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

Jason Kasal, Vice Chairman

Ernie Adams, Commissioner
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING AGENDA
AUGUST 5, 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 June 3, 2024.

D. NEW BUSINESS

1. Consideration and action to nominate and elect a Chairman.

2. Consideration and action to nominate and elect a Vice Chairman.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, by changing the zoning from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Senior Housing and Single-Family Uses and prescribing the development standards. The property is generally located near Hwy 114 adjacent to the city's water

tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd. (Ordinance No. 2024-109)

4. Consideration and recommendation of Ordinance No. 2024-109, amending the Comprehensive Zoning Ordinance, for 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, TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multifamily and Single Family Detached uses. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, August 1, 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: 06/03/2024 - P&Z Minutes

MEETING DATE: August 5, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:
Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on June 3, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:
1. PZMin 06-03-2024

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 MINUTES
JUNE 3, 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, Victor Molaschi, and Donald J. Glacy. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Commissioner Larry Granados and Diana Smith.

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 Mark McCullough second by Donald Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on March 4, 2024.

Motion carried unanimously.

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)

Public hearing started at 7:02 p.m.

No one wished to speak.

Public hearing ended at 7:02 p.m.

2. Motion made by Victor Molaschi second by Mark McCullough to deny 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.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Donald Glacy second by Victor Molaschi to adjourn the meeting at 7:11 p.m.

Motion carried unanimously.

_____
Kristie Womack, Chairman

_____
Jeannie Homer, Executive Assistant

AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 2024 Chairman Appointment

MEETING DATE: August 5, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:
Consideration and action to nominate and elect a Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:
None

AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 2024 Vice Chairman Appointment

MEETING DATE: August 5, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:
Consideration and action to nominate and elect a Vice Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:
None

AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH Notice - ORD NO 2024-109 - Zoning Amendment 18.504 Acres

MEETING DATE: August 5, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:
Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 18.504- acres of land located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, by changing the zoning from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with Senior Housing and Single-Family Uses and prescribing the development standards.The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd. (Ordinance No. 2024-109)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:
1. PH Notice - ORD NO 2024-109 - Rezone - SF-7 and R to PD - 18.504 Acres

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, AUGUST 5, 2024, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON 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, BY CHANGING THE ZONING ON THE APPROXIMATELY 18.504-ACRES OF LAND FROM SINGLE FAMILY-7 DISTRICT (SF-7) AND RETAIL DISTRICT (R) TO PLANNED DEVELOPMENT DISTRICT WITH SENIOR HOUSING AND SINGLE-FAMILY USES AND PRESCRIBING THE DEVELOPMENT STANDARDS. 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, AUGUST 13, 2024, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON 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, BY CHANGING THE ZONING ON THE APPROXIMATELY 18.504-ACRES OF LAND FROM SINGLE FAMILY-7 DISTRICT (SF-7) AND RETAIL DISTRICT (R) TO PLANNED DEVELOPMENT DISTRICT WITH SENIOR HOUSING AND SINGLE-FAMILY USES AND PRESCRIBING THE DEVELOPMENT STANDARDS. 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 Wednesday, July 17, 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. **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: City Hall Guests

AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: ORD NO 2024-109 - Zoning Amendment 18.504 Acres

MEETING DATE: August 5, 2024

DEPARTMENT: Planning

ITEM SUMMARY:
Consideration and recommendation of Ordinance No. 2024-109, amending the Comprehensive Zoning Ordinance, for 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 , TX, by changing the zoning from Single-Family-7 District (SF-7) and Retail District (R) to Planned Development District with Multifamily and Single Family Detached uses. The property is generally located near Hwy 114 adjacent to the city's water tower, surrounded by Lois St., N. Oak St., Walnut St. and Dorman Rd.

INFORMATION:
Planning Analysis:

The applicant has initiated a re-zoning request for approximately 18.5 acres of what is currently retail and single-family residential (SF-7 at the corner of Hwy 114 Bypass and Lois St.

DIVISION 2. - PD, PLANNED DEVELOPMENT OVERLAY DISTRICT

Sec. 12.620. - General Purpose and Description

(a) The City Council of the City of Roanoke, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of a Planned Development (PD) overlay district.

(b) The Planned Development (PD) district is an overlay zoning district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options, or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter, to ensure the compatibility

of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

(1) To provide for a superior design of lots/tracts or buildings;
(2) To provide for increased recreation and open space opportunities for public use and enjoyment;
(3) To provide amenities or features that would be of special benefit to the property users or to the overall community;
(4) To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, viewscapes, or wildlife habitats;
(5) To protect or preserve existing historical buildings, structures, features or places;
(6) To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
(7) To meet or exceed the standards of this chapter.

(c) While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

Sec. 12.622. - Planned Development Requirements.

(a)Any development requirements for a particular PD district that deviate from those of the base zoning in the amending ordinance granting the PD district. These shall include, but may not be limited to: allow lot/tract area, lot/tract width, lot/tract depth, yard depth and widths, building height and size, building e coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, pr property management associations, and other requirements as the City Council and Planning and Zonin appropriate.

Future Land Use:

The Future Land Use Plan shows this area to be designated as single-family residential. This plan, which was included as part of our 2020 Comprehensive Plan, includes Table 4-1, which shows the distribution of future land uses throughout the planning area. This table provides 69.8 acres to be distributed to multifamily development, roughly 1.6% of Roanoke's planned area. With the recent re-zoning of the 14 acres off Cannon Parkway in PD 96-117 and Magnolia on N Oak St., Roanoke currently sits at approximately 82.01 acres designated for multifamily development, exceeding the projected amount in the Future Land Use Plan. With the growing interest in multifamily development as an investment and an increasing need for housing in the area, staff regularly receive inquiries about re-zoning existing property to high density residential.

Traffic Study:

AGENDA ITEM

In 2023, a traffic study was conducted by the applicant to analyze the potential traffic impact of the proposed Multi-Family Development. The study was reviewed by the City's engineering consultant and the proposed mitigation would be to widen and add a dedicated LT Turn lane at Lois and Dorman St. on the northbound approach. **This study was for a total of 451 units.**
This new proposal is for 296 units. An updated Trip Generation Report is attached.

Amenities:

The proposed plan in the PD includes one swimming pool amenity for the complex.

> (e) A swimming pool shall be provided in multifamily developments of fifty (50) or more units, plus one (1) additional pool per one hundred (100) units. See Chapter 6, article 6.300 of this Code, article VII of this Code, the International Residential Code, and the International Property Maintenance Code, as amended, for additional requirements for swimming pools.

Parking:

The applicant has proposed 1.3 parking spaces per unit.
Required: 1.5 spaces - efficiency /1 bedroom and 2 spaces - 2 bedrooms

STAFF RECOMMENDATION:
Staff visited a site in North Richland Hills that is closely identical to what is being proposed for the senior living component in this PD, according to the applicant. Staff recommends approval of the PD with the following recommendation that the ROW on Tract 2 meets the city's minimum width requirement of fifty feet (50') for detached single family dwellings.

AGENDA ITEM

SPECIAL CONSIDERATION:
N/A

FINANCIAL CONSIDERATION:
N/A

ATTACHMENTS:
1. Roanoke North Zoning Application
2. Billy Bowen Zoning Application
3. Zoning Exhibit_7-23-24
4. ORD NO 2024-109 - Rezone - SF-7 and R to PD - 18.504 acre tract
5. Development Standards_Revised 7-23-24
6. Letter of Intent - June 2024
7. Colored Site Plan_Updated 6-27-24
8. Tract Exhibit_7-23-24
9. Street Section Exhibit_7-23-24
10. July Activity Calendar - Watermere Preserve (1)
11. Overview of Services & Amenities - Watermere Preserve (1)
12. Revised Trip Generation Comparisons - June 2024
13. Comparision Table_7-23-24
14. Street Classifaction Exhibit_7-23-24
15. Single-Family Elevations_7-23-24
16. Concept Plan_Revised 7-23-24
17. Screening Exhibit_7-31-24 (1)
18. Revised Trip Generation Comparisons - June 2024

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

ZONING APPLICATION

Applicant/Agent Name	Home Phone	Mobile Phone
IHS Real Estate Holdings, LLC	(817) 837-0561	
Address	**City / State**	**Zip**
3110 W. Southlake Blvd, Ste. 120	Southlake	76092
Property Owner(s)	**Home Phone**	**Work Phone**
INTEGRATED ROANOKE NORTH HOLDINGS LP	(817) 837-0561	
Address, City, State, Zip		
411 & 415 Lois St, 990 N Walnut, Roanoke, TX, 76262		

Present Zoning Classification	Requested Zoning Classification	Acreage/Lot of Requested Zoning Classification
SF-7 & Retail	PD	18.504

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 consisting of single-family and senior housing 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.

06.17.24
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.

Signature of owner — Date 06.17.24

State of Texas
County of Tarrant

Sworn to and subscribed before me on the 17th day of June, 2024 (year), by IHS Real Estate Holdings, LLC (name of owner).

Notary Seal

CHRISTINA LOZANO
Notary ID #128556427
My Commission Expires
March 16, 2027

Notary Public's Signature

07/20/2023

PAID 06/18/2024 JM
REC #731616 $435.00

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

ZONING APPLICATION

Applicant/Agent Name	Home Phone	Mobile Phone
IHS Real Estate Holdings, LLC	(817) 837-0561	
Address	**City / State**	**Zip**
3110 W. Southlake Blvd, Ste. 120	Southlake	76092
Property Owner(s)	**Home Phone**	**Work Phone**
Billy R. Bowen	(817) 837-0561	
Address, City, State, Zip		
1008 N Walnut St, Roanoke, TX, 76262		

Present Zoning Classification	Requested Zoning Classification	Acreage/Lot of Requested Zoning Classification
SF-7 & Retail	PD	18.504

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 consisting of single-family and senior housing 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.

Applicant Signature and Date 06.17.2024

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.

Billy Bowen — Signature of owner

6-24-24 — Date

State of Texas
County of Tarrant

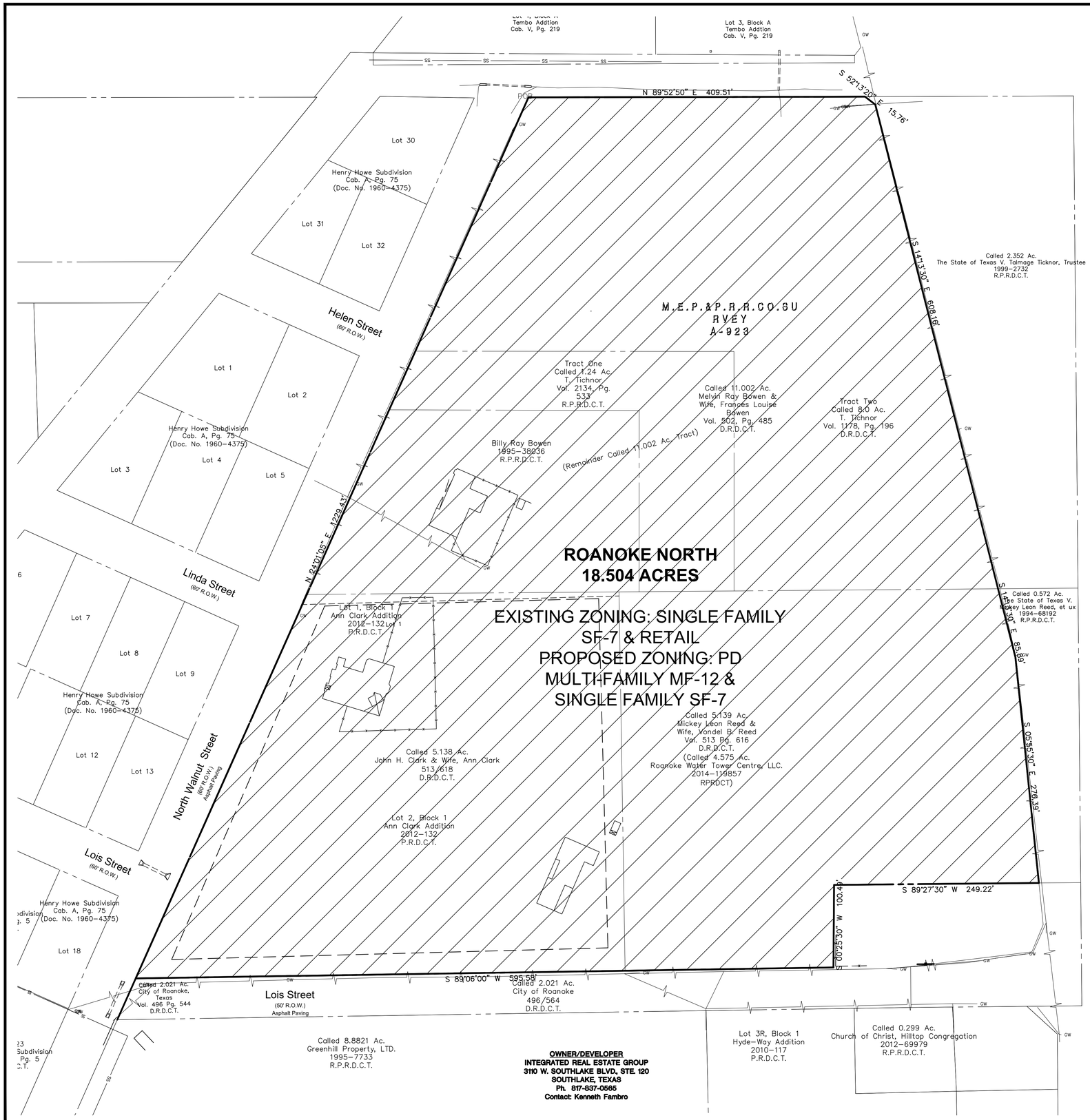
Sworn to and subscribed before me on the 25th day of June, 2025 (year) by Billy Bowen (name of owner).

