

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Kristie Womack, Chairman

Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING AGENDA
JUNE 3, 2024
7:00 PM

500 S. OAK STREET
ROANOKE, TEXAS 76262

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on March 4, 2024.

D. NEW BUSINESS

1. Public hearing to consider amending Planned Development District Ordinance No. PD-98-145, and the Comprehensive Zoning Ordinance of The City Of Roanoke, Texas, By Amending Ordinance No. 98-145, Section 1.F. Of The Towne Centre at Roanoke - Roanoke, Texas – Development Standards” by changing the maximum height for monument signs from 10’ to 12.5’ in height, for an approximately, 9.8 acre tract of land known as Tract 1 of the W.M. Huff Survey, Abstract No 519, Tract 3, City of Roanoke, Denton County, Texas. (Ordinance No. 2024-106)
2. Consideration and recommendation on approval of Ordinance No. 2024-106, amending Planned Development District (PD-98-145) Section 1.F. of Exhibit B, of the Town Centre at Roanoke - "Development Standards" by



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**June 3, 2024
Page 2 of 2**

changing the maximum height for monument signs from 10' to 12.5' in height, for an approximate 9.8 acre tract of land known as Tract 1 of the W.M. Huff Survey, Abstract No 519, Tract 3, City of Roanoke, Denton County, Texas.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, May 30, 2024, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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. **BRaille IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 03/04/2024 - P&Z Minutes

MEETING DATE: June 3, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on March 4, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 03-04-2024

Diana Smith, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
MARCH 4, 2024**

**7:00 P.M.
ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Kristie Womack; Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Larry Granados, Diana Smith, Victor Molaschi, and Donald J. Glacy. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Donald Glacy second by Victor Molaschi to approve the minutes from the Planning and Zoning Commission Special meeting held on January 8, 2024.

Motion carried 6-0-1. Chairman Kristie Womack abstained, as she was not present at this meeting.

2. Motion made by Mark McCullough second by Donald Glacy to approve the minutes from the Planning and Zoning Commission and City Council Joint meeting held on January 23, 2024.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Donald Glacy second by Victor Molaschi to approve a Preliminary Plat (PP 2024-01) request from Westwood Professional Services, for the Roanoke



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**March 4, 2024
Page 2 of 3**

Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

Commissioner Donald Glacy withdrew his motion.

Motion made by Victor Molaschi second by Donald Glacy to approve, a Preliminary Plat (PP 2024-01) request from Westwood Professional Services, for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114, with staff recommendation to renumber the lot numbers.

Motion carried unanimously.

2. Motion made by Larry Granados second by Diana Smith to approve a Final Plat (FP 2024-01) request from Westwood Professional Services for the Roanoke Baseball Complex. The property is generally located northwest of Fairway Ranch, fronting Cleveland Gibbs Rd. and Hwy 114.

Motion carried unanimously.

3. Public hearing to consider amending the Planned Development District Ordinance No. PD-2022-128, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending planned development standards to allow for multifamily with 6,000 square feet of Commercial – Office Use Only and amending the height restrictions, for an approximate 14.918 acre tract(s) of land, consisting of Lot 1, Block A of the Roanoke Lofts Addition. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property. (Ordinance No. 2024-101)

Public hearing started at 7:08 p.m.

Jason Leeds, applicant, gave a presentation and overview of the proposed project.

Public hearing ended at 7:18 p.m.

4. Motion made by Jason Kasal second by Mark McCullough to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent land owner in addition to the church property, Ordinance No. 2024-101 amending Planned Development District Ordinance No PD 2022-128 and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the planned development standards to increase building height for a multifamily project that includes 6,000 sf of commercial office use. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

Motion carried 5-2-0. Commissioners Larry Granados and Diana Smith were opposed.

5. Motion made by Mark McCullough second by Donald Glacy to approve a Preliminary Plat (PP 2024-02) request from Leeds Residential for an approximate 19.86 acres located in the A0943A MEP & PRR, TR 7, 19.86 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**March 4, 2024
Page 3 of 3**

north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

Motion carried unanimously.

6. Motion made by Donald Glacy second by Victor Molaschi to approve, subject to the applicant demonstrating to City Council how the ultimate access will work with the adjacent land owner in addition to the church property, a Site Plan (SP 2024-01) request from Leeds Residential for a multifamily and office building development on approximately 15 acres of land that is located in the A0943A MEP & PRR, TR 7, 19.85 ACRES, OLD DCAD TR #2B, Roanoke, Texas, Denton County. The property is generally located on the north side of Hwy 114, approximately one (1) mile west of Hwy 377, and is adjacent to the Compass Church property.

