



**CITY OF ROANOKE AGENDA
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP**

**JANUARY 23, 2024
7:30 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

City Council: Mayor Carl E. Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council, Members: Brian Darby, David Thompson, Hogan Page, Bryan Moyers, and David Brundage

Planning & Zoning Commission: Kristie Womack, Jason Kasal, Victor Molaschi, Mark McCullough, Larry Granados, Donald Glacy, and Diana Smith.

A. CALL TO ORDER

B. NEW BUSINESS

1. Overview and discussion in regard to approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, for a zoning change from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses.

C. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, January 18, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.



AGENDA FOR THE JOINT MEETING OF
ROANOKE CITY COUNCIL AND
PLANNING & ZONING COMMISSION

January 23, 2024
Page 2 of 3

April S. Hill, City Secretary

*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 FOR THE JOINT MEETING OF
ROANOKE CITY COUNCIL AND
PLANNING & ZONING COMMISSION**

**January 23, 2024
Page 3 of 3**



AGENDA ITEM

TO: The Mayor, City Council and the Planning and Zoning Board

SUBJECT: Discussion on Ord.# 2023-131, PD-2023-18

MEETING DATE: January 23, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Overview and discussion in regard to approximately 18.504 acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, for a zoning change from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multi-Family, Single-Family Townhouse (Attached), and Single-Family (Detached) Uses.

INFORMATION:

At the November 6th Planning & Zoning meeting, the Board made a recommendation to schedule a joint workshop for discussion with City Council on the proposed Planned Development zoning request. Staff has included all the supporting documents and plans on this item.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. Zoning Exhibit with Legal Description
3. Active Adult & Multi-Family Comparison Table
4. Active Adult Colored Elevation
5. Colored Site Plan
6. Comparison Table_revised (Revised 10-20-23) (2) (1)
7. Concept Plan with Data Table



AGENDA ITEM

8. Development Standards (Revised 10-20-2023) (1)
9. Front-Entry Garage Townhomes Elevation (1)
10. Landscape-Open Space Exhibit
11. Letter of Intent
12. Multifamily & Townhome B&W Elevations
13. Multifamily Color Elevation
14. ORD NO 2023-131 - PD-2023-18 - Rezone - SF-7 and R to PD - 18.504 acre tract - jlm draft - 100923 (1)
15. Roanoke North Anticipated Project Timeline
16. Roanoke North Phasing Plan (1)
17. Senior Townhomes Colored Elevation (1)
18. Signed Endorsement Letters
19. Site Plan Comparison
20. Street Classification Exhibit
21. Townhome Color Elevation
22. townhome layout example Single Car garage
23. Tract Exhibit
24. Trip Generation Comparisons (10-3-23)
25. Typical Street Sections



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

ZONING APPLICATION

Applicant/Agent Name IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd., Ste. 120		City / State Southlake	Zip 76262
Property Owner(s) INTEGRATED ROANOKE NORTH HOLDINGS LP		Home Phone (817) 837-0561	Work Phone (817) 837-0561
Address, City, State, Zip 3110 W. Southlake Blvd., Ste. 120, Southlake, TX 76092			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 18.5 Acres	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use Mixed-use residential development including single-family, senior housing, and multi-family uses

Justification for requested zoning change: Please see letter of intent.

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

[Signature] 10.2.2023
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:

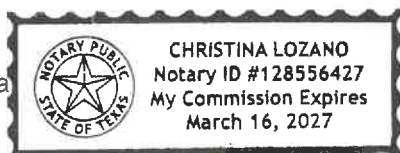
I/We IHS Real Estate Holdings, LLC owner(s) of the above described property do hereby authorize IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning change application.

State of Texas Tarrant
County of Tarrant

[Signature] 10.2.2023
Signature of owner Date

Sworn to and subscribed before me on the 2nd day of October 2023 by IHS Real Estate Holdings, LLC
(year) (name of owner)

Notary Seal



[Signature]
Notary Public's Signature

07/20/2023



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

ZONING APPLICATION

Applicant/Agent Name IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd., Ste. 120		City / State Southlake	Zip 76262
Property Owner(s) Billy R. Bowen		Home Phone	Work Phone
Address, City, State, Zip 1008 N Walnut Street, Roanoke, Texas 76262			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 18.5 Acres	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use Mixed-use residential development including single-family, senior housing, and multi-family uses

Justification for requested zoning change: Please see letter of intent.

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

[Signature] 10-5-2023
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 Billy R. Bowen owner(s) of the above described property do hereby authorize
IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning
change application.

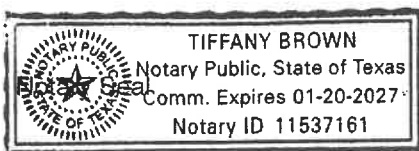
[Signature]
Signature of owner

10-5-23
Date

State of Texas

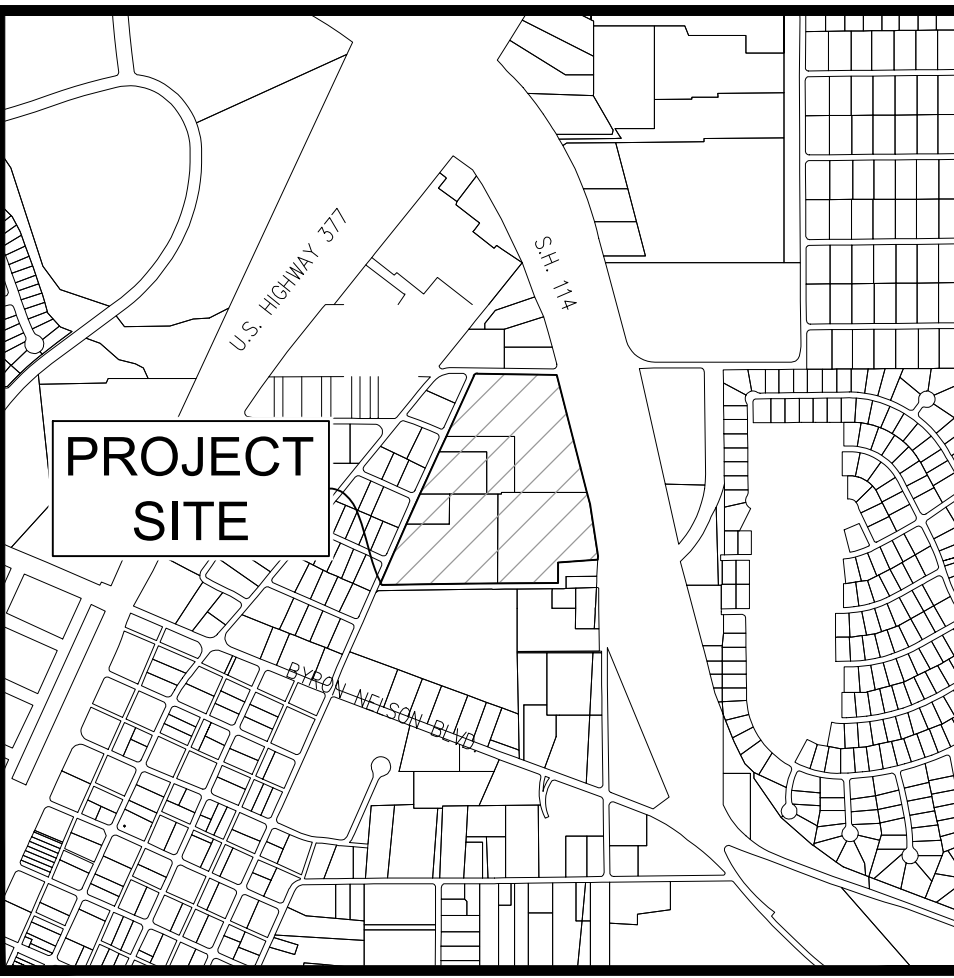
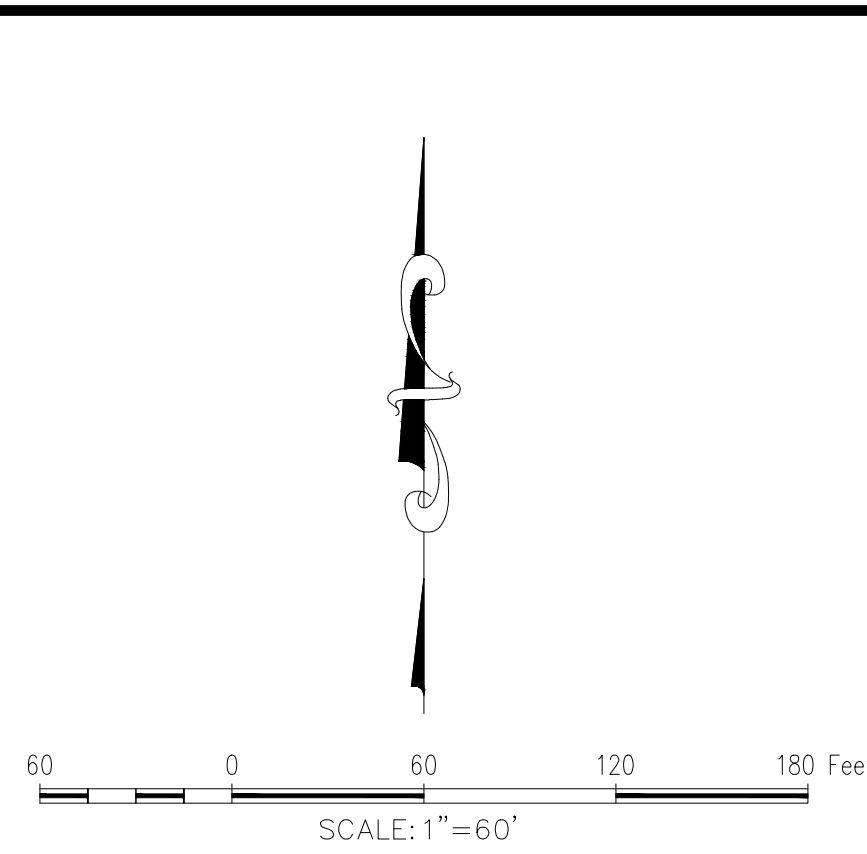
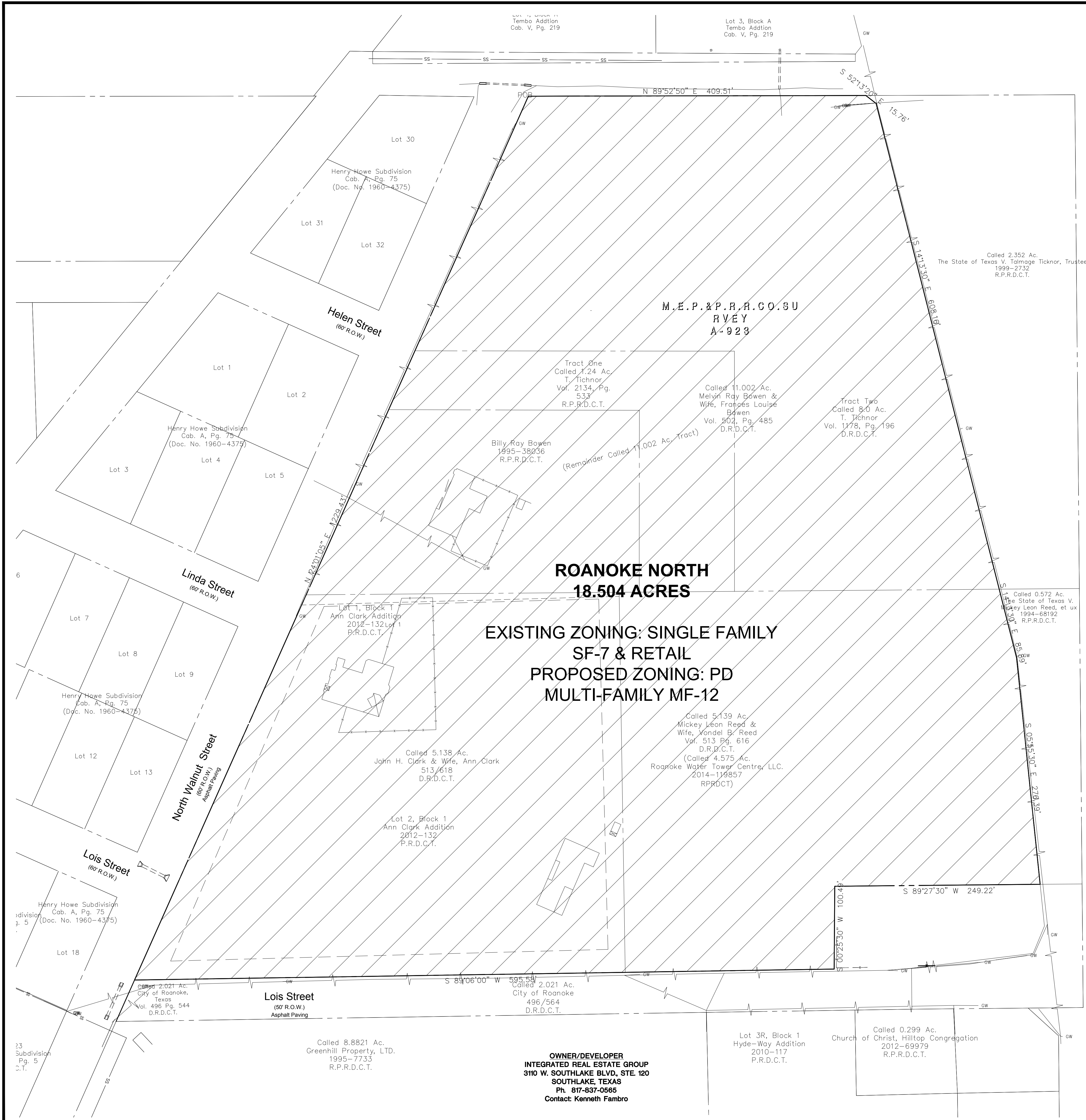
County of Tarrant

Sworn to and subscribed before me on the 5th day of October, by Billy Bowen
(year) (name of owner).