Notary Seal

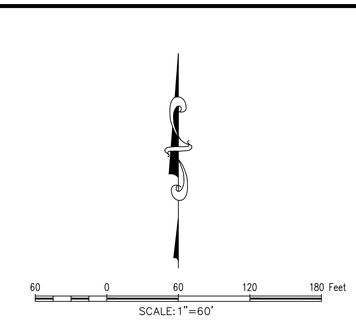
CHRISTINA LOZANO
Notary ID #128556427
My Commission Expires
March 16, 2027

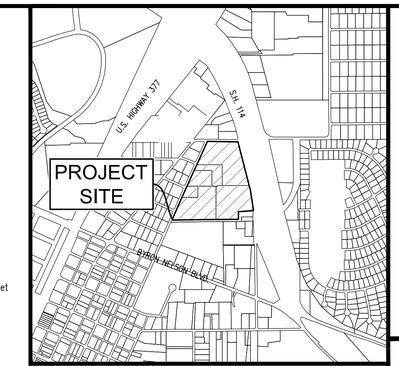
Notary Public's Signature

07/20/2023



OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro





Vicinity Map 1"=1000'

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 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

The John R. McAdams Company, Inc.
1111 Highway Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 5100
TBPE: 19762 TBPLS: 10194440
www.gscon.com
www.mcadamsco.com

McADAMS

ROANOKE NORTH

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

ZONING EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 7/18/2024

Drawn By: JT
Date: 07/19/2024
Scale: 1"=60'
Revisions:

2020310199

EX

File: M:\Projects\20\2020310199_Roanoke North\04-Production\Engineering\Exhibits\2020310199 ZONING EXHIBIT
Plotted: 7/18/2024 8:41 AM, by Marisa Brewer Scaled: 6/17/2024 5:19 PM, by Johnley

ORDINANCE No. 2024-109

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 WITH SENIOR HOUSING AND SINGLE-FAMILY USES; PRESCRIBING THE PERMISSIBLE USES THEREOF; PRESCRIBING THE DEVELOPMENT STANDARDS FOR SAID 18.504-ACRE TRACT OF LAND, ATTACHED HERETO AS EXHIBIT "B"; 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 with senior housing and single-family uses; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

The approximately 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 District with senior housing and single-family uses.

Section 3.
That the property described in ***Exhibit A*** of this Ordinance, which is attached hereto and incorporated herein for all purposes, shall be subject to the Development Standards attached hereto as ***Exhibit B*** 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 13th day of August, 2024.

APPROVED:

_____
Carl E. Gierisch, Jr., Mayor

ATTEST:

_____
April S. Hill, City Secretary

APPROVED AS TO FORM:

_____
Jeff Moore, City Attorney

Exhibit A

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

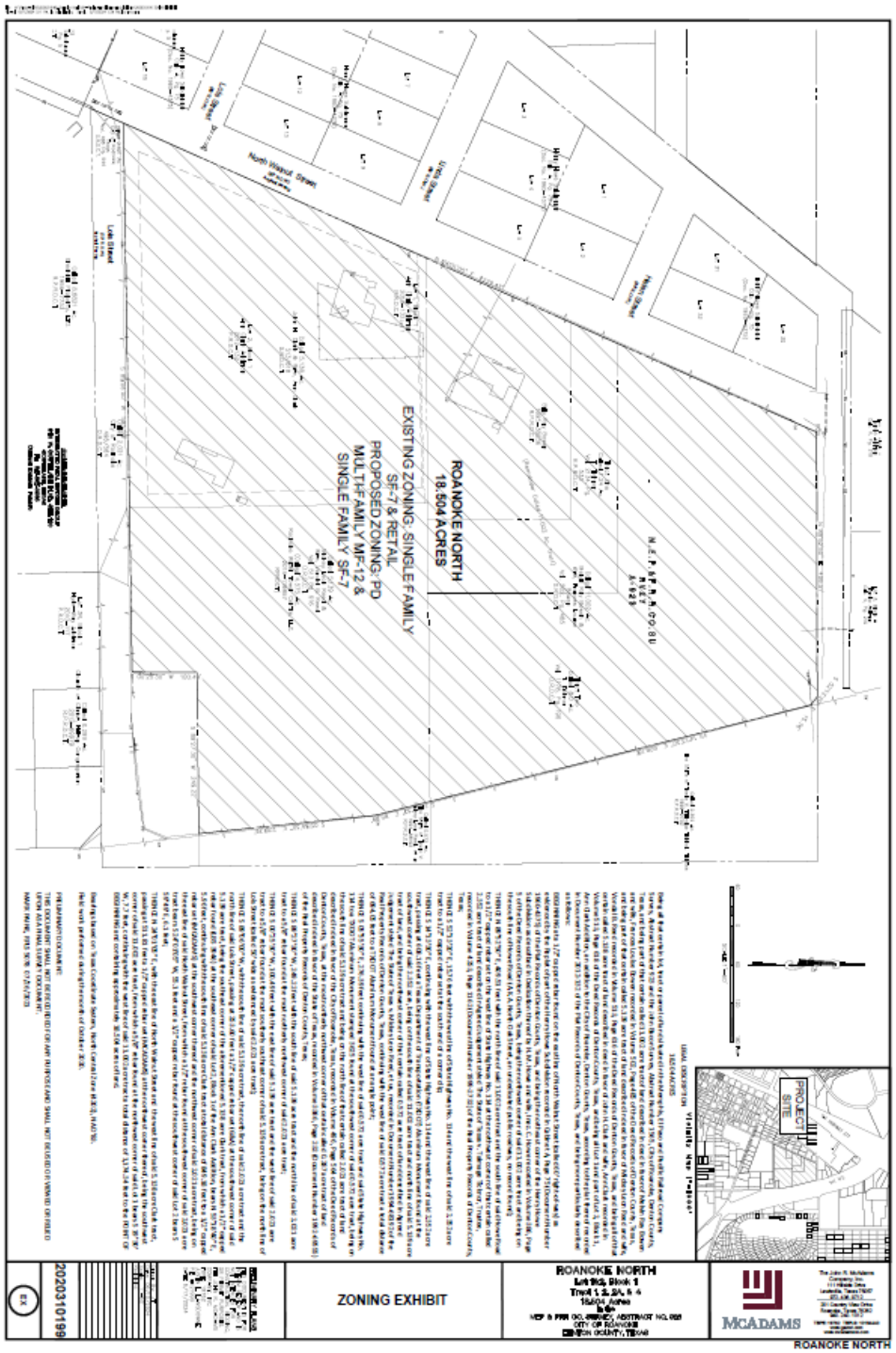


Exhibit B

Development Standards

Tract 1 (Senior Housing): The following standards shall apply to Tract 1.

(a) Size of Tract: Tract 1 shall contain approximately 11.01 acres.

(b) Uses Generally: In the development of Tract 1, 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 Senior Housing

(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 shall be developed as one lot.

(ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 65% of the total area of Tract 1.

(iii) Maximum Open Space: All areas (but in any event at least 15% of the total area of Tract 1) 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 shall be 255.

(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.

(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 year 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) 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) 1.30 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) 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 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 2 (Single Family): The following standards shall apply to Tract 2.

(a) Size of Tract: Tract 2 shall contain approximately 7.49 acres.

(b) Uses Generally: In the development of Tract 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: Single Family

(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 2 shall be developed with minimum lot sizes of:

(1) 5,000 square feet.

(ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:

(1) 70%

(iii) Maximum Unit Count: The maximum number of units on Tract 2 shall be 41.

(iv) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 85% of the total area of Tract 2.

(v) Minimum Yards

(1) Depth of Front Yard: There shall be a front yard having a depth of not less than fifteen (15) feet. Front porch, as well as stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.

(2) Depth of Side Yard: There shall be a side yard having a depth of five (5) feet.

(3) Depth of Rear Yard: There shall be a rear yard having a depth of not less than five (5) feet.

(vi) 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.

(vii) 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.

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

(i) 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. Cementitious fiber board siding is permitted.

(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: Masonry paneled fencing shall be allowed along N. Walnut Street and Lois St.

Purpose and Intent

The development of Tract 1 and Tract 2 comprising approximately 18.504 acres of land within the corporate limits of the City of Roanoke shall be in accordance with the City of Roanoke, Texas, Code of Ordinance, as of this approved planned development, and shall be subject to the following conditions and requirements.

Development shall be in compliance with all regulations applicable to the Multi-Family 12 District (MF-12) and Single Family 7 (SF-7) zoning districted contained in the City's Ordinance as of the date of this approved planned development, except as otherwise provided in this Ordinance.

Exhibits

A. The following Exhibits are incorporated into this planned development.
    1. Exhibit "A": Tract Exhibit
    2. Exhibit "B": Street Section Exhibit
    3. Exhibit "C": Street Classification
    4. Exhibit "D": Concept Plan
    5. Exhibit "E": Screening Plan

District Regulations

The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A", Tract 1 (Senior Housing). Any use not expressly permitted herein is prohibited:

A. Multi-Family 12 District

B. Size of Tract: Tract 1, shown in Exhibit A, shall contain approximately 11.01 acres.

C. Uses Generally: In the development of Tract 1, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:

    1. Permitted Uses: Multifamily Senior Housing, Triplex, Duplex, Accessory Building, Home Occupation, Swimming Pool, Pickleball Courts, Contractor Temporary On Site Construction Offices, Model Homes

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

D. Area and Building Regulations:

    1. Minimum Lot Size: Tract 1 shall be developed as one lot.

    2. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 65% of the total area of Tract 1.

3. Maximum Open Space: All areas (but in any event at least 15% of the total area of Tract 1) 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 hardscape materials.

4. Maximum Unit Count: The maximum number of units on Tract 1 shall be 255.

5. 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.

6. Minimum Front Yard: Ten (10) feet shall be the minimum front yard for all areas adjacent to public streets.

7. Minimum Side and Rear Yards: Ten (10) feet shall be the minimum side and rear yard adjacent to all zoning districts.

8. Height: No building or structure shall exceed five (5) stories or 65 feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.

9. Minimum Floor Areas:

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

        i. One Bedroom: 780 square feet
        ii. Two Bedroom: 1,100 square feet

E. Building Separation:
    1. One-story buildings. Minimum five (5) feet.
    2. Two- story building. Minimum ten (10) feet.
    3. Over two-story building. Minimum ten (10) feet.

F. Special Requirement:
    1. Building shall not exceed six hundred (600) feet in length.
    2. One (1) swimming pool shall be allowed for all units
    3. One (1) trash compactor shall be required
    4. Valet trash shall be provided

G. 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:
    1. 1.30 Parking Spaces / Unit

a) Tandem spaces behind private garages shall count toward the off-street parking requirement.

H. Building Materials: The following building material requirements shall apply:
   1. 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.

I. Landscaping:
   1. Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
   2. Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.
   3. A minimum ten (10) foot landscaped street buffer adjacent to the right-of way of any arterial (Type "B" or larger).
   4. Each lot/tract shall provide a minimum five (5) foot wide landscape buffer strip around the sides and rear perimeters of the lot/ tract. Within the minimum five (5) foot perimeter buffer, shall be provided a four (4) foot tall screen comprised of hardy, evergreen shrubs, decorative walls with shrubs, or similar landscaping. When the nonresidential district backs up to a residential zoning district the perimeter buffer strip shall be a minimum of ten (10) feet in width, and shall be required to have one (1) large shade tree, in lieu of the four (4) foot high screen described above for every thirty linear (30) feet for overstory screening/buffering for the adjacent residences.

J. Fencing, Walls, and Screening Requirements:
   1. A solid brick/masonry screening wall of not less than six (6) feet, and not more than eight (8) feet, in height shall be constructed and maintained by the home builder on the rear lot line of the residential district (Tract 2) that is adjacent to a multi-family district (Tract 1) as shown in Exhibit “E”.

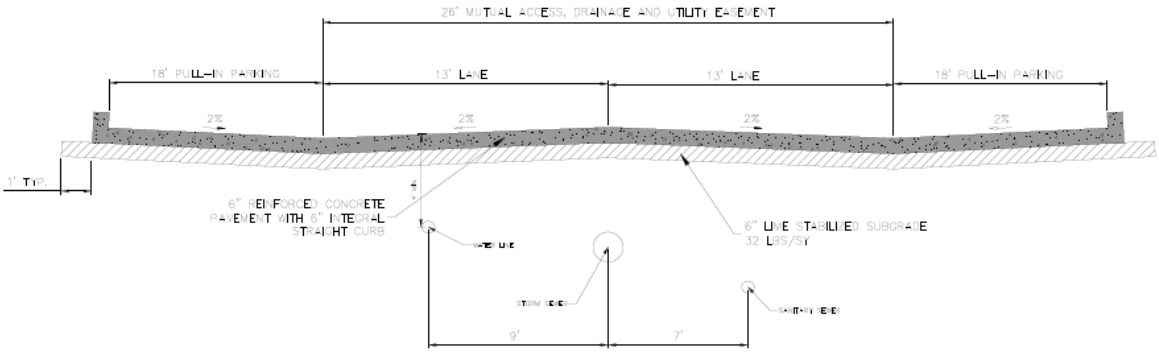
K. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on buildings, subject to the following provisions:
   1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street 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.