Motion carried 5-2-0. Commissioners Larry Granados and Diana Smith were opposed.

E. ADJOURNMENT

Motion made by Diana Smith second by Donald Glacy to adjourn the meeting at 8:41 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

Jeannie Homer, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2024-106 - Amending PD-98-145

MEETING DATE: June 3, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending Planned Development District Ordinance No. PD-98-145, and the Comprehensive Zoning Ordinance of The City Of Roanoke, Texas, By Amending Ordinance No. 98-145, Section 1.F. Of The Towne Centre at Roanoke - Roanoke, Texas – Development Standards” by changing the maximum height for monument signs from 10’ to 12.5’ in height, for an approximately, 9.8 acre tract of land known as Tract 1 of the W.M. Huff Survey, Abstract No 519, Tract 3, City of Roanoke, Denton County, Texas. (Ordinance No. 2024-106)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2024-106 - Zoning Text Amendment - Amend PD 98-145



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JUNE 3, 2024, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. PD-98-145, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 98-145, SECTION 1.F. OF THE TOWNE CENTRE AT ROANOKE - ROANOKE, TEXAS – DEVELOPMENT STANDARDS” BY CHANGING THE MAXIMUM HEIGHT FOR MONUMENT SIGNS FROM 10’ TO 12.5’ IN HEIGHT, FOR AN APPROXIMATELY, 9.8 ACRE TRACT OF LAND KNOWN AS TRACT 1 OF THE W.M. HUFF SURVEY, ABSTRACT NO 519, TRACT 3, CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JUNE 11, 2024, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. PD-98-145, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 98-145, SECTION 1.F. OF THE TOWNE CENTRE AT ROANOKE - ROANOKE, TEXAS – DEVELOPMENT STANDARDS” BY CHANGING THE MAXIMUM HEIGHT FOR MONUMENT SIGNS FROM 10’ TO 12.5’ IN HEIGHT, FOR AN APPROXIMATELY, 9.8 ACRE TRACT OF LAND KNOWN AS TRACT 1 OF THE W.M. HUFF SURVEY, ABSTRACT NO 519, TRACT 3, CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, May 14, 2024, by 5:00 p.m.


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: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Text Amendment PD 98-145 Town Centre at Roanoke Monument Sign Height Increase

MEETING DATE: June 3, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on approval of Ordinance No. 2024-106, amending Planned Development District (PD-98-145) Section 1.F. of Exhibit B, of the Town Centre at Roanoke - "Development Standards" by changing the maximum height for monument signs from 10' to 12.5' in height, for an approximate 9.8 acre tract of land known as Tract 1 of the W.M. Huff Survey, Abstract No 519, Tract 3, City of Roanoke, Denton County, Texas.

INFORMATION:

PD 98-145 Town Centre at Roanoke adheres to the base zoning sign code, Sec. 12.850. The overall site has multiple buildings and is similar in nature to a shopping center. The sign will serve multiple tenants.

DIVISION 9. - SIGNS Sec. 12.850. - Sign Regulations.

Sec. 12.854. - Monument Signs.

A sign permanently placed upon, or supported by the ground independent of the principal building or structure on the property. The height of the sign, including the base shall be measured from ground level. A monument sign shall be solid from the ground up: pole(s) or support(s) shall be concealed. A monument sign may be located on a two foot (2') high berm or masonry planter box. All monument signs must conform to the following regulations:

- (a) Sign support shall be masonry or structural steel tubing.
- (b) Sign face shall be non-decaying wood, or flat, clear acrylic sheet with all copy and background sprayed on second surface with acrylic colors.
- (c) Maximum surface area: Fifty (50) square feet per side.
- (d) Maximum sign height: Ten feet (10').

