unconstitutional for any cause, it shall not impair or affect the remaining portion nor any other part thereof, but the valid portion shall be enforced just as if it had been passed alone.

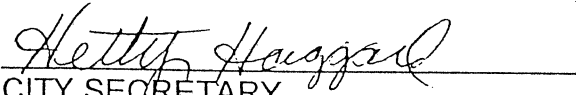
IV.

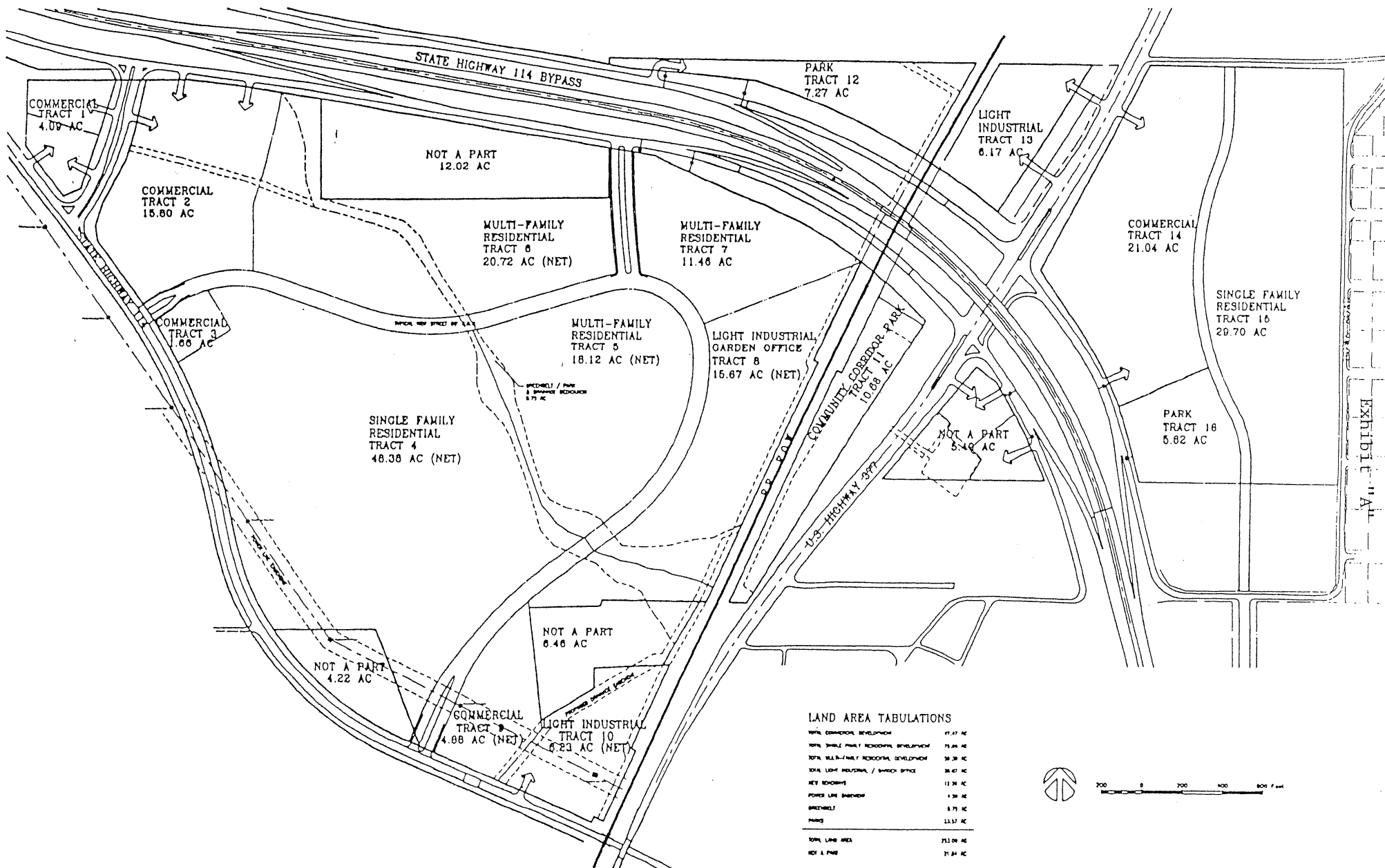
The city secretary is directed to engross and enroll this ordinance in the code of ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

PASSED AND APPROVED this 2nd day of July, 1996.


MAYOR

ATTEST:


CITY SECRETARY



THE HOMESTEAD
ROANOKE, TEXAS
LAND USE PLAN "C"

OAKMONT ENTERPRISES

GOOD FULTON & FARRELL ARCHITECTS

3187 Red Lion Avenue
Roanoke, VA
Roanoke, Virginia 24011
703 / 348-1000
Fax 703 / 348-1001

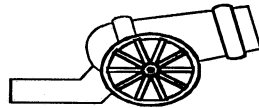
Project No. 1117
Scale: 1" = 100' (AS SHOWN)
Date: 11/17/01

Ordinance #96-117

Exhibit "B"

DEVELOPMENT STANDARDS

The Homestead



Roanoke, Texas

Approximately 249 acres

DEVELOPMENT STANDARDS

THE HOMESTEAD -- ROANOKE, TEXAS

The development of the land described in Exhibit "A" consisting of approximately 249 acres of land shall be in accordance with the PD Zoning Plan of the development (attached hereto as Exhibit "B"), all other Exhibits attached to or to be made a part of this Ordinance, the Code of Ordinances of the city of Roanoke, Texas, (Ordinance No. 85-116), all other applicable ordinances and regulations of the city of Roanoke, and the following Development Standards, conditions and requirements:

1. **Purpose; development standards, uses within individual tracts:** This Planned Development is designed to accommodate a variety of residential, commercial, retail, parks, and industrial uses. For development purposes, the Land is divided into sixteen (16) tracts (Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 as shown on Exhibit "B" attached hereto (PD Zoning Plan), and the use and development of each of the tracts shall be in accordance with the following:
2. **Tract 1 (Commercial Uses)** The following standards shall apply to Tract 1:
 - (a) **Size of Tract:** Tract 1 shall contain approximately 4.09 acres.
 - (b) **Uses Generally:** In the development and use of Tract 1, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses:**

RETAIL

Book Stores	Stationery/Card and Party Stores
Specialty Gifts	Specialty Neighborhood Services A-D Shops
Art Galleries	Arts/Crafts and Hobby Shops
Art Supply Stores	Art Studio
Dance Studio	Health and Athletic Services
Weight Reduction Services	Private Health Clubs
Educational Services	Photography Studio and Processing
Music/Video Stores	Sporting Goods Stores
Hardware Stores	Confectionery Shops
Ice Cream Shops	Bakers (Retail Sales Only)
Grocery Store (Drive-in)	Butcher Shops
Health Food Shops	Seafood Shops
Dairy Shops	Restaurant/Cafeteria or Cafe
Jewelry and Watch Store	Restaurant with Alcoholic Beverage Sales
Fabric and Knit Shops	Drug Stores/Apothecary and Pharmacy

DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

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2. (b) (1) (Cont.)

RETAIL

Antique Shops	Florist (Retail Only -- No Flower or Plant Raising -- No Outside Displays)
Interior Decorator	Household Furnishing and Fixtures
Electric Goods and Fixtures	Computer/Electronic Sales and Services Store
Boutiques	Barber/Beauty and Nail Shops and Supplies
Dry Cleaner (Pick up Only)	Wearing Apparel and Shoe Shops
Office Supply	Gasoline Services Stations, Auto Laundry or Cash Wash
Auto Parts Sales, New Retail	

OFFICE

General Business	Banks/Savings and Loans or Other Financial Institutions
Real Estate Offices	Administrative/Executive/Editorial Offices
Accounting Offices	Architectural/Engineering/Planning Offices
Attorneys Offices	Physician or Dentists Offices
Insurance Offices	Personal or Family Counselor
Public Secretary	Medical/Dental/Chiropractic/Optomety, etc.
Mortgage Companies	Printing/Publishing and Engraving
Title Companies	Governmental Uses
Duplication/Mail Services	

- (2) **Accessory Buildings and Uses:** Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory use shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.

(3) **Uncustomary Incidental Uses:**

- A. Sales of beer and/or wine only for off-premises consumption only, shall be considered a customarily incidental use in this district, but not in any residential district or a more restrictive commercial district. (THIS PARAGRAPH to be enacted provided a public election has approved some form of use of alcoholic beverage within the city) or;
- B. Private club dispensing alcoholic beverages to its members under the Texas Liquor Control Act, Article 666-15e, U.A.T.S. and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, all of which are adopted hereby and made a part hereof for all purposes, and which has secured a special use permit under the Code of Ordinances of the City as stipulated under section 9G of Ordinance #85-116.