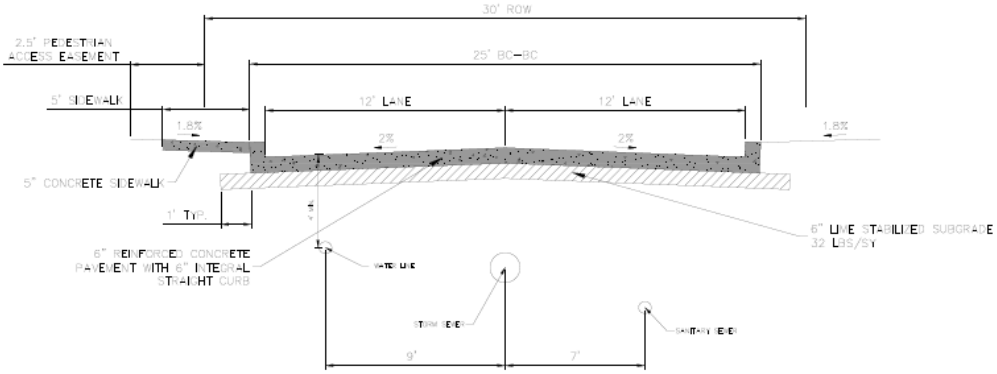
3. Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than forty-two (42) inches from the surface.
4. Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum 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.

L. Street Design Standards

1. Tract 1 streets shall be designed in compliance with Exhibit "B" street section shown below:

Exhibit "B":





and according to the following.

a) Streets shall be private and maintained by HOA

b) Minimum pavement twenty-six (26) feet.
c) Storm Sewer, Sanitary Sewer, and Waterline infrastructure shall be installed under pavement within the limits of back of curb to back of curb of the Mutual Access, Drainage, and Utility Easement as shown on Exhibit "B".

District Regulations.

The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A", Tract 2 (Single Family). Any use not expressly permitted herein is prohibited:

A. Single Family 7 District

B. Size of Tract: Tract 2 shall contain approximately 7.49 acres.

C. Uses Generally: In the development of Tract 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:

1. Permitted Uses: Single Family, Greenhouse, Home Occupation, Swimming Pool, Temporary Model Home Sales Office, Contractor's Temporary On-Site Construction Office
2. Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.

D. Area and Building Regulations:
1. Minimum Lot Size: Tract 2 shall be developed with minimum lot sizes of:
   a) 5,000 square feet.
2. Minimum Lot Width: The minimum lot width shall be fifty (50) feet.
3. Minimum Lot Depth: The minimum lot depth shall be one hundred (100) feet.
4. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:
   a) 70%
5. Maximum Unit Count: The maximum number of units on Tract 2 shall be 41.
6. Minimum Yard:
   a) Minimum Front Yard: There shall be a front yard having a depth of not less than twenty (20) feet. Corner lots that are adjacent to two streets shall only provide one twenty (20) foot front yard setback from one adjacent street and the other shall be a five (5) foot side yard setback from the other adjacent street. Stoops, steps, retaining

walls, raised planters, and other decorative landscape items may be located within the required front yard setback.

b) Minimum Side Yard: There shall be a side yard having a depth of five (5) feet.

c) Depth of Rear Yard: There shall be a rear yard having a depth of not less than five (5) feet.

7. Height:

a) Main structure limited to 2.5 stories or thirty-five (35) feet in height.

b) Any accessory buildings limited to 1 story or sixteen (16) feet.

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

i. 1,200 sq ft.

E. Parking and Loading Regulations:

1. Each single-family home will have a two-car garage and a two-car driveway.

F. Building Materials: The following building material requirements shall apply:

1. 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. Cementitious fiber board siding is permitted and shall be considered masonry.

G. Fencing, Walls, and Screening Requirements:

1. A solid brick/ masonry screening wall of not less than six (6) feet, nor more than eight feet (8'), in height shall be constructed and maintained by the home builder on the rear lot line of the residential district (Tract 2) that backs upon any type of multi-family district (Tract 1) as shown in Exhibit "E".
2. Wrought Iron Fencing shall be allowed as shown in Exhibit "E"
3. Masonry paneled fencing shall be allowed along N. Walnut Street and Lois St., as shown in Exhibit "E".
4. Single-family homes will include a six (6) foot cedar fencing with steel posts on the back and side yards where not adjacent to Tract 1, as shown in Exhibit "E".

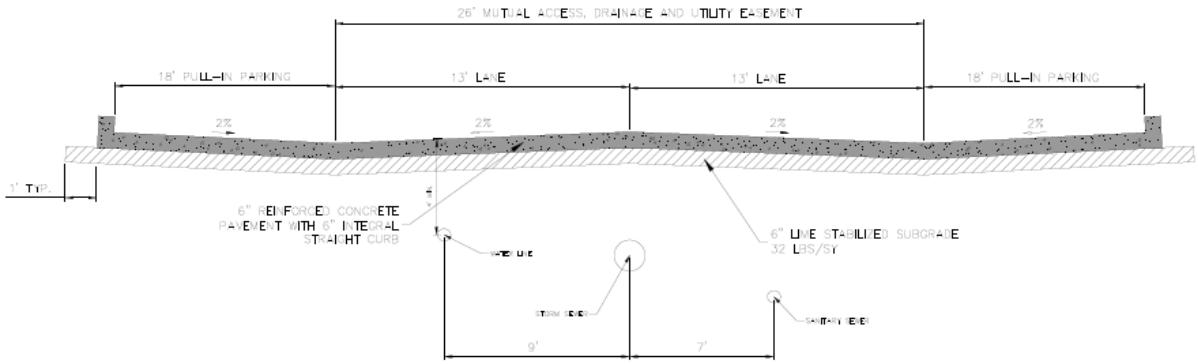
H. Landscaping:

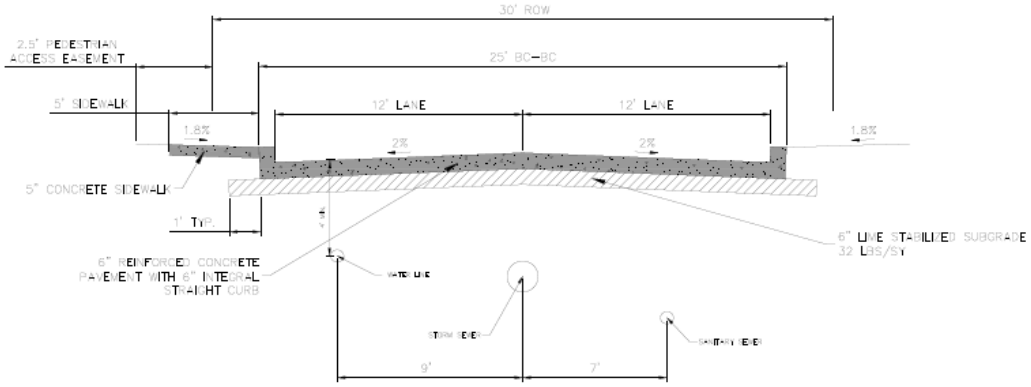
1. Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
2. Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

I. Street Design Standards

2. Residential streets shall be designed in compliance with Exhibit "B" street section shown below:

Exhibit “B”:





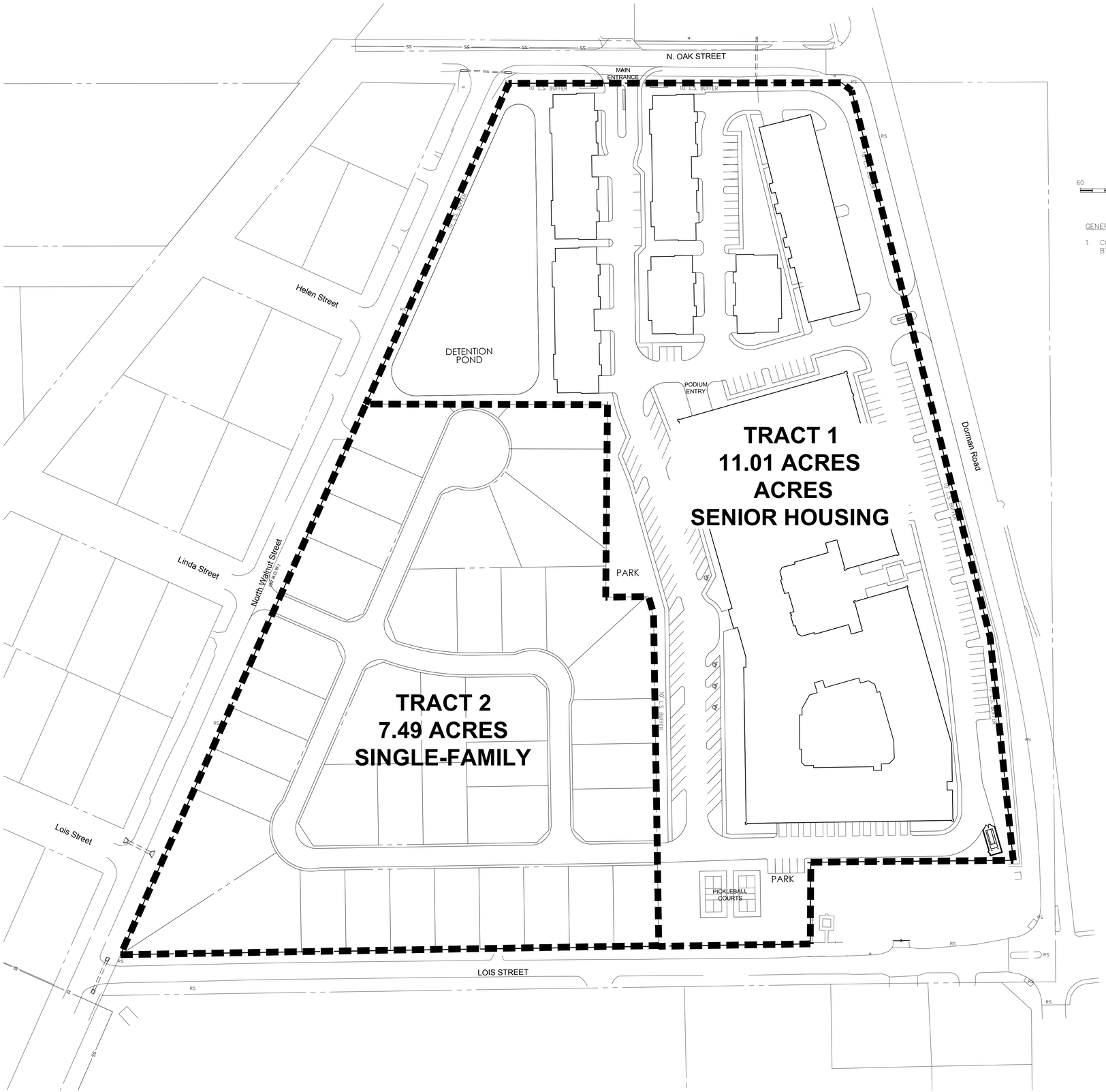
and according to the following.

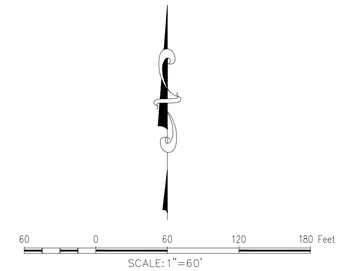
a) Streets shall be private and maintained by HOA
b) Minimum R.O.W 30’
c) Curb and gutter required
d) Minimum pavement 25’ back to back
e) Storm Sewer, Sanitary Sewer, and Waterline infrastructure shall be installed under pavement within the limits of back of curb to back of curb of the private road and/or fire lane, as shown on Exhibit “B”.

3. Sidewalks shall be located along the perimeter lots of Tract 2 and be a minimum of five (5) feet and designed in compliance with Exhibit "B"

J. Phasing Plan

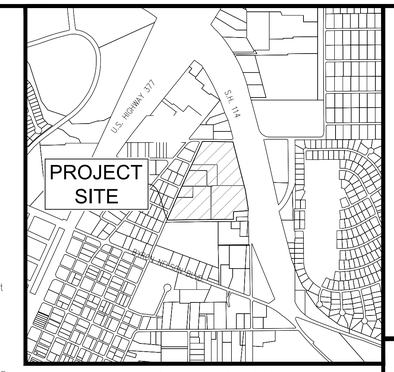
1. Site work, including mass grading and utilities, for the entire site shall commence first.
2. Single-family lot development and construction of the senior housing tract can occur simultaneously.





GENERAL NOTES

1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.



Vicinity Map 1"=1000'

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD, STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

The John R. McAdams Company, Inc.
111 Highway Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1570

TBPE: 19762 TBPLS: 10194440
www.gncon.com
www.mcadamsco.com

McADAMS

ROANOKE NORTH

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

TRACT EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 7/19/2024

Drawn By: JT
Date: 07/19/2024
Scale: 1"=60'
Revisions:

2020310199

EXHIBIT A

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Purpose and Intent

The development of Tract 1 and Tract 2 comprising approximately 18.504 acres of land within the corporate limits of the City of Roanoke shall be in accordance with the City of Roanoke, Texas, Code of Ordinance, as of this approved planned development, and shall be subject to the following conditions and requirements.

Development shall be in compliance with all regulations applicable to the Multi-Family 12 District (MF-12) and Single Family 7 (SF-7) zoning districted contained in the City's Ordinance as of the date of this approved planned development, except as otherwise provided in this Ordinance.

Exhibits

A. The following Exhibits are incorporated into this planned development.
    1. Exhibit "A": Tract Exhibit
    2. Exhibit "B": Street Section Exhibit
    3. Exhibit "C": Street Classification
    4. Exhibit "D": Concept Plan
    5. Exhibit "E": Screening Plan

District Regulations

The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A", Tract 1 (Senior Housing). Any use not expressly permitted herein is prohibited:

A. Multi-Family 12 District

B. Size of Tract: Tract 1, shown in Exhibit A, shall contain approximately 11.01 acres.

C. Uses Generally: In the development of Tract 1, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:

    1. Permitted Uses: Multifamily Senior Housing, Triplex, Duplex, Accessory Building, Home Occupation, Swimming Pool, Pickleball Courts, Contractor Temporary On Site Construction Offices, Model Homes

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

D. Area and Building Regulations:

    1. Minimum Lot Size: Tract 1 shall be developed as one lot.

    2. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 65% of the total area of Tract 1.