[Signature]
Notary Public's Signature

07/20/2023



LEGAL DESCRIPTION
18.504 ACRES

Being all that certain lot, tract or parcel of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923 and the John Bacon Survey, Abstract Number 1565, City of Roanoke, Denton County, Texas, and being part of that certain called 11.002 acre tract of land described in deed in favor of Melvin Ray Bowen and wife, Frances Louise Bowen recorded in Volume 502, Page 485 of the Deed Records of Denton County, Texas, and being part of that certain called 5.139 acre tract of land described in deed in favor of Mickey Leon Reed and wife, Vondal B. Reed recorded in Volume 513, Page 616 of the Deed Records of Denton County, Texas, and being all of that certain called 5.138 acre tract of land described in deed in favor of John H. Clark and wife, Ann Clark recorded in Volume 513, Page 618 of the Deed Records of Denton County, Texas, and being all of Lot 1 and part of Lot 2, Block 1, Ann Clark Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Document Number 2012-132 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found on the east line of North Walnut Street (called 60' right-of-way) as evidenced by the Replat of part of the Henry Howe Subdivision recorded in Cabinet A, Page 75 (Document Number 1960-4375) of the Plat Records of Denton County, Texas, and being the northeast corner of the Henry Howe Subdivision as described in Dedication thereof by H. M. Howe and wife, Inez. C. Howe recorded in Volume 386, Page 5 of the Deed Records of Denton County, Texas, being the northwest corner of said 11.002 acre tract and being on the south line of Howe Road (A.K.A. North Oak Street, an undedicated public roadway, no record found);

THENCE N 89°52'50" E, 409.51 feet with the north line of said 11.002 acre tract and the south line of said Howe Road to a 1/2" capped rebar set on the west line of State Highway No. 114 at the northwest corner of that certain called 2.352 acre tract of land described in Agreed Judgement styled The State of Texas v. Talmage Ticknor, Trustee, recorded in Volume 4253, Page 1162 (Document Number 1999-2732) of the Real Property Records of Denton County, Texas;

THENCE S 52°13'20" E, 15.76 feet with the west line of State Highway No. 114 and the west line of said 2.352 acre tract to a 1/2" capped rebar set at the south end of a corner clip;

THENCE S 14°13'30" E, continuing with the west line of State Highway No. 114 and the west line of said 2.352 acre tract, passing at 608.16 feet a Texas Department of Transportation (TXDOT) Aluminum Monument found at the southwest corner of said 2.352 acre, being on the south line of said 11.002 acre tract and north line of said 5.139 acre tract of land, and being the northwest corner of that certain called 0.572 acre tract of land described in Agreed Judgement styled The State of Texas v. Mickey Leon Reed, et ux, recorded in Document Number 1994-68192 of the Real Property Records of Denton County, Texas, continuing with the west line of said 0.572 acre tract a total distance of 694.05 feet to a TXDOT Aluminum Monument found at an angle point;

THENCE S 05°55'30" E, 276.39 feet continuing with the west line of said 0.572 acre tract and said State Highway No. 114 to a TXDOT Aluminum Monument stamped 3625 found at the southwest corner of said 0.572 acre tract, being on the south line of said 5.139 acre tract and being on the north line of that certain called 2.021 acre tract of land described in deed in favor of the City of Roanoke, Texas, recorded in Volume 496, Page 564 of the Deed Records of Denton County, Texas, at the most northerly northwest corner of that certain called 0.287 acre tract of land described in deed in favor of the State of Texas, recorded in Volume 3386, Page 232 (Document Number 1992-69555) of the Real Property Records of Denton County, Texas;

THENCE S 89°27'30" W, 249.22 feet with the south line of said 5.139 acre tract and the north line of said 2.021 acre tract to a 5/8" rebar found at the most northerly northwest corner of said 2.021 acre tract;

THENCE S 00°25'30" W, 100.49 feet with the east line of said 5.139 acre tract and the west line of said 2.021 acre tract to a 5/8" rebar found at the most southerly southeast corner of said 5.139 acre tract, being on the north line of Lois Street (called 50' wide as evidenced by said 2.021 acre tract);

THENCE S 89°06'00" W, with the south line of said 5.139 acre tract, the north line of said 2.021 acre tract and the north line of said Lois Street, passing at 253.60 feet a 1/2" capped rebar set (G&A) at the southwest corner of said 5.139 acre tract, being the southeast corner of the aforementioned 5.138 acre Clark tract, from which a 1/2" capped rebar found (LBS 3946) at the southeast corner of said Lot 2, Block 1 of the Ann Clark Addition, bears N 53°18'40" E, 5.96 feet, continuing with the south line of said 5.138 acre Clark tract a total distance of 849.18 feet to a 1/2" capped rebar set (MCADAMS) at the southwest corner thereof and the northwest corner of said 2.021 acre tract, being on the east line of said North Walnut Street, from which a 1/2" rebar found at the southwest corner of said 2.021 acre tract bears S 24°01'05" W, 55.1 feet and a 1/2" capped rebar found at the southwest corner of said Lot 2 bears S 59°49' E, 6.1 feet;

THENCE N 24°01'05" E, with the east line of North Walnut Street and the west line of said 5.138 acre Clark tract, passing at 511.81 feet a 1/2" capped rebar set (MCADAMS) at the northwest corner thereof, being the southwest corner of said 11.002 acre tract, from which a 5/8" rebar found at the northwest corner of said Lot 1 bears S 19°30' W, 7.7 feet, continuing with the west line of said 11.002 acre tract a total distance of 1,174.34 feet to the POINT OF BEGINNING and containing approximately 18.504 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
Field work performed during the month of October 2020.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 07/26/2021



MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBE: 19762 TPLS: 1019440
www.mcadamsco.com

ROANOKE NORTH
Lot 18, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
M.E.P. & P.R.R.C.O.S.U. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

ZONING EXHIBIT

2020310199

EX

Roanoke North Active Adult & Multifamily Comparison Table			
	Active Adult	Multi-Family	Difference
Clubhouse/Amenity Space	± 10,766 sq ft	± 7,000 sq ft	Over 3,500 sq ft of additional space
List of Amenities	Lobby with Seating Area Wellness Center - Fitness Center - Aerobics/Group Fitness Room - Spa with Hot Tub and Sauna Bar/Bistro and Club Room Plus Private Dining Room Interior Courtyard with Private Patios - Courtyard includes seating (covered and uncovered), lounge and game areas Air-Conditioned Corridors Fourth Floor Rooftop Lounge (± 1,200 sq ft) Full-Time Concierge Service Daily Activities - Coordinated outings, social & recreational activities - Dedicated activities room and staff Housekeeping (once per month) Valet Trash	Lobby with Seating Area Fitness Center with Yoga Room Workshare Space with Conference Room Resident Lounge Exterior Courtyard with Pool - Includes shade structures with lounge space, barbecues grills, game area, and televisions Enclosed but Nonconditioned Corridors Receptionist Monthly Activities - Resident activities (social gatherings and events) Valet Trash	A plethora of senior-oriented amenities and services. Considering the Active Adult community has 67 less units, the residents will experience a higher level of quality and service with personal touches throughout.
Unit Sizes	1Bd Minimum: 780 1Bd Maximum: 1,000 (average 863 sf btw. unit types)	1Bd Minimum: 700 1Bd Maximum: 1,070 (average 827 sf btw. unit types)	Active Adult one bedrooms have significantly higher minimums and two bedrooms are 11.5% larger, on average
	2Bd Minimum: 1,100 2Bd Maximum: 2,056 (average 1,309 sf btw. unit types)	2Bd Minimum: 1,025 2Bd Maximum: 1,380 (average 1,174 sf btw. unit types)	
Parking Options	144 Surface Spaces (64%) 81 Podium Garage Spaces (36%)	317 Surface Spaces (80%) 53 Podium Spaces (13%) 12 Tuck Under Garage Spaces (3%) 12 Tandem Garage Spaces (3%)	Senior parking is more conveniently located and of higher quality than the multifamily community

10/05/2023 4:05:56 PM



1 South Elevation
1/16" = 1'-0"



2 East Elevation
1/16" = 1'-0"



3 SE Corner Perspective

THE RESERVE AT ROANOKE NORTH
ROANOKE, TEXAS

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817.514.0584 • Fx 817.514.0694

REVISION

DRAWN BY: ARRIVE	CHECKED BY: J.M.T.
ISSUED FOR: REVIEW	
SUBMITTAL DATE: 10/05/2023	SHEET NO. A5.00
SCALE: 1/16" = 1'-0"	

A5.00 EXTERIOR ELEVATION



ROANOKE
ROANOKE, TEXAS
INTEGRATED REAL ESTATE GROUP

ISSUED FOR
PRE-DESIGN
REVIEW ONLY
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION
REVISIONS

PROJECT #
23000
DATE
09-27-2023

SHEET NO.
A.101
SITE
PLAN
1 of 46

1 SITE PLAN
SCALE 1"=60'-0"

Roanoke Zoning Comparison Table							
Section	Description	MF-12	Proposed	R	Proposed	SF-A	Proposed
			Tract 1		Tract 2		Tract 3
			Multifamily		Age Targeted Multifamily		Townhome and Detached Single Family Lots for sale
Sec. 12.261. Permitted Uses. Sec. 12.311. Permitted Uses.	Land uses	Those uses listed for the MF-12 district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.	Multifamily	Staybridge Suites	Multifamily	Those uses listed for the SFA district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.	Townhomes and Detached Single Family Lots
Sec. 12.262. Height Regulations. Sec. 12.312. Height Regulations.	Maximum Height: Main Building	2.5 Story / 35'	5 Story / 65'* *Highest point on the podium building. Remainder of buildings is 48'	4 Story / 54.5'	5 Story / 65'* *Highest point on the podium building.	2.5 Story / 35'	2.5 story / 35'
	Maximum Height: Accessory Building Other	1 story / 16' for other accessory buildings, including detached garage, garden shed, gazebo, etc. Other requirements (see article VII, division 6 of this chapter).	NC	1 story	1 story	1 story / 16' for other accessory buildings, including detached garages, carports, garden shed, gazebo, clubhouse, mail kiosks, etc. Other requirements (see article VII, division 6 of this chapter).	NC
Sec. 12.313. Area Regulations. Sec. 12.313. Area Regulations.	Minimum Lot Area	3,500 sf / du	1,393 sf / du	10,000 sf	NC	6,000 sf	3,000 sf for Townhomes 7,200 for Detached Single Family Lots
	Maximum Density	12 du / gross acre	31.26 units / acre	34.62 rooms/acre	45.32 units/acre	8 units / acre	8.3 units / acre
	Minimum project size	30,000 sf	NC	73,632 sf	NC	5 acres	NC
	Maximum project size	10 acres	7.26 acres	2.86 acres	3.53 acres	20 acres	7.71 acres
	Minimum Lot Width	125'	NC	25'	NC	40'	30' for Townhomes 60' for Detached Single Family Lots
	Minimum Lot Depth	200'	NC	100'	NC	100'	100' for Townhomes 120' for Detached Single Family Lots
	Size of Yards: Minimum Front Yard Minimum Side Yard Minimum Rear Yard	25' 7.5' 25'	30' 25' 25'	25' 15' 0'	30' 25' 25'	15' 8' (15' for adjacent building complexes) 8' (24') for garage)	Townhomes 5' 0' on zero lot, 3' on non-zero 10' Detached Single Family Lots 25' 7.5' (interior) 15' (corner) 25'