2. (b) (3) (Cont.)

- C. No private club may be located within three hundred (300) feet of any church, school, hospital, park, playground, or publicly owned building, the measurements to be along the property lines of the street fronts and from front door to front door and in direct line across intersections where they occur.
- D. All vehicular access to property used for a private club must be from streets of minimum width.
- E. All property used for a private club must be located one hundred (100) feet from any single family residence existing when the use for a special use permit is requested. If the property is within two hundred fifty (250) feet of any single family residence existing at the time the permit is requested, the owner(s) of such residence shall be notified of the application. Should written protest be filed by such owner(s) with the City Manager's Office, no special use permit shall be granted for any property within two hundred fifty (250) feet of such residence. Measurement shall be determined as in paragraph C. above.
- F. All property used for a private club must be located further than one hundred (100) feet from any duplex or multi-family residential units existing at the time the special use permit is requested. Measurement shall be determined as in paragraph C. Above.

(4) **Limitation of Uses:** Any use not expressly permitted herein or allowed by permit is prohibited.

A. **Area and Building Regulations:**

- (i) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 1.
- (ii) **Minimum Open Space:** All areas (but in any event at least 20% of the total area of Tract 1) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 1.

DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

Page 5

2. (b) (4) A. (Cont.)

- (iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.
- (v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.
- (vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 1.
- (vii) Size of Lot: As necessary to meet requirements.
- (viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

- (i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

2. (b) (4) C. (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

- E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at least eighty percent (80%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

- F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.

3. **Tract 2 (Commercial Uses):** The following standards shall apply to Tract 2:

- (a) **Size of Tract:** Tract 2 shall contain approximately 15.80 acres.
- (b) **Uses Generally:** In the development and use of Tract 2, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses:**

Hotel-Motels
Supermarkets
Hospitals
Building Material or Lumber Sales (No Outside Storage)
Nursery
All Uses Permitted in Tract 1

(2) **Accessory Buildings and Uses:** (Same as Tract 1)

(3) **Uncustomary Incidental Uses:** (Same as Tract 1)

(4) **Limitation of Uses:** (Same as Tract 1)

Exceptions:

- (i) **Height:** No building or structure shall exceed thirty five (35) feet in height except when each of the required yards are each increased by one (1) foot for each foot of additional building height above the height regulations with a maximum height of seventy (70) feet.

4. **Tract 3 (Commercial Uses):** The following standards shall apply to Tract 3:

- (a) **Size of Tract:** Tract 3 shall contain approximately 1.66 acres.
- (b) **Uses Generally:** (Same as Tract 1)

(1) **Permitted Uses:** All uses permitted in Tract 1

(2) **Accessory Buildings and Uses:** (Same as Tract 1)

(3) **Uncustomary Incidental Uses:** (Same as Tract 1)

(4) **Limitation of Uses:** (Same as Tract 1)

5. **Tract 4 (Single Family Residential)**: The following standards shall apply to Tract 4:

- (a) **Size of Tract**: Tract 4 shall contain approximately 48.38 acres.
- (b) **Uses Generally**: In the development and use of Tract 4, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) **Permitted Uses**:

Single Family Dwellings
Private or Public Roadways Constructed to City Standards
Private Common Areas Owned by a Homeowner's Association
Utility Distribution Lines and Facilities
Temporary Buildings Incidental to Construction Work and Sales
in the Development of the Tract
Schools (Public Elementary or High School)
Parks
Churches

- (2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

- A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.

5. (b) (2) (Cont.)

- B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

Tract 4A: Approximately 28.38 acres along State Highway 114:

A. **Area and Building Regulations:**

- (i) **Minimum Lot Size:** Lots shall have a minimum lot size of 7,200 square feet.
- (ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.
- (iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred twenty (120) feet, measured at the midpoint of the front of the lot.
- (iv) **Minimum Open Space:** All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed forty-five percent 45% of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) **Minimum Floor Area:** The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

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5. (b) (3) A. (vi) (Cont.)

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).

5. (b) (3) (Cont.)

Tract 4B: Approximately 20 acres along W.F. Cannon Parkway adjacent to Tracts 5 and 6.

A. Area and Building Regulations:

- (i) Minimum Lot Size: Lots shall have a minimum lot size of 5,000 square feet.
- (ii) Lot Width: The width of each lot shall not be less than fifty (50) feet at the building line.
- (iii) Depth of Lot: The depth of each lot shall not be less than, one hundred ten (110) feet measured at the midpoint of the front of the lot.
- (iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) Maximum Building Coverage: The combined area of all main and accessory buildings shall not forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

Each dwelling containing one (1) story shall contain a minimum of one thousand (1,000) square foot, each dwelling containing more than two (2) story shall contain a minimum of one thousand three hundred (1,300) square feet.
- (vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.
- (viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

Page 12

5. (b) (3) (Cont.)

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not less than five (5) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

6. Tracts 5, 6, and 7 (Multi-Family Residential): The following standards shall apply to Tracts 5, 6 and 7.

(a) Size of Tracts:

Tract 5 is approximately 18.12 acres

Tract 6 is approximately 20.72 acres

Tract 7 is approximately 11.46 acres

(b) Uses Generally: In the development of and use of Tracts 5,6 and 7, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) Permitted Uses: Same as Tract 4 except multi family instead of single family.

6. (b) (Cont.)

(2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.

(3) **Limitation of Uses**: Any use not expressly permitted herein is prohibited:

A. **Area and Building Regulations**:

(i) **Minimum Lot Size**: Lots shall have a minimum lot size of 7,200 square feet.

(ii) **Lot Width**: The width of each lot shall not be less than sixty (60) feet at the front street building line.

(iii) **Depth of Lot**: The depth of each lot shall not be less than one hundred twenty (120) feet except that a corner lot, having a minimum width of not less than eighty (80) feet may have an average of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

(iv) **Minimum Open Space**: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs and other suitable landscape materials.

(v) **Maximum Dwelling Units per Acre**: The maximum dwelling units per acre shall not exceed:

Tract 5	16 units to the acre
Tract 6	18 units to the acre
Tract 7	20 units to the acre

(vi) **Minimum Floor Areas**: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom	500 square feet
Two Bedroom	750 square feet
Three Bedroom	850 square feet

(vii) **Depth of Front Yard, Feet**: There shall be a front yard having a depth of not less than twenty-five (25) feet.

6. (b) (3) (Cont.)

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard or each side shall be fifteen (15) feet.

(x) Height: No building shall exceed forty-five (45) feet or three (3) stories in height.

B. Parking Regulations: Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b of Ordinance #85-116 of the city of Roanoke, Texas, provided however, that required front yard may be used for parking and maneuvering area.

C. Screening Device Requirements: When property zoned multi-family abuts property zoned single family and such property zoned multi-family is to be used for three (3) or more apartment dwellings in one building, the owner of the building in the multi-family zone shall erect and be responsible for the maintenance of a screening device between the multi-family zoned property and single family zoned property. A barrier shall be of stone, brick, pierced brick or block, or other permanent materials of equal character, density and design, at least six (6) feet in height, and shall conform to the applicable provision of Section 9e.

D. Accessory Buildings and Uses: In multi-family districts, accessory buildings and uses customarily incident to any of the above uses are permitted when not involving the conduct of business other than incidental to the residential use of such lot, including private and storage garages; provided, however, that such accessory building or use shall not be located less than sixty (60) feet from the front lot line nor less than five (5) feet from either side line; provided said accessory building shall not occupy in excess of fifty percent (50%) of the minimum required rear yard in the case of a one-story building or forty percent (40%) in the case of a two-story building. Said accessory building shall not be used for commercial purposes (the term "commercial purposes" shall include part time business).

6. (b) (3) (Cont.)

E. Special Requirements for Apartment Projects:

- (i) Off-street Parking and Loading: Off-street parking and loading shall be mandatory for all apartment projects developed under these provisions and shall satisfy the provisions of paragraph b. Of this section of this code, except as noted hereafter. Locations of parking and loading spaces shall be included on the site plan, and only those locations shall be used for parking or loading. No off-street parking area shall be located in any minimum required exterior yard. No parking space shall be located more than two hundred (200) feet pedestrian travel distance from the entrance to the dwelling unit which it is intended to serve. In addition to the number of off-street parking spaces required, there shall be furnished an additional number of guest parking spaces equal in number to ten percent (10%) of the required spaces.

Such guest parking spaces shall be located conveniently in terms of access from public streets, shall be permanently marked by signs, painted designations, or other durable devices.

