

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Councilmember
David Brundage, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**AUGUST 13, 2024
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

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

D. CONSENT AGENDA

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

1. Consideration and action on approval of the minutes from the Special City Council meeting held on August 6, 2024.
2. Consideration and action on approval of the minutes from the City Council Budget Workshop meeting held on August 6, 2024.



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

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3. Consider approval of an Interlocal Agreement between the City of Roanoke and Texas Municipal League Intergovernmental Risk Pool (TML-IRP) for Cyber Liability and Security Breach Coverage.
4. Consider approval of Resolution No. 2024-104R directing publication of notice of intention to issue combination tax and revenue certificates of obligation.

E. NEW BUSINESS

1. Public hearing to hear public comments for consideration of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2024-2025, including the Roanoke Economic and Industrial Development Corporation (Type A) Fiscal Year 2024-2025 Annual Budget.
2. Public hearing to hear public comments for consideration of the proposed City of Roanoke Crime Control and Prevention District Annual Budget for Fiscal Year 2024-2025.
3. Consideration and action to place a proposal to adopt a tax rate of \$0.325726 on the August 27, 2024, City Council agenda. (take a record vote)
4. 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)
5. Consideration and action 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.
6. Consideration and action on approval of Ordinance No. 2024-110 abandoning, vacating, and closing roadway right-of-way consisting of a



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twenty foot (20') wide alley right-of-way adjacent to Block 16, Lots 5R, 6, & 7 of the Original Town of Roanoke Addition, and authorizing the City Manager to execute a deed conveying said right-of-way to adjacent property owner.

7. Consideration and action for a façade grant application from Nicholas Toussaint of Catch 22 Sports Grill at 400 S Oak St, Suite 100, Roanoke, TX.

The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

F. ADJOURNMENT

CERTIFICATION

I certify that the above revised notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, August 9, 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. **BRILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 08/06/2024 - CC Minutes - Special Meeting

MEETING DATE: August 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the Special City Council meeting held on August 6, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 08-06-2024 - Special Meeting

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
SPECIAL MEETING
AUGUST 6, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, David Thompson, Bryan Moyers, Hogan Page; City Manager Cody Petree, and City Secretary April S. Hill.

DEPT. STAFF: Assistant City Manager/Chief of Police Jeriahme Miller, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Finance Director Kyle Lester, Parks and Recreation Director Ray McDonald, Library Director Kelly Holt, IT Manager Blake Gore, Economic Development Manager Siale Langi, Communication and Public Administrator/Marketing Carissa Katekaru, Executive Assistant Jeannie Homer, and Human Resources Manager Jamie Seil.

ABSENT: Council member David Brundage.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

There were no announcements.

C. PUBLIC INPUT

No one wished to speak.

D. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on July 9, 2024.



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

**August 6, 2024
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2. Consideration and acceptance of the Quarterly Financial Report for the period ending June 30, 2024.

Motion made by Holly Gray second by David Thompson to approve Consent Agenda Items 1 and 2.

Motion carried unanimously.

E. NEW BUSINESS

1. Motion made by Holly Gray second by David Thompson to schedule a public hearing for August 13, 2024, for the submitted FY 2024-2025 budget and to allow citizens the opportunity to express their opinions concerning items of expenditure, giving their reason for wishing to increase or decrease any items of expense. The public hearing will be held at 7:00 p.m., in the Roanoke City Council Chambers - 2nd Floor, 500 S. Oak Street, Roanoke, Texas 76262.

Motion carried unanimously.

2. Motion made by Holly Gray second by David Thompson to schedule a public hearing on August 27, 2024, for the consideration and adoption of the proposed ad valorem tax rate.

Motion carried unanimously.

3. Motion made by Holly Gray second by David Thompson to appoint Jason Kasal to the Roanoke Economic and Industrial Development Corporation Type A for an unexpired term ending January 2025.

Motion carried unanimously.

4. Motion made by Holly Gray second by Hogan Page to appoint Brian Darby and David Thompson to the Al and Lula Mae Slaughter Park Foundation.

Motion carried unanimously.

F. ADJOURNMENT

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 7:05 p.m.

Motion carried unanimously.

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



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

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April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 08/06/2024 - CC Minutes - Budget Workshop

MEETING DATE: August 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the City Council Budget Workshop meeting held on August 6, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 08-06-2024 - Budget Workshop

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
BUDGET WORKSHOP
AUGUST 6, 2024
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Brian Darby, David Thompson, Bryan Moyers, Hogan Page; City Manager Cody Petree, and City Secretary April S. Hill.

DEPT. STAFF: Assistant City Manager/Chief of Police Jeriahme Miller, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Finance Director Kyle Lester, Parks and Recreation Director Ray McDonald, Library Director Kelly Holt, IT Manager Blake Gore, Economic Development Manager Siale Langi, Communication and Public Administrator/Marketing Carissa Katekaru, Executive Assistant Jeannie Homer, and Human Resources Manager Jamie Seil.

ABSENT: Council member David Brundage.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:33 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. NEW BUSINESS

1. Overview and discussion of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2024-2025, including the Roanoke Economic and Industrial Development Corporation (REIDC Type A) Fiscal Year 2024-2025 Annual Budget.

Finance Director Kyle Lester provided an overview of the proposed budget, which included the General Fund and the Capital and Supplemental Requests. Open discussion of the proposed budget for the Fiscal Year October 1, 2024 through September 30, 2025.

D. ADJOURNMENT



**MINUTES FOR THE BUDGET
WORKSHOP
OF THE ROANOKE CITY COUNCIL**

**August 6, 2024
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Mayor Gierisch adjourned the meeting at 9:04 p.m.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Interlocal Agreement - TML Cyber Liability Coverage

MEETING DATE: August 13, 2024

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of an Interlocal Agreement between the City of Roanoke and Texas Municipal League Intergovernmental Risk Pool (TML-IRP) for Cyber Liability and Security Breach Coverage.

INFORMATION:

In 2016, TML-IRP recognized the growing cyber liability exposure faced by its Members. Starting that year, complimentary coverage was provided to all Members with General Liability Coverage. As the exposure increased, the Pool began charging a minimal amount for coverage. Since then, cyber claims have exponentially increased in both frequency and severity.

Cyberattacks are becoming more common, sophisticated, and expensive. In response, TML is creating a separate Cyber Fund, and each Member wishing to continue coverage must sign a separate interlocal agreement to join the Fund. The Pool's total annual payout for cyber claims will be capped at \$25 million in the event of a widespread attack. Additionally, the limit for third-party liability has been reduced from \$2 million to \$1 million. Coverage will be renewed at the current elected limit.