3. Maximum Open Space: All areas (but in any event at least 15% of the total area of Tract 1) 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 hardscape materials.

4. Maximum Unit Count: The maximum number of units on Tract 1 shall be 255.

5. 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.

6. Minimum Front Yard: Ten (10) feet shall be the minimum front yard for all areas adjacent to public streets.

7. Minimum Side and Rear Yards: Ten (10) feet shall be the minimum side and rear yard adjacent to all zoning districts.

8. Height: No building or structure shall exceed five (5) stories or 65 feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.

9. Minimum Floor Areas:

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

        i. One Bedroom: 780 square feet
        ii. Two Bedroom: 1,100 square feet

E. Building Separation:
    1. One-story buildings. Minimum five (5) feet.
    2. Two- story building. Minimum ten (10) feet.
    3. Over two-story building. Minimum ten (10) feet.

F. Special Requirement:
    1. Building shall not exceed six hundred (600) feet in length.
    2. One (1) swimming pool shall be allowed for all units
    3. One (1) trash compactor shall be required
    4. Valet trash shall be provided

G. 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:
    1. 1.30 Parking Spaces / Unit

a) Tandem spaces behind private garages shall count toward the off-street parking requirement.

H. Building Materials: The following building material requirements shall apply:
   1. 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.

I. Landscaping:
   1. Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
   2. Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.
   3. A minimum ten (10) foot landscaped street buffer adjacent to the right-of way of any arterial (Type "B" or larger).
   4. Each lot/tract shall provide a minimum five (5) foot wide landscape buffer strip around the sides and rear perimeters of the lot/ tract. Within the minimum five (5) foot perimeter buffer, shall be provided a four (4) foot tall screen comprised of hardy, evergreen shrubs, decorative walls with shrubs, or similar landscaping. When the nonresidential district backs up to a residential zoning district the perimeter buffer strip shall be a minimum of ten (10) feet in width, and shall be required to have one (1) large shade tree, in lieu of the four (4) foot high screen described above for every thirty linear (30) feet for overstory screening/buffering for the adjacent residences.

J. Fencing, Walls, and Screening Requirements:
   1. A solid brick/masonry screening wall of not less than six (6) feet, and not more than eight (8) feet, in height shall be constructed and maintained by the home builder on the rear lot line of the residential district (Tract 2) that is adjacent to a multi-family district (Tract 1) as shown in Exhibit “E”.

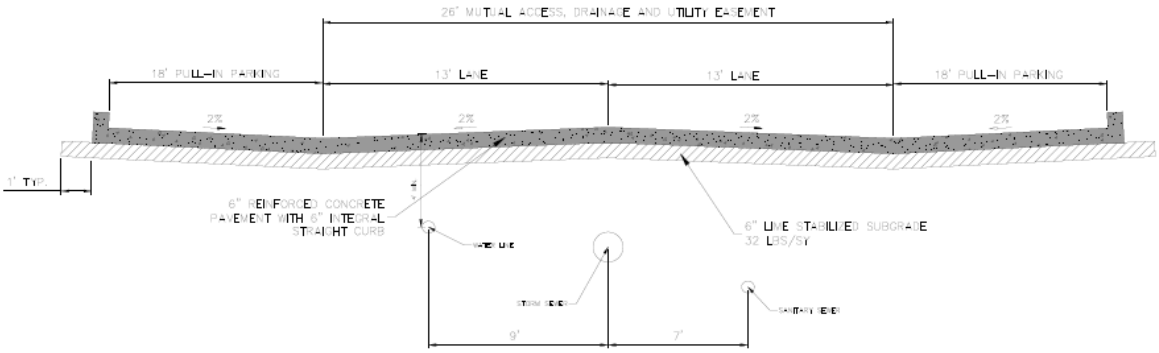
K. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on buildings, subject to the following provisions:
   1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street 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.

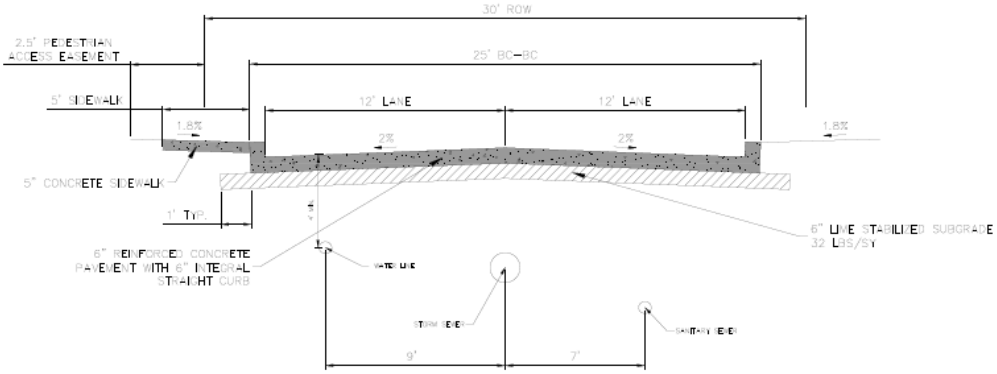
3. Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than forty-two (42) inches from the surface.
4. Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum 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.

L. Street Design Standards

1. Tract 1 streets shall be designed in compliance with Exhibit "B" street section shown below:

Exhibit "B":





and according to the following.

a) Streets shall be private and maintained by HOA

b) Minimum pavement twenty-six (26) feet.
c) Storm Sewer, Sanitary Sewer, and Waterline infrastructure shall be installed under pavement within the limits of back of curb to back of curb of the Mutual Access, Drainage, and Utility Easement as shown on Exhibit "B".

District Regulations.

The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A", Tract 2 (Single Family). Any use not expressly permitted herein is prohibited:

A. Single Family 7 District

B. Size of Tract: Tract 2 shall contain approximately 7.49 acres.

C. Uses Generally: In the development of Tract 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:

1. Permitted Uses: Single Family, Greenhouse, Home Occupation, Swimming Pool, Temporary Model Home Sales Office, Contractor's Temporary On-Site Construction Office
2. Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.

D. Area and Building Regulations:
1. Minimum Lot Size: Tract 2 shall be developed with minimum lot sizes of:
   a) 5,000 square feet.
2. Minimum Lot Width: The minimum lot width shall be fifty (50) feet.
3. Minimum Lot Depth: The minimum lot depth shall be one hundred (100) feet.
4. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:
   a) 70%
5. Maximum Unit Count: The maximum number of units on Tract 2 shall be 41.
6. Minimum Yard:
   a) Minimum Front Yard: There shall be a front yard having a depth of not less than twenty (20) feet. Corner lots that are adjacent to two streets shall only provide one twenty (20) foot front yard setback from one adjacent street and the other shall be a five (5) foot side yard setback from the other adjacent street. Stoops, steps, retaining

walls, raised planters, and other decorative landscape items may be located within the required front yard setback.

b) Minimum Side Yard: There shall be a side yard having a depth of five (5) feet.

c) Depth of Rear Yard: There shall be a rear yard having a depth of not less than five (5) feet.

7. Height:

a) Main structure limited to 2.5 stories or thirty-five (35) feet in height.

b) Any accessory buildings limited to 1 story or sixteen (16) feet.

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

i. 1,200 sq ft.

E. Parking and Loading Regulations:

1. Each single-family home will have a two-car garage and a two-car driveway.

F. Building Materials: The following building material requirements shall apply:

1. 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. Cementitious fiber board siding is permitted and shall be considered masonry.

G. Fencing, Walls, and Screening Requirements:

1. A solid brick/ masonry screening wall of not less than six (6) feet, nor more than eight feet (8'), in height shall be constructed and maintained by the home builder on the rear lot line of the residential district (Tract 2) that backs upon any type of multi-family district (Tract 1) as shown in Exhibit "E".
2. Wrought Iron Fencing shall be allowed as shown in Exhibit "E"
3. Masonry paneled fencing shall be allowed along N. Walnut Street and Lois St., as shown in Exhibit "E".
4. Single-family homes will include a six (6) foot cedar fencing with steel posts on the back and side yards where not adjacent to Tract 1, as shown in Exhibit "E".

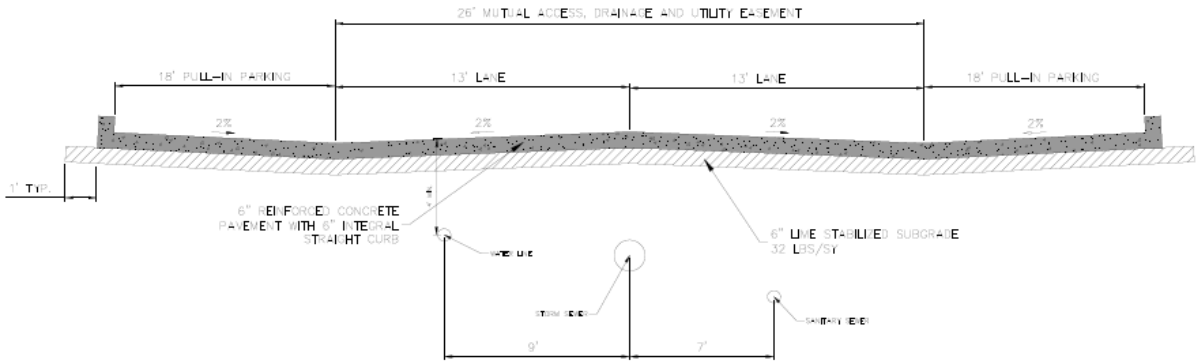
H. Landscaping:

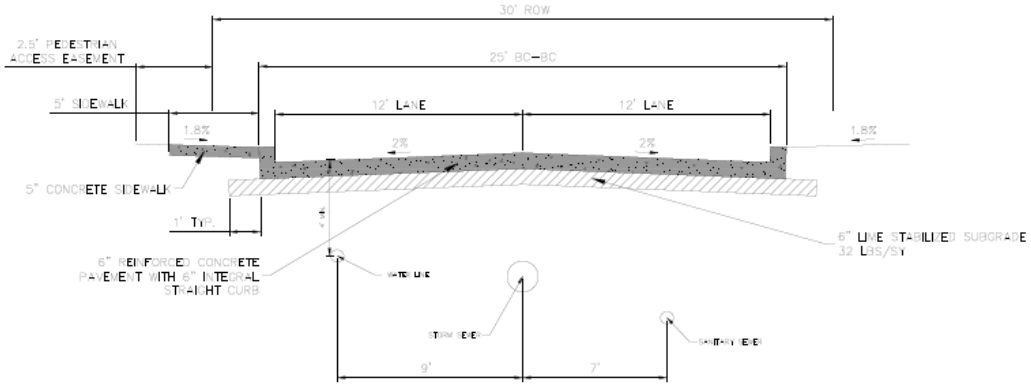
1. Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.
2. Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

I. Street Design Standards

2. Residential streets shall be designed in compliance with Exhibit "B" street section shown below:

Exhibit “B”:





and according to the following.

a) Streets shall be private and maintained by HOA
b) Minimum R.O.W 30’
c) Curb and gutter required
d) Minimum pavement 25’ back to back
e) Storm Sewer, Sanitary Sewer, and Waterline infrastructure shall be installed under pavement within the limits of back of curb to back of curb of the private road and/or fire lane, as shown on Exhibit “B”.

3. Sidewalks shall be located along the perimeter lots of Tract 2 and be a minimum of five (5) feet and designed in compliance with Exhibit "B"

J. Phasing Plan

1. Site work, including mass grading and utilities, for the entire site shall commence first.
2. Single-family lot development and construction of the senior housing tract can occur simultaneously.

June 10, 2024

Kelly Carlson
Senior City Planner
City of Roanoke
500 S. Oak Street
Roanoke, TX 76262

RE: ROANOKE NORTH APPLICATION

Mrs. Carlson:

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 green space 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. Senior housing uses are located on the eastern part of the site along HWY 114. These buildings will block the noise and activity of the highway from the single-family neighborhood. Since our last submittal, we've replaced traditional multifamily housing with a senior housing campus while increasing our single-family residences by 64% (41 total lots). **We reduced our overall densities by 52% from our last site plan, which is currently at 16 units an acre.**