HISTORY:

PD 2007-119 Roanoke Gateway was approved with two (2) monument signs at thirty-two feet (32')



AGENDA ITEM

in height to serve the tenants within this planned development.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. RV - Signage Location Diagram (1)
3. ORD NO 2024-106 - Zoning Amendment - PD98-145 - Allow 12.5 monument sign - redline jlm draft - 050624 (3)
4. ORD NO 2024-106 - Zoning Amendment - PD98-145 - Allow 12.5 monument sign -clean jlm draft - 050624 (3)



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

ZONING APPLICATION

Paid May 9, 2024

Applicant/Agent Name Newstream Land Partners - Roanoke LLC		Home Phone 817-464-8190	Mobile Phone
Address 311 S. Oak St, Suite #250		City / State Roanoke	Zip 76262
Property Owner(s) Ns Retail Partners - Roanoke, LLC		Home Phone 817-464-8190	Work Phone
Address, City, State, Zip 311 S. Oak St, Suite #250			
Present Zoning Classification PD 98-145	Requested Zoning Classification Amendment to PD 98-145	Acreage/Lot of Requested Zoning Classification 22.8	

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 Requesting an Amendment to PD 98-145 section F. Signage for a 12.5' monument sign

Justification for requested zoning change: Another strong tenant has joined the development

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]
Applicant Signature and Date

5/1/24
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 Ns Retail Partners - Roanoke, LLC owner(s) of the above described property do hereby authorize
Newstream Land Partners - Roanoke LLC to act on my/our behalf in making and representing this zoning
change application.