The Pool's coverage includes:

- **Breach response:** Access to computer experts, public relations specialists, attorneys, negotiators, and others experienced in responding to cyber-attacks.
- **Network business interruption:** Coverage for loss of income and extra expenses caused by an attack.
- **Cyber extortion:** Assistance with ransom payments to recover data.
- **Data recovery costs:** Coverage for restoring data that was damaged, corrupted, or deleted.



AGENDA ITEM

- **Fraud protections:** Coverage for costs related to incidents where an employee is tricked into sending money to cybercriminals.

STAFF RECOMMENDATION:

We recommend moving forward with the interlocal agreement. Staff is collaborating with TML's Cyber Risk Services Manager to evaluate the City's level of exposure and determine the appropriate coverage tier.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

Cyber coverage contributions (premiums) will increase based on limits that have been elected. Effective October 1, 2024, the premium will increase from \$247.24 to \$1,250 annually.

ATTACHMENTS:

1. TML - Cyber Liability Interlocal Agreement 2024

Texas Municipal League Intergovernmental Risk Pool

1821 Rutherford Lane, First Floor • Austin, Texas 78754

CYBER LIABILITY AND DATA BREACH RESPONSE INTERLOCAL AGREEMENT'

This Contract and Interlocal Agreement is entered into by and between political subdivisions of this state (hereinafter referred to as "Pool Members") to form a joint self-insurance pool to be named the Texas Municipal League Joint Cyber Liability and Data Breach Response Self-Insurance Fund (hereinafter referred to as the "Fund") for the purpose of providing coverages against risks which are inherent in operating a political subdivision.

WITNESSETH:

The undersigned Pool Member, in accordance with Chapter 2259, Texas Government Code, the Interlocal Cooperation Act, Tex. Gov't Code § 791.001, et seq., and the interpretation thereof by the Attorney General of the State of Texas (Opinion #MW-347, May 29, 1981), and in consideration of other political subdivisions executing like agreements, does hereby agree to become one of the Pool Members of this self-insured pool. The conditions of membership agreed upon by and between the parties are as follows:

1. Definitions of terms used in this Interlocal Agreement.
 - a. Board. Refers to the Board of Trustees of the Fund.
 - b. Fund Year. 12:01 a.m. October 1 through 12:01 a.m. the following October 1.
 - c. Manual Rates. The basic rates applicable to each cyber liability and data breach response classification promulgated by the Insurance Service Office or the Board.
 - d. Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan. The Cyber Liability and Data Breach Response Coverage Document that sets forth in exact detail the coverages provided as part of the overall plan.
 - e. Adjustments. Refers to any offsets to manual premium that may result from the Pool Member's election of deductibles, loss experience, or Fund Modifier which reflects the savings to the Pool Member by entering into this Interlocal Agreement.
 - f. Premium and Contribution. Used interchangeably in some parts of this Interlocal Agreement. Any reference at any time in this Interlocal Agreement to an insurance term not ordinarily a part of self-insurance shall be deemed for convenience only and is not construed as being contrary to the self-insurance concept except where the context clearly indicates no other possible interpretation such as but not limited to the reference to "reinsurance."
 - g. Reimbursable Deductible. The amount that was chosen by this Pool Member to be applicable to the first monies paid by the Fund to effect judgment or settlement of any claim or suit. The Pool Member, upon notification of the action taken, shall promptly reimburse the Fund for all or such part of the deductible amount as has been paid by the Fund. Further, however, the Fund's obligation to pay damages shall be subject to the limits of liability stated in the Declarations of Coverage or Endorsements to this Interlocal Agreement less the stated deductible amount.
 - h. Fund Modifier. A percentage figure that is applied to the manual rates by the Fund to reflect the savings to the Pool Member by entering into this Interlocal Agreement.
 - i. Agreement Period. The continuous period since the Pool Member first became a member of this Fund excluding, however, any period or periods of time therein that the member did not participate as a member of the Pool.
 - j. Declarations of Coverage. The specific indication of the coverages, limits, deductibles, contributions, and special provisions elected by each individual Pool Member. The Declarations of Coverages may be modified by Endorsement.
2. The Board, acting through its agents and Fund staff, is responsible for the administration of all Fund business on behalf of the Pool Members.
3. In consideration of the execution of this Interlocal Agreement by and between the Pool Member and the Fund and of the contributions of the Pool Member, the coverage elected by the Pool Member is afforded according to the terms of the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan. The affirmative declaration of contributions and limits of liability in the Declarations of Coverage and Endorsements determine the applicability of the Self-Insurance Plan.

Each Pool Member agrees to adopt and accept the coverages, provisions, terms, conditions, exclusions, and limitations as further provided for in the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan or as specifically modified by the Pool Member's Declarations of Coverage. This Interlocal Agreement shall be construed to incorporate the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan, Declarations of Coverage, and Endorsements and addenda whether or not physically attached hereto.

4. It is understood that by participating in this risk sharing mechanism to cover cyber liability and data breach response exposures, the Pool Member does not intend to waive any of the immunities that its officers or its employees now possess. The Pool Member recognizes the Texas Tort Claims Act and its limitations to certain governmental functions as well as its monetary limitations and that by executing this Interlocal Agreement does not agree to expand those limitations.
5. The term of this Interlocal Agreement and the self-insurance provided to the Pool Member shall be continuous commencing 12:01 a.m. on the date designated in this Interlocal Agreement until terminated as provided below. Although the self-insurance provided for in this Interlocal Agreement shall be continuous until terminated, the limit of liability of the Fund under the coverages that the Pool Member elects shall be limited during any Fund Year to the amount stated in the Declarations of Coverage for that Fund Year.

This Interlocal Agreement may be terminated by either party giving to the other sixty (60) days' prior written notice of intent to terminate except the Pool Member may terminate this Interlocal Agreement and its coverages thereunder without giving the sixty (60) days' notice if the reason is because of a change by the Fund in the Pool Member's contribution, coverage, or other change in the limits of liability, terms, conditions, exclusions, and limitations provided for in the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan provided that no termination by the Member shall be effective prior to the date that written notice of termination is actually received in the offices of the Fund and provided that the Pool Member agrees to and shall pay the applicable premium and contribution for those coverages it is terminating until the date the notice of termination is actually received by the Fund.

The Fund shall provide the Pool Member with Declarations of Coverage and any Endorsements that determine the applicability of the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan annually by December 1. Such Declarations of Coverage shall include, but not be limited to, the coverage period which shall be the applicable Fund Year, limits, deductibles, contributions, special provisions, and limitations. Changes made during the Fund Year, whether requested by the Pool Member or required by the Fund, will be handled by Endorsement.