- (ii) Refuse Facilities: Every dwelling unit shall be located within two hundred fifty (250) feet of a refuse facility, measured along the designed pedestrian and vehicular travel ways. Each refuse facility shall be screened from viewing by persons standing at ground level on the site or on immediately adjoining property, by a fence or wall not less than six (6) feet in height or by enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pick-up by refuse collection agencies.
- (iii) Recreation Space: Open space for recreation activities shall be provided on the site at the rate of not less than two hundred (200) square feet for each required off-street parking space, and shall have an area of not less than five percent (5%) of the total area of the site.

6. (b) (3) E. (Cont.)

- (iv) Emergency Access Easement: Where a building is located more than one hundred (100) feet from a dedicated public street there shall be provided an emergency access easement situated not further than thirty (30) feet from such building. Each emergency access easement shall allow for the rapid and safe movement of vehicles used for purposes of providing emergency health or public safety services. Each such easement shall have a clear unobstructed width of twenty-four (24) feet, shall connect at each end to a dedicated public street, or shall have a turn-around of eight (80) feet in diameter; corners of emergency access easements and their intersections with public streets shall have a sufficient turning area to permit the free movement of emergency vehicles.

Emergency access easements shall be marked by permanent signs, as required for designation of visitor parking spaces, and such signs shall have dimensions of not less than two (2) square feet nor greater than four (4) square feet in face area. Emergency access easement shall be clearly posted to prohibit parking or standing of vehicles except for emergency purposes.

- (v) Lighting: Lighting within the apartment project shall be provided along all driveways and emergency access easements, and at parking areas, other than parking garages enclosed by doors. The height and spacing of light fixtures shall be such as to produce an average illumination level of not less than 0.2 foot-candles on all such driveways, access easements and parking areas.

F. Building Materials:

- (i) Masonry Requirements - the surface of all main and accessory buildings shall have not less than sixty percent (60%) coverage of masonry.

7. **Tract 8 (Light Industrial):** The following standards shall apply to Tract 8:

- (a) **Size of Tract:** Tract 8 shall contain approximately 15.67 acres.
- (b) **Uses Generally:** In the development of Tract 8, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses:**

Office/Warehouse	Building Materials Sales
Showroom/Warehouse	Florist/Garden Shop/Nursery
Mini Warehouse	Cabinet/Upholstery/Woodworking
Wholesale Offices	Newspaper or Job Printing
Day Care Center	Auto Part Sales (new)
	Plumbing/Electrical/Air Conditioning Shop (no outside storage)

All uses permitted in Tract 1.

- (2) **Accessory Buildings and Uses:** Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory uses shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.
- (3) **Limitation of Uses:** Any use not expressly permitted herein or allowed by permit is prohibited:

(a) **Area and Business Regulations:**

- (i) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 8.
- (ii) **Minimum Open Space:** All areas (but in any event at least 20% of the total area of Tract 8) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 8.

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7. (b) (3) (a) (Cont.)

(iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.

(v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.

(vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 8.

(vii) Size of Lot: As necessary to meet requirements.

(viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

(i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

7. (b) (3) (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at one hundred percent (100%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.

8. **Tract 9 (Commercial Uses)**: The following standards shall apply to Tract 9:

- (a) **Size of Tract**: Tract 9 shall contain approximately 4.38 acres.
- (b) **Uses Generally**: In the development and use of Tract 9, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
 - (4) **Limitation of Uses**: (Same as Tract 1)

9. **Tract 10 (Light Industrial)**: The following standards shall apply to Tract 10:

- (a) **Size of Tract**: Tract 10 shall contain approximately 5.67 acres.
- (b) **Uses Generally**: In the development and use of Tract 10, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
 - (4) **Limitation of Uses**: (Same as Tract 1)

10. **Tract 11 (Park Uses)**: The following standards shall apply to Tract 11:

- (a) **Size of Tract**: Tract 11 shall contain approximately 19.43 acres.
- (b) **Uses Generally**: Tract 11 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

DEVELOPMENT STANDARDS

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10. (b)

Tract 11 is divided into two parcels, one tract having 10.68 acres and one tract containing 8.75 acres.

The 10.68 acre tract is designed to be an "Community Corridor Park." This heavily wooded tract is Roanoke's "front door" from the North and sets a soft, natural park "greeting".

The 8.75 acre tract is designed to provide park buffers between lower and higher density residential uses and allow hike and bike trails to be people carriers throughout the development.

11. **Tract 12 (Park Uses):** The following standards shall apply to Tract 12:

- (a) **Size of Tract:** Tract 12 shall contain approximately 7.27 acres.
- (b) **Uses Generally:** Tract 12 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 12 because of its accessibility is designed to be the first phase of a high activity park (soccer, softball, etc.). Development of adjacent properties, should be planned to "add" additional park dedications adjacent to Tract 12.

12. **Tract 13 (Light Industrial):** The following standards shall apply to Tract 13:

- (a) **Size of Tract:** Tract 13 shall contain approximately 6.17 acres.
- (b) **Uses Generally:** In the development and use of Tract 13, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses:** All uses permitted in Tract 1 and 2.
 - (2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)
 - (3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)
 - (4) **Limitation of Uses:** (Same as Tract 1 and 2)

13. **Tract 14 (Commercial Uses)**: The following standards shall apply to Tract 14.

- (a) **Size of Tract**: Tract 14 shall contain approximately 21.04 acres.
- (b) **Uses Generally**: In the development and use of Tract 14, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1 and 2.
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1 and 2)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1 and 2)
 - (4) **Limitation of Uses**: (Same as Tract 1 and 2)

14. **Tract 15 (Single Family Residential)**: The following standards shall apply to Tract 15:

- (a) **Size of Tract**: Tract 15 shall contain approximately 29.70 acres.
- (b) **Uses Generally**: In the development and use of Tract 15, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:
 - (1) **Permitted Uses**:
 - Single Family Dwellings
 - Private or Public Roadways Constructed to City Standards
 - Private Common Areas Owned by a Homeowner's Association
 - Utility Distribution Lines and Facilities
 - Temporary Buildings Incidental to Construction Work and Sales in the Development of the Tract
 - Schools (Public Elementary or High School)
 - Parks
 - Churches
 - (2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

14. (b) (2) (Cont.)

- A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.
- B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

A. **Area and Building Regulations:**

- (i) **Minimum Lot Size:** Lots shall have a minimum lot size of 6,000 square feet.
- (ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.
- (iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred (100) feet, measured at the midpoint of the front of the lot.

14. (b) 3. A. (Cont.)

(iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.

(v) Maximum Building Coverage: The combined area of all main and accessory buildings shall forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

(vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

14. (b) (3) (Cont.)

C. Building Materials; Construction Regulations

- (i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.
- (ii) No above ground pools may be installed on any lot.
- (iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).

15. Tract 16 (Park Uses): The following standards shall apply to Tract 16:

- (a) Size of Tract Tract 16 shall contain approximately 5.62 acres.
- (b) Uses Generally: Tract 16 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 16 is designed to be a neighborhood play area to service not only Tract 16 but all surrounding properties.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Specific Use Permit - Drone Charging Station

MEETING DATE: August 25, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and make a decision on a rezoning application by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, of a 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Planned Development Ord. 1996-117 (PD 1996-117) to Planned Development Ord No 1996-117 - Specific Use Permit (PD-SUP), to allow drone charging station use. **(SUP-2026-06)**

INFORMATION:

The applicant is requesting approval of a Specific Use Permit request to allow a drone charging station as a primary use on property located at 1209 N. US 377.

Request Details

The applicant is proposing a drone charging station as a primary use. While the request encompasses the entire 0.486 acre platted tract of land, the applicant anticipates utilizing approximately 0.2688 acres of land for the proposed use. The unmanned aircraft or drones would be used for drone delivery of food orders and other deliveries. When an order is received, staff is of the understanding that the drone would leave the charging station, go to the restaurant or location where the product was ordered, pick up the order from a drop-box, fly to the delivery address, and then deliver the order before returning to the charging dock. It is the understanding of staff that there would be no persons attending the drones except for occasional maintenance personnel.

Concept Plan Information

The applicant provided a concept plan which indicates the following:



AGENDA ITEM

Proposed Number of Charging Docks:	4 dock towers, each with the capability to support 12 drones, for a maximum total of 48 drones.
Proposed Front Yard Setback:	The drone charging dock nearest the front property line has an approximate setback of 93 feet from the front property line.
Proposed Rear Yard Setback:	The drone charging dock nearest the rear property line has an approximate setback of 50 feet from the rear property line.
Proposed Height:	The concept plan does not indicate the proposed height, the applicant indicates the height of the structures to be approximately 26.5 feet tall. The maximum height allowed for structures or buildings in this tract is 35 feet.
Distance from the nearest Residential Use:	The text amendment provides a minimum distance from a residential use of 100 feet to be required for any drone charging use. This particular site would be approximately 336 feet from the nearest residential property, which is located to the northwest.
Provided Screening:	The concept plan indicates an 8 foot perimeter fence constructed of black wrought iron.
Parking Provided:	The text amendment requires 1 parking space for drone charging stations that are a primary use. The concept plan indicates that one parking space is provided.
FAA Considerations:	Drones operated by Zipline are regulated under FAA regulations. They obtained FAA approval for operation in 2023, and fly at a height that does not exceed 300 feet.
Proposed Hours of Operation:	The SUP application indicates that the site would operate 24 hours a day, 7 days a week. There is no customer facing activity, minimal light and noise impacts, and any routine maintenance would be performed during normal business hours.