[Signature]
Signature of owner

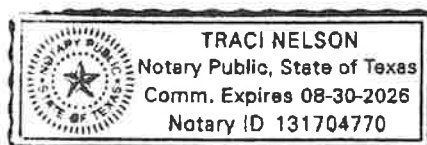
5/1/24
Date

State of Texas

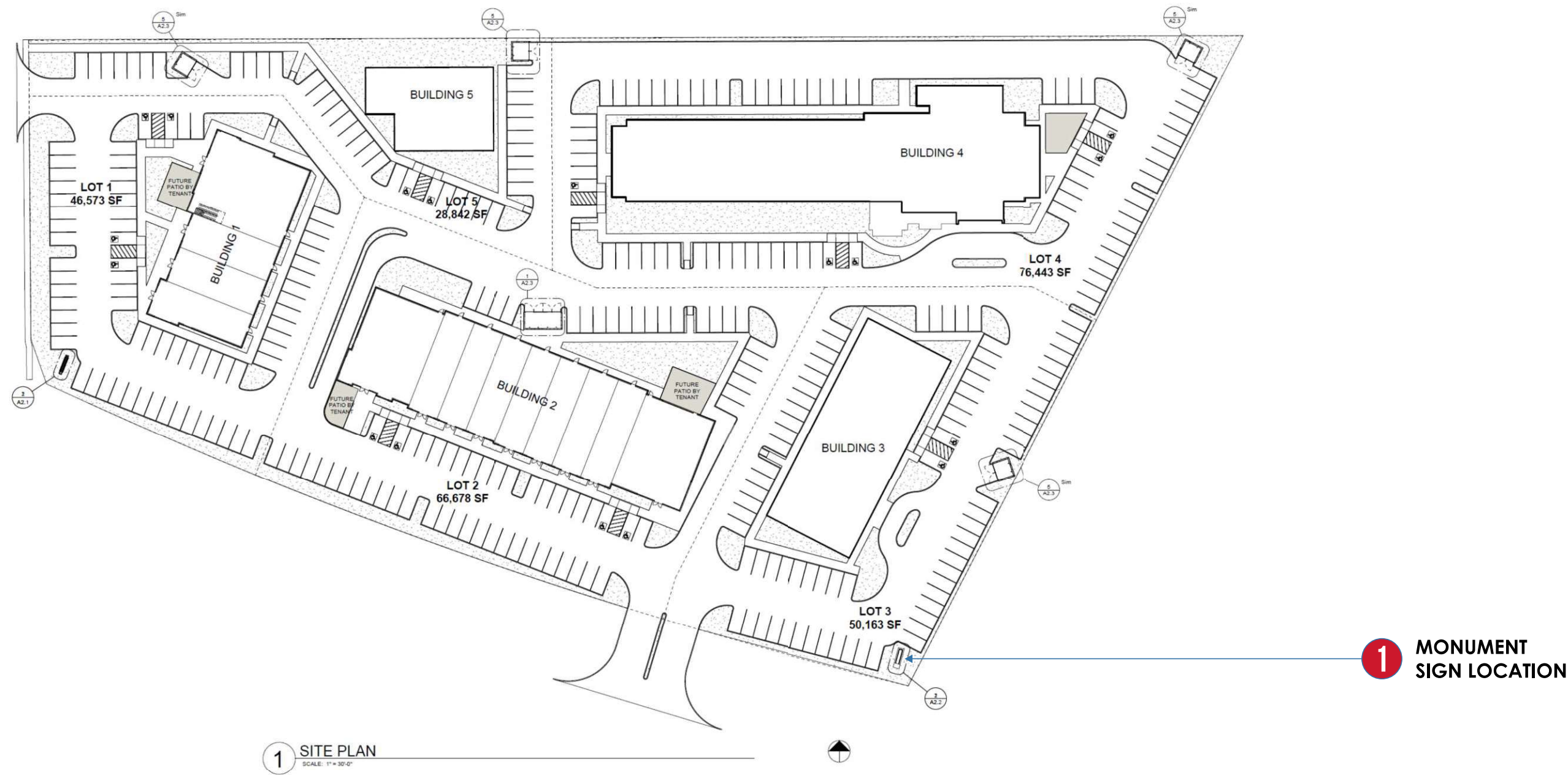
County of Denton

Sworn to and subscribed before me on the 1st day of May, 2024, by Tim Nystrom
(year) (name of owner).

Notary Seal



[Signature]
Notary Public's Signature



SITE PLAN

SCALE: NTS

 990 HALTOM RD. FORT WORTH, TX 76117 682-312-5338 — www.mello-signs.com	 E478782 TDLR 18785	GENERAL DISCLAIMERS: All signs to be manufactured and installed in accordance with local and state regulations. This drawing is the property of MELLO SIGNS. It shall not be produced, copied or distributed without authorization of MELLO SIGNS. RENDERING APPROVAL: Please carefully review all drawings and material specifications. Color samples can be provided upon request. All PDF files are approximate representations. PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: Review all files and check for all errors. Please review all spelling, material and color specifications, and installation notes. Changes after approval and the start of manufacturing may incur additional charges. By signing this proof you are acknowledging that you have read and fully reviewed all drawings, proposals, and Mello Signs Terms and Conditions.										
	CLIENT SIGNATURE _____											
	PRINTED NAME _____											
	DATE: _____ SALESMAN INITIALS: _____											
	CLIENT NAME					ROANOKE VILLAGE	DATE	3-8-22	BY	AB	REV #	R2
	ST. ADDRESS					720 US HWY 377/DENTON HWY						
CITY/STATE	ROANOKE, TX											
PHONE												
EMAIL	felix.mira@newstreamcorp.com											
SALESMAN	VAN											
DESIGNER	AMANDA (Original Andy)											
FILE NAME	ROANOKE VILLAGE - Roanoke R5											

ORDINANCE No. 2024-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-98-145) BY AMENDING ORDINANCE NO. 98-145, SECTION 1.F. OF THE TOWN CENTRE AT ROANOKE - ROANOKE, TEXAS – DEVELOPMENT STANDARDS” BY CHANGING THE MAXIMUM HEIGHT FOR MONUMENT SIGNS FROM 10’ TO 12.5’ IN HEIGHT, FOR AN APPROXIMATELY, 9.8 ACRE TRACT OF LAND KNOWN AS TRACT 1 OF THE W.M. HUFF SURVEY, ABSTRACT NO 519, TRACT 3, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN *EXHIBIT A* OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (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:

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 the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended for an approximately 9.8 acres of land, known as Tract 1 of the W.M. Huff Survey, Abstract No. 519, Tract 3, City of Roanoke, Denton County, Texas, and being more particularly described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by amending Section 1.F. of Exhibit B of Ordinance Number 98-145 approved by the City Council

of the City of Roanoke, Texas, on April 14, 1998, entitled “Development Standards – Town Centre at Roanoke – Roanoke, Texas, Planned Development zoning,” which shall read as follows:

“F. Signage:

Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #97-121 of the City of Roanoke, Texas, with the exception a monument sign which may have a maximum height of 12.5 feet in height.”

Section 3. PENALTY CLAUSE

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

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 11th day of June, 2024.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[Legal Description and/or Depiction of the Property]

Metes and Bounds Description

22.845 Acres
William Huff Survey, Abstract No. 519
Denton County, Texas

EXHIBIT A



BEING two tracts of land situated in the William Huff Survey, Abstract No. 519, in Denton County, Texas and being a portion of a called 25.0-acre tract as conveyed to the Lutheran Church Extension Fund - Missouri Synod and evidenced in a Warranty Deed recorded in Volume 1016 at Page 955, save and except a called 2.192-acre tract as conveyed to the State of Texas, County of Denton and City of Fort Worth and evidenced in a Judgment, case number CV-90-00204-C, recorded in Volume 2498 at Page 0308, all of the Deed Records of Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows (bearings based on the north line of the Deed recorded in Volume 1016, Page 955, said bearing being North 89°46' East).