It is the intention of the parties that the Pool Member's coverages under this Interlocal Agreement shall remain in full force and effect from Fund Year to Fund Year, subject to the limits of liability that the Fund can provide each Fund Year and the terms, conditions, and limitations that the Fund may require to protect its solvency and to comply with reinsurance requirements, until notice of termination is given as herein provided. Realizing that the Pool Member needs the earliest possible information concerning the Fund coverages, limits, and exclusions, and the Pool Member's contribution that will be required for any new Fund Year, the Fund will endeavor to provide this information as soon as possible before the beginning of each Fund Year. The parties recognize, however, that conditions in the reinsurance industry are such that the Fund may not be able to provide this information to the Pool Member before the beginning of a Fund Year for various reasons including the failure of the Pool Member to timely submit the appropriate exposure summary or delays on the part of reinsurers in getting information to the Fund, and so, to protect the Pool Member from gaps in its coverage and to protect the solvency of the Fund, the parties agree as follows:

If, for any reason other than the Pool Member's failure to provide the information requested in the exposure summary, the Fund has not been able to provide the Pool Member with information concerning available coverages for a new Fund Year or advise the Pool Member of the amount of its contribution for the new Fund Year by the beginning of the Fund Year, the Fund shall nevertheless continue the Pool Member's coverages at the same limits of liability (if still available and if not, then at the highest limit of liability available for the new Fund Year) so that the Pool Member shall at all times remain covered as herein provided and the Pool Member's initial contributions for the new Fund Year shall be determined by a "tentative contribution" as determined by the Board with the Pool Member's actual annual contribution to be credited by the amount paid in accordance with the tentative contribution and adjusted during the Fund Year. In the event the Pool Member does not wish to have its coverages extended or renewed at the end of any Fund Year, the burden shall be upon the Pool Member to give written notice to the Fund as provided hereinabove and the Pool Member agrees to pay as hereinabove stated all contributions or pro rata contributions until the date such written notice is received in the offices of the Fund or the date of termination of this Interlocal Agreement, whichever is later.

6. Commensurate with the execution of this Interlocal Agreement and annually thereafter, the Pool Member shall complete the appropriate exposure summary and deliver it or cause it to be delivered to the Fund, or, if so instructed, to a designated contractor, no later than September 1 of each year and new annual contributions shall be calculated using manual rates times exposure, less any adjustments. Intentional or reckless misstatements on the exposure summary shall be grounds for cancellation. In the event that the Pool Member fails or refuses to submit the appropriate exposure summary, the Fund reserves the right to terminate such Pool Member by giving thirty (30) days' written notice and to collect any and all contributions that are earned pro rata for the period preceding contract termination.

The Pool Member agrees to pay the annual contribution to the Fund in four (4) equal quarterly installments, in advance, commencing at the beginning of this Interlocal Agreement with subsequent installments due the first quarter thereafter. In the event this Interlocal Agreement is terminated as herein provided, the Fund shall promptly repay to the Pool Member any such unearned annual contribution prorated as of the date of termination and the Pool Member agrees during the term of this Interlocal Agreement to promptly pay all reimbursable deductibles upon receipt of statement.

At the end of each and every Fund Year, the Fund may require the Pool Member to submit the actual data requested on the exposure summary as reflected by the books and records of the Pool Member. The Fund reserves the right to audit the records of any Pool Member and adjust contributions accordingly.

In the event that the Pool Member fails or refuses to make the payments, including accrued interest, as herein provided, the Fund reserves the right to terminate such Pool Member by giving them ten (10) days' written notice and to collect any and all amounts that are earned pro rata for the period preceding contract termination. If the amounts owed, including reimbursable deductibles, must be collected by suit, the Pool Member agrees to pay attorneys' fees and costs incurred in such suit.

7. The Fund shall maintain adequate protection from catastrophic losses to protect its financial integrity. Aggregate protection shall also be maintained. The Member's contributions shall be limited to that amount as calculated under this Interlocal Agreement. Notwithstanding anything to the contrary, the total combined aggregate limit of liability of the Fund for all Pool Members in any Fund Year, regardless of the number of occurrences or claims, shall be limited to the amount of money contained in the Fund. As to the Pool annual aggregate limits or the amount of money in the Fund, the Board of Trustees, in its sole discretion, may determine an allocation methodology among affected Pool Members should the Pool annual aggregate limit be reached, or should the money in the Fund be exhausted.
8. Notwithstanding the provisions of the foregoing paragraph, it is agreed the Board shall have the right to adjust the financial protection outlined above and/or amend coverages as it finds available or deems necessary to maintain the fiscal soundness of the Fund at the beginning of or during any Fund Year.
9. The Fund will make available loss control services to the Pool Members to assist them in following a plan of loss control that may result in reduced losses. The Pool Member agrees that it will cooperate in instituting any and all reasonable loss control recommendations. In the event that the recommendations submitted seem unreasonable, the Pool Member has a right to appeal to the Board. The Board shall hear the objections of the Pool Member at its next regularly scheduled meeting and its decisions will be final and binding on all parties. Any Pool Member who does not agree to follow the decision of the Board shall be withdrawn from the Fund immediately.
10. The Pool Member agrees that it will appoint a contact of department head rank, and the Fund shall not be required to contact any other individual except this one person. Any notice to or any agreements with the contact shall be binding upon the Pool Member. The Pool Member reserves the right to change the contact from time to time by giving written notice to the Fund.
11. The Fund agrees to handle all cyber liability and data breach response claims, and provide a defense for any and all cyber liability and data breach response claims covered under this Interlocal Agreement after prompt notice has been given. The Pool Member hereby appoints the Fund staff and Contractors as its agents to act in all matters pertaining to processing and handling of claims covered under this Interlocal Agreement and shall cooperate fully in supplying any information needed or helpful in settlement or defense of such claims. As respects cyber liability and data breach response claims, the Fund staff and Contractors shall carry on all negotiations with the claimant and his/her attorney, when applicable, and negotiate within authority previously granted by the Fund. If a personal appearance by the Pool Member or an employee is necessary, the expense of this appearance will not be the responsibility of the Fund. With the advice and consent of the Fund, the Fund staff and the Contractors will retain and supervise legal counsel for the prosecution and defense of any litigation. All decisions on individual cases shall be made by the Fund through the Fund staff and the Contractors, which include, but are not limited to, the decision to appeal or not to appeal, settlement negotiations, the decision of whether to settle, and other litigation tactics. However, any Pool Member shall have the right in any case to consult with the Fund on any decision made by the Fund staff or Contractors. The Board shall hear the objections of the Pool Member at its next regularly scheduled meeting and its decision will be final and binding on all parties. Any suit brought or defended by the Fund shall be brought or defended only in the name of the Pool Member and/or its officers or employees. There shall be supplied periodically to each Pool Member a computer printout involving a statement of claims. As respects the Texas Municipal League Cyber Liability and Data Breach Response Self-Insurance Plan, the Fund shall have priority in enforcing its subrogation claims against the claims of Pool Member.
12. The Pool Member acknowledges that it has received a copy of the Bylaws of the Fund and agrees to abide by the Bylaws and any amendments thereto.
13. The Fund agrees that all Fund transactions will be annually audited by a nationally recognized certified public accounting firm.
14. If legally required, the Fund shall cause to be filed the necessary tax forms with the Internal Revenue Service.