	Building Separation: One-Story Two-Story Over Two-Story	15' /20' 20' /25' 25'	NC	n/a	NC	n/a	NC
	Minimum Dwelling Unit Size	900 sf - Efficiency 950 sf - One Bedroom 1075 sf - Two or more bedrooms	700 sf - One Bedroom (average 827 sf btw. unit types) 1,025 sf - Two or more bedroom (average 1,174 sf btw. unit types)	n/a	780 sf - One Bedroom (average 863 sf btw. unit types) 1,100 sf - Two Bedroom (average 1,309 sf btw. unit types)	1,000 sf	1,200 sf for Townhomes 3,000 sf for Detached Single Family Lots
	Maximum Lot Coverage	35%, including main and accessory buildings	50%	16.16%	65%	50%	80% Townhomes 50% Detached Single Family Lots
	Parking Regulations: Efficiency / One Bedroom Two Bedroom Three Bedroom	1 enclosed space per unit 1.5 spaces 2 spaces 2.5 spaces (avg 2 spaces / unit Req'd)	1.5 spaces per unit	1 Space required per guest room + 3 for 1 st 20 rooms + 1 per 10 rooms after	1.35 spaces per unit	2 enclosed spaces per unit	NC, except for Senior Townhomes, which have 1 enclosed space and 1 tandem space
Sec. 12.781. - Minimum Exterior Construction Standards.	Minimum Exterior Masonry Construction	85%, all walls 100%, facing a street & have elevation offsets of at least 5' for every 50' length of flat wall, both horizontally and vertically	80%, facing a street	n/a	80%, facing a street	85%, all walls 100%, facing a street & have elevation offsets of at least 5' for every 50' length of flat wall, both horizontally and vertically	50% facing a street for Townhomes 80% facing a street for Single Family Detached Lots
Sec. 12.314. - Special Requirements.	Usable Open Space Requirements.	Min 15% of tract area	18.5%	n/a		20%	NC
	Landscape Area Requirements.	Min 20% of tract area (includes open space)	30%	Min 20% of tract area (includes open space)			n/a
	Refuse Facilities.	dwelling units shall be located within 150' of a refuse facility	1 Compactor *valet trash to be provided		1 Compactor *valet trash to be provided		n/a
	Swimming Pool	For 50 or more units, plus one (1) additional pool per 100 units	1 Swimming pool for all units in Tract I		Spa with hot tub and sauna		Townhomes and Single-Family Residents will have access to the multifamily pool and amenities
	Playground Area	One playground area containing at least 5 pieces of play equipment shall be provided for every 100 dwelling units	Provided in open space if required				n/a

Tract 1 and 2 (Multifamily and Age Targeted): The following standards shall apply to Tract 1 and 2.

- (a) Size of Tract: Tract 1 and 2 shall contain approximately 10.79 acres.
- (b) Uses Generally: In the development of Tract 1 and 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Multifamily Residential
 - (B) 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.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
 - (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 1 and 2 shall be developed as two lots.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 40% of the total area of Tract 1 and 2.
 - (iii) Maximum Open Space: All areas (but in any event at least 25% of the total area of Tract 1 and 2) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards, community pool including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.
 - (iv) Maximum Unit Count: The maximum number of units on Tract 1 and 2 shall be 387.
 - (v) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 75% of the total area of Tract 1 and 2.
 - (vi) Depth of Front Yard: There shall be a front yard having a depth of not less than ten (10) feet along the main spine road. There shall be no parking allowed in the required front yard.

Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
 - (vii) Depth of Side and Rear Yards: There shall be a rear and side yard having a depth of not less than ten (10) feet. Automobile parking, including associated carports, will be permitted in such rear and side yards.
 - (viii) Height: No building or structure shall exceed five stories or sixty-five (65) feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.

(ix) Minimum Floor Areas:

- (1) Multifamily: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom: 700 square feet

Two Bedroom: 1,025 square feet

- (2) Age Targeted: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom: 780 square feet

Two Bedroom: 1,100 square feet

(1) Street Frontage:

- (i) Angled, head in, and parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.
- (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.
- (2) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance. Notwithstanding the forgoing, the total parking requirement shall be
- (i) Multifamily: 1.5 Parking Spaces / Unit
- (ii) Age Targeted: 1.35 Parking Spaces / Unit

Tandem spaces behind private garages shall count toward the off-street parking requirement. Parking spaces along internal streets, if approved by the engineering department, shall count towards the off street parking requirement.

(3) Building Materials: The following building material requirements shall apply:

- (i) Multifamily: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

- (ii) Age Targeted: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.
- (4) Landscaping:
 - (i) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
 - (ii) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.
- (D) Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on Multifamily and Age Targeted buildings, subject to the following provisions:
 - (1) All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
 - (2) Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen percent (15%) of the façade area of a building face or area of the front of the leasable building space.
 - (3) Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than eighteen inches (18") from the surface.
 - (4) Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum of 20 feet tall shall be allowed on all four corners of the property while the buildings are under construction. Such signs shall be removed after the last Certificate of Occupancy is issued for the last building.

Tract 3 (Townhomes and Detached Single Family Lots for Sale): The following standards shall apply to Tract 3.

- (a) Size of Tract: Tract 3 shall contain approximately 7.71 acres.
- (b) Uses Generally: In the development of Tract 3, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Townhomes and Single Family Detached Lots
 - (B) 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.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
 - (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 3 shall be developed with minimum lot sizes of:
 - (1) Townhomes: 3,000 square feet.
 - (2) Detached Single Family Lots: 7,200 square feet.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:
 - (1) Townhomes: 80%
 - (2) Detached Single Family: 50%
 - (iii) Maximum Open Space: All areas (but in any event at least 25% of the total area of Tract 3) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.
 - (iv) Maximum Unit Count: The maximum number of units on Tract 3 shall be 64:
 - (1) Townhomes: 53.
 - (2) Detached Single Family Lots: 11
 - (v) 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 3.
 - (vi) Minimum Yards
 - (1) Townhomes:

- i. Depth of Front Yard: There shall be a front yard having a depth of not less than five (5) feet. Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
- ii. Depth of Side Yard: There shall be a side yard having a depth of zero (0) feet on one side of the lot and a zero (0) foot setback on the other side.
- iii. Depth of Rear Yard: There shall be a rear yard having a depth of not less than ten (10) feet.

(2) Detached Single Family Lots:

- i. Depth of Front Yard: There shall be a front yard having a depth of not less than twenty-five (25) feet. Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
- ii. Depth of Side Yard: There shall be a side yard having a depth of seven and one-half feet (7.5') feet for an interior side yard; fifteen feet (15') from a street right-of-way line for a corner lot/tract on a residential or collector street; fifteen feet (15') for a corner lot/tract on an arterial street; fifteen feet (15') from a street right-of-way line for a key corner lot/tract.
- iii. Depth of Rear Yard: There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(vii) Height:

- (1) Main structure limited to 2.5 stories or thirty-five (35) feet in height.
- (2) Any accessory buildings limited to 1 story or sixteen (16) feet.

(viii) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be 1,200.

(5) Street Frontage:

- (i) Parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.

- (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.

- (6) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance.

Notwithstanding the forgoing, the total parking requirement shall be 2 spaces per dwelling unit, except for Senior Townhomes, which shall require 1 enclosed space and 1 tandem space. Tandem spaces behind private garages shall count toward the off-street parking requirement. Parking spaces along internal streets, if approved by the engineering department, shall count towards the off street parking requirement.

- (7) Building Materials: The following building material requirements shall apply:

- (i) Townhomes: All street facing facades shall have a masonry requirement of not less than 50% of the total street facing exterior wall excluding doors, windows and patios.
- (ii) Detached Single Family Lots: All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

- (8) Landscaping:

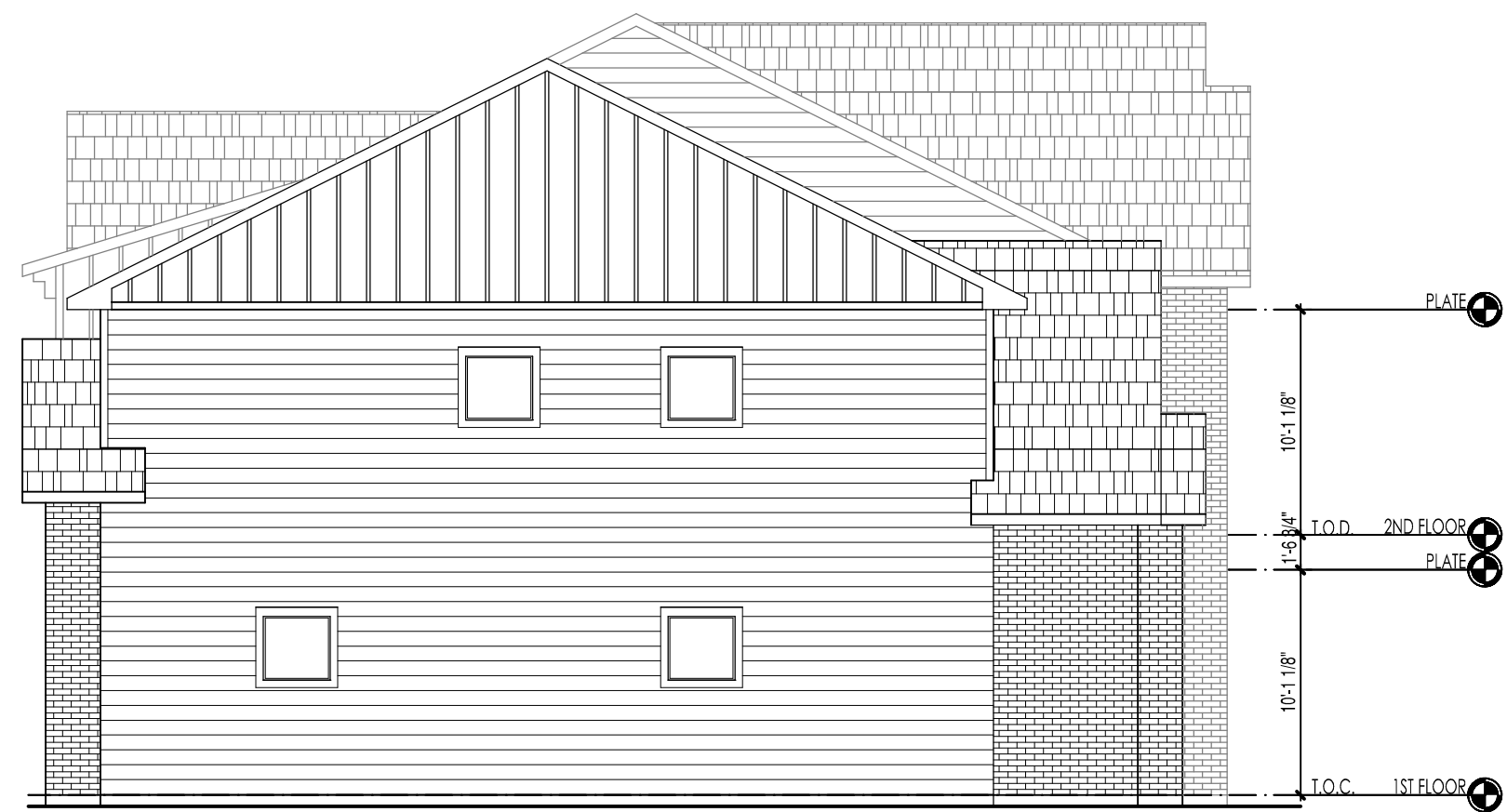
- (iii) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
- (iv) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

- (D) Fencing: Ornamental Iron fencing with columns shall be allowed along N. Walnut Street.



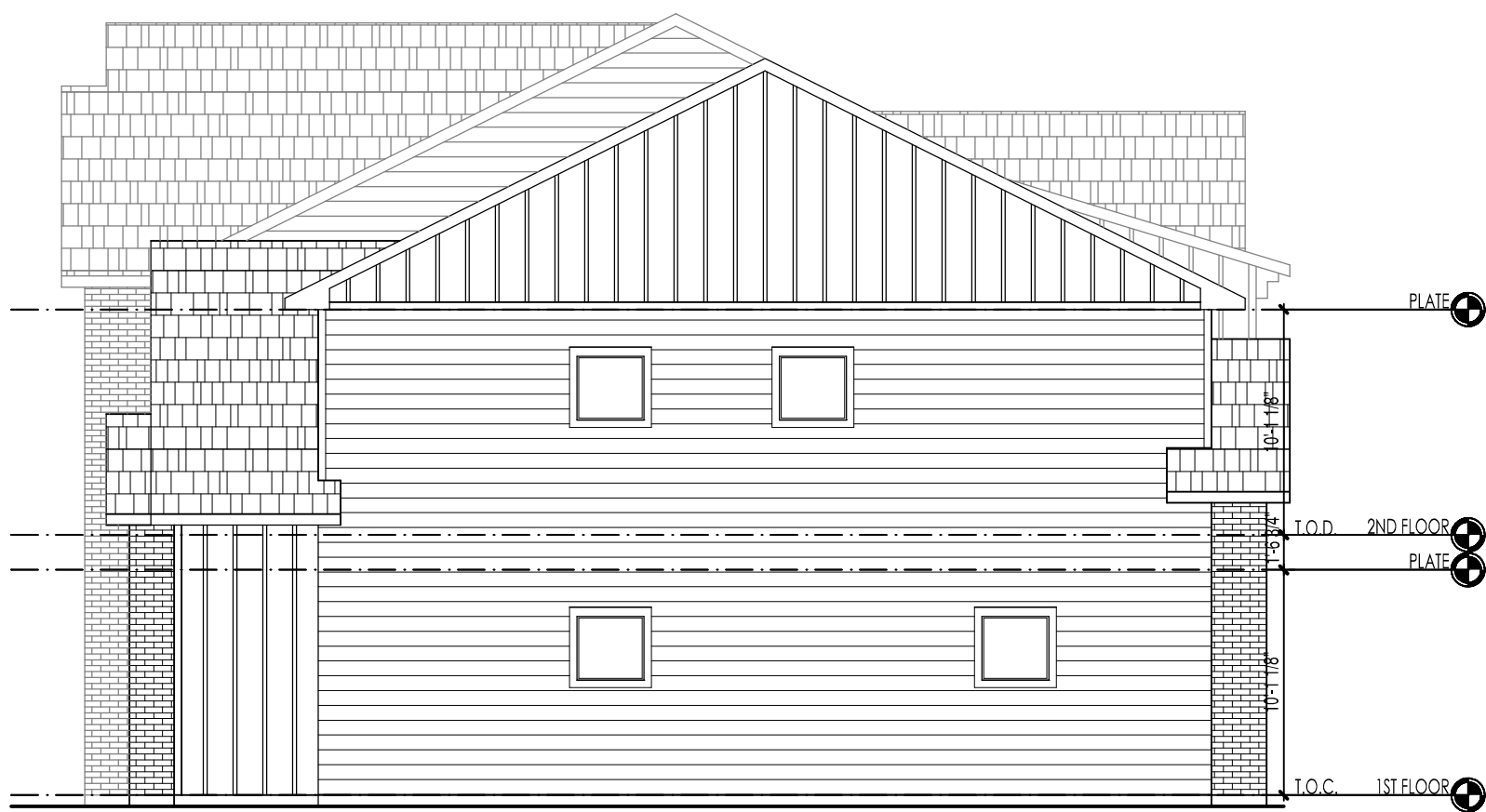
1 ELEVATION - SOUTH
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 50%
EC SIDING 50%
MATERIAL PERCENTAGE TOTAL 100%