TRACT I

BEGINNING at a 5/8-inch iron rod set at the current intersection of the easterly right-of-way line of State Highway No. 377 (a variable width right-of-way) with the south right-of-way line of Parish Lane (an undedicated right-of-way);

THENCE North 70°49'00" East, along the south right-of-way line of said Parish Lane, a distance of 88.54 feet to a 5/8-inch iron rod set for an angle point;

THENCE North 89°46'00" East, continuing along said south right-of-way of Parish Lane, a distance of 740.95 feet (called 740.3 feet) to a 1/2-inch rod found on the west line of a called 17.517 acres as conveyed to the Parish Family Trust Living Trust Agreement and evidenced in a Warranty Deed recorded in Volume 3278 at Page 0713 D.R.D.C.T., said iron rod being South 22.6 feet from the northwest corner of said 17.517-acre tract, said iron rod also being South 89°38' West, 85.0 feet from a found 1/2-inch square iron rod;

THENCE South 00°03'51" East (called SOUTH), departing the south right-of-way line of said Parish Lane and along the west line of said 17.517-acre tract, a distance of 997.90 feet to a 1/2-inch iron rod found for the most northerly northeast corner of a called Tract 1 as conveyed to Hillwood/Willow Bend, Ltd and evidenced in a Correction Limited Warranty Deed recorded in Denton County Clerk's file number 95-R0027449 D.R.D.C.T.;

THENCE South 89°46'00" West, along the north line of said Tract 1, a distance of 1141.93 feet to a 5/8-inch iron rod set on the easterly right-of-way line of the aforementioned U.S. Highway No. 377;

THENCE in a northerly direction, along the easterly right-of-way line of said State Highway No. 377, the following:

- North 10°39'41" East, a distance of 216.94 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;
- Along the arc of said curve to the right, through a central angle of 01°18'07", having a radius of 3199.04 feet and an arc length of 72.70 feet to the end of said curve;
- South 62°38'28" East, a distance of 31.13 feet to a 5/8-inch iron rod set at the beginning of a non-tangent curve to the right;
- Along the arc of said curve to the right, having a radial bearing of South 78°11'10" East, through a central angle of 12°48'12", having a radius of 3169.04 feet and an arc length of 708.16 feet to a 5/8-inch iron rod set for the end of said curve;
- North 24°37'02" East, a distance of 31.90 feet to the POINT OF BEGINNING and CONTAINING 22.804 acres of land, more or less.