15. As the administrators of the Fund, the Board shall primarily and consistently keep foremost in their deliberations and decisions in operating the Fund that each of the participating Pool Members is a "self-insured." At least annually, the Board shall carefully review, study, and consider the actual claims or loss experience (including reserves for future claims payments) of each of the Pool Members, the pro rata savings to the Fund resulting from overall loss experience attributed to each Pool Member, and the pro rata portion of the cost of all catastrophic loss protection and aggregate stop loss protection allocated to each Pool Member as well as the pro rata allocation, as determined by the Board of the other and necessary administrative expenses of the Pool, in order to reasonably determine the actual pro rata cost, expense, and loss experience of each Pool Member in order to maintain as nearly as possible an equitable and reasonable self-insurance administration of the Fund as applied to each Pool Member.

The Fund shall maintain case reserves and supplemental reserves computed in accordance with standard actuarial principles, taking into account historical and other data, designed to measure claims development and claims incurred but not yet reported, so that funds will be available to meet these claims as they become due, subject to paragraph 7 above. The Board has complete authority to determine all matters pertaining to the existence and dissolution of the Fund.

16. Venue of any suit or action arising out of or related to this Interlocal Agreement shall be exclusively in the state and federal courts of Travis County, Texas. The parties agree they shall assume their own expenses for attorney's fees in any suit or action arising out of or related to this Interlocal Agreement.
17. The parties agree this Interlocal Agreement may be executed by original written ink signature on paper documents, an exchange of copies showing the original written ink signature on paper documents, or electronic or digital signature technology in such a manner that the signature is unique and verifiable to the person signing. The use of any one or combination of these methods of execution shall constitute a legally binding and valid signing of this Interlocal Agreement, which may be executed in one or more counterparts, each of which, when duly executed, shall be deemed an original.

EMPLOYER MEMBERS' FUND CONTACT (See Section 10):	
Member Name _____	
Name of Contact _____	Title _____
Mailing Address _____	Email Address _____
Street Address (if different from above) _____	
City _____	Zip _____ Phone _____
SIGNATURE OF AUTHORIZED MEMBER OFFICIAL _____	
Title _____	Date _____
Member's Federal Tax I.D. Number _____	
This Information is MANDATORY	

TO BE COMPLETED BY FUND: (OFFICE USE ONLY)

Effective Date of This Agreement _____	
Member Name _____	
Contract Number _____	
SIGNATURE OF AUTHORIZED FUND OFFICIAL _____	
Title _____	Date _____



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: RES NO 2024-104R - Notice of Intent to Issue Certificate of Obligation

MEETING DATE: August 13, 2024

DEPARTMENT: Finance

ITEM SUMMARY:

Consider approval of Resolution No. 2024-104R directing publication of notice of intention to issue combination tax and revenue certificates of obligation.

INFORMATION:

Capital improvement projects were identified and approved in the FY2024-25 Annual Operating and Capital budget. Staff is recommending that we give notice of our intent to issue one or more Certificates of Obligation in an amount not to exceed \$32,500,000 for paying all or a portion of the City's contractual obligations to be incurred in connection with the following public projects: (1) constructing and improving streets and roads including related drainage, landscaping, signalization, lighting, pedestrian improvements and signage related thereto; (2) designing a new police and courts facility and related parking for such facility; (3) acquiring and constructing a new water ground storage tank; and (4) paying fees for legal, fiscal, engineering, architectural and other professional services in connection with these projects.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2024-104R - Notice to Publish Intent to Issue CO (ver 1) - Roanoke (3)
2. Affidavit of publication 2024 (to newspaper)

CERTIFICATE REGARDING ADOPTION OF RESOLUTION

THE STATE OF TEXAS
DENTON AND TARRANT COUNTIES
CITY OF ROANOKE

We, the undersigned officers of the City of Roanoke (the "City"), hereby certify as follows:

1. The City Council of the City convened in regular meeting on August 13, 2024, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Scooter Gierisch, Mayor
Brian Darby
David Thompson
Hogan Page

Holly Gray-Moore, Mayor Pro Tem
David Brundage
Bryan Moyers

and all of said persons were present except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried with all members present voting "AYE" except the following:

NAY: ____ ABSTAIN: ____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON AUGUST 13, 2024.

April S. Hill; City Secretary
City of Roanoke, Texas

Carl E. Gierisch, Jr.; Mayor
City of Roanoke, Texas

{SEAL}

*City of Roanoke - Certificate Regarding Adoption of a Resolution Directing Publication of Notice of
Intention to Issue Combination Tax and Revenue Certificates of Obligation*

RESOLUTION NO. 2024-104R
DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND
REVENUE CERTIFICATES OF OBLIGATION

THE STATE OF TEXAS
DENTON AND TARRANT COUNTIES
CITY OF ROANOKE

WHEREAS, the City of Roanoke (the "**City**") deems it advisable to give notice of intention to issue one or more series of Certificates of Obligation in the maximum principal amount of \$32,500,000, for paying all or a portion of the City's contractual obligations to be incurred in connection with the following public projects: (1) constructing and improving streets and roads including related drainage, landscaping, signalization, lighting, pedestrian improvements and signage related thereto; (2) constructing a new police and courts facility and related parking for such facility; (3) water system improvements consisting of a storage tank and related water system infrastructure and (4) paying fees for legal, fiscal, engineering, architectural and other professional services in connection with these projects; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. Attached hereto as **Exhibit A** is a form of the "Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation for the City of Roanoke, Texas" (the "**Notice**"), the form and substance of which is hereby adopted and approved. The following constitutes the outstanding debt obligations of the City which the City hereby designates as self-supporting debt for purposes of Texas Local Government Code, Subchapter C of Chapter 271, as amended: Combination Tax & Public Improvement Revenue Certificates of Obligation, Series 2008B; General Obligation Refunding Bonds, Series 2014; General Obligation Refunding Bonds, Series 2015; Combination Tax & Revenue Certificates of Obligation, Series 2017; General Obligation Refunding Bonds, Series 2018; Combination Tax & Revenue Certificates of Obligation, Series 2021; Combination Tax & Revenue Certificates of Obligation, Series 2022A; Combination Tax & Revenue Certificates of Obligation, Series 2022B and Combination Tax & Revenue Certificates of Obligation, Series 2023A.