Staff Analysis



AGENDA ITEM

This is a newer use that is becoming common in other municipalities around North Texas. Traditionally, these are installed as an accessory use. The text amendment proposal would allow charging docks to be installed with an SUP as either a primary or accessory use, with different standards depending on if the proposed application is for a primary or accessory use. Staff recommends approval of the request for several reasons:

1. The request is for drone charging dock structures, not the operation of the drones themselves. If a charging dock were located in a neighboring municipality, the drones could still operate and deliver in the City of Roanoke, per FAA regulations.
2. The proposed site was replatted in 2025 and has been vacant since 2022. The configuration of the property could make other development which would require parking and other development standards difficult to meet based on current ordinance.
3. There is minimal to no impact for residential zoning districts, the adjacent uses are all commercial uses in nature.
4. Any expansion of use or changes to the proposed use or concept plan would require a new SUP.

Planning & Zoning Commission Action:

On Monday, August 17, 2026, the Planning & Zoning Commission conducted a public hearing to consider the request. A motion was made and seconded to recommend approval of the SUP permit with the condition that the hours of operation are limited to 6:00 am to Midnight, except for deliveries of items deemed critical by City Council such as medications. The motion passed by a 4 to 3 vote.

STAFF RECOMMENDATION:

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2026-06 Application Packet_Redacted
2. Ordinance No. 2026-145 SUP Drone Charging Use 0.486 acre tract (1)



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Zipline International Inc.	Address, City, State, Zip 333 Corey Way, South San Francisco CA 94080	Phone Number and email [REDACTED]
Type of permit requested Specific Use Permit for a Drone Charging Location	Name of Business Zipline International Inc.	Email and Website-if applicable [REDACTED]
Property Owner(s) C&C Roanoke, LLC	Address, City, State, Zip 8350 N. Central Expressway, Suite 1313, Dallas, TX 75206	Phone Number and email
Legal Description – Lot/Block/Subdivision Lot 1BR-2C, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, according to amended plat Document No. 2025-73.	Property Address 1207 N. US Highway 377, Roanoke, Texas	Present Zoning PD-96-117, as amended

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: See attached SUP justification demonstrating the proposed Drone Charging Location complies with all applicable zoning and development standards and is compatible with the surrounding area.

Authorization:

I/ We C&C Roanoke, LLC owner(s) of the above described property do here by authorize
Zipline International Inc. to act on my/our behalf in making and representing this Specific Use permit application.

Charles Dubose

Owner(s) Signature

8/3/26

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.

Raul Dominguez

Applicants Signature

8/3/2026

Date

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

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting	CC Meeting	File for Record
			SUP- _____ - _____

07/20/2023

Justification for Request for Special Use Permit**Applicant:** Zipline International Inc.**Property Address:** 1207 N. US Highway 377, Roanoke, Texas**Overview**

Zipline International Inc. ("Zipline") respectfully requests a Specific Use Permit ("SUP") to operate an autonomous drone charging site (the "Site") at 1207 N. US Highway 377, Roanoke, Texas. The Site will consist of four (4) 12-dock charging towers situated on a secured, paved pad within a fenced enclosure. This installation supports Zipline's drone delivery network, enabling efficient, low-impact logistics operations that serve the broader Roanoke community. As detailed below, the proposed use satisfies each of the applicable standards set forth in Sec. 12.644 of the Roanoke Zoning Ordinance.

Standards**1. Consistency with the Comprehensive Plan (Sec. 12.644(a)(1))**

The proposed Site is consistent with the goals, objectives, and policies of Roanoke's adopted Comprehensive Plan. The site is located along the N. US Highway 377 corridor, a commercially active arterial roadway, where infrastructure investment, economic development, and innovative commercial uses are encouraged. Zipline's charging site supports Roanoke's growth as a forward-looking community by introducing next-generation logistics technology that creates jobs, attracts investment, and provides residents with expanded access to goods and services via drone delivery. The use is consistent with the City's vision for commercial corridor development and technology-driven economic activity.

2. Consistency with the Applicable Zoning District (Sec. 12.644(a)(2))

The property is situated in a commercial/light industrial corridor along US Highway 377, consistent with surrounding land uses including warehousing, automotive services, and commercial retail. The proposed Site - an unmanned operation with no retail component, minimal staffing, and low traffic generation - is compatible with and appropriate to the general character and intent of the applicable zoning district.

3. Compliance with Supplemental Standards (Sec. 12.644(a)(3))

The proposed Drone Charging Location meets all supplemental standards specifically applicable to the use as set forth in the Drone Charging Location Regulations adopted pursuant to amended Subsection 12(b)(4) of the Development Standards for The Homestead (PD-96-117), as follows:

- **Definition / Use Classification.** The proposed Site constitutes a "Drone Charging Location" as defined in the amended PD standards - specifically, a site that supports unmanned aircraft ("UA") takeoff, landing, docking, and charging, including all related land areas, devices, equipment, and structures. The Site is proposed as a primary use and is permitted as such under amended Subsection 12(b)(1).
 - **Location.** The proposed Drone Charging Location is an at-grade installation, consistent with the standard expressly permitting Drone Charging Locations at grade.
 - **Distance from Residential Areas.** The Site is situated along the N. US Highway 377 commercial corridor and maintains a minimum distance of 100 feet from residential, in full compliance with the applicable separation requirement.
 - **Site Design & Screening.** Because the Site is an at-grade installation, screening is required. As depicted in the conceptual site plan, the Site is enclosed by an 8'-0" tall black ornamental metal fence, which exceeds the minimum 6-foot fence height required by the supplemental standards. This perimeter fence provides both operational security and effective visual screening from adjacent properties and the public right-of-way.
 - **Minimum Parking Requirement.** The Drone Charging Location is proposed as a primary use. The conceptual site plan provides not less than one (1) on-site parking space as required for a primary use under the applicable standard.
4. **Compatibility with Adjacent Development and Mitigation of Adverse Impacts (Sec. 12.644(a)(4))**

The Site has been carefully designed to minimize any adverse impacts on neighboring properties. The following factors are specifically addressed:

A. Ingress, Egress, and Access

The conceptual site plan provides one (1) single 16'-0" sliding access gate and two (2) single 16'-0" full-swing access gates for vehicular entry and maintenance access. Access points are clearly defined and designed to keep the site clear for operational and emergency maintenance purposes.

B. Off-Street Parking and Loading

The Site is an automated charging site that does not require on-site personnel. No public-facing parking or loading activity is anticipated. Maintenance personnel, when needed, will access the site through the designated access gates, and adequate space within the fenced enclosure accommodates service vehicles as needed without impacting public rights-of-way.

C. Refuse and Service Areas

The Site does not generate significant refuse or waste streams. Any incidental waste from maintenance activities will be managed in compliance with applicable City standards.

D. Utilities

The Site will require electrical service connections to power the chargers as well as fiber optic internet connectivity. Zipline will coordinate with applicable utility and telecommunications providers and the City to ensure all utility connections, including power and data infrastructure, are made in a compatible and code-compliant manner with minimal disruption to adjacent properties or public rights-of-way.

E. Screening and Buffering

The conceptual site plan includes an 8'-0" tall black ornamental metal fence enclosing the entire charging pad area. This perimeter fence provides a visually cohesive, security-oriented screening element that limits views into the operational area while harmonizing with the commercial and light-industrial aesthetic of the surrounding corridor.

F. Signage and Exterior Lighting

Signage will be limited to operational identification and safety notices as required. Any exterior lighting will be downward-directed and shielded to prevent glare onto adjacent properties or the public roadway, consistent with the commercial character of the US 377 corridor.

G. Yards and Open Space

The installation is concentrated within a defined, fenced footprint that preserves adequate setbacks and open space consistent with applicable zoning requirements, as depicted in the conceptual site plan.

H. Height and Bulk of Structures

The four (4) 12-dock charging towers are the primary vertical structures on the site. While multi-tiered in design, the towers are slender, open structures that do not present significant bulk or mass. The 8'-0" perimeter fence is consistent in height with screening elements found throughout comparable commercial corridors.

I. Hours of Operation

The Site will operate continuously (24 hours/day, 7 days/week). There is no customer-facing activity. Noise and light impacts are minimal given the automated nature of the operation. Routine maintenance will generally be performed during normal business hours.