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

SITE PLAN / WATERMERE ROANOKE

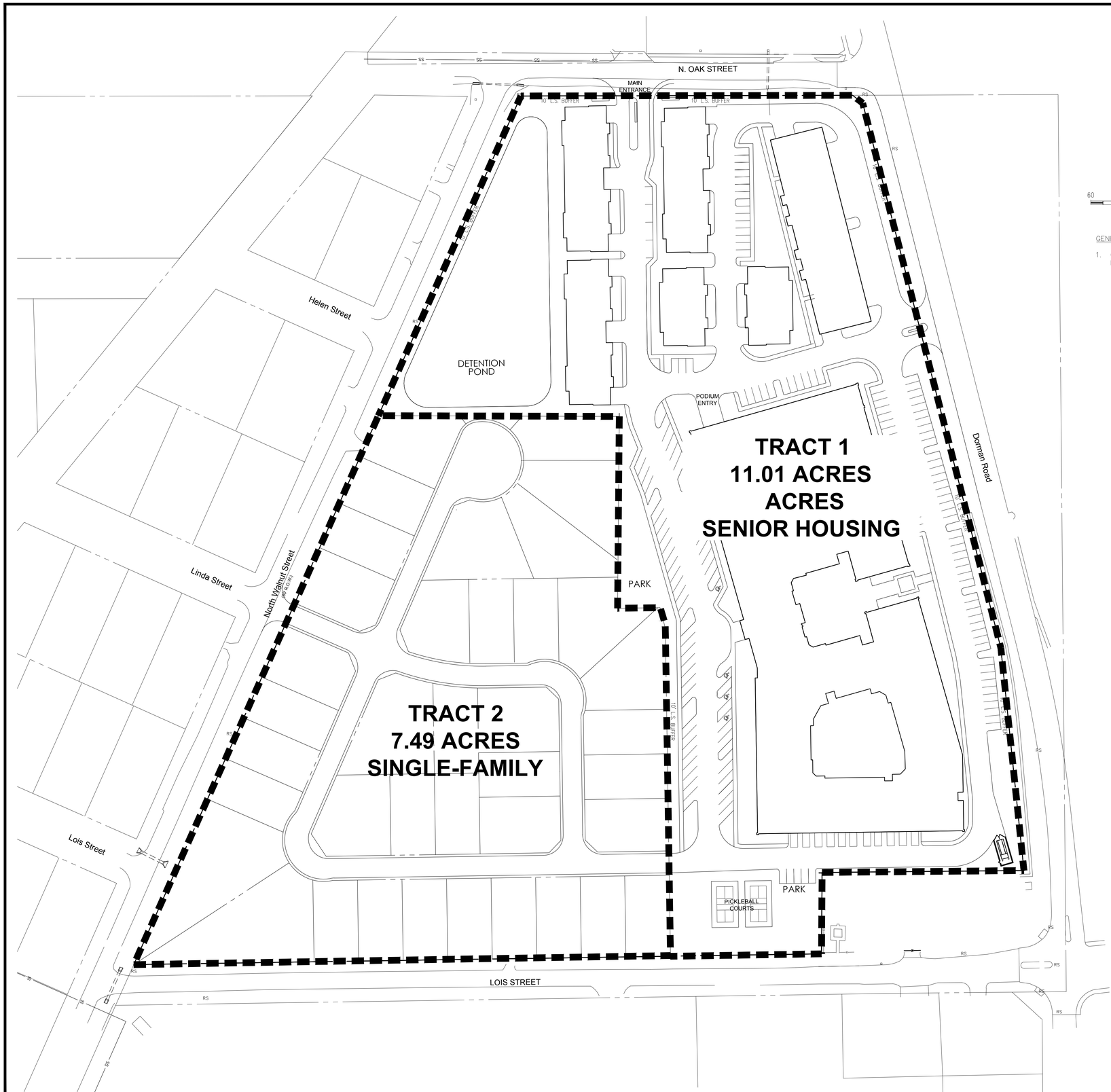
ROANOKE, TEXAS

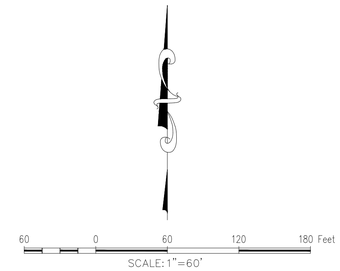
0 10 20 60 200

N

INTEGRATED REAL ESTATE GROUP

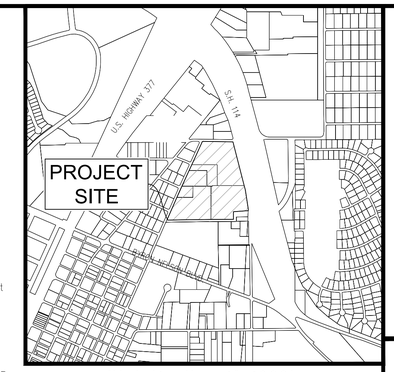
ARRIVE ARCHITECTURE GROUP





GENERAL NOTES

1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.



Vicinity Map 1"=1000'

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD, STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

The John R. McAdams Company, Inc.
111 Highway Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1570

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com
www.gncom.com

McADAMS

ROANOKE NORTH

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

TRACT EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 7/19/2024

Drawn By: JT
Date: 07/19/2024
Scale: 1"=60'
Revisions:

2020310199

EXHIBIT A

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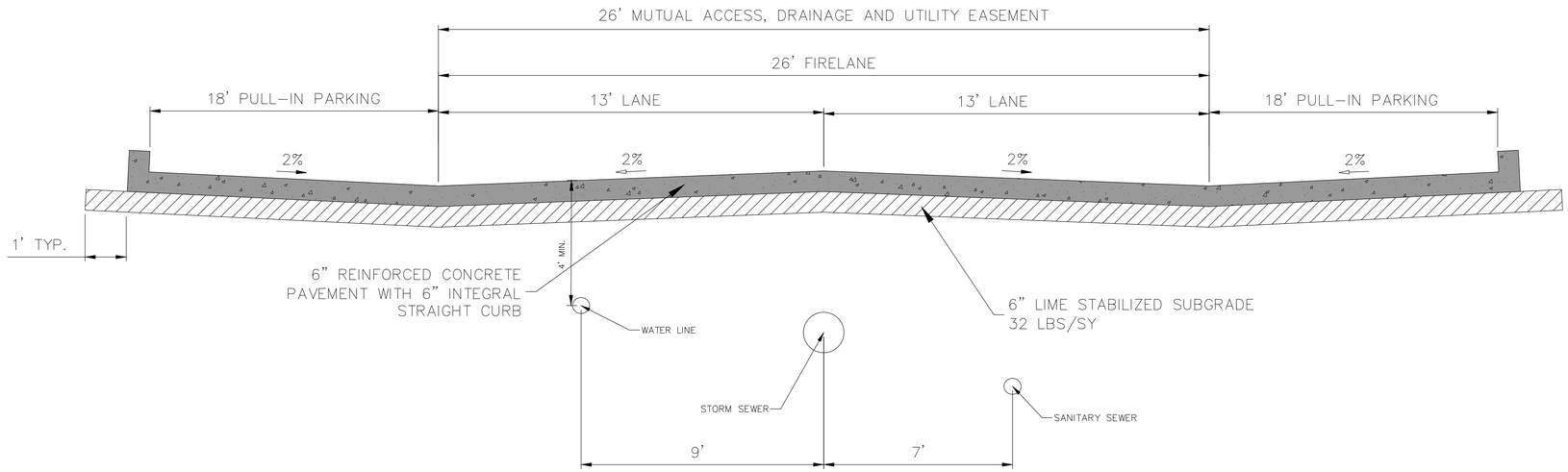

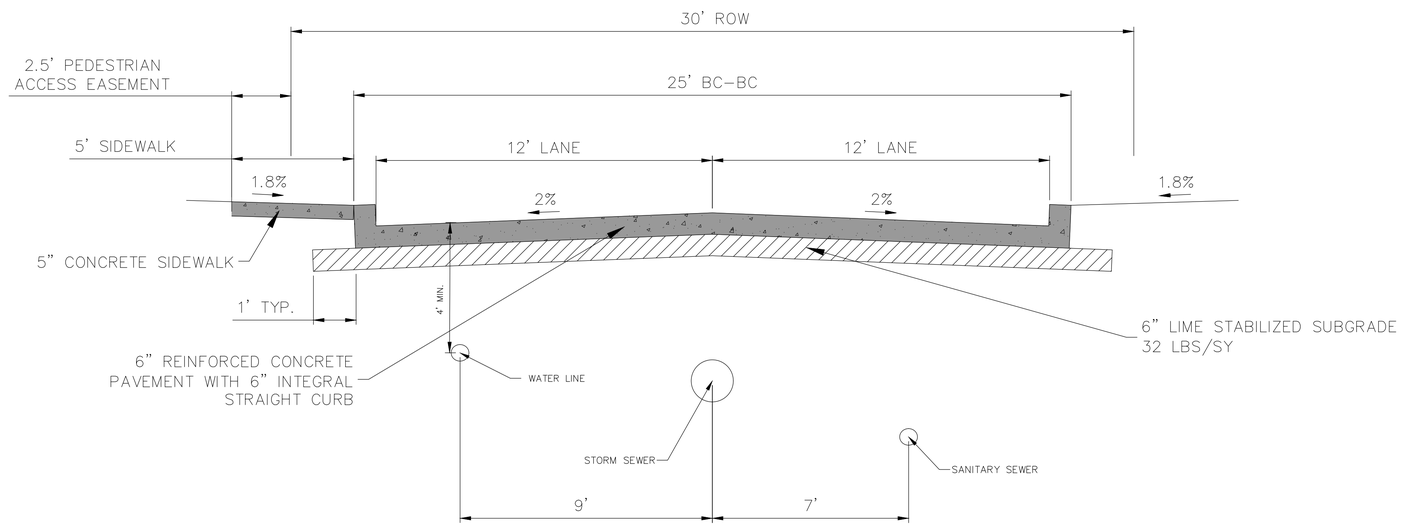

OWNER/DEVELOPER
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3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

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111 Highway Drive
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972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1570

TBPE: 19762 TBPLS: 10194440
www.jrmcadams.com
www.mcadamsco.com

ROANOKE NORTH

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

TYPICAL STREET SECTIONS

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 7/19/2024

Drawn By:	RE
Date:	07/19/24
Scale:	N.T.S.
Revisions:	

2020310199

EXHIBIT B

File: M:\Projects\JRC\2020310199_Roanoke North\04-Production\Engineering\Exhibits\2020310199 STREET CLASSIFICATION.DWG
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WATERMERE AT THE PRESERVE

8625 Davis Blvd • North Richland Hills, TX 76182 • (682) 337-7890
www.watermerepreserve.com

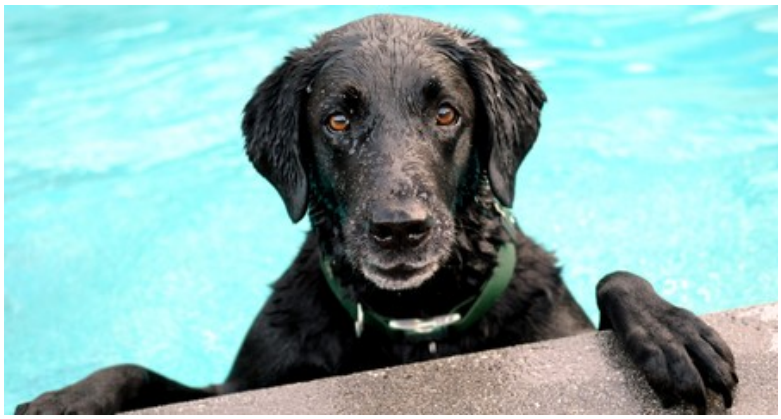
A National Celebration

More than any other holiday, Independence Day unifies our country. Citizens put aside their differences and remember our many reasons for national pride. "From sea to shining sea," our abundant natural resources support and inspire us. Our diverse populations are the source of our collective strength. Our freedoms and ideals are an inspiration for people around the globe. This Independence Day, we hope that you will experience the full meaning of this special event.
Let's celebrate together with a bang!
Our Independence Day Party and Happy Hour will be Wednesday, July 3rd, at 3PM in the Dining Room.
From Freedom Franks to Red, White, and Berry wine, we are excited to celebrate our Independence with YOU!
Wednesday, July 3rd, at 3PM in the Dining Room.

July 2024

Let's Jump in!

Feel free to enjoy the pool during the hot summer months, especially if you plan on having guests!
But, please remember that residents must accompany their guests in the pool area at all times. And, as cute as the pictures may be, please remember no pets in the pool.
Enjoy the summer fun!



Fall Prevention Presentation

One out of every 5 falls causes a serious injury, and each year 3 million older people are treated in emergency departments for fall-related injuries. Many people who fall (even if they are not injured), become afraid of falling. This fear may cause a person to cut down on their everyday activities. Join Dani with Select Rehab on Thursday, July 11th, at 11am in the Bistro to talk about and test your balance using our VST Balance machine. VST Balance is an automated fall-risk assessment tool that utilizes AI to objectively identify defects in balance, gait, and function (which are the 3 main indicators of fall-risk).
Thursday, July 11th, at 11AM in the Bistro.

WATERMERE AT THE PRESERVE

July 2024

DR Dining Room, 1st Floor
PB Pickleball Court
B Bistro
PL Pool
A1 Activity Room
SL Sports Lounge
MR Media Room