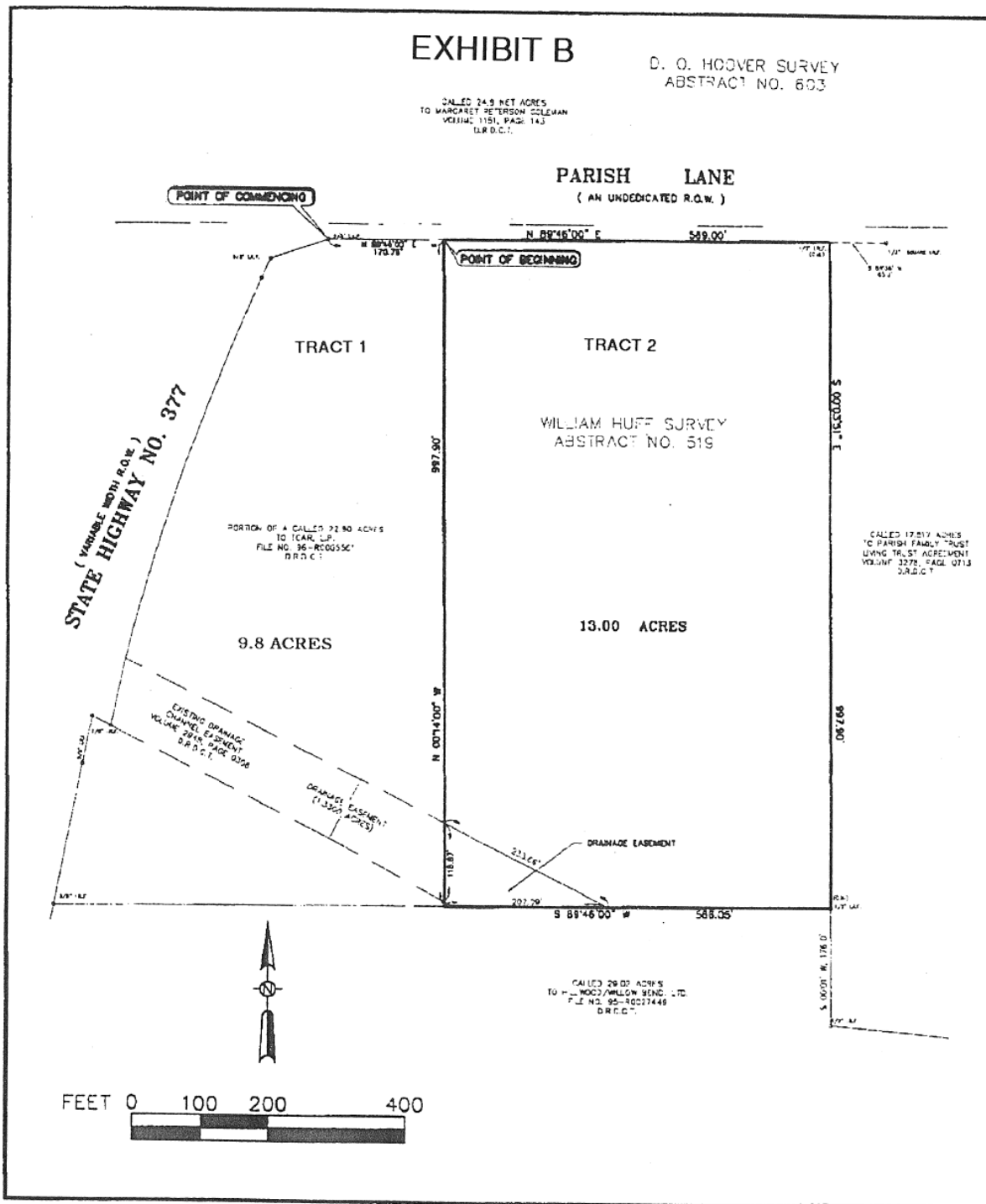
TRACT II

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 25.0-acre tract, same being the northwest corner of said Tract 1, said point also being on the original southeasterly right-of-way line of State Highway No. 377;

THENCE North 24°39'00" East, along the southeasterly right-of-way line at said State Highway No. 377, a distance of 126.01 feet to a 5/8-inch iron rod set at the intersection of said original southeasterly right-of-way line with the current westerly right-of-way line of State Highway No. 377 as set out in the aforementioned Judgment;

THENCE South 10°39'41" West, along the currently westerly right-of-way line of said State Highway No. 377, a distance of 116.41 feet to a 5/8-inch iron rod set on the north line of said Tract 1;

THENCE South 89°46'00" West, along the north line of said Tract 1, a distance of 31.02 feet to the POINT OF BEGINNING and CONTAINING 0.041 of an acre of land, more or less.



	Kimley-Horn and Associates, Inc.	CITY OF ROANOKE, TEXAS ZONING EXHIBIT FOR TCAR, L.P.	KHA NO. 061038.00
	910 Collier Street Fort Worth, Texas 76102 817-335-8511	EXHIBIT	

10/06/97 18:00 97049PT2

ORDINANCE No. 2024-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-98-145) BY AMENDING ORDINANCE NO. 98-145, SECTION 1.F. OF THE TOWN CENTRE AT ROANOKE - ROANOKE, TEXAS – DEVELOPMENT STANDARDS” BY CHANGING THE MAXIMUM HEIGHT FOR MONUMENT SIGNS FROM 10’ TO 12.5’ IN HEIGHT, FOR AN APPROXIMATELY, 9.8 ACRE TRACT OF LAND KNOWN AS TRACT 1 OF THE W.M. HUFF SURVEY, ABSTRACT NO 519, TRACT 3, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN *EXHIBIT A* OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (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:

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 the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended for an approximately 9.8 acres of land, known as Tract 1 of the W.M. Huff Survey, Abstract No. 519, Tract 3, City of Roanoke, Denton County, Texas, and being more particularly described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by amending Section 1.F. of Exhibit B of Ordinance Number 98-145 approved by the City Council

of the City of Roanoke, Texas, on April 14, 1998, entitled “Development Standards – Town Centre at Roanoke – Roanoke, Texas, Planned Development zoning,” which shall read as follows:

“F. Signage:

Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #97-121 of the City of Roanoke, Texas, with the exception a monument sign which may have a maximum height of 12.5 feet in height.”