J. Exterior Construction Materials and Building Design

The charging towers and perimeter fencing are constructed of durable, commercial-grade materials consistent with a commercial setting. The black ornamental metal fencing provides an attractive, finished appearance appropriate to a highway-fronting commercial site.

K. Traffic and Roadway Impacts

Because the Site is automated and unstaffed, it generates negligible vehicle traffic. Occasional maintenance visits by Zipline personnel is the only traffic generated. No roadway adjustments, traffic control devices, or access restrictions are necessary.

5. No Detriment to Public Health, Safety, Convenience, or Welfare (Sec. 12.644(a)(5))

The proposed Site poses no detriment to public health, safety, convenience, or welfare, nor does it cause damage or prejudice to surrounding properties. Zipline's drone operations are governed by Federal Aviation Administration ("FAA") regulations and all applicable federal, state, and local safety requirements. The secured, fenced enclosure prevents unauthorized access. The automated nature of the operation eliminates typical nuisances associated with commercial uses. To the contrary, the Site benefits the public by enabling faster, more reliable delivery of goods directly to residents and businesses in the Roanoke area.

Conclusion

The proposed drone charging site at 1207 N. US Highway 377 is an innovative, low-impact use that is consistent with Roanoke's Comprehensive Plan, compatible with the surrounding commercial corridor, and designed to meet all applicable standards. Zipline respectfully requests approval of this Special Use Permit and looks forward to working collaboratively with the Planning and Zoning Commission, City Council, and City staff.

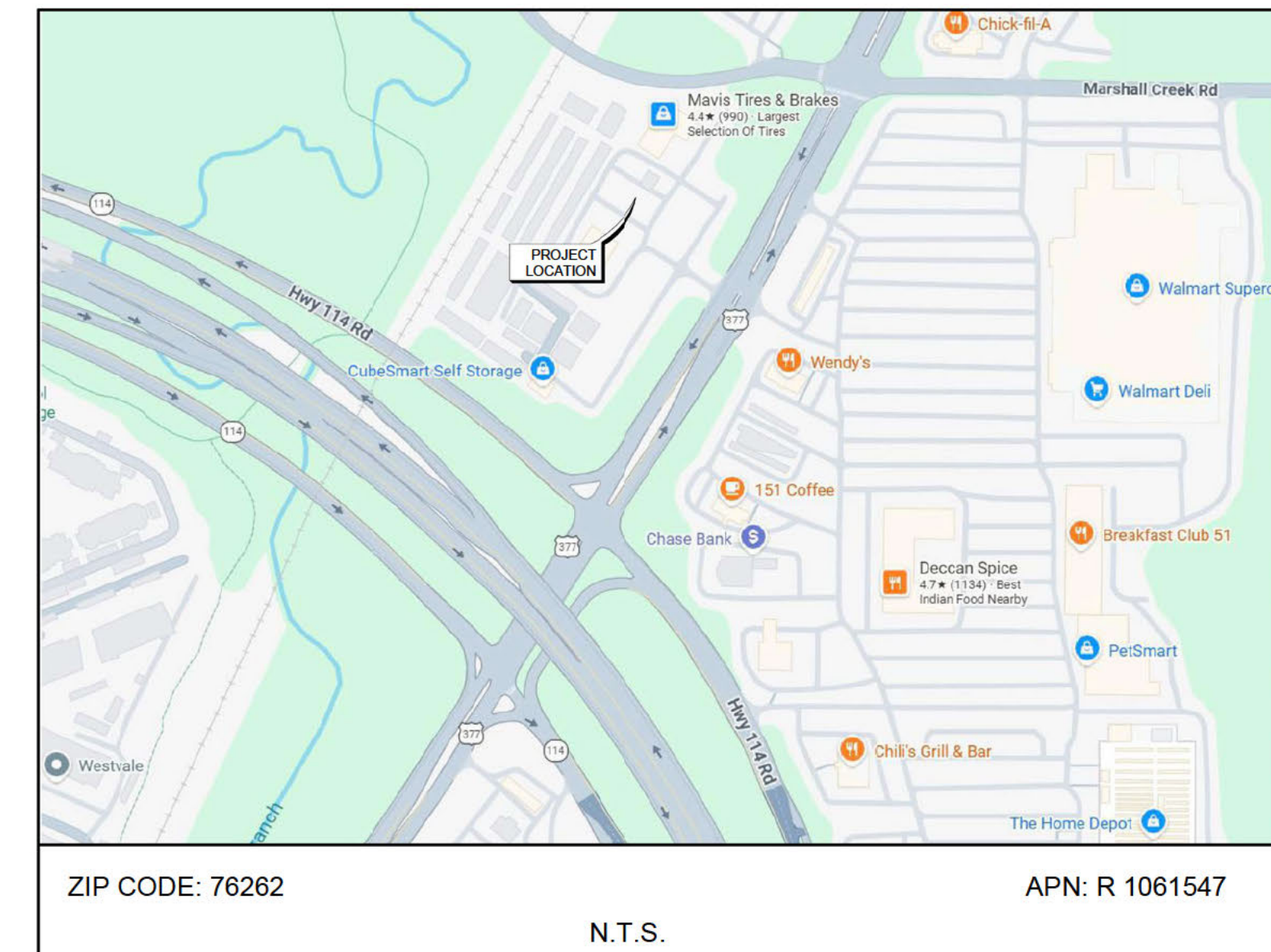


SITE DATA SUMMARY TABLE	
EXISTING ZONING	R
EXISTING USE	Residential
PARKING REQUIRED	5
TOTAL PARKING REQUIRED	5
TOTAL EXISTING PARKING	5
EXISTING PARKING REMOVED	0
REMAINING PARKING	5

VICINITY MAP

CAUTION: OVERHEAD ELECTRIC
 CONTRACTOR SHALL EXERCISE CAUTION DURING
 EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES
 ON SITE AND STAY AWAY FROM ALL OVERHEAD
 POWER. CONTRACTOR SHALL COMPLY WITH ALL
 LOCAL, STATE AND FEDERAL REQUIREMENTS
 DEALING WITH CLEARANCES AND CONSTRUCTION
 ACTIVITIES.

THIS SITE PLAN WAS PREPARED UTILIZING PRELIMINARY INFORMATION OBTAINED FROM THE CLIENT, COUNTY TAX RECORDS, AND AERIAL PHOTOGRAPHY. IT DOES NOT TAKE INTO CONSIDERATION THE REQUIREMENTS AND/OR RESTRICTIONS FROM ANY OF THE GOVERNING AGENCIES, SUCH AS THE CITY, COUNTY, OR HIGHWAY DEPARTMENT. A MORE THOROUGH INVESTIGATION OF THE SITE SHOULD OCCUR PRIOR TO ANY REAL ESTATE TRANSACTIONS.