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 **10AM Sign-Up Day in A1** **8:30 PL Water Aerobics with Krista** **10:00 DR Balance Class with Dani** 11:00 A1 Bridge Basics *11:00 MR Spanish Class with Maria* 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One 4:30 DR Sing-a-long with Dr. Royer at the Piano 6:00 SL SCAT	2 **9:30 PL Water Aerobics with Krista** 10:00 MR Coffee & Crosswords 10:00 A1 Mahjong *10:30 B Reliant Blood Pressure Checks* 1:30 MR Fun Bridge **4:00 DR BINGO** 6:00 SL Poker Night 6:00 A1 Rummikub with Friends	3 **10:00 DR Full Body Fitness with Dani** 11:00 A1 Word Search Wednesday 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One **3:00 DR Independence Day Party and Happy Hour** 6:00 SL SCAT	4 **Independence Day** **9:30 PL Water Aerobics with Krista** 10:00 A1 Painting With Friends 10:00 B Sit N' Stitch 1:00 A1 Hand and Foot Game 6:00 SL Poker Night	5 **No AM Bus Loop** *10:00 Out to the Grapevine Mills Mall *SIgn Up* *10:00 MR The Great Courses* **10:00 DR Yoga and Stretch Class with Dani** 1:30 A1 Bridge Club *2:00 MR "Once Upon A Time" Storytelling Group* 6:00 A1 Game Night (Rummikub & Hand and Foot)	6 8:00 PB Pickleball 9:00 SL Poker 11:00 A1 Brain Games **11:30 DR Lunch *Sign up at Front Desk** **1:00 A1 Arts & Crafts with Bre - DIY Bookmarks *Sign Up** 2:00 A1 Bag-Bed Making for the Homeless **3:00 A1 Snow Cone Saturday**
7 8:00 PB Pickleball 10:45 A1 Catholic Church Service *11:00 MR Live Stream Church Service* 6:00 SL SCAT	8 **8:30 PL Water Aerobics with Krista** **10:00 DR Balance Class with Dani** 11:00 A1 Bridge Basics *11:00 MR Spanish Class with Maria* 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One 4:30 DR Sing-a-long with Dr. Royer at the Piano 6:00 SL SCAT	9 **9:30 PL Water Aerobics with Krista** 10:00 MR Coffee & Crosswords 10:00 A1 Mahjong *10:30 B Reliant Blood Pressure Checks* 1:30 MR Fun Bridge 2:00 A1 Crafting With Teresa *Sign Up **4:00 DR BINGO** 6:00 SL Poker Night 6:00 A1 Rummikub with Friends	10 **10:00 DR Full Body Fitness with Dani** 11:00 A1 Word Search Wednesday 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One *3:00 Out to Central Market *Sign Up* **4:00 DR Resident Dinner *Sign Up at Front Desk** 6:00 SL SCAT	11 9:00 MR Bible Study **9:30 PL Water Aerobics with Krista** 10:00 A1 Painting With Friends 10:00 B Sit N' Stitch **11:00 B Fall Prevention Presentation - Select Rehab** 1:00 A1 Hand and Foot Game 1:30 MR Quick Crosswords **4:00 DR Happy Hour** 6:00 SL Poker Night	12 **No AM Bus Loop** *10:00 Out to the Nasher Museum and Lunch *Sign Up* *10:00 MR The Great Courses* **10:00 DR Yoga and Stretch Class with Dani** 1:30 A1 Bridge Club *2:00 MR "Once Upon A Time" Storytelling Group* **3:00 DR Red, White, and BUNCO (Bring $1)** 6:00 A1 Game Night (Rummikub & Hand and Foot)	13 8:00 PB Pickleball 9:00 SL Poker **11:00 A1 Root Beer Floats** **11:30 DR Lunch *Sign up at Front Desk** 2:00 A1 Bag-Bed Making for the Homeless **2:00 DR Cash Bingo ($5 Dollars)**
14 8:00 PB Pickleball 10:45 A1 Catholic Church Service *11:00 MR Live Stream Church Service* 6:00 SL SCAT	15 **8:30 PL Water Aerobics with Krista** **10:00 DR Balance Class with Dani** 11:00 A1 Bridge Basics *11:00 MR Spanish Class with Maria* 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One **3:00 DR Silver Derby Horse Race - Bring Singles $** 4:30 DR Sing-a-long with Dr. Royer at the Piano 6:00 SL SCAT	16 **9:30 PL Water Aerobics with Krista** 10:00 MR Coffee & Crosswords 10:00 A1 Mahjong *10:30 B Reliant Blood Pressure Checks* 1:30 MR Fun Bridge **2:00 B Let's Talk About Book Club!** **4:00 DR BINGO** 6:00 SL Poker Night 6:00 A1 Rummikub with Friends	17 **10:00 DR Full Body Fitness with Dani** *10:00 Out to WinStar Casino *Sign Up* 11:00 A1 Word Search Wednesday 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One **4:00 DR Resident Dinner *Sign Up at Front Desk** 6:00 SL SCAT	18 9:00 MR Bible Study **9:30 PL Water Aerobics with Krista** 10:00 A1 Painting With Friends 10:00 B Sit N' Stitch 1:00 A1 Hand and Foot Game 1:30 MR Quick Crosswords **4:00 DR Happy Birthday Happy Hour** 6:00 SL Poker Night	19 *10:00 MR The Great Courses* **10:00 DR Yoga and Stretch Class with Dani** 1:30 A1 Bridge Club *2:00 MR "Once Upon A Time" Storytelling Group* *4:00 Out to see "Twisters" at Moviehouse & Eatery (Keller) *Sign Up* 6:00 A1 Game Night (Rummikub & Hand and Foot)	20 8:00 PB Pickleball 9:00 SL Poker 11:00 A1 Brain Games **11:30 DR Lunch *Sign up at Front Desk** **1:00 A1 Arts & Crafts with Bre - Mason Jar Fridge Magnets *Sign Up** 2:00 A1 Bag-Bed Making for the Homeless **3:00 A1 Snow Cone Saturday**
21 8:00 PB Pickleball 10:45 A1 Catholic Church Service *11:00 MR Live Stream Church Service* 6:00 SL SCAT	22 **No AM Bus Loop** **8:30 PL Water Aerobics with Krista** **10:00 DR Balance Class with Dani** *10:00 Out to NRH Library and Dessert *Sign Up* 11:00 A1 Bridge Basics *11:00 MR Spanish Class with Maria* 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One 4:30 DR Sing-a-long with Dr. Royer at the Piano 6:00 SL SCAT	23 **9:30 PL Water Aerobics with Krista** 10:00 MR Coffee & Crosswords 10:00 A1 Mahjong *10:30 B Reliant Blood Pressure Checks* 1:30 MR Fun Bridge **4:00 DR BINGO** 6:00 SL Poker Night 6:00 A1 Rummikub with Friends	24 **10:00 DR Full Body Fitness with Dani** *11:00 Out to Cracker Barrel for Brunch *Sign Up* 11:00 A1 Word Search Wednesday 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One **4:00 DR Resident Dinner *Sign Up at Front Desk** 6:00 SL SCAT	25 9:00 MR Bible Study **9:30 PL Water Aerobics with Krista** 10:00 A1 Painting With Friends 10:00 B Sit N' Stitch 1:00 A1 Hand and Foot Game 1:30 MR Quick Crosswords **3:15 DR Town Hall** **4:00 DR Happy Hour** 6:00 SL Poker Night	26 **No AM Bus Loop** *10:00 Out to the Dallas Aquarium and Lunch *Sign Up* *10:00 MR The Great Courses* **10:00 DR Yoga and Stretch Class with Dani** 1:30 A1 Bridge Club *2:00 MR "Once Upon A Time" Storytelling Group* 6:00 A1 Game Night (Rummikub & Hand and Foot)	27 8:00 PB Pickleball 9:00 SL Poker 11:00 A1 Brain Games **11:30 DR Lunch *Sign up at Front Desk** **1:00 A1 Arts & Crafts - Let's Paint Wine Glasses *Sign Up** 2:00 A1 Bag-Bed Making for the Homeless **3:00 A1 Snow Cone Saturday**
28 8:00 PB Pickleball 10:45 A1 Catholic Church Service *11:00 MR Live Stream Church Service* 6:00 SL SCAT	29 **8:30 PL Water Aerobics with Krista** **10:00 DR Balance Class with Dani** 11:00 A1 Bridge Basics *11:00 MR Spanish Class with Maria* 2:00 DR Beanbag Baseball 3:00 A1 Fit Start One 4:30 DR Sing-a-long with Dr. Royer at the Piano 6:00 SL SCAT	30 **9:30 PL Water Aerobics with Krista** 10:00 MR Coffee & Crosswords 10:00 A1 Mahjong *10:30 B Reliant Blood Pressure Checks* 1:30 MR Fun Bridge **4:00 DR BINGO** 6:00 SL Poker Night 6:00 A1 Rummikub with Friends	31 **10:00 DR Full Body Fitness with Dani** *10:00 Out to The Amon Carter Museum and Lunch *Sign Up* 11:00 A1 Word Search Wednesday 2:00 DR Beanbag Baseball **3:00 DR Calendar Review** 3:00 A1 Fit Start One **4:00 DR Resident Dinner *Sign Up at Front Desk** 6:00 SL SCAT	Breakfast available M-F from 7:30-9AM (Complimentary Continental Breakfast from 7:30-8:30AM) Lunch is served M-F 11:30AM-1:30PM	Happy Hour, Thursdays 4-5PM Complimentary Beer, Wine, and Soft Drinks (Two Per Resident). Enjoy light appetizers as well.	

-Happy July Birthdays!

Join us Thursday, 18th, at 4PM for a Happy Hour in celebration of YOU with a Birthday treat, compliments of the Spurrier Group at Keller Williams.

- 07/02 - Bob Stickney
- 07/02 - Clark Thurston
- 07/02 - Mattie Cash
- 07/03 - Sue Wampler
- 07/04 - Billie Jones
- 07/04 - Melinda Earl
- 07/09 - Carmen Petterson
- 07/09 - Annabelle Gomez
- 07/11 - Chere Kimbell
- 07/12 - Jan Vance
- 07/12 - Judy Pittman
- 07/12 - Norma Kingham
- 07/13 - Sharon Hague
- 07/15 - John Reigle
- 07/16 - Bobbie Holmes
- 07/18 - Ellen Cangi
- 07/22 - Dora Bailey
- 07/23 - Gene Brown
- 07/24 - Mary Ann Spiker
- 07/26 - Sandy Panich
- 07/26 - Joe Dickens
- 07/26 - Penny Surbeck
- 07/26 - Rody Ryon
- 07/28 - Shirley Bailey
- 07/29 - Karleen Worn

Fit Start One

Coach Joe says, "Fit Start One is a better option for full body mobility, and a better overall workout."

Mondays and Wednesdays at 3PM in the Activities Room.

Trash Pickup

Monday, Wednesday and Friday

Please place trash in provided trash can outside of your door by 8AM on the morning of trash pickup.

Business Hours:

Monday - Friday

8:30AM - 8PM

Doors unlocked from 8AM - 6PM

Saturday

9AM - 5PM

Sunday

Business Office Closed

Resident Hotline: 682-337-7890

For all after-hours maintenance emergencies, call the main number and follow prompts.

Transportation

Monday & Friday Loops, 9AM & 1PM

Tuesday & Thursday - Doctor Appointments from 9:30AM-3PM within a 10-mile radius.

Fill out a Medical Transportation Form at the concierge desk.

CoCo Chic Salon Hours

Appts Tuesday - Friday 10AM - 3PM

972-837-9904

WATERMERE AT THE PRESERVE OFFICE STAFF

- **Daniel Aragon - Executive Director**
- **Zach Vogel - Business Office Manager**
- **Kayla Barber - Manager in Training**
- **Rachel Chapman - Activities Director**
- **Breanna Chapin - Activities Assistant**
- **Ignacio Jacobo - Executive Chef**
- **Maria Rosas - Director of Sales**
- **Italo Cabrera - Maintenance Director**
- **Rachel S. - Concierge**
- **Monique - Concierge**
- **Heather - Concierge**

...

From the rising of the sun to its going down
the Lord's name is to be praised.
-Psalm 113:3

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WATERMERE
AT
THE PRESERVE

Services Included

- Continental Breakfast - Monday-Friday, 7:30am – 8:30am
- $75.00 in Meal Credits Per Resident, Per Month
- One Monthly Housekeeping
- Maintenance-Free Living
- Scheduled Transportation
- Door-to-Door Valet Trash Service (Mon., Wed., Fri.)
- Full-Time Concierge – 7 days a week, Monday -Friday 8:00AM - 8:00PM
- Saturday -Sunday 8:00 AM- 6:00PM
- Expanded Basic Cable – Spectrum Services Provider
- In-Apartment Wi-Fi – Spectrum Services Provider
- Water and Sewage
- Fitness and Water Aerobics Classes
- Covered Pool and Hot Tub
- Engaging Activities and Social Opportunities

Expenses You May Anticipate

- Electric Service – Resident Choice
- Phone Service (Landline)
- Renter's Insurance is Required

Resident Expenses

Application Fee: $100.00 – (One-Time Fee)
Access Remote: $100.00 (Refundable)
2nd Person Fee: $325.00– Monthly
Storage Options Available - $1.85 per SQF
Parking Cost: $125 - $275 - Monthly
Attached Garage: $350.00 - Monthly
Pet Fee: $500 (1st Pet) $300 (2nd Pet)
Option to Rent a Washer & Dryer - $50.00 Per Month
Community Fee: Equivalent to one month's rent - One-time fee

Select residences may have an additional premium. Prices are subject to change without notice.
*Price based upon a 12-month lease term.