Section 3. PENALTY CLAUSE

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

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 11th day of June, 2024.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[Legal Description and/or Depiction of the Property]

Metes and Bounds Description

22.845 Acres
William Huff Survey, Abstract No. 519
Denton County, Texas

EXHIBIT A



BEING two tracts of land situated in the William Huff Survey, Abstract No. 519, in Denton County, Texas and being a portion of a called 25.0-acre tract as conveyed to the Lutheran Church Extension Fund - Missouri Synod and evidenced in a Warranty Deed recorded in Volume 1016 at Page 955, save and except a called 2.192-acre tract as conveyed to the State of Texas, County of Denton and City of Fort Worth and evidenced in a Judgment, case number CV-90-00204-C, recorded in Volume 2498 at Page 0308, all of the Deed Records of Denton County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows (bearings based on the north line of the Deed recorded in Volume 1016, Page 955, said bearing being North 89°46' East).

TRACT I

BEGINNING at a 5/8-inch iron rod set at the current intersection of the easterly right-of-way line of State Highway No. 377 (a variable width right-of-way) with the south right-of-way line of Parish Lane (an undedicated right-of-way);

THENCE North 70°49'00" East, along the south right-of-way line of said Parish Lane, a distance of 88.54 feet to a 5/8-inch iron rod set for an angle point;

THENCE North 89°46'00" East, continuing along said south right-of-way of Parish Lane, a distance of 740.95 feet (called 740.3 feet) to a 1/2-inch rod found on the west line of a called 17.517 acres as conveyed to the Parish Family Trust Living Trust Agreement and evidenced in a Warranty Deed recorded in Volume 3278 at Page 0713 D.R.D.C.T., said iron rod being South 22.6 feet from the northwest corner of said 17.517-acre tract, said iron rod also being South 89°38' West, 85.0 feet from a found 1/2-inch square iron rod;

THENCE South 00°03'51" East (called SOUTH), departing the south right-of-way line of said Parish Lane and along the west line of said 17.517-acre tract, a distance of 997.90 feet to a 1/2-inch iron rod found for the most northerly northeast corner of a called Tract 1 as conveyed to Hillwood/Willow Bend, Ltd and evidenced in a Correction Limited Warranty Deed recorded in Denton County Clerk's file number 95--R0027449 D.R.D.C.T.;

THENCE South 89°46'00" West, along the north line of said Tract 1, a distance of 1141.93 feet to a 5/8-inch iron rod set on the easterly right-of-way line of the aforementioned U.S. Highway No. 377;

THENCE in a northerly direction, along the easterly right-of-way line of said State Highway No. 377, the following:

- North 10°39'41" East, a distance of 216.94 feet to a 5/8-inch iron rod set at the beginning of a curve to the right;
- Along the arc of said curve to the right, through a central angle of 01°18'07", having a radius of 3199.04 feet and an arc length of 72.70 feet to the end of said curve;
- South 62°38'28" East, a distance of 31.13 feet to a 5/8-inch iron rod set at the beginning of a non-tangent curve to the right;
- Along the arc of said curve to the right, having a radial bearing of South 78°11'10" East, through a central angle of 12°48'12", having a radius of 3169.04 feet and an arc length of 708.16 feet to a 5/8-inch iron rod set for the end of said curve;
- North 24°37'02" East, a distance of 31.90 feet to the POINT OF BEGINNING and CONTAINING 22.804 acres of land, more or less.

TRACT II

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 25.0-acre tract, same being the northwest corner of said Tract 1, said point also being on the original southeasterly right-of-way line of State Highway No. 377;

THENCE North 24°39'00" East, along the southeasterly right-of-way line at said State Highway No. 377, a distance of 126.01 feet to a 5/8-inch iron rod set at the intersection of said original southeasterly right-of-way line with the current westerly right-of-way line of State Highway No. 377 as set out in the aforementioned Judgment;

THENCE South 10°39'41" West, along the currently westerly right-of-way line of said State Highway No. 377, a distance of 116.41 feet to a 5/8-inch iron rod set on the north line of said Tract 1;