OWNER

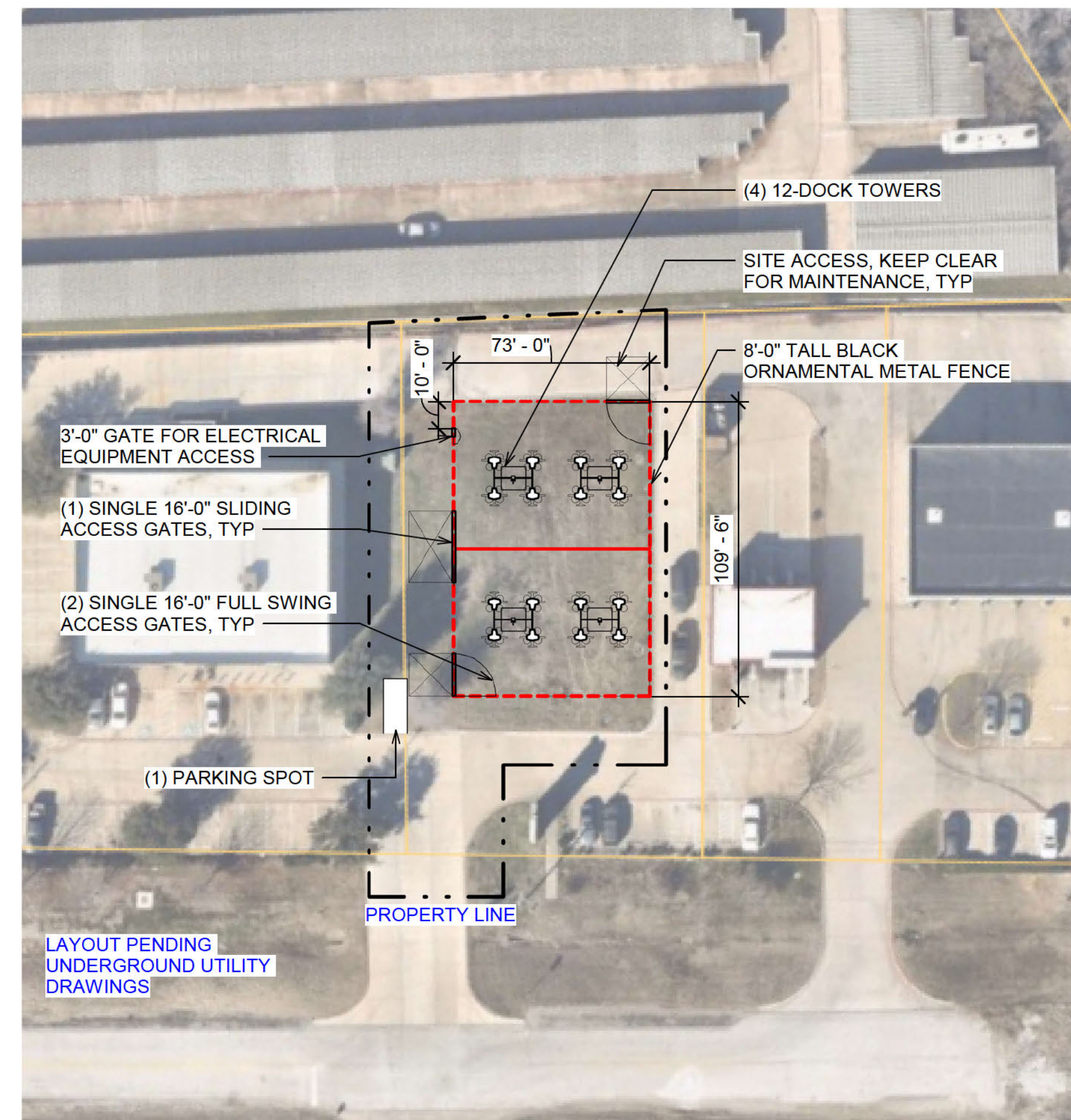
C&C Roanoke, LLC
8350 N. Central Expy., Suite 1313
Dallas, TX 75206

APPLICANT

Zipline International Inc
Raul Dominguez
333 Corey Way,
South San Francisco CA 94080



① 1207 N. US Hwy. 377, Roanoke - SITE
1" = 100'-0"



② ENLARGED PLAN
1" = 40'-0"

[illegible]

1207 N Hwy 377
Roanoke, TX

Project number	
Date	
Drawn by	
Checked by	
Scale	As indicated

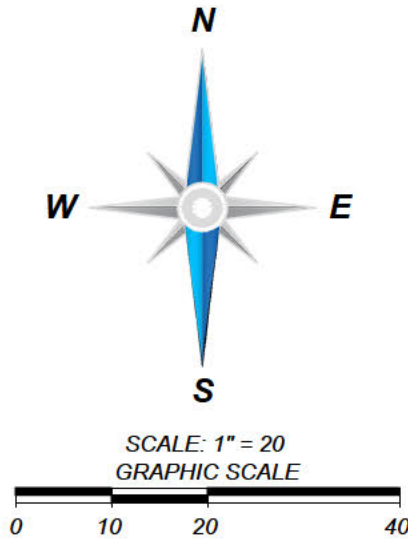
SITE INFORMATION

NF: C&C ROANOKE LLC
1207 N US HIGHWAY 377, ROANOKE, TEXAS 76262
APN: R 1061547

LIMITED TOPOGRAPHIC SURVEY

1207 N US HIGHWAY 377

ROANOKE, DENTON COUNTY, TEXAS 76262



FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0515G, WHICH BEARS AN EFFECTIVE DATE OF 4/19/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83-2011.
LATITUDE = 33°00'53.0021"
LONGITUDE = -97°13'15.8686"
CONVERGENCE ANGLE = 00°41'51.0674"

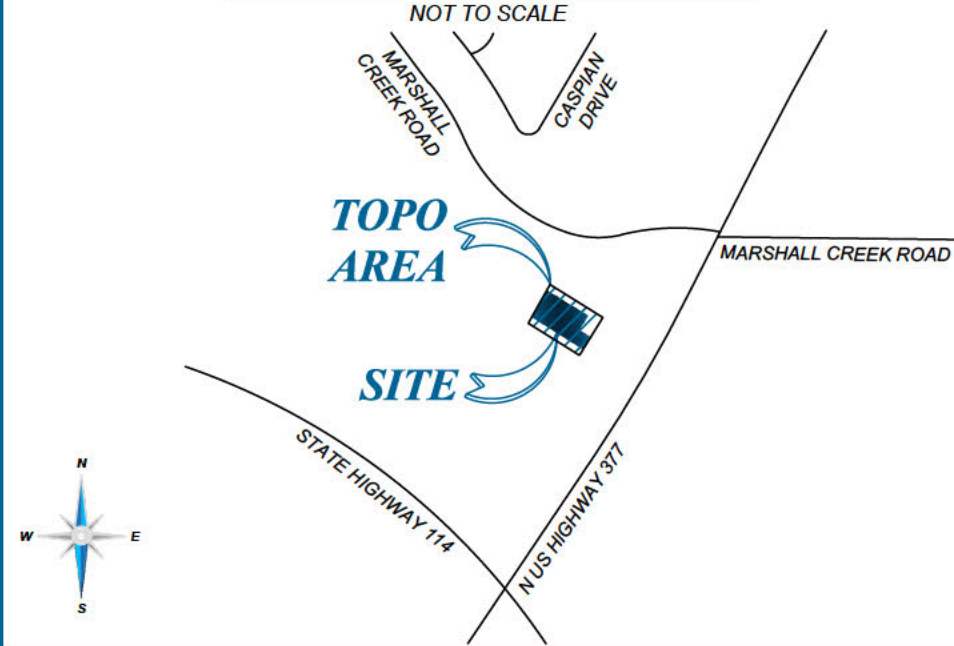
UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW AND ASSOCIATES ON 07/01/2026 AND TEXAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 266414688

COMPANY:
ATMOS MDTX
SPECTRUM
CITY OF FORT WORTH WATER DEPARTMENT
ONCOR ELECTRIC DISTRIBUTION
LUMEN
MCI
TRI-COUNTY ELECTRIC COOPERATIVE INC
AT&T

CONTACT:
888-286-6700
817-324-8450
817-392-1234
888-313-8862
817-453-8533
866-682-0624
817-444-3201
800-321-2000

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS JULY 03, 2026.
- THE DISTANCES SHOWN HEREON UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DENTON COUNTY CENTRAL APPRAISAL DISTRICT.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 07/02/2026.
- THIS IS NOT A BOUNDARY SURVEY. THE INFORMATION SHOWN HEREON IS AN EXHIBIT FOR TOPOGRAPHIC PURPOSES ONLY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS, VERTICAL DATUM BASED UPON A TEMPORARY BENCHMARK SET TO AN ASSUMED ELEVATION OF 100 IN US SURVEY FEET.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- TELEPHONE PEDESTAL
- SIGN
- BOLLARD
- TREE
- NF NOW OR FORMERLY
- RW RIGHT-OF-WAY
- TB TOP OF BANK
- TC TOP OF CONCRETE
- BOC BACK OF CURB
- NG NATURAL GROUND
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND CABLE TV LINE