2 ELEVATION - EAST/WEST
SCALE 1/8"=1'-0"

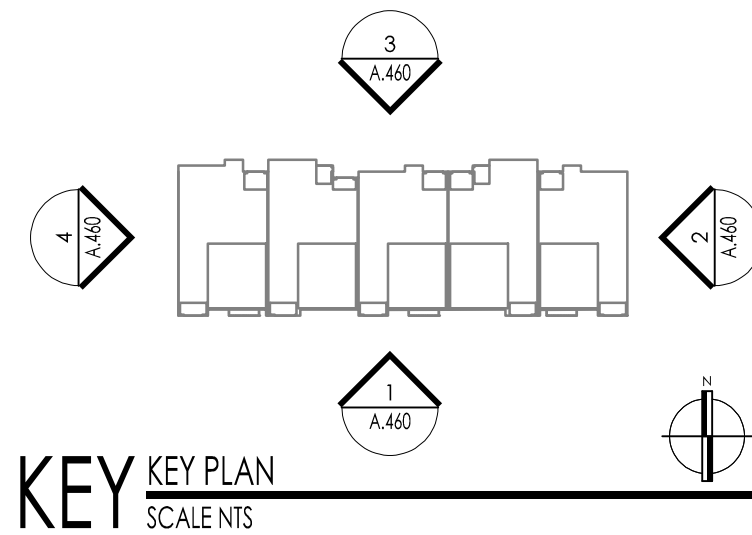
MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%



4 ELEVATION - EAST/WEST
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%

ELEVATION LEGEND	
ABBREVIATIONS	MATERIALS
LA LOUVER RE A.200	FIBER CEMENT SIDING (WOODTONE RUSTIC SERIES)
1 WINDOW KEY RE A.201	FIBER CEMENT SIDING
AL AWNING KEY RE A.760	FIBER CEMENT SIDING VERTICAL/BOARD AND BATTEN
EXTERIOR LIGHTING	BRICK RUNNING BOND
DECORATIVE BUILDING LIGHTING	CML BLOCK BURNISHED FINISH RUNNING BOND
BUILDING LIGHTING LOCATION	FIBER CEMENT PANEL WITH TRIM
LED COVE LIGHTING LINEAR LIGHTING	METAL SIDING PAC-CO-LASH REFLECT SYSTEM
	METAL SIDING COMPOSITE METAL PANEL
	METAL SIDING RIBBED METAL WALL PANELS
	SS METAL ROOF
GENERAL NOTES AND REFERENCE	
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.	
• ALL EXTERIOR MATERIALS AND COLORS TO TERMINATE ON ANGLED CORNERS.	
• PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.	
• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.	
• REFER TO ELEVATIONS FOR PARAPET HEIGHTS.	
• ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.	
• MANUFACTURERS LISTED ARE BASIS OF DESIGN.	



3 ELEVATION - NORTH
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 0%
EC SIDING 100%
MATERIAL PERCENTAGE TOTAL 100%



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DATE
10-06-2023

SHEET NO.
A.450
BUILDING E
ELEVATION





October 5, 2023

J.R. Hames
Development Services Administrator
City of Roanoke
500 S. Oak Street
Roanoke, TX 76262

RE: ROANOKE NORTH APPLICATION

Mr. Hames:

Please accept this letter, on behalf of the Integrated Real Estate Group, as an explanation of the proposed Zoning Change for approximately 18.5 acres in Roanoke. As you are aware, this project is proposed as an exceptional mixed-used multi-generational residential development that we believe will be an asset to the community.

The purpose of the proposed Planned Development District is to develop a mixture of residential uses on the site, which is bounded by HWY 114, Lois Street, N. Walnut Street, and N. Oak Street. The plan is innovative as it will provide several housing types on the site that will address multi-generational needs, especially for Roanoke seniors. The site is intended to be walkable and will provide many amenities, including a public park and a large detention pond.

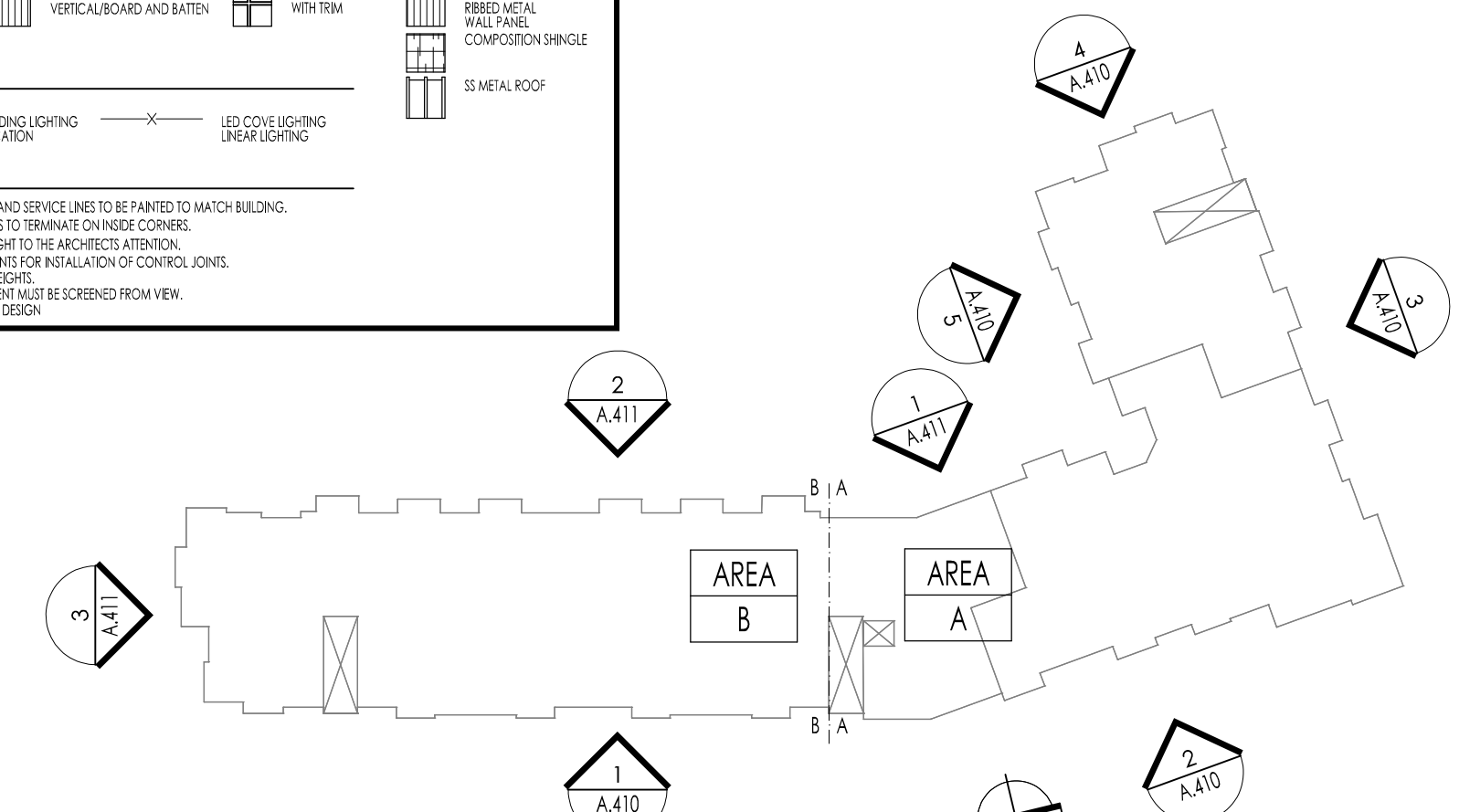
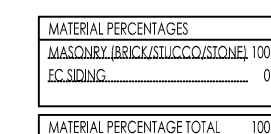
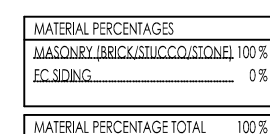
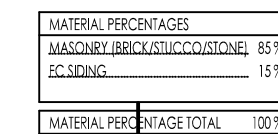
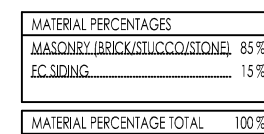
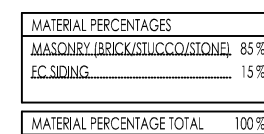
The proposal meets the general intent of the City's Future Land Use Plan and will fit into the current development pattern of the area. The proposed PD incorporates the majority of the City's land use regulations; variations are mainly to establish standards for a single-family townhome on the western part of the property. Age-targeted and multifamily uses are located on the eastern part of the site along HWY 114. These buildings will serve to block the noise and activity of the highway from the single-family neighborhood. Since our last submittal, we've further reduced our multifamily densities while increasing our single-family and senior housing residences. The addition of SF-7 lots along Walnut adds a greater product diversity and matches existing homes in the area.

The Roanoke North project is an exceptional development proposed by a quality, seasoned development team, who successfully partnered with the City to develop our Two99 community and shared parking garage. We are committed to building upon our partnership with the City to bring this development to life. We greatly appreciate the time and effort City staff has spent assisting us in reaching this step and look forward to presenting the plan to the community.

Sincerely,

INTEGRATED REAL ESTATE GROUP

Kenneth W. Fambro, II
Chief Operating Officer



KEY KEY PLAN
SCALE NTs

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DATE	10-06-2023
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BUILDING A ELEVATIONS

Page 24 of 46

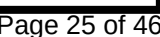


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LEGEND

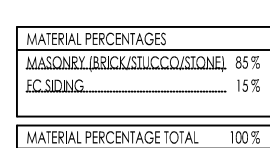
ABBREVIATIONS	MATERIALS		
A LOWER RE A.200	FIBER CEMENT SIDING (WOOD TRIM, TRIM, SERIES)	BRICK RUNNING BOND	METAL SIDING PACKAGED RUSH ROOF
W WINDOW RE A.21	FIBER CEMENT SIDING	BRICK COMMON BOND	METAL SIDING COMPOSITE METAL PANEL
D DOOR RE A.20	FIBER CEMENT SIDING VERTICAL CLAUD AND BATTEN	FIBER CEMENT PANEL WITH FRAM	METAL SIDING METAL PANEL WITH FRAM
EXTERIOR FINISHES			COMPOSITION SINGLE SINGLE METAL ROOF
DECORATIVE BUILDING SIDING	BUILDING SIDING LOCATION	LED CROWN LIGHT SIDING	

GENERAL NOTES AND REFERENCE

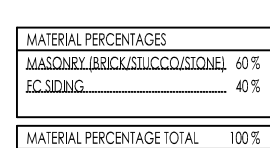
- ALL WALLS/CEILING SERVICE EQUIPMENT AND ACCESS ARE TO BE IDENTIFIED TO MATCH BUILDING.
- ALL EXTERIOR FINISHES ARE TO BE IDENTIFIED TO MATCH BUILDING.
- PLAN OR CROSS SECTIONS SHALL BE SUFFICIENT FOR THE ARCHITECT'S ATTENTION.
- REFER TO MANUFACTURER'S REQUIREMENTS FOR IDENTIFICATION OF CONTROL JOINTS.
- REFER TO RELEVANT CODES FOR PERMITS.
- ALL CRYSTAL MECHANICAL EQUIPMENT ARE TO BE IDENTIFIED FROM VIEW.
- MANUFACTURER LISTED ARE BASIS OF DESIGN.