WATERMERE SERVICES | INCLUDED IN BASE RENT

FITNESS

- Heated Indoor / Outdoor Pool
- Certified Fitness Instructors
- Water Aerobic Instructors
- State-of-the Art Fitness Center
- Daily Fitness Classes

PROGRAMMING

- Day Trips
- Exceptional Social, Recreational and Educational Activities
- Activity Calendar

MAINTENANCE

- Pest Control
- Grounds Up-Keep
- Valet Trash Pickup

SECURITY

- Full-Time Concierge
- Locked Community

TRANSPORTATION

- Doctor's Appointments
- Preplanned Routes

OTHER

- Expanded Basic Cable
- In-Apartment Wi-Fi
- Water
- Sewer
- Monthly Housekeeping
- Buffet Breakfast
- Dining / Bistro Credits

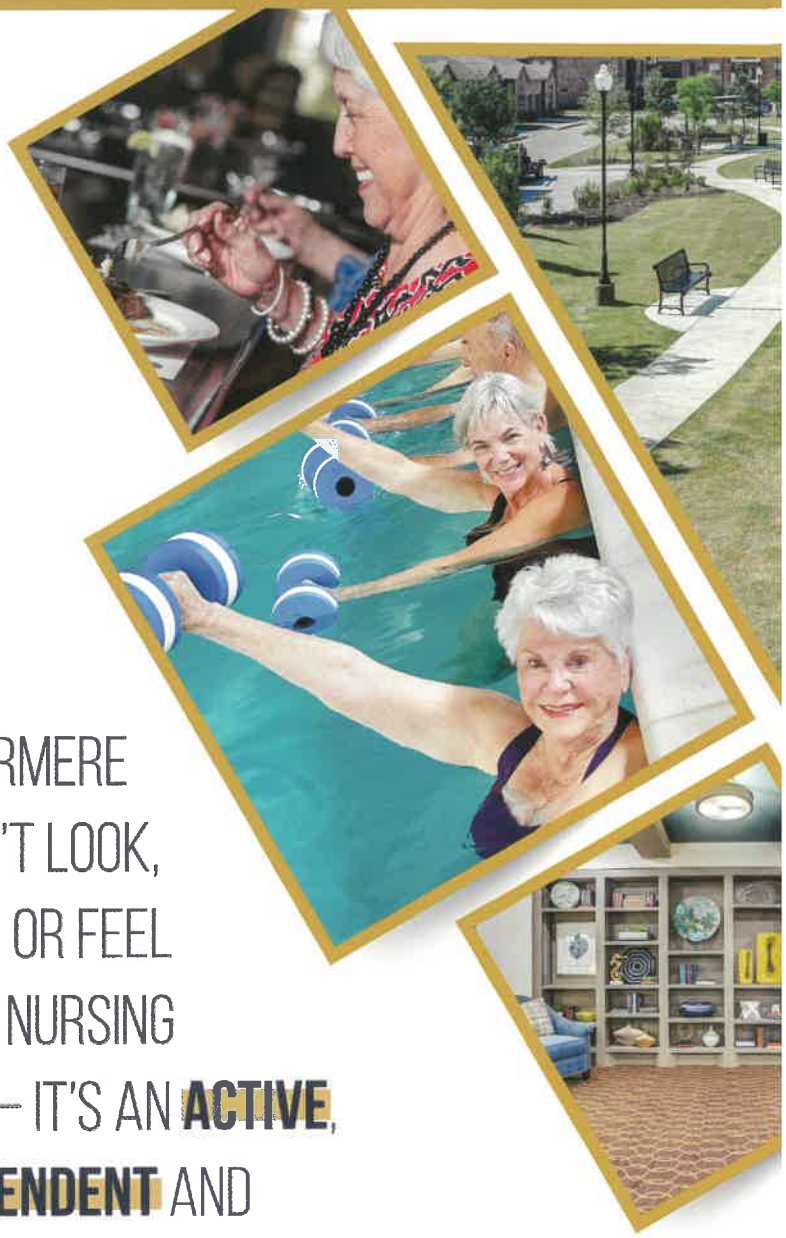
THE WATERMERE DIFFERENCE | CUSTOMIZABLE LIFESTYLE OPTIONS

	ACTIVE LIVING 55+ MODEL	WATERMERE MODEL	FULL-SERVICE INDEPENDENT LIVING MODEL
UTILITIES	Utilities are often a mixed bag and usually pass along costs of water, sewer, gas, electric and cable / internet to the residents	Water, sewer, cable and internet are included – electricity is submetered so residents only pay for their own usage	Most utilities are included in the base rent, meaning that a resident in a large 3-bedroom unit pays an equal amount to a resident in a 1-bedroom
MEALS	No commercial kitchen, meals not served on site [sometimes food is catered in from third-party vendors]	Meals are optional – residents can choose meal plans that fit their specific lifestyle, or no meal plan at all – Breakfast is included	All meals included, costs are built into rent and residents are charged regardless of utilization
HOUSE KEEPING	Not provided but sometimes may be offered through a third party [not an employee of the actual community]	Similar to meals, housekeeping is optional for residents and can be included in their package – One monthly housekeeping is included	Included in rent, usually on a weekly basis, regardless of whether or not the resident desires this service
ACTIVITIES	Programming is very limited in terms of personnel and budget	Programming involves two full-time employees [a Director and Assistant] providing 7 days of programming per week	Usually two full-time employees, sometimes only offered Monday – Friday
POOL	Usually has an outdoor, uncovered pool that is not heated	Heated indoor/outdoor, enclosed pool house with water aerobics offered	When offered, usually only indoor or outdoor
PARKING	Parking is usually offered as an addition to base rent	Parking is optional and residents can choose the best parking solution for their situation	Parking is often included in base rent,regardless of resident having a vehicle
SUMMARY	The active living model often functions as an age-restricted apartment complex with lean staff and limited amenities	Residents are able to customize their package based on their specific needs and lifestyles, meaning that their monthly rent is tailored to their situation	Full IL communities offer a flat, inflexible price that includes everything whether a resident uses it or not

WATERMERE DIFFERENCE | RESIDENCE AMENITIES

EXPERIENCE THE DIFFERENCE

Enjoy a rich and full life with our wide array of exclusive community conveniences.



INDOOR/OUTDOOR HEATED POOL
- Go for a refreshing swim or try our water aerobics classes

GRAND DINING HALL
- Indulge in delicious cuisine

WALKING TRAILS
- Explore abundant open spaces

WI-FI LOUNGE & CAFÉ
- Join friends for coffee and conversation

LIBRARY & BUSINESS CENTER
- Enjoy light reading or fulfill business needs

MEDIA LOUNGE
- Watch the latest Hollywood hits and favorite classics

FITNESS CENTER
- Renew your health with a variety of fitness options

"WATERMERE DOESN'T LOOK, SMELL OR FEEL LIKE A NURSING HOME – IT'S AN **ACTIVE**, **INDEPENDENT** AND **HAPPY** PLACE!"

MR. & MRS. JULIAN
WATERMERE RESIDENT

DOG PARK
- Delight your furry friend with freedom to run and play

MASSAGE THERAPY
- Unwind in our full-service therapeutic suite

SALON
- Pamper yourself from head to toe

CENTRAL COURTYARD
- Enjoy nature in a gorgeous and relaxed setting

OUTDOOR GRILL & LOUNGE
- Create culinary masterpieces to share with new friends

GAME LOUNGE
- Play a variety of games such as pool, darts and cards

PICKLEBALL COURT
- Bring out your competitive side

ACTIVITIES CENTER
- Engage with your dynamic community

WATERMERE DIFFERENCE | RESIDENCE AMENITIES

EXPERIENCE THE DIFFERENCE

Release yourself from the cares of home and yard maintenance, and enjoy a lifestyle of beauty, comfort, and convenience. Our Residency Counselors will help you choose from a variety of styles, layouts, locations and budget options to complete your perfect retirement.

- Spacious 1 & 2 bedroom apartment homes
- Villa homes with private entrances and direct access garages
- Spacious kitchen with ample cabinet space
- Stainless-steel, energy-efficient full kitchen appliance package
- Upgraded carpet & faux wood plank flooring
- Two-inch faux wood blinds
- Nine-foot ceilings in all living areas
- Designer astoria quartz countertops
- Full-size washer & dryer connections
- Comfort height commodes
- Walk-in showers
- Garden tub*
- Dual vanity*
- Private patio / balcony in all residences
- Expanded basic cable included
- Individually controlled central heating and air systems

* SELECT APARTMENTS

"WHEN MY CHILDREN CAME TO VISIT FOR THE FIRST TIME, THEY LOOKED AROUND AND ASKED, 'DID YOU WIN THE LOTTERY?' IT **AMAZED** THEM BECAUSE IT WAS **SO BEAUTIFUL!**"

BEVERLY KEEFER
WATERMERE RESIDENT

WATERMERE SERVICES | EXPERIENCE THE DIFFERENCE

The Watermere brand is changing the face of retirement – setting our family of communities apart from traditional retirement living.

RESORT-STYLE COMMUNITY

Offering a stunning and vibrant environment with a resort-style clubhouse and array of distinguished finishes and amenities, you are sure to appreciate the quality and comfort of your new home.

CUSTOMIZABLE LIFESTYLE OPTIONS

We believe that choice and flexibility are extremely important. At Watermere, you have the ability to create a customized package of services that works for you today, with the ability to make adjustments as your needs and wants change in the future.

RESIDENT-CENTERED CULTURE

Our culture, programming and lifestyle are founded upon a resident-centered environment, built through integration of our residents' values, interests, pleasures and hobbies, bringing a personalized and engaging experience.

VARIETY OF RESIDENCE OPTIONS

Offering a wide variety of spacious one and two bedroom apartment homes, as well as private villas with attached garages.

VALUE-DRIVEN CONCEPT

With no large entrance fees, and choice and flexibility to meet a variety of budgets, our offerings help protect your hard earned dollars and give you a more secure plan for your future.

"THE STAFF IS **DELIGHTFUL**, THE SERVICES ARE SECOND-TO-NONE & ALL THE RESIDENTS ARE FRIENDLY. IT FEELS LIKE A **FAMILY** WITH AN ABUNDANCE OF AMENITIES AND ACTIVITIES. IT'S A **GREAT** PLACE TO CALL **HOME!**"

PARKER TAYLOR
WATERMERE RESIDENT

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

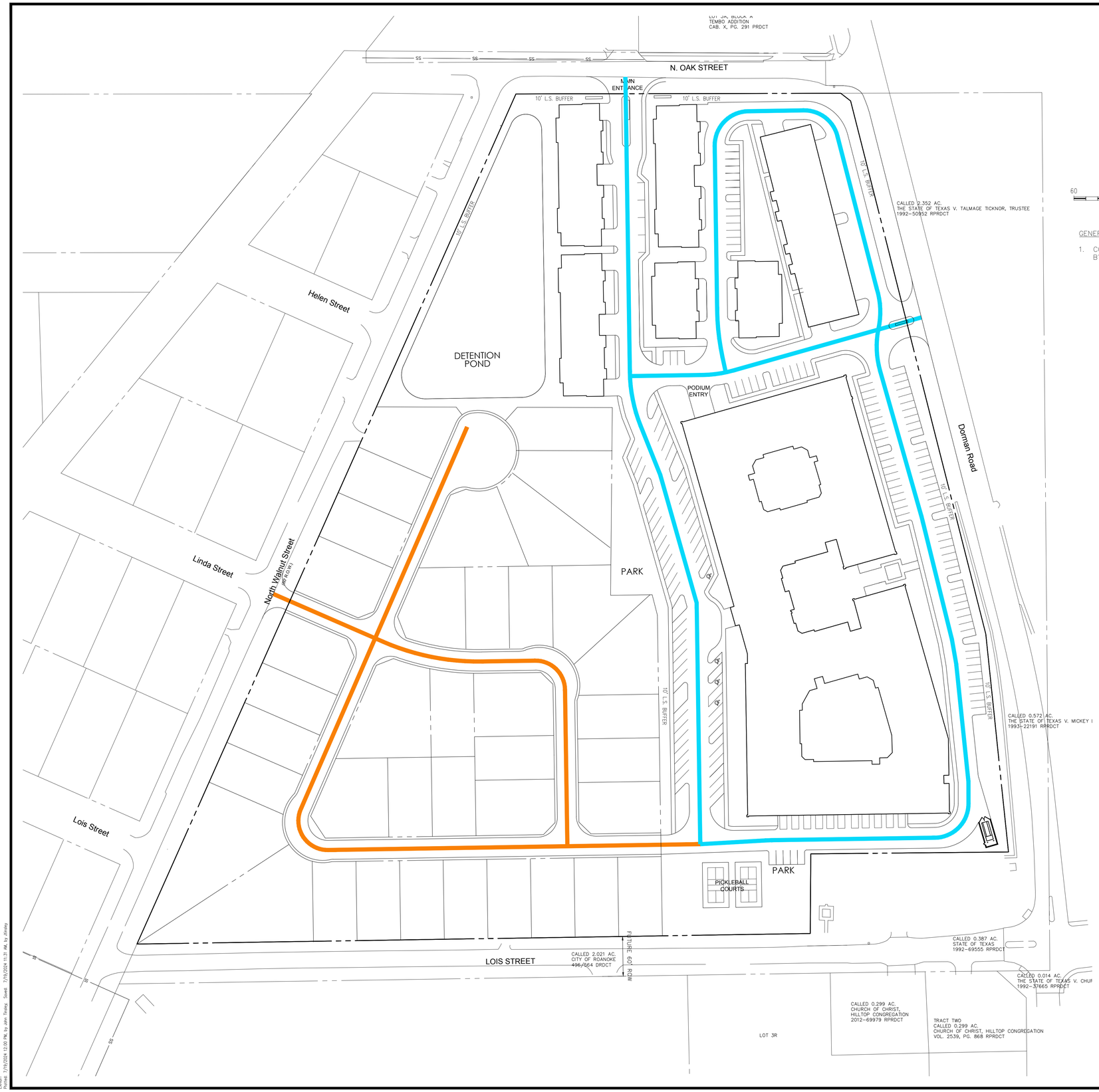
Land Use		Number of Trips								
Land Use	**Variable[3]**	**Average Weekday**			**AM Peak Hour**			**PM Peak Hour**		
		Total	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Multifamily Housing (Mid-Rise)	289	1,574	787	787	97	25	72	123	75	48
Senior Adult Housing - Attached	129	494	247	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**

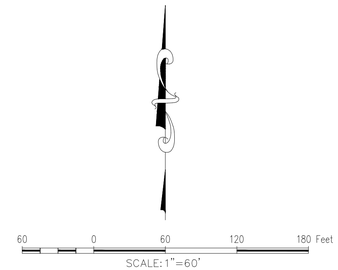
[1]T = Trips Ends; X = Number of Dwelling Units
[2]XX / YY = % entering vehicles / % exiting vehicles
[3]Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Senior Living (Multifamily)	252	244 DU	792	49	17	32	61	34	27
Single-Family Detached	210	41 DU	446	33	8	25	43	27	16
		TOTAL	**1,238**	**82**	**25**	**57**	**104**	**61**	**43**
			-1,316	**-80**	**-19**	**-61**	**-103**	**-64**	**-39**