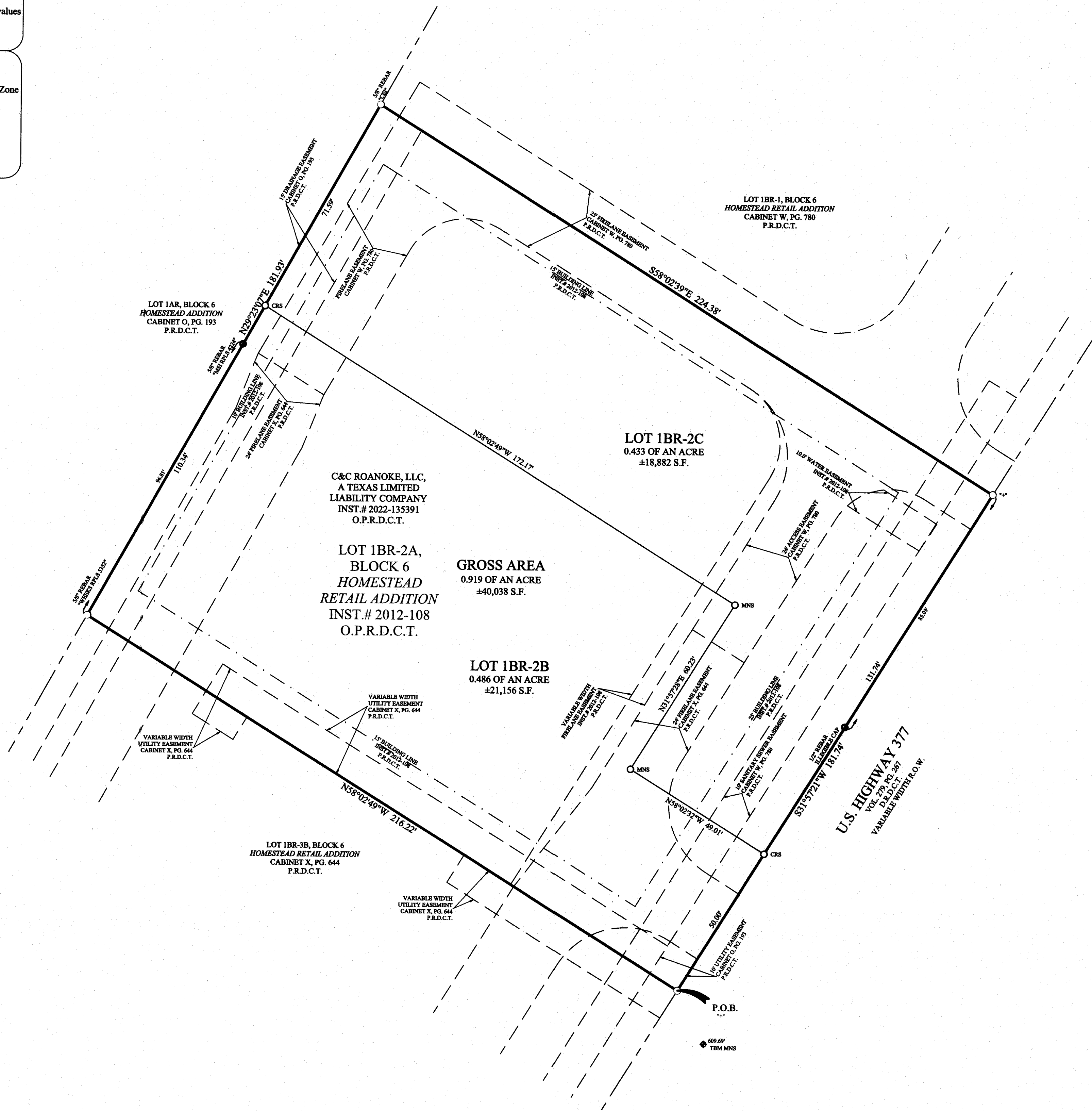
BLEW
Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY
07/13/26	NETWORK COMMENTS	WA
SURVEYOR JOB NUMBER:		SURVEY DRAWN BY:
26-7126		WA - 07/07/2026
SURVEY REVIEWED BY:		SHEET:
AJ		1 OF 1
SURVEY PREPARED FOR:		
ZIPLINE INTERNATIONAL INC.		

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4812C0515G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "Langan" set
MNS ○ Mag nail & washer stamped "Langan" set
TBM ○ Site benchmark (see vicinity map for general location)
"+" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS, '83, NCZ
Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TxCS, '83, NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
P.R.D.C.T. Plat Records of Denton County, Texas
O.P.R.D.C.T. Official Public Records of Denton County, Texas
D.R.D.C.T. Deed Records of Denton County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line



LANGAN
Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBP/ELS Firm #10194888
T: 817.328.3200 www.langan.com

OWNER
C&C Roanoke, LLC, a Texas
Limited Liability Company
8350 N Central Expressway
Suite 1313
Dallas, TX 75206
Phone: 214-561-6522
SURVEYOR
Langan Engineering and
Environmental Services
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
Phone: 817-328-3200

OWNER'S CERTIFICATE

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; and the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "+" cut in concrete found at the south corner of the said Lot 1BR-2A;

THENCE with the perimeter and to the corners of 1BR-2A, the following calls:

- NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
- NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "MSI RPLS 4224", continue said course for a total distance of 181.93 feet to a found 5/8 inch capped rebar stamped "CEI";
- SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "+" cut in concrete;
- SOUTH 31°57'21" WEST, passing at a distance of 85.03 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the **POINT OF BEGINNING** and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15th day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: *Chris DuBose*

Name: *Chris DuBose*

Title: *Mgr*

STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Chris DuBose* for C&C Roanoke, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein stated and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15th day of January, 2025.

Lisa Butler

Notary Public in and for the State of Texas

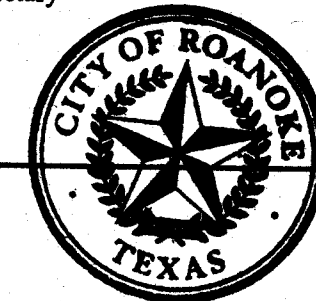
LISA BUTLER
Notary ID #222194
My Commission Expires
January 11, 2029

APPROVAL OF THE CITY OF ROANOKE, TEXAS

This minor or amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: *Cody Petree* 01-27-2025
Cody Petree, City Manager Date

ATTEST: *April S. Hill* 01-27-2025
April S. Hill, City Secretary Date



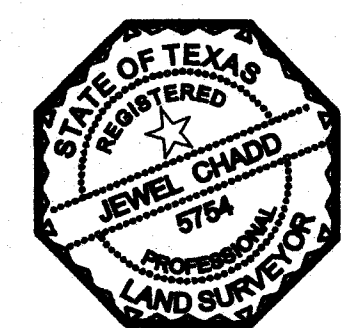
GENERAL NOTES:

- The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- The purpose of this Amended Plat is to reconfigure lot lines.
- Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website. (<https://roanoketexas.com/>)
- The fieldwork was completed on November 11, 2024.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas



Jewel Chadd
Registered Professional
Land Surveyor No. 5754

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Jewel Chadd*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 14th day of January, 2025.

Tricia Platt

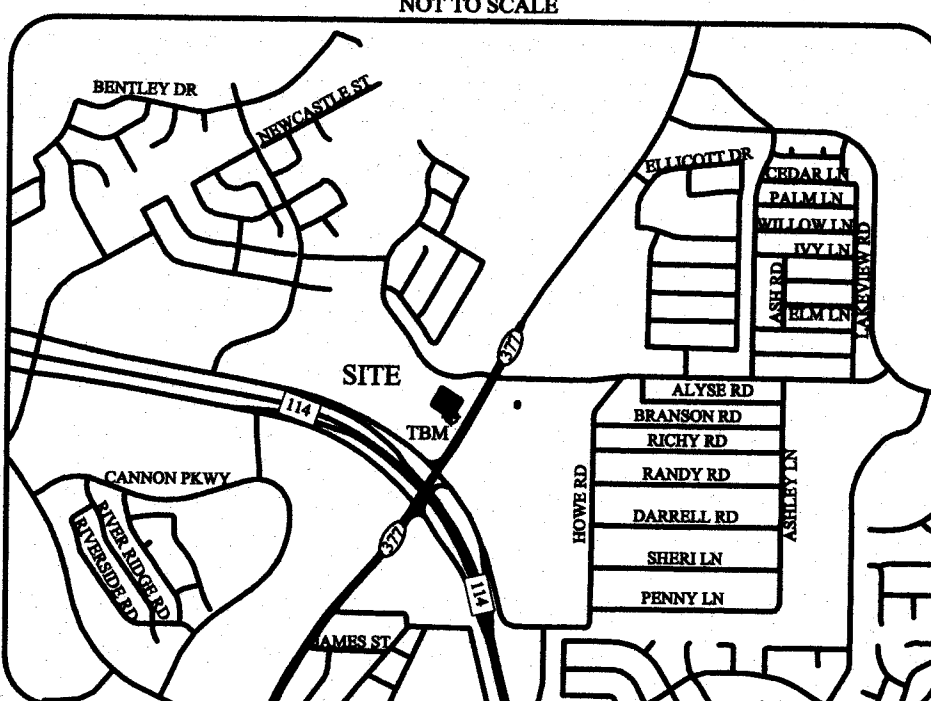
Notary Public in and for the State of Texas

TRICIA PLATT
Notary ID #126789867
My Commission Expires
December 18, 2025

Filed for Record
in the Official Records Of:
Denton County
On: 2/25/2025 2:57:41 PM
in the PLAT Records
VICINITY MAP AMENDED PLAT L
Doc Number: 2025-1-73
Number of Pages: 1
Amount: \$0.00
Order#: 20250225000608
By: DB

VICINITY MAP

NOT TO SCALE



AMENDED PLAT LOTS 1BR-2B & 1BR-2C, BLOCK 6 HOMESTEAD RETAIL ADDITION

BEING A 0.919 OF AN ACRE REPLAT OF
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P. R.D.C.T.
BEING OUT OF THE
J. D. HUNTER SURVEY, ABSTRACT NO. 606
DENTON COUNTY, TEXAS