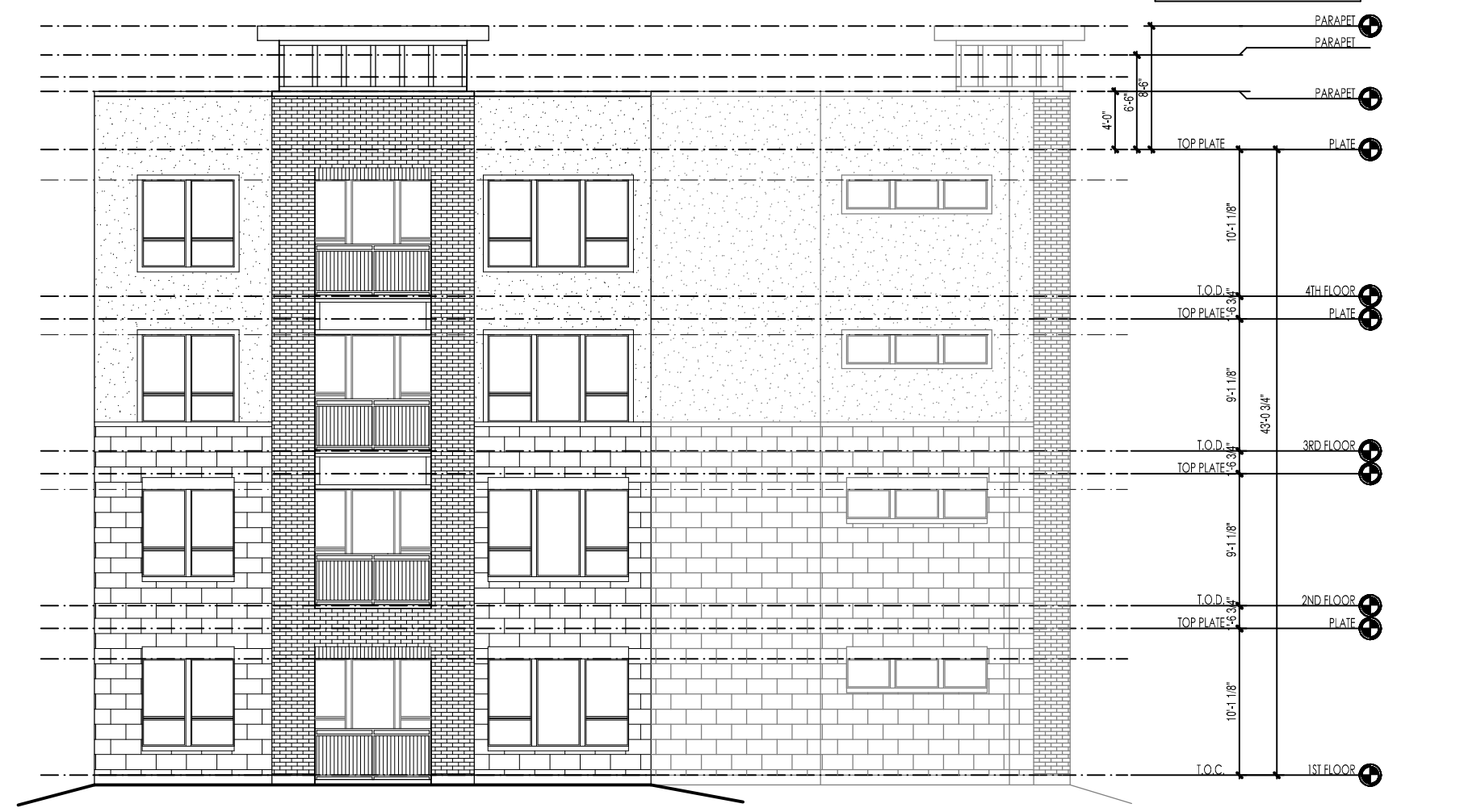
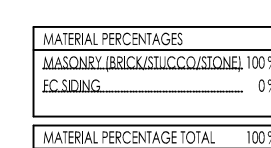
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SCALE 3/32"=1'-0"



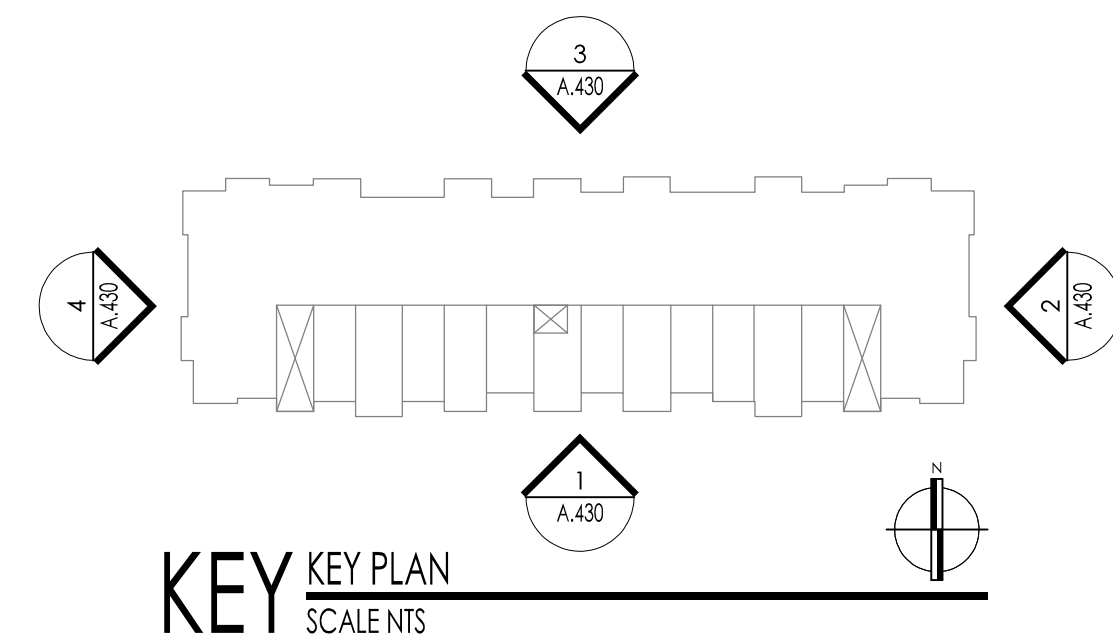
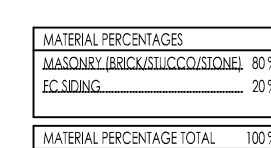
3 ELEVATION - SOUTH
SCALE 3/32"=1'-0"



2 ELEVATION - EAST
SCALE 3/32"=1'-0"



4 ELEVATION - WEST
SCALE 3/32"=1'-0"



KEY KEY PLAN
SCALE NTS

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SHEET NO.

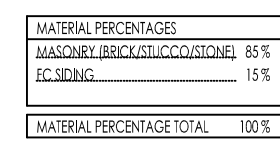
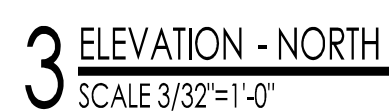
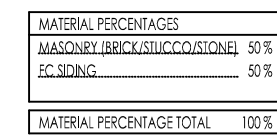
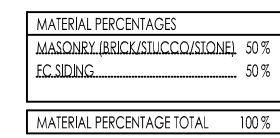
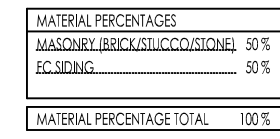
A.420
BUILDING b
ELEVATIONS

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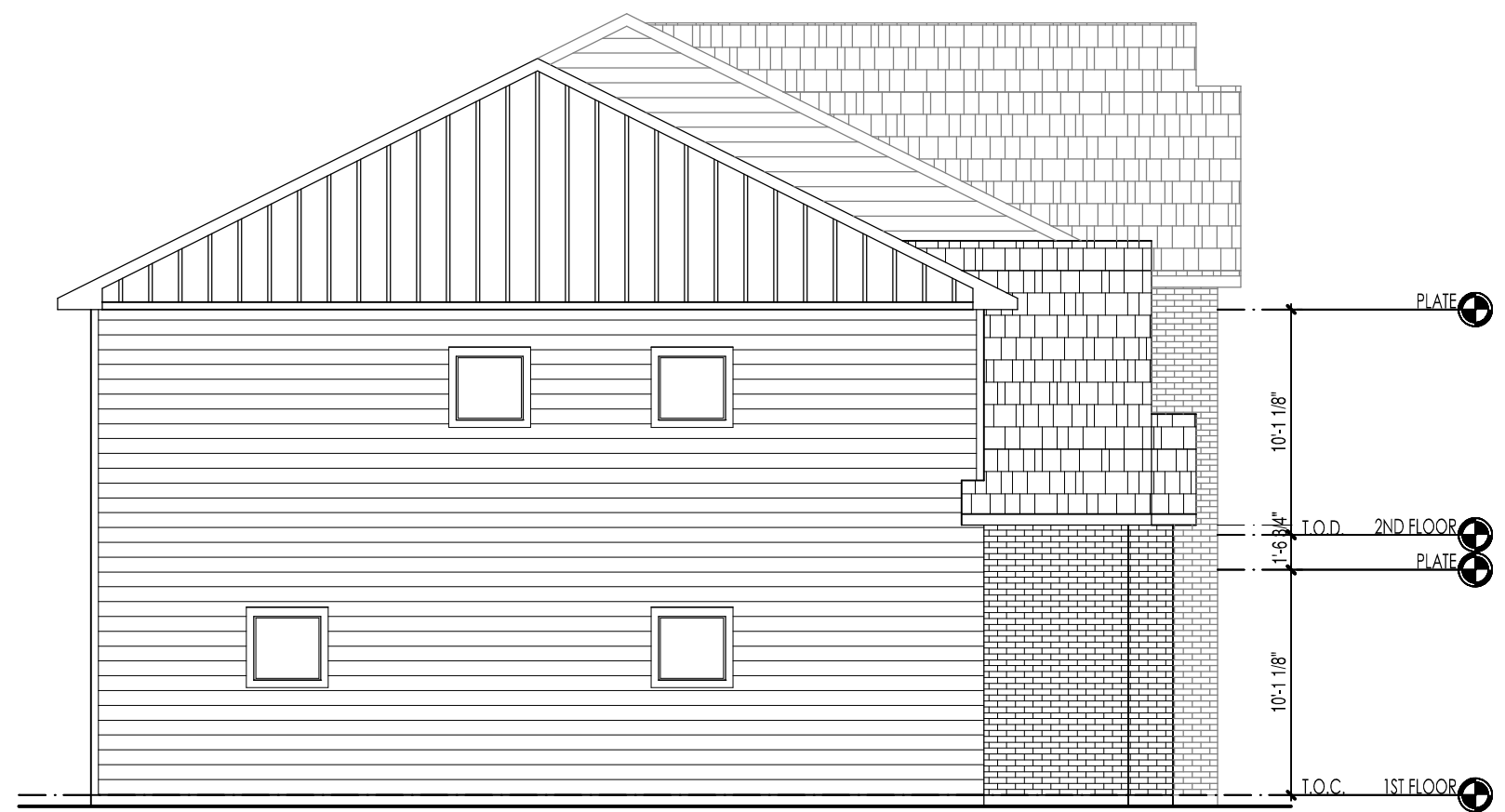
DATE
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A.430
BUILDING C
ELEVATIONS