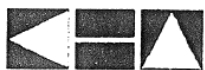
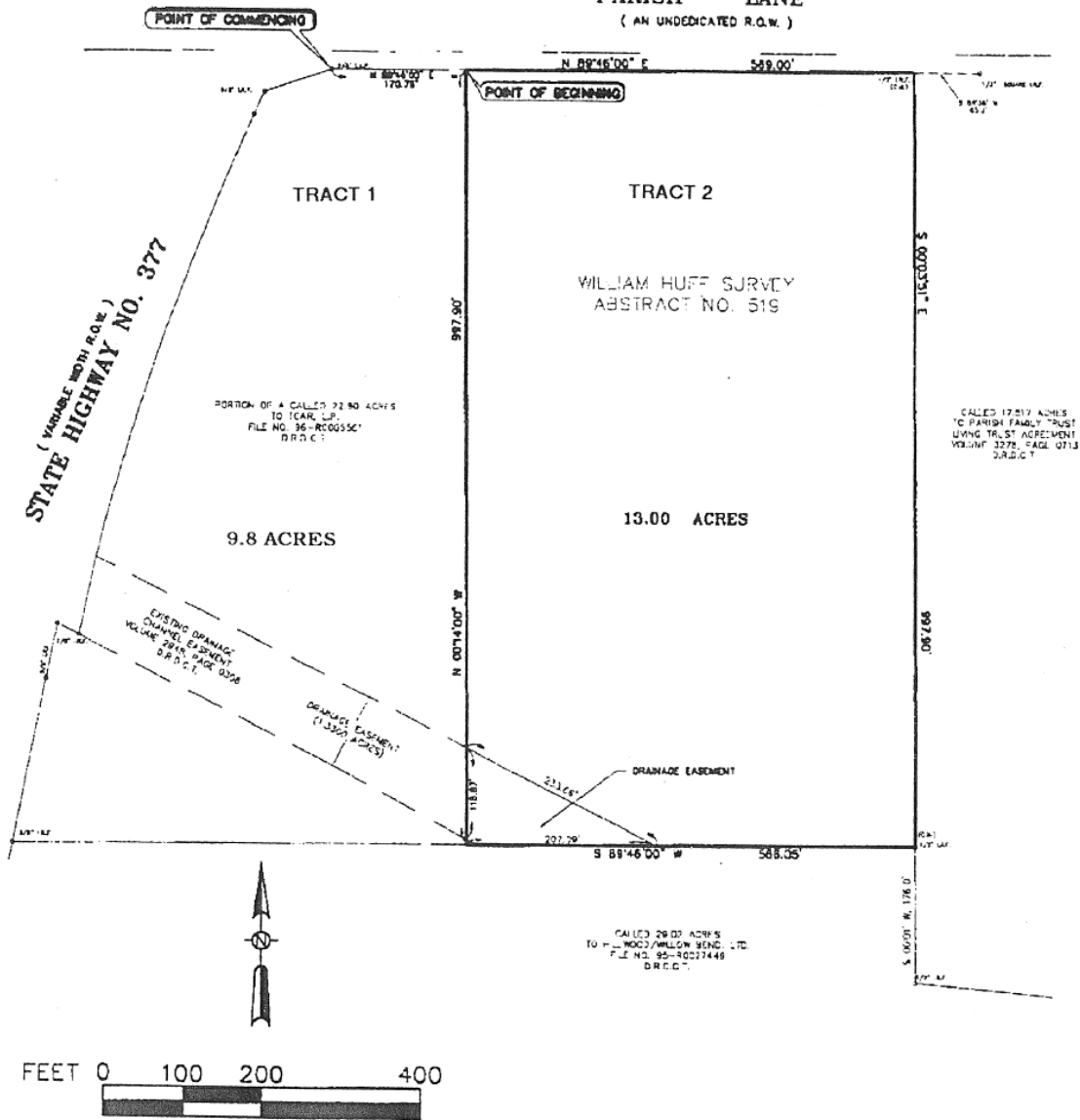
THENCE South 89°46'00" West, along the north line of said Tract 1, a distance of 31.02 feet to the POINT OF BEGINNING and CONTAINING 0.041 of an acre of land, more or less.

EXHIBIT B

D. O. HOOVER SURVEY
ABSTRACT NO. 603

CALLED 24.9 NET ACRES
TO MARGARET PETERSON COLEMAN
VOL. 1151, PAGE 143
D.R.C.T.

PARISH LANE
(AN UNDEDICATED R.O.W.)



**Kimley-Horn
and Associates, Inc.**

910 Collier Street Fort Worth, Texas 76102 817-335-8511

CITY OF ROANOKE, TEXAS
ZONING EXHIBIT FOR
TCAR, L.P.

KHA NO.
061038.00

EXHIBIT

10/06/97 18:00 97049PT2