ORDINANCE NO. 2026-145

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 PLANNED DEVELOPMENT DISTRICT (PD # 96-117) TO PLANNED DEVELOPMENT DISTRICT SPECIFIC USE PERMIT (PD # 96-117-SUP) TO ALLOW A DRONE CHARGING STATION USE FOR AN APPROXIMATELY 0.486-ACRE TRACT OF LAND CONSISTING OF LOT 1BR-2B, BLOCK 6 OF THE HOMESTEAD RETAIL 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 SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

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 0.486-acre tract or tracts of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, 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 Planned Development District (PD # 96-117) to Planned Development District Specific Use Permit (PD # 96-117-SUP) to allow a drone charging station use as a primary 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 for the approximately 0.486-acre tract or tracts of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, 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, and presently zoned Planned Development District (PD # 96-117) is changed to Planned Development District Specific Use Permit (PD # 96-117-SUP) to allow a drone charging station use as a primary 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 August 25, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

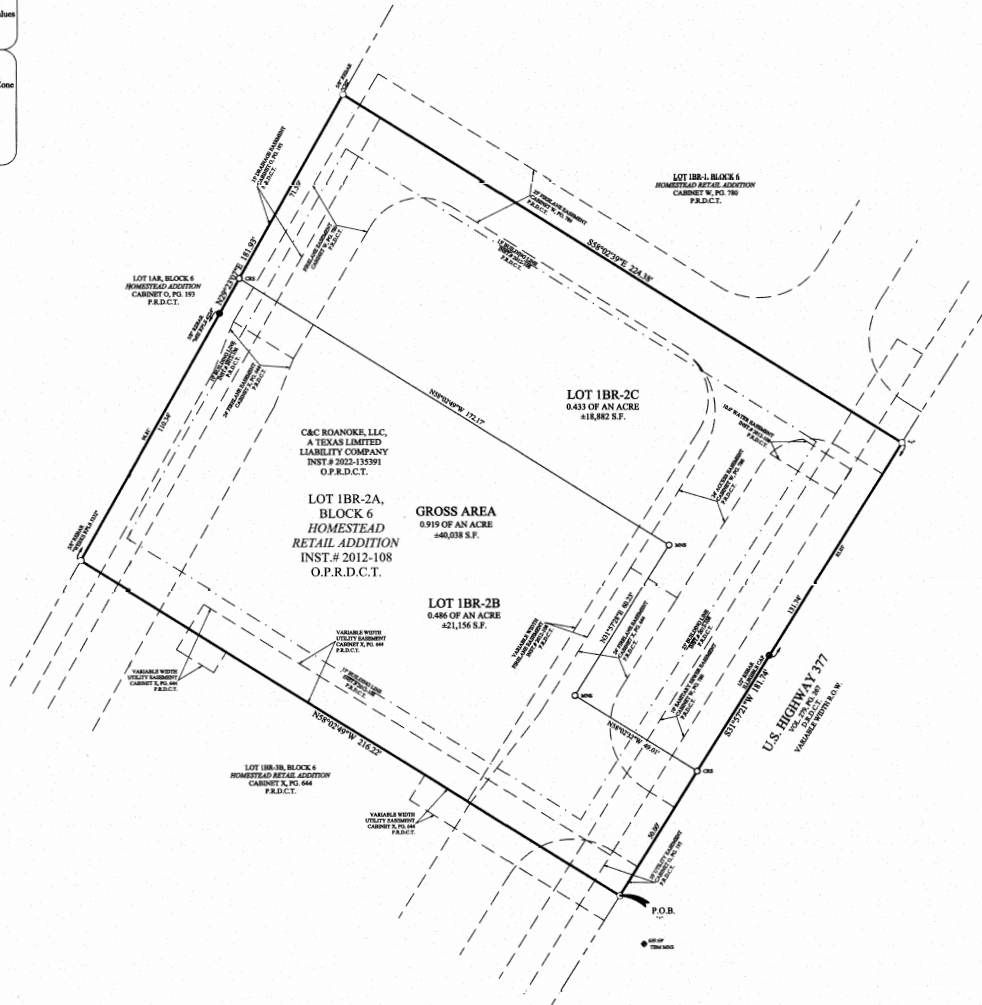
Jeff Moore, City Attorney

EXHIBIT A

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(3) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C05150, dated 2011/04/18, via aerial map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS = 1/2" rebar stamped "Langan" set
MNS = 1/2" rebar stamped "Langan" set
TBM = 1/2" rebar stamped "Langan" set
1/2" = 1/2" set in concrete
Vertex or common point (not a monument)
Coordinate values, if shown, are NAD83 (Grid 18)
Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TxCSS, N3, NCZ
Distances & areas shown are represented in surface values
TYPE I = TxDOT Right of Way tapered concrete monument.
TYPE II = TxDOT Right of Way tapered cap in concrete.
TYPE III = TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.Syrl: United States Survey Feet
TxCSS, N3, NCZ: Texas Coordinate System of 1983, North Central Zone
NAVD83: North American Vertical Datum of 1983
P.R.D.C.T.: Plat Records of Denton County, Texas
D.R.D.C.T.: Deed Records of Denton County, Texas
VOL/PG/INST#: Volume/Page/Instrument Number
P.O.B.C.P.: Point of Beginning/Point of Commencing
ESMT/BL: Easement/Building Line



OWNER'S CERTIFICATE

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at an "x" cut in concrete found at the south corner of the said Lot 1BR-2A;

THENCE with the perimeter and to the corners of 1BR-2A, the following calls:

1. NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
2. NORTH 29°23'07" EAST, passing at a distance of 96.81 feet to a found 5/8 inch capped rebar stamped "WEEKS RPLS 4224", continue said course for a total distance of 181.95 feet to a found 5/8 inch capped rebar stamped "CEI";
3. SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "x" cut in concrete;
4. SOUTH 31°57'21" WEST, passing at a distance of 85.01 feet to a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the POINT OF BEGINNING and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS

COUNTY OF DENTON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15th day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: Chad D. Reese

Name: Chad D. Reese

Title: Manager

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chad D. Reese, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15th day of January, 2025.

Notary Public in and for the State of Texas.

APPROVAL OF THE CITY OF ROANOKE, TEXAS

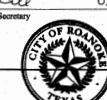
This minor or amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: Cody Petre, City Manager

Date: 01-27-2025

ATTEST: April S. Hill, City Secretary

Date: 01-27-2025



GENERAL NOTES:

1. The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
2. The purpose of this Amended Plat is to reconfigure lot lines.
3. Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website: (<https://roanoketexas.com/>)
4. The fieldwork was completed on November 11, 2024.

This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas.



STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 14th day of January, 2025.

Notary Public in and for the State of Texas.



Filed for Record in the Official Records of: Denton County On: 01/27/2025 2:57:41 PM In the Plat Records VOLUME MAP AMENDED PLAT U Doc Number: 2025-73 Number of Pages: 1 Amount: \$0.00 Order# 20250225000008 By: DB

VICINITY MAP

NOT TO SCALE



AMENDED PLAT LOTS 1BR-2B & 1BR-2C, BLOCK 6 HOMESTEAD RETAIL ADDITION

BEING A 0.919 OF AN ACRE REPLAT OF LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NUMBER 2012-108, P.R.D.C.T. BEING OUT OF THE J.D. HUNTER SURVEY, ABSTRACT NO. 606 DENTON COUNTY, TEXAS

LANGAN

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8330 N Central Expressway
Suite 1113
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Phone: 214-961-4022
REVISION
Langan Engineering and Environmental Services
2990 Olympus Blvd, Suite 105
Dallas, TX 75019
Phone: 817.329.3200



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Keep Roanoke Beautiful Board appointment

MEETING DATE: August 25, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to appoint one member to the Keep Roanoke Beautiful Board for an unexpired term expiring January 2027.

INFORMATION:

The Keep Roanoke Beautiful recently had a member resign. In an effort to maintain quorum and remain in compliance with the Board's bylaws, the City Council is requested to make an appointment to an unexpired term expiring in January 2027.

The bylaws state: "A vacancy in any position of the committee, which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled. A vacancy in the office of President or Vice President which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by election by the committee from the remaining members, for the unexpired portion of the term of that office."

Presently, five citizens have submitted applications for consideration for appointment.

Rick Lewis has submitted an application for consideration for appointment to the Keep Roanoke Beautiful Board.

Burt Mayer has submitted an application for consideration for appointment to the Keep Roanoke Beautiful Board.

Marchelle Merlet has submitted an application for consideration for appointment to the Keep Roanoke Beautiful Board.

Regina Molaschi has submitted an application for consideration for appointment to the Keep Roanoke Beautiful Board.

Lena Stefani has submitted an application for consideration for appointment to the Keep Roanoke Beautiful Board.



AGENDA ITEM

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None