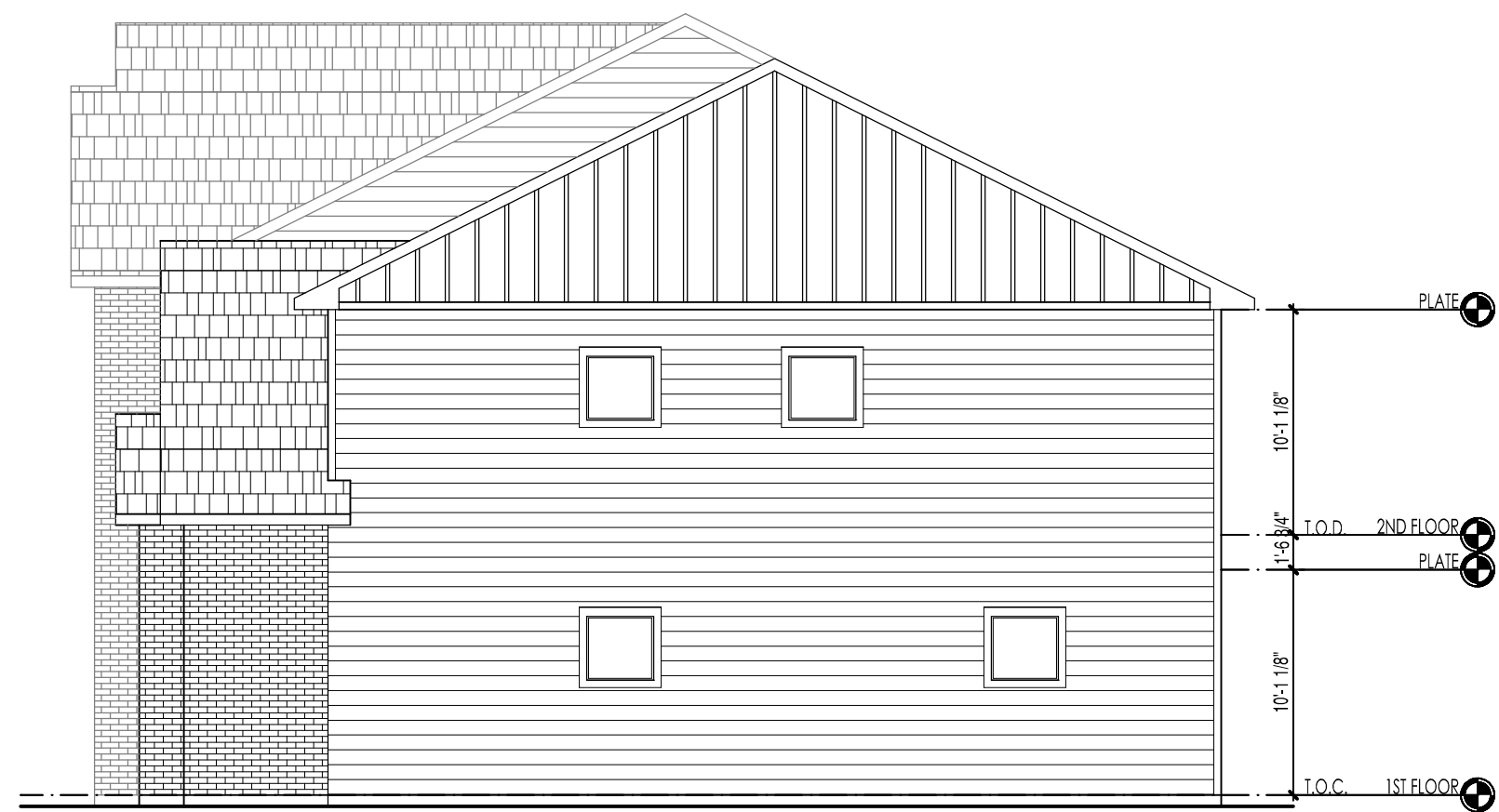
1 ELEVATION - SOUTH
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 50%
EC SIDING 50%
MATERIAL PERCENTAGE TOTAL 100%



2 ELEVATION - EAST/WEST
SCALE 1/8"=1'-0"

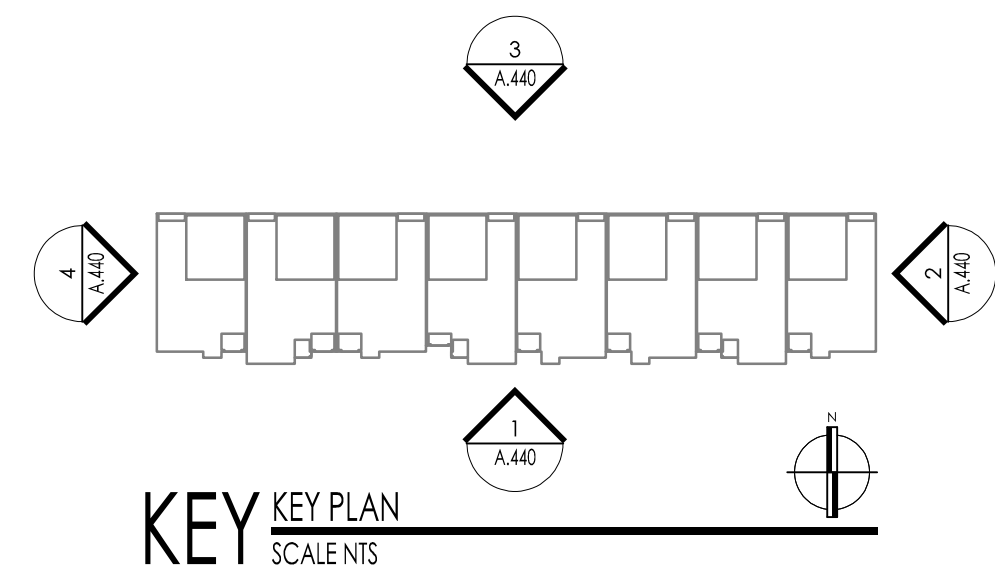
MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%



4 ELEVATION - EAST/WEST
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 10%
EC SIDING 90%
MATERIAL PERCENTAGE TOTAL 100%

ELEVATION LEGEND	
ABBREVIATIONS	MATERIALS
LA LOUVER RE A.200	FIBER CEMENT SIDING (WOODTONE RUSTIC SERIES)
1 WINDOW KEY RE A.201	FIBER CEMENT SIDING
AL AWNING KEY RE A.760	FIBER CEMENT SIDING VERTICAL/BOARD AND BATTEN
EXTERIOR LIGHTING	BRICK RUNNING BOND
DECORATIVE BUILDING LIGHTING	CML BLOCK BURNISHED FINISH RUNNING BOND
BUILDING LIGHTING LOCATION	FIBER CEMENT PANEL WITH TRIM
LED COVE LIGHTING LINEAR LIGHTING	METAL SIDING PAC-CO-LAD FLUSH REFLECT SYSTEM
	METAL SIDING COMPOSITE METAL PANEL
	METAL SIDING REBBER METAL WALL PANELS COMPOSITION SHINGLE
	SS METAL ROOF
GENERAL NOTES AND REFERENCE	
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.	
• ALL EXTERIOR MATERIALS AND COLORS TO TERMINATE ON ANGLED CORNERS.	
• PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.	
• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.	
• REFER TO ELEVATIONS FOR PARAPET HEIGHTS.	
• ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW.	
• MANUFACTURERS LISTED ARE BASIS OF DESIGN.	



3 ELEVATION - NORTH
SCALE 1/8"=1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK/STUCCO/STONE) 0%
EC SIDING 100%
MATERIAL PERCENTAGE TOTAL 100%



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DATE 10-06-2023
SHEET NO. A.440
BUILDING D
ELEVATION



ELEVATION - OVERALL STREET ELEVATION
nts 0 1 2 5 10 20

ANGLE

ORDINANCE No. 2023-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 18.504-ACRE TRACT OR TRACTS OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, 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, BY CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT AND RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 18 (PD-2023-18) WITH MULTI-FAMILY, SINGLE-FAMILY TOWNHOUSE (ATTACHED), AND SINGLE-FAMILY (DETACHED) USES; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development 18 (PD-2023-18) with multi-family, single family attached townhouse, and single-family detached uses.

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

The approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development 18 (PD-2023-18) with multi-family, single family attached townhouse, and single-family detached uses.

Section 3.

The property shall be developed in strict accordance with the allowable land uses for the property

being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 4.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 5. 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. 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 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 the 14th day of November, 2023.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Property Description and Depiction
of the
Approximately 18.504-Acre Tract of Land



Roanoke North Project Timeline

Planning & Zoning Meeting



Start of Site Work Construction



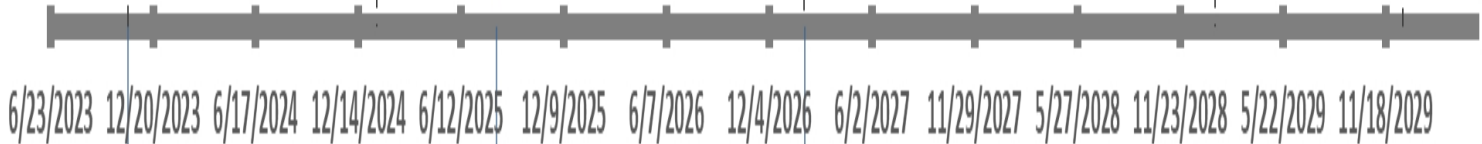
Single-Family/Townhome
Delivery



Senior/Multifamily Delivery



Project Completion



Zoning Approval
Nov - Feb 2024



Senior/Multifamily Construction
Feb 2027 - Jan 2029



Plan Design &
Permit Approvals
Feb - Dec 2024



Senior/Multifamily Lease Up
Jan 2029 - Nov 2029



Site Work Construction
Jan - Aug 2025



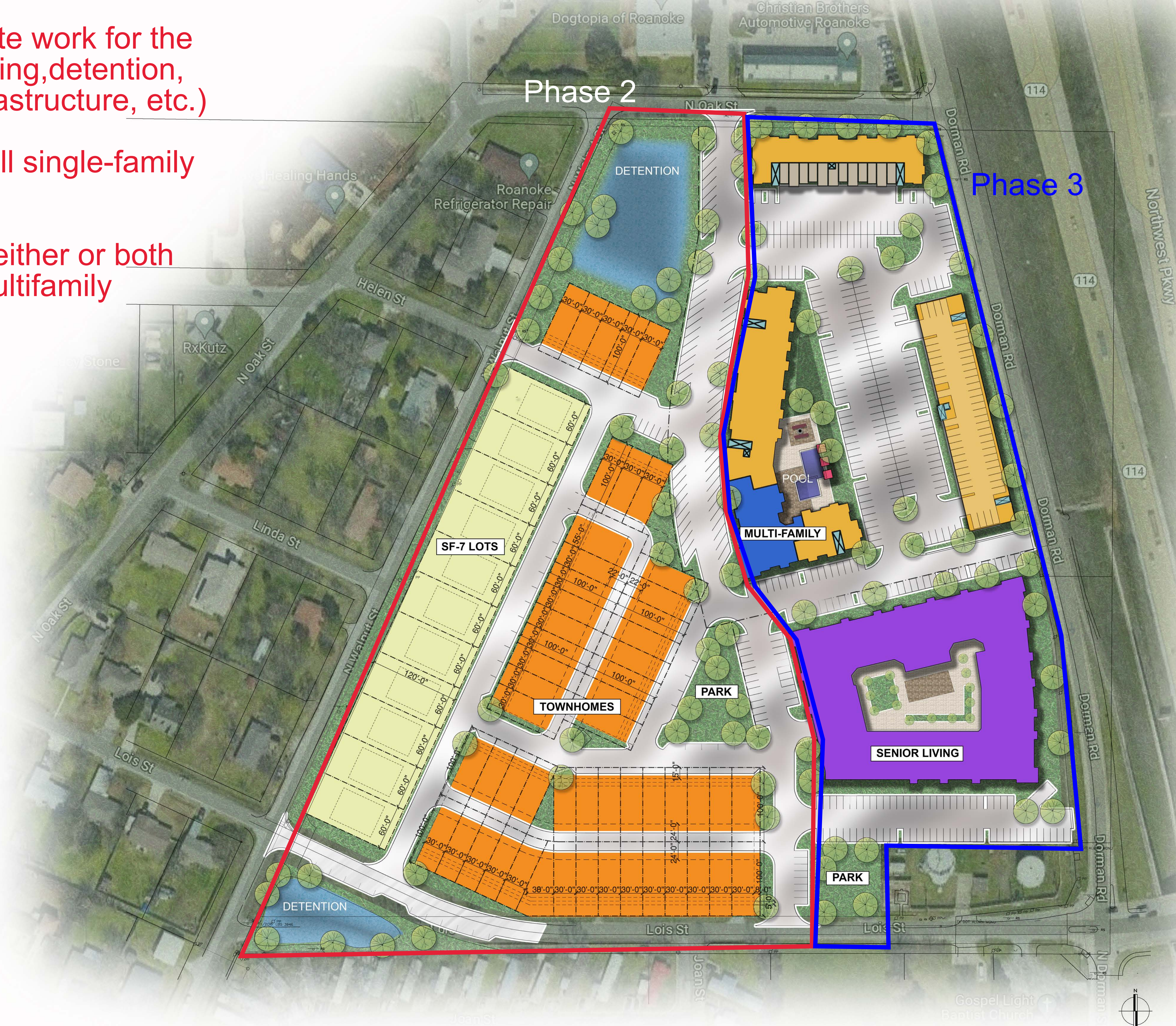
Single-Family/Townhome
Construction
Aug 2025 - Feb 2027



Phase I includes site work for the entire project (grading, detention, utility and road infrastructure, etc.)

Phase II includes all single-family and townhomes

Phase III includes either or both senior housing / multifamily buildings





United Design Architects
4345 LINCOLN DRIVE
ROANOKE, TX 76201
714-462-8091
www.udarchitects.com

ROANOKE
ROANOKE, TEXAS
INTEGRATED REAL ESTATE GROUP

ISSUED FOR
PRE-DESIGN
REVIEW ONLY

NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

PROJECT #
23000

DATE
09-27-2023

SHEET NO.
A.101

SITE
PLAN

1 SITE PLAN
SCALE 1"=60'-0"

0 10 20 40 60 80 100 120 140 160 180 200





Dear city of Roanoke,

I am signing this letter to express my support for the rezoning of the Roanoke North Multi-Generational Residential development. As an engaged business owner, I believe that this development initiative will bring about significant positive changes and enhance the overall well-being of our community.