Section 2. The City Secretary shall cause the Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City of Roanoke, once a week for two consecutive weeks, the date of the first publication thereof to be at least forty-five days prior to October 8, 2024, which is the date set for the adoption of the ordinance authorizing the issuance of such Certificates of Obligation as shown in the Notice. Additionally, such Notice shall be posted continuously on the City's website for at least forty-five days before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates of Obligation.

Section 3. The facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in the Notice. All costs to be reimbursed pursuant to this Resolution will be capital expenditures and the proposed Certificates of

Obligation shall be issued within eighteen months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

Section 5. This Resolution shall become effective immediately upon adoption.

EXHIBIT A

NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR THE CITY OF ROANOKE, TEXAS

The City Council of the City of Roanoke, Texas, shall convene a meeting at 7:00 P.M. on October 8, 2024, at its regular meeting place at 500 South Oak Street, Roanoke, Texas 76262 and during such meeting, the City Council will consider the passage of an ordinance or ordinances authorizing the issuance of one or more series of interest bearing certificates of obligation in the principal amount not to exceed \$32,500,000, for paying all or a portion of the City's contractual obligations to be incurred in connection with the following public projects: (1) constructing and improving streets and roads including related drainage, landscaping, signalization, lighting, pedestrian improvements and signage related thereto; (2) constructing a new police and courts facility and related parking for such facility; (3) water system improvements consisting of a storage tank and related water system infrastructure and (4) paying fees for legal, fiscal, engineering, architectural and other professional services in connection with these projects. Such certificates are to be made payable from ad valorem taxes and a lien on and pledge of surplus revenues of the City's waterworks and sewer system. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Chapter 271, Subchapter C.

The following information is provided to comply with Tex. H.B. 477, 86 Leg., R.S. (2019). The current principal of all outstanding debt obligations of the City is \$32,955,730. The current combined principal and interest on all outstanding debt obligations of the City, paid on time and in full, is \$39,622,764. The maximum principal amount of the certificates to be authorized is \$32,500,000 and the estimated combined principal and interest required to pay the certificates to be authorized on time and in full is \$55,104,708.34. The maximum interest rate for the certificates may not exceed the maximum legal interest rate. The maximum maturity date of the certificates to be authorized is August 15, 2049. The above information excludes \$38,124,270 in principal amount of the outstanding debt obligations the City has designated as self-supporting and which the City reasonably expects to pay from revenue sources other than ad valorem taxes: General Obligation Refunding Bonds, Series 2014; General Obligation Refunding Bonds, Series 2015; Combination Tax & Revenue Certificates of Obligation, Series 2017 and General Obligation Refunding Bonds, Series 2018; Combination Tax & Revenue Certificates of Obligation, Series 2022A; Combination Tax & Revenue Certificates of Obligation, Series 2022B and Combination Tax & Revenue Certificates of Obligation, Series 2023A. In the event these self-supporting revenue sources are insufficient to pay debt service, the City is obligated to levy ad valorem taxes to pay such debt obligations. Information regarding the self-supporting debt and all other debt of the City may be obtained by contacting the City Manager at 500 South Oak Street, Roanoke, Texas 76262 and by phone at (817) 491-2411.

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
DENTON AND TARRANT COUNTIES

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, being by me first duly sworn, upon oath deposed and said:

1. That this affiant is a duly authorized officer or employee of THE FORT WORTH STAR TELEGRAM, which is a newspaper of general circulation in the City of Roanoke, Texas.

2. That said newspaper is a newspaper as defined by Section 2051.044, Texas Government Code, as amended, and as such: (1) devotes not less than 25 percent of its total column lineage to general interest items; (2) is published at least once a week; (3) is entered as second-class postal matter in the county where published; and (4) has been published regularly and continuously for at least 12 months prior to publishing the notice referenced below.

3. That attached hereto is a true, full and correct copy of a NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR THE CITY OF ROANOKE, TEXAS, which was published in said newspaper on the following dates:

_____, 2024 and _____, 2024.

Authorized Officer or Employee

SWORN TO AND SUBSCRIBED BEFORE ME, this the ____ day of _____, 2024.

Notary Public, State of Texas

[NOTARY SEAL]

INSTRUCTIONS TO NEWSPAPER: After publication on the dates set forth above, please sign and notarize two copies of this affidavit, and attach a true and correct clipping of the notice to each signed affidavit. Return all Affidavits with clippings to McCall, Parkhurst & Horton, 717 North Harwood, Ninth Floor, Dallas, Texas 75201, Attn: Jeff Gulbas.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: PH - FY 2024-2025 Budget

MEETING DATE: August 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to hear public comments for consideration of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2024-2025, including the Roanoke Economic and Industrial Development Corporation (Type A) Fiscal Year 2024-2025 Annual Budget.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - Operating and Capital Budget & Type A
2. PH Notice - Operating and Capital Budget & Type A - Publication



City of Roanoke Notice of Public Hearing

CITY OF ROANOKE NOTICE OF PUBLIC HEARING ROANOKE CITY COUNCIL

A public hearing will be held by the Roanoke City Council on Tuesday, August 13, 2024 at 7:00 p.m. in the City Council Chambers – 2ND floor of Roanoke City Hall located at 500 S. Oak Street, Roanoke, Texas. The purpose of the public hearing will be to hear public comments for consideration of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2024-25, including the Roanoke Economic and Industrial Development Corporation (Type A) Fiscal Year 2024-25 Annual Budget.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$996,219.32 OR 8.5% AND OF THAT AMOUNT, \$280,000 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, July 26, 2024, by 5:00 p.m.

April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-8152 two (2) days prior to the meeting so that appropriate arrangements can be made.**

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: Mayor and City Council

SUBJECT: PH - CCPD FY 2024-2025 Budget

MEETING DATE: August 13, 2024

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to hear public comments for consideration of the proposed City of Roanoke Crime Control and Prevention District Annual Budget for Fiscal Year 2024-2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice CC - Crime Control - Annual Budget - 2024-2025
2. PH Notice CC - Crime Control - Annual Budget - 2024-2025 Publication



City of Roanoke Notice of Public Hearing

CITY OF ROANOKE NOTICE OF PUBLIC HEARING ROANOKE CITY COUNCIL

A public hearing will be held by the Roanoke City Council on Tuesday, August 13, 2024 at 7:00 p.m. in the City Council Chambers – 2ND floor of Roanoke City Hall located at 500 S. Oak Street, Roanoke, Texas. The purpose of the public hearing will be to hear public comments for consideration of the proposed City of Roanoke Crime Control and Prevention District Annual Budget for Fiscal Year 2024-25.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, July 26, 2024 by 5:00 p.m.