Section	Description	MF-12	Proposed	SF-7	Proposed
			Tract 1		Tract 2
			Senior Housing		Single Family
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 Senior Housing Triplex, Duplex, Accessory Building, Home Occupation, Swimming Pool, Pickleball Courts, Contractor Temporary On Site Construction Offices, Model Homes	Those uses listed for the SF-7 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.	Single Family Greenhouse, Home Occupation, Swimming Pool, Temporary Model Home Sales Office, Contractor's Temporary On-Site Construction Office
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.	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).	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	NC	7,200 sf	5,000 sf
	Maximum Density	12 du / gross acre	23.16 units/acre	n/a	NC
	Minimum project size	30,000 sf	NC	n/a	NC
	Maximum project size	10 acres	11.01 acres	n/a	NC
	Minimum Lot Width	125'	NC	60'	50'
	Minimum Lot Depth	200'	NC	120'	100'
	Size of Yards: Minimum Front Yard Minimum Side Yard Minimum Rear Yard	25' 7.5' 25'	10' 10' 10'	25' 7.5' for interior (15' for a corner lot) 25'	20' 5' 5'
	Building Separation: One-Story Two-Story Over Two-Story	15' /20' 20' /25' 25'	5' 10' 10'	n/a	n/a
	Minimum Dwelling Unit Size	900 sf - Efficiency 950 sf - One Bedroom 1075 sf - Two or more bedrooms	780 sf - One Bedroom (average 857 sf btw. unit types) 1,100 sf - Two Bedroom (average 1,328 sf btw. unit types)	1,200 sf	1,200 sf

	Maximum Lot Coverage	35%, including main and accessory buildings	65%	35%	70%
	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)	1.30 spaces per unit	Two (2) attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two (2) additional parking spaces on a paved driveway	Two (2) attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two (2) additional parking spaces on a paved driveway
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	No single elevation of the residence shall be comprised of less than seventy-five percent (75%) masonry construction.	80% (Cementitious fiber board siding is permitted and shall be considered masonry)
Sec. 12.314. - Special Requirements.	Usable Open Space Requirements.	Min 15% of tract area	NC	n/a	n/a
	Landscape Area Requirements.	Min 20% of tract area (includes open space)	NC	n/a	n/a
	Refuse Facilities.	dwelling units shall be located within 150' of a refuse facility	1 Compactor *valet trash to be provided	n/a	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	n/a	n/a
	Playground Area	One playground area containing at least 5 pieces of play equipment shall be provided for every 100 dwelling units	n/a	n/a	n/a





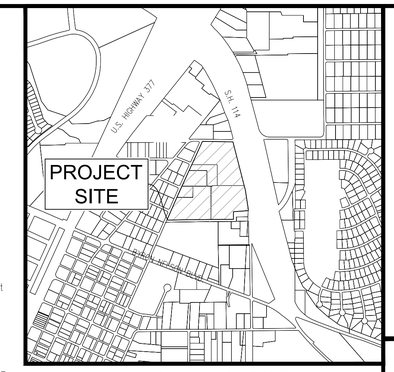
GENERAL NOTES

1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.

LEGEND:

30' ROW STREET

26' FIRE LANE



Vicinity Map 1"=1000'

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

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Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 5100

TBPE: 19762 TBPLS: 10194440
www.gacon.com www.mcadamsco.com

ROANOKE NORTH

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

STREET CLASSIFICATION EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 7/19/2024

Drawn By: JT
Date: 07/19/2024
Scale: 1"=60'
Revisions:

2020310199

EXHIBIT C

File: M:\Projects\PRJ\2020310199_Roanoke North\04-Production\Engineering\Exhibits\2020310199 STREET CLASSIFICATION
Layout: Exhibit
Plotted: 7/19/2024 12:20 PM, by John Tinsley, Sweet, 7/19/2024 11:31 AM, by jtinsley

BLOOMFIELD HOMES ... Making Dreams Come True

ROANOKE

ABOUT BLOOMFIELD HOMES

- Founded 2004 and celebrating our 20th Anniversary this year.
- Builds over 2,000 new homes per year.
- Highest Market Share in the $400k-$600k Price Range.
- Specializes in the nicest neighborhoods in smaller cities.
- Previously named the fastest growing builder in the nation.
- 2021 Builder of the Year (GFWBA)

BLOOMFIELD HOMES

Carolina

2313 SF | 3-4 BDRMS | 2 BATHS | 1 STORY | 6 ELEVATIONS

All renderings shown are for informational purposes only. Certain elevations may not be available in all communities and may vary due to community or zoning restrictions. Homes shown may include options and upgrades that may or may not be available at an additional cost, and not all available options for each elevation depicted are shown. Homes and elevations shown are subject to change at any time without notice or obligation.

EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Carolina II

2771 SF | 3-4 BDRMS | 3 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Carolina III

3067 SF | 4-5 BDRMS | 3 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Carolina IV

3280 SF | 4-5 BDRMS | 3 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Dewberry

2820 SF | 4 BDRMS | 2.5 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Dewberry II

3026 SF | 4 BDRMS | 2.5 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Dewberry III

3261 SF | 5 BDRMS | 3.5 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Hawthorne

2235 SF | 4 BDRMS | 2 BATHS | 1 STORY | 3 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Hawthorne II

2752 SF | 4 BDRMS | 3 BATHS | 2 STORY | 3 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Jasmine

2098 SF | 4 BDRMS | 2 BATHS | 1 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Magnolia

3187 SF | 4-5 BDRMS | 2.5-4 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Magnolia II

3430 SF | 4-5 BDRMS | 2.5-4 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Magnolia III

3754 SF | 5-6 BDRMS | 3.5-5 BATHS | 2 STORY | 6 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Rose

3359 SF | 4-5 BDRMS | 3.5-4 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Rose II

3557 SF | 4-5 BDRMS | 3.5-4 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Rose III

3557 SF | 5-6 BDRMS | 3.5-4 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

BLOOMFIELD HOMES

Violet

2381 SF | 3-4 BDRMS | 2.5-3 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Violet II

2591 SF | 3-4 BDRMS | 2.5-3 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Violet III

2628 SF | 4-5 BDRMS | 3.5-4 BATHS | 2 STORY | 5 ELEVATIONS

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EQUAL HOUSING OPPORTUNITY

Violet IV

2838 SF | 4-5 BDRMS | 3.5-4 BATHS | 2 STORY | 5 ELEVATIONS

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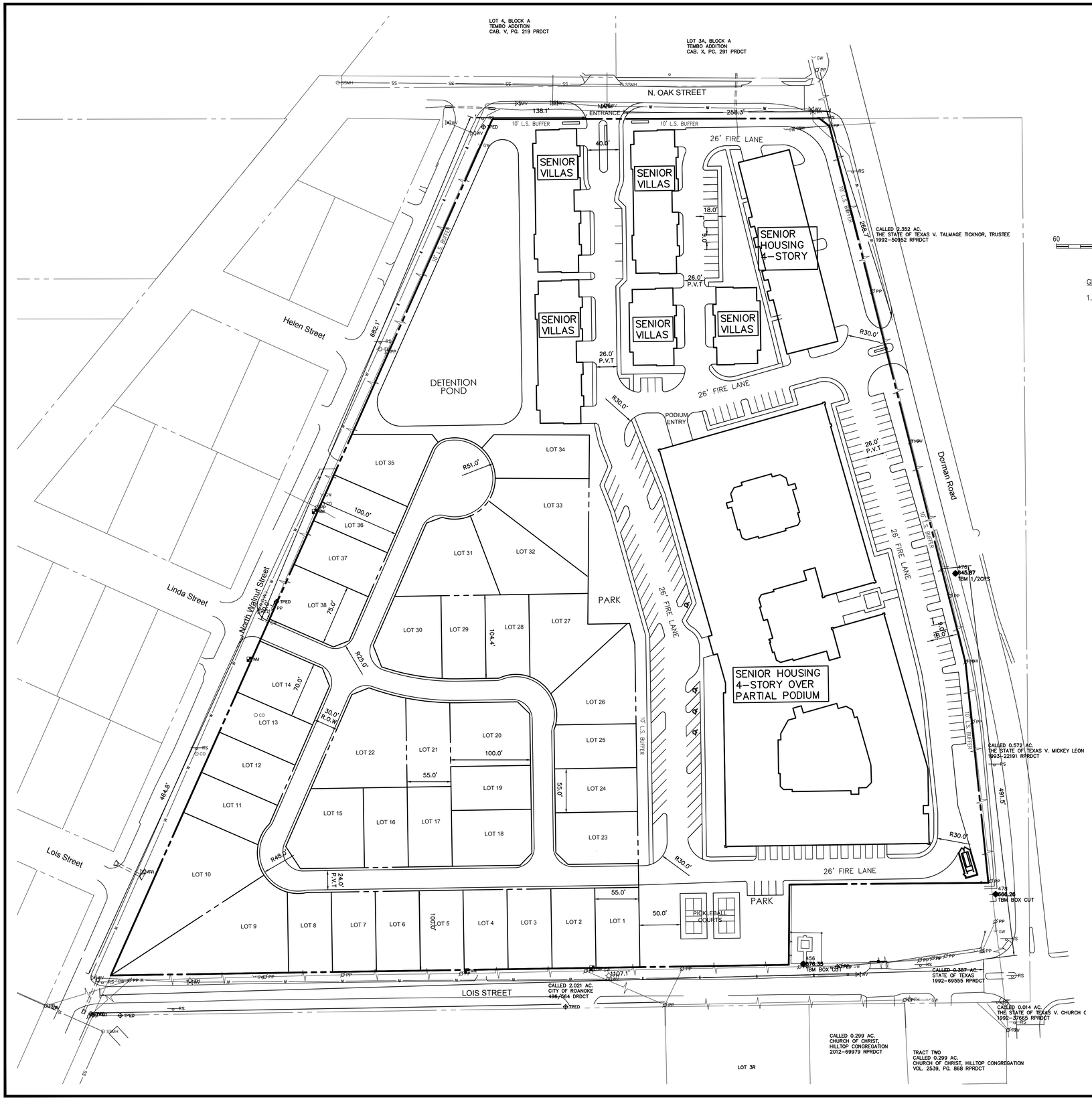
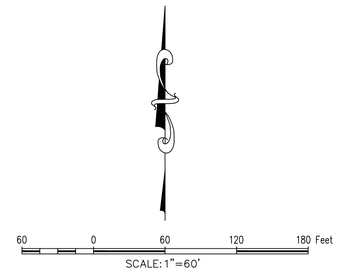
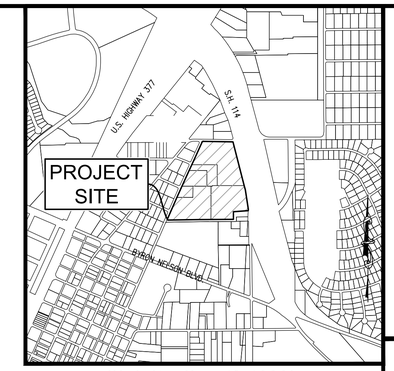
EQUAL HOUSING OPPORTUNITY







Vicinity Map 1"=1000'

GENERAL NOTES

1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.

SITE DATA TABLE			
PHYSICAL ADDRESS	SOUTHWEST CORNER OF N WALNUT ST AND N OAK ST		
GROSS SITE AREA	18.504 ACRES		
EXISTING ZONING	SINGLE FAMILY SF-7 & RETAIL		
PROPOSED ZONING	PLANNED DEVELOPMENT		
CURRENT USE	VACANT AND RESIDENTIAL		
PROPOSED USE	SINGLE FAMILY AND SENIOR HOUSING		
BUILDING SUMMARY			
NUMBER OF SENIOR HOUSING UNITS	239 UNITS		
NUMBER OF SENIOR HOUSING VILLA UNITS	16 UNITS		
NUMBER OF SINGLE FAMILY LOTS	41 LOTS		
SENIOR HOUSING NUMBER OF STORIES	4 STORIES		
SENIOR HOUSING VILLA NUMBER OF STORIES	1 STORIES		
SINGLE FAMILY NUMBER OF STORIES	2 STORIES		
GROUND FLOOR BUILDING AREA FOR 4-STORY SENIOR HOUSING	16,478 SQUARE FEET		
GROUND FLOOR BUILDING AREA FOR 4-STORY SENIOR HOUSING	111,646 SQUARE FEET		
PARKING SUMMARY			
	REQUIRED PARKING	PROVIDED PARKING	
SENIOR HOUSING	299 SPACES	321	TOTAL
		159	SURFACE
		31	GARAGE
		11	TANDEM
		120	PODIUM
SENIOR HOUSING VILLAS	24 SPACES	26	TOTAL
		26	GARAGE

OWNER/DEVELOPER
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE. 120
SOUTHLAKE, TEXAS
Ph. 817-837-0565
Contact: Kenneth Fambro

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Roanoke, Texas 76262
940. 240. 1010

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

ROANOKE NORTH

Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEP & PRR CO. SURVEY, ABSTRACT NO. 923
CITY OF ROANOKE
DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 7/23/2024

Drawn By: JT
Date: 07/19/2024
Scale: 1"=60'
Revisions:

2020310199

EXHIBIT D

#####

File: M:\Projects\2020\2020310199_Roanoke North\04-Production\Engineering\202031019-CONCEPT C
Plotted: 7/23/2024 12:49 PM, by Marcio Brewer; Saved: 7/22/2024 4:48 PM, by rbrewer

McADAMS

SCREENING TYPE LEGEND	
	Material Type
	Masonry
	Wrought Iron

*All Single Family homes will include a cedar fence on side and back yards where masonry or wrought iron is not proposed

Screening Plan- Exhibit E

City Of Roanoke, Texas

10' 60'

SCALE: 1" = 60'

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**

[1]T = Trips Ends; X = Number of Dwelling Units
[2]XX / YY = % entering vehicles / % exiting vehicles
[3]Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Senior Living (Multifamily)	252	244 DU	792	49	17	32	61	34	27
Single-Family Detached	210	41 DU	446	33	8	25	43	27	16
		TOTAL	**1,238**	**82**	**25**	**57**	**104**	**61**	**43**
			-1,316	**-80**	**-19**	**-61**	**-103**	**-64**	**-39**