I have met with the developers and reviewed plans for the Roanoke North project, which I believe is a community thoughtfully designed to elevate the surrounding neighborhood, inspire redevelopment, and create an experience for residents that is unique to the City of Roanoke.

I believe businesses in and around the city of Roanoke will greatly benefit from this new planned community development, which is designed for a new generation of work-from-home employees, young professionals, downsizing seniors, empty nesters, traveling executives, and any other upstanding members of North East Tarrant County who desire to call Roanoke home.

I endorse Roanoke North and urge the city government to give it their full support. I am confident that this development will pave the way for a brighter future for our community and further reinforce our collective commitment to growth, progress, and improved quality of life.

Sterling Stylez
Business Name

Corey A. Martinez Sr
Print Name

corey@sterlingstylez.com 682-502-4235
Email Phone

[Signature]
Signature

28 Sep 23
Date



3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



Dear city of Roanoke,

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Across The Times

Business Name

Taylor Murphy

Print Name

Taylor@across the times.com

Email

817-300-1785

Phone

[Signature]

Signature

9-28-23

Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



Dear city of Roanoke,

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Foster's
Business Name Jamesush10601@gmail.com
Sean Turner 682-237-7992
Print Name Email Phone
[Signature] 9/28/2023
Signature Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092



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Wine:30 on Oak St

Business Name

Annett Van Grinsven

Print Name

annett@w30.wine 682-502-4111

Email

Phone

Annett Van Grinsven

Signature

9/28/2023

Date

817 888 0283
INTEGRATEDREG.COM

3110 W Southlake Boulevard Suite 120
Southlake, Texas 76092

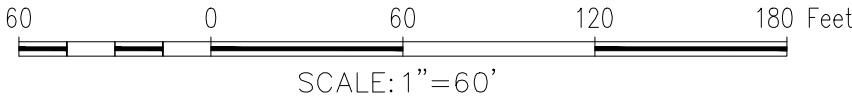
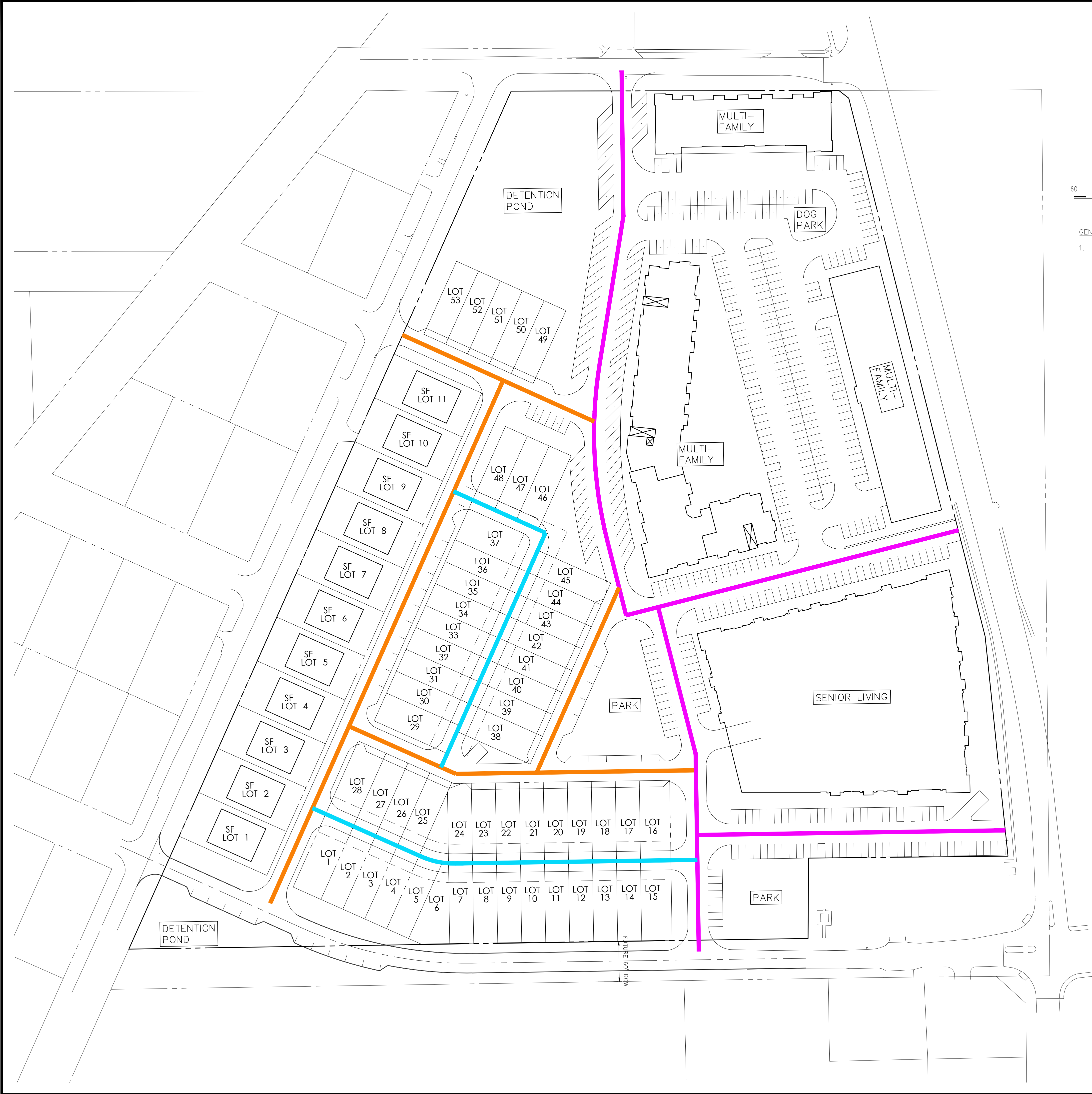
Roanoke North Site Plan Comparison -
List of site plans from Septemember 2020 to September 2023

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14		
Site Plan Date and Name	2020-09-10 - TBG Concept (Original Site Plan)	2020-11-11 - TBG Revised Concept	2021-08-03 - McAdams Initial Concept	2021-10-11 - McAdams SF Detached Lots & MF-AR	2021-10-26 - McAdams Dense Townhomes Option A	2021-10-26 - McAdams Dense Townhomes Option B	2021-10-26 - McAdams Dense Townhomes Option C*	2021-12-03 - McAdams Single-Family & AR Only	2022-01-28 - McAdams MG with More SF Residences	2022-01-29 - McAdams MG with Less SF Residences	2022-03-14 - LandDesign Colored MG	2023-08-04 - UDA Colored MF & 55+ Only	2023-08-04 - UDA Colored MG	2023-09-27 FINAL SITE PLAN	Overall Density Δ from Original	Overall Density Δ from Approved
Multifamily Units	282	314	289	289	289	298	265	0	265	365	196	298	207	227	-27%	-17%
Senior Housing Units	116	116	129	129	129	129	131	131	131	131	129	129	172	160	26%	18%
Townhomes	38	9	9	9	49	50	45	0	0	0	55	0	43	53	35%	15%
SF Residences	25	32	41	25	0	0	0	52	38	32	0	25	13	11	-108%	100%
Total Units	461	471	468	452	467	477	441	183	434	528	380	452	435	451	-2%	2%
Total Density	24.91	25.45	25.29	24.43	25.24	25.78	23.83	9.89	23.45	28.53	20.54	24.43	23.51	24.37	-2%	2%
*Site Plan was approved by P&Z on 12.06.21																

Roanoke Multifamily Density Overview

Property	Year Built	Land Size (Acres)	# of Units	Density - UPA	Average SQFT	
MMA Boulder Ridge	1999	29.58	494	16.70	902	
MMA Copper Ridge	2009/19	22.95	413	17.99	960	
MMA Watermark	2002	12.64	240	18.98	855	
Elizabeth Garden	1975	3.36	64	19.05	800	
Two99 Monroe	2019	13.90	311	22.37	959	
JBL (Most Recent)	2024	14.02	350	24.96	1,048	
Roanoke North	Planning	10.79	387	35.87	1,032	*Age-Targeted Community Avg is 1,133 (over 1,300 for 2Bd)
Magnolia on Oak St	2022	2.50	94	37.60	715	
The Agave on 114	Approved 09/22	6.42	293	45.64	855	
Magnolia on Main	Approved 10/22	0.93	50	53.76	710	
Jefferson Northlake	2023	11.90	360	30.25		*Outside City Limits
Livano Canyon Falls	2023	14.67	300	20.45		*Outside City Limits
Averages		12	280	29	867	

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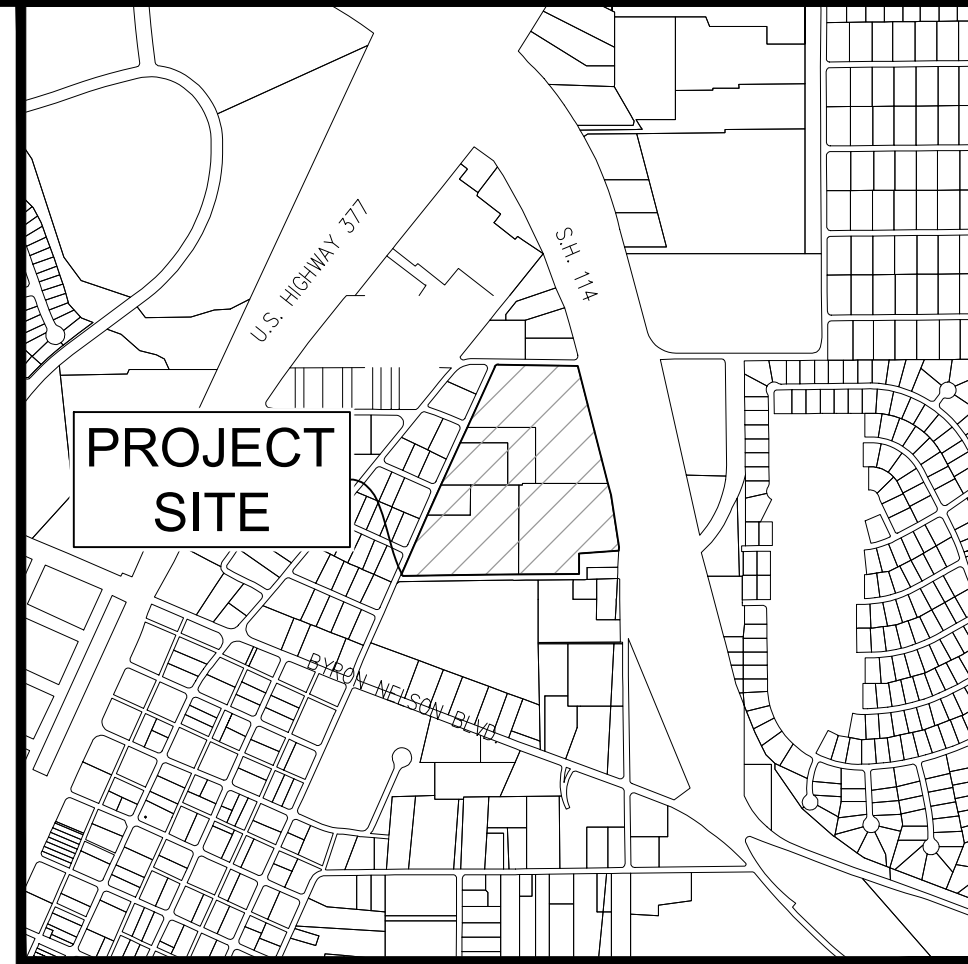


GENERAL NOTES

1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY UNITED DESIGN ARCHITECTS.