April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-8152 two (2) days prior to the meeting so that appropriate arrangements can be made.**

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Page 30 of 142



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Proposed Tax Rate

MEETING DATE: August 13, 2024

DEPARTMENT: Finance

ITEM SUMMARY:

Consideration and action to place a proposal to adopt a tax rate of \$0.325726 on the August 27, 2024, City Council agenda. (take a record vote)

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

None



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: August 13, 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. **BRILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: ORD NO 2024-109 - Zoning Amendment 18.504 Acres PD - Single Family and Senior Apartments

MEETING DATE: August 13, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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



AGENDA ITEM

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, views, 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 coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, property management associations, and other requirements as the City Council and Planning and Zoning Commission find 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

PLANNING AND ZONIN COMMISSION:

The board recommended approval with the following conditions:

- 1) The inclusion of the staff recommended 50' right of way
- 2) Include a restriction on multifamily units remaining as age restricted senior living
- 3) Include a restriction that there is no storage to be utilized in the garages.

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, and staff agrees with the applicant that this is not a typical multifamily and would not be flipped to a traditional multifamily. Staff recommends approval of the PD with the



AGENDA ITEM

following recommendation that the ROW on Tract 2 meets the city's minimum width requirement of fifty feet (50') for detached single family dwellings.

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. Comparison Table_7-23-24
14. Street Classification 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 IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd, Ste. 120		City / State Southlake	Zip 76092
Property Owner(s) INTEGRATED ROANOKE NORTH HOLDINGS LP		Home Phone (817) 837-0561	Work Phone
Address, City, State, Zip 411 & 415 Lois St, 990 N Walnut, Roanoke, TX, 76262			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 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.

[Signature] 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:

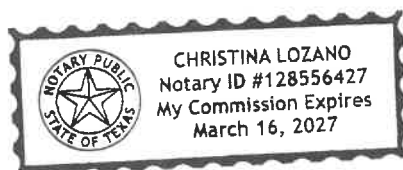
I/We IHS Real Estate Holdings, LLC owner(s) of the above described property do hereby authorize IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning change application.

[Signature] 06.17.24
Signature of owner Date

State of Texas
County of Tarrant

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

Notary Seal



[Signature]
Notary Public's Signature

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

07/20/2023



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

ZONING APPLICATION

Applicant/Agent Name IHS Real Estate Holdings, LLC		Home Phone (817) 837-0561	Mobile Phone
Address 3110 W. Southlake Blvd, Ste. 120		City / State Southlake	Zip 76092
Property Owner(s) Billy R. Bowen		Home Phone (817) 837-0561	Work Phone
Address, City, State, Zip 1008 N Walnut St, Roanoke, TX, 76262			
Present Zoning Classification SF-7 & Retail	Requested Zoning Classification PD	Acreage/Lot of Requested Zoning Classification 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.

[Signature] 10.17.2024
Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

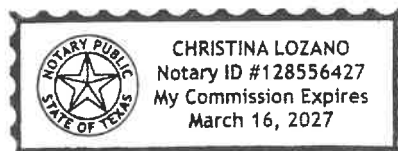
I/We Billy R. Bowen owner(s) of the above described property do hereby authorize IHS Real Estate Holdings, LLC to act on my/our behalf in making and representing this zoning change application.