LEGEND:

- 60' ROW STREET
- 36' ROW STREET
- 25' ACCESS EASEMENT



Vicinity Map 1"=1000'

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
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Ph. 817-837-0565
Contact: Kenneth Fambro

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MCADAMS

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in fee
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
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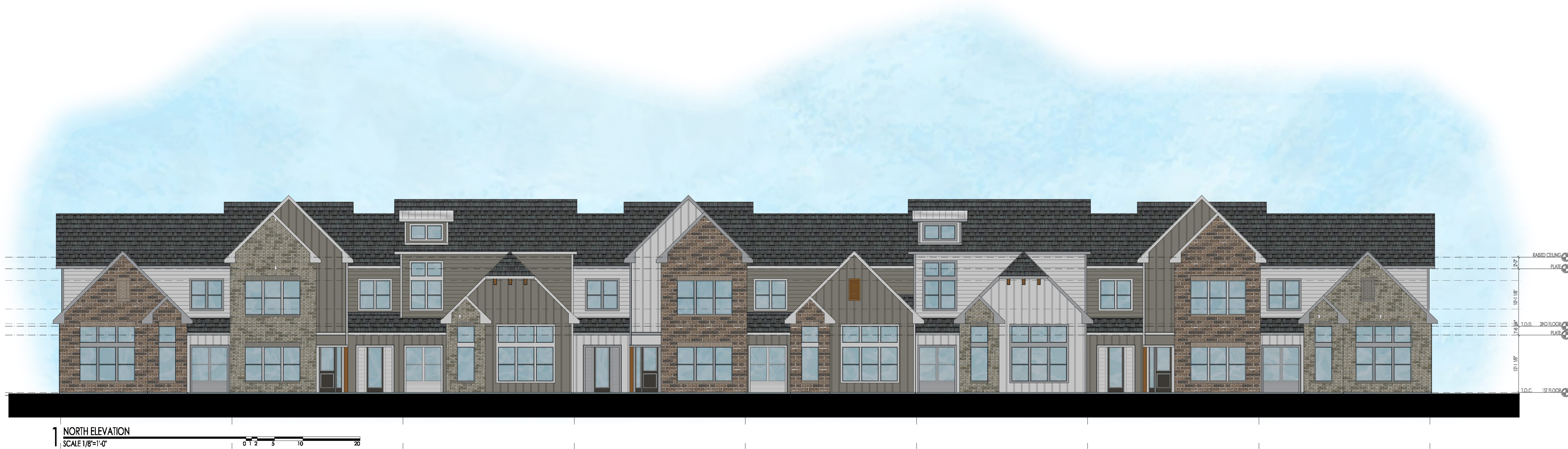
**STREET CLASSIFICATION
EXHIBIT**

PRELIMINARY PLANS
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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSOWNE,
P.E. #121990
DATE 10/5/2023

Drawn By: RE
Date: 10/05/2021
Scale: 1"=60'
Revisions:

2020310199

EX



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PROJECT #	SHEET NO.
23000	A.490
DATE	BUILDING ELEVATIONS
10-06-2023	Page 112 of 110

200 SF YARD

24' RYS

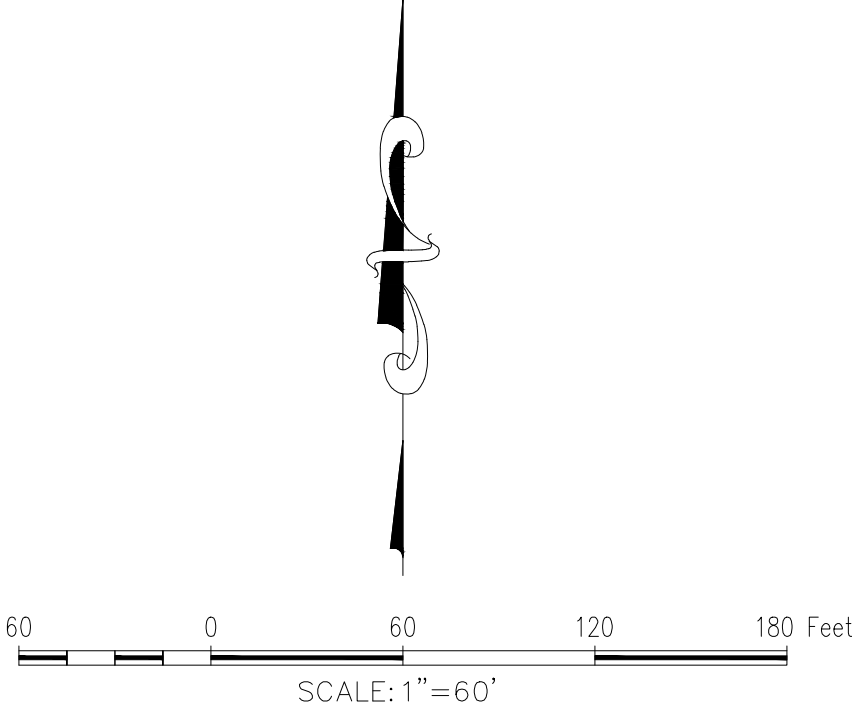
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5' OFFSETS

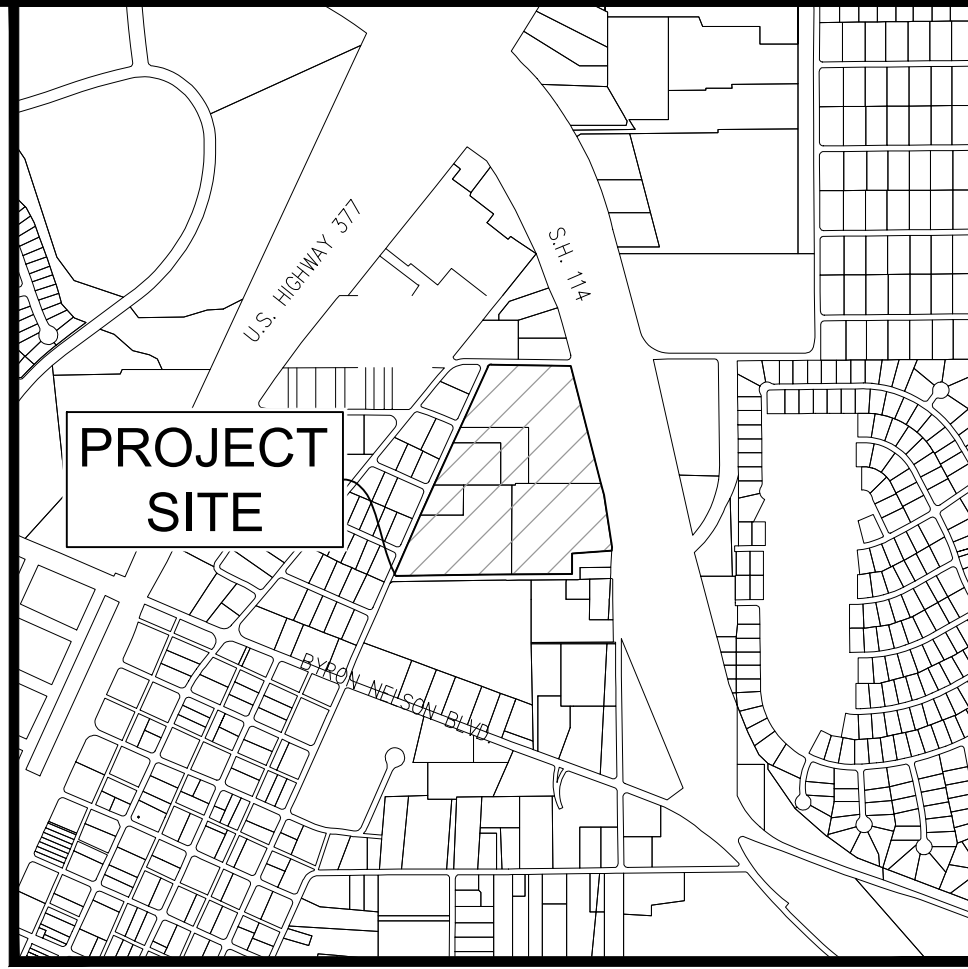
15' FYS

30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 38'-0"

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GENERAL NOTES
1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY UNITED DESIGN ARCHITECTS.



Vicinity Map 1"=1000'

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TRACT EXHIBIT

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Drawn By: RE
Date: 10/05/2023
Scale: 1"=60'
Revisions:

2020310199

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SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

ROANOKE NORTH

Page 44 of 46

Table 1: Trip Generation Characteristics for Proposed Roanoke North residential development

Land Use		Rates ¹								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Multifamily Housing (Mid-Rise)	221	T = 5.45(X) – 1.75			Ln(T) = 0.98*Ln(X) – 0.98			Ln(T) = 0.96Ln*(X) – 0.63		
Senior Adult Housing - Attached	252	T = 4.02(X) - 25.37			T = 0.2(X) - 0.18			T = 0.26(X)		
Townhomes	220	T = 7.56(X) - 40.86			Ln(T) = 0.95*Ln(X) - 0.51			Ln(T) = 0.89*Ln(X) - 0.02		
Single-Family Detached Housing	210	Ln(T) = 0.92*Ln(X) + 2.71			T = 0.71(X) + 4.80			Ln(T) = 0.96*Ln(X) + 0.20		
Land Use		Directional Split ²								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Multifamily Housing (Mid-Rise)	221	50 / 50			26 / 74			61 / 39		
Senior Adult Housing - Attached	252	50 / 50			35 / 65			55 / 45		
Townhomes	220	50 / 50			23 / 77			63 / 37		
Single-Family Detached Housing	210	50 / 50			25 / 75			63 / 37		
Land Use		Number of Trips								
Land Use	Variable ³	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	289	1,574	787	787	97	25	72	123	75	48
Senior Adult Housing - Attached	129	494	247	247	26	9	17	34	19	15
Townhomes	9	28	14	14	5	1	4	7	4	3
Single-Family Detached Housing	41	458	229	229	34	9	25	43	27	16
TOTAL		2,554	1,277	1,277	162	44	118	207	125	82

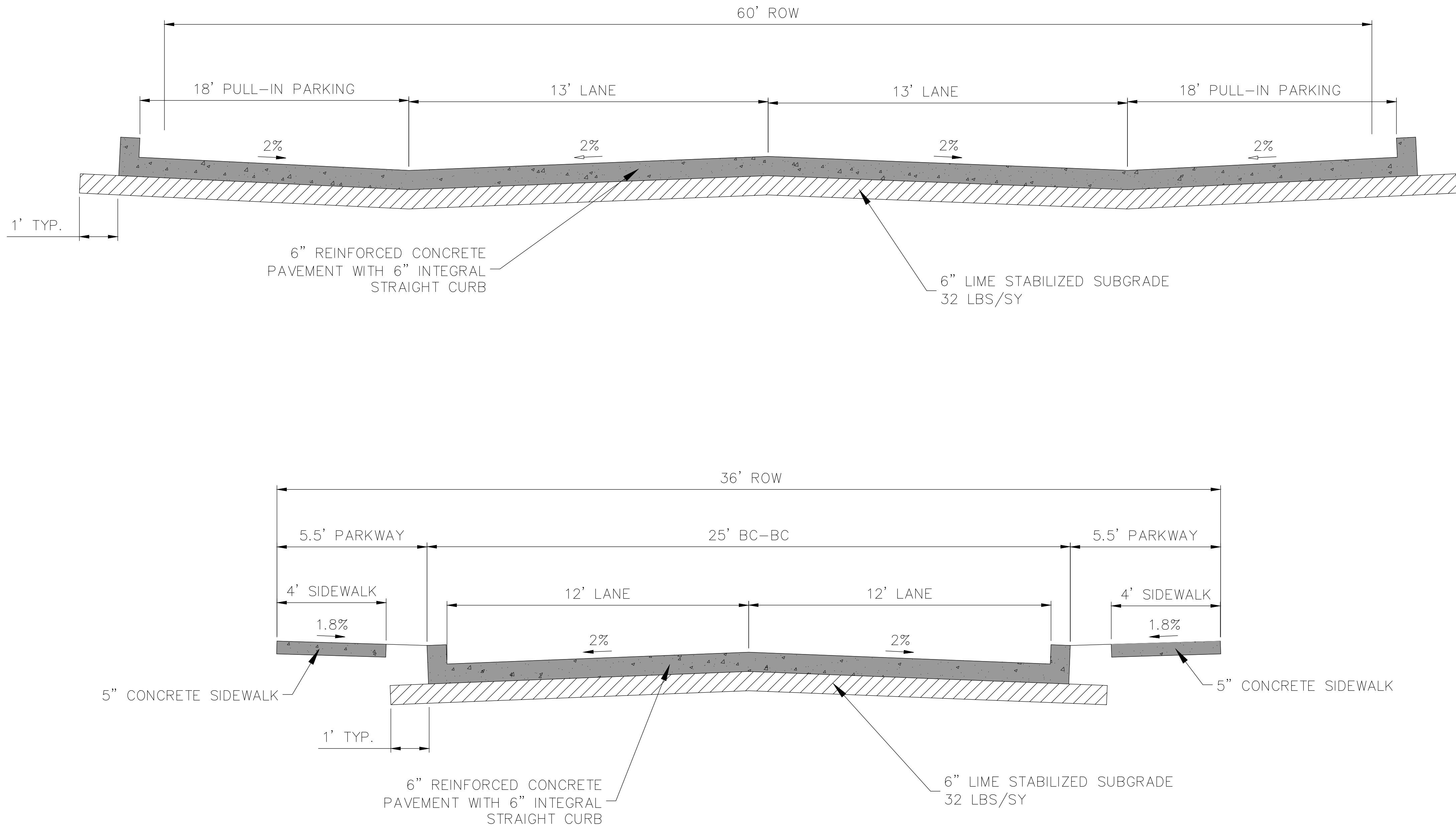
¹T = Trips Ends; X = Number of Dwelling Units

²XX / YY = % entering vehicles / % exiting vehicles

³Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR			
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	
Multifamily (Low-rise)	220	227 DU	1,532	93	22	71	118	74	44	
Senior Living (Multifamily)	252	150 DU	488	30	10	20	38	21	17	
Single-Family Attached (Townhomes)	215	53 DU	354	22	6	16	28	17	11	
Single-Family Detached	210	11 DU	134	10	3	7	12	8	4	
TOTAL			2,508	155	41	114	196	120	76	
				-46	-7	-3	-4	-11	-5	-6

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10/4/2023 11:12 AM by jweddins



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TYPICAL STREET SECTIONS



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