[Signature] 6-24-24
Signature of owner Date

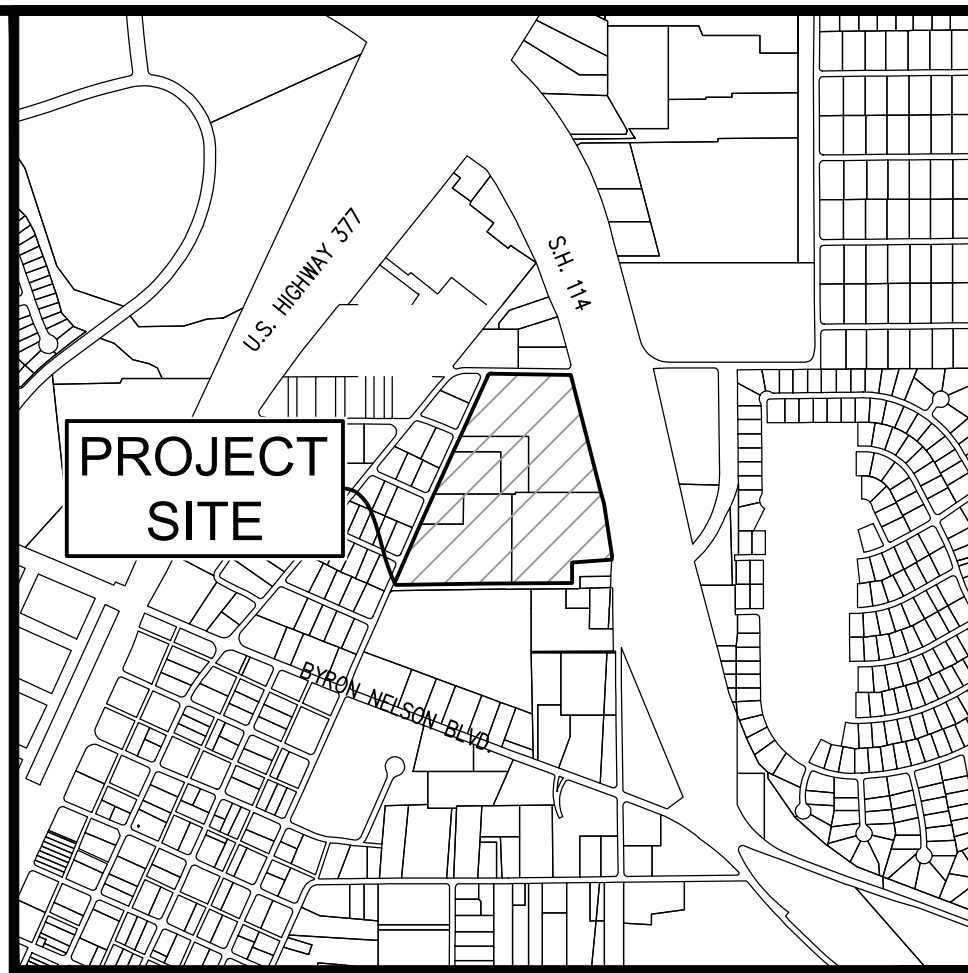
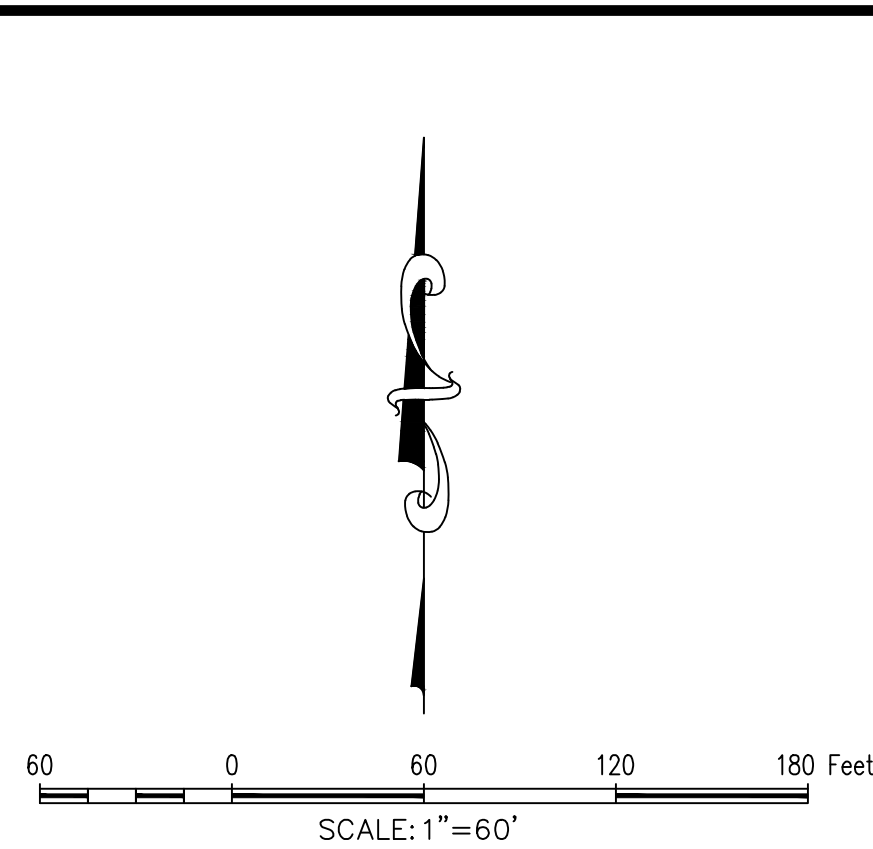
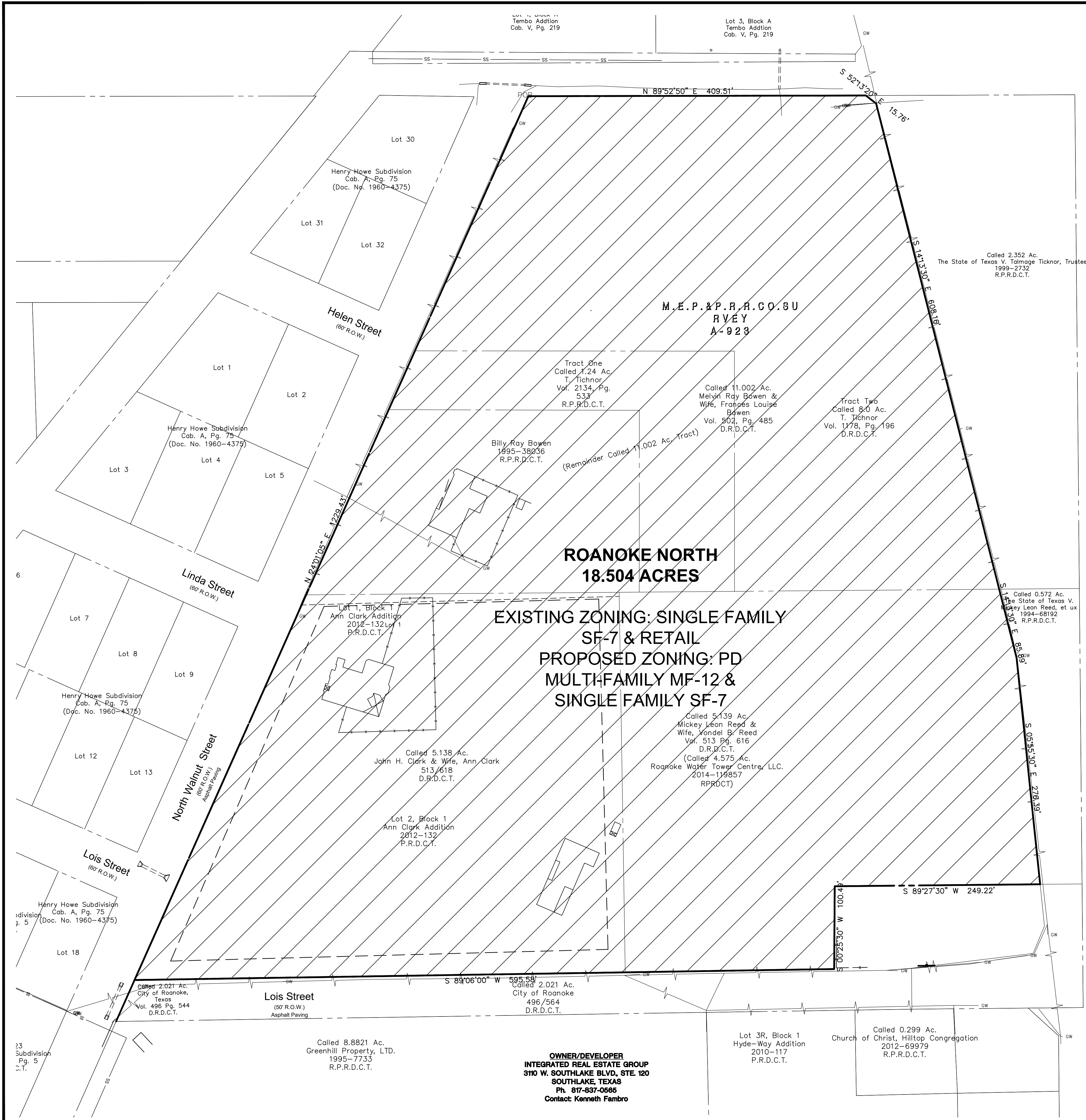
State of Texas
County of Tarrant

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

Notary Seal



[Signature]
Notary Public's Signature



LEGAL DESCRIPTION
Vicinity Map 1"=1000'
18.504 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

The John R. McAdams Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TPE: 19762 TPLS: 10194440
www.mcadamsco.com

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in the
MEM & 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. TPE: 19762 JUSTIN L. LANSDOWNE, P.E. #121990 DATE 7/16/2024

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

2020310199

EX

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

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

(ix) Minimum Floor Areas:

- (1) 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 district 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:

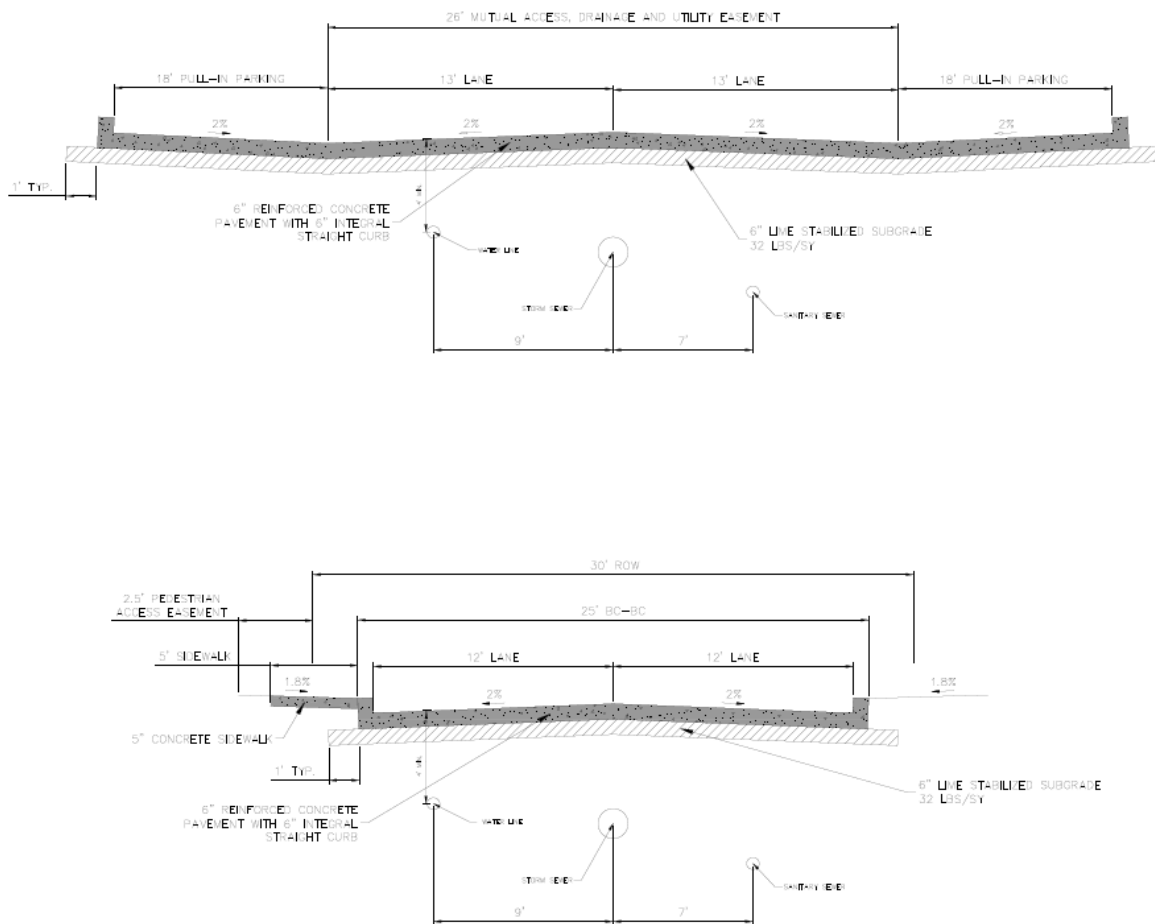
1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
2. Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen 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".

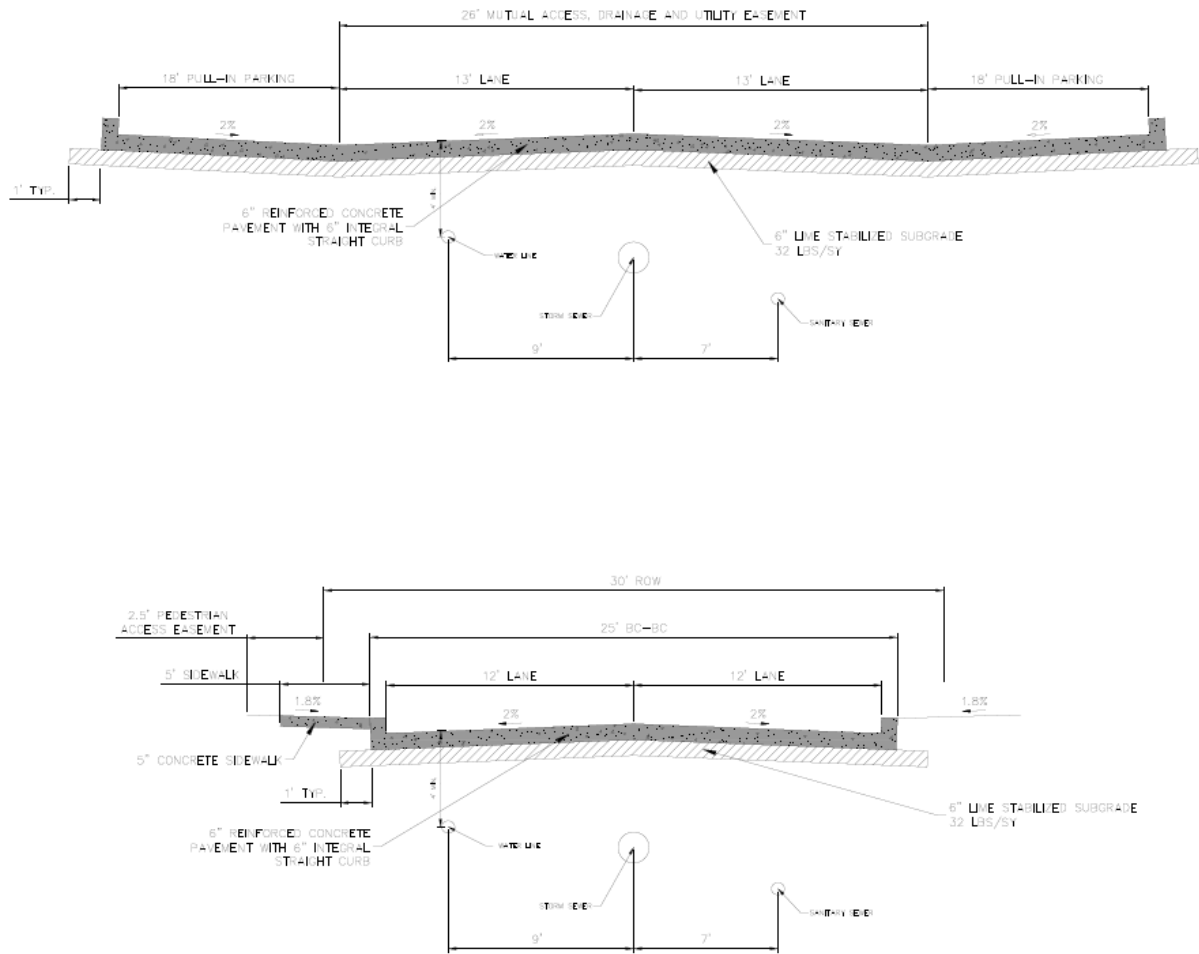
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- 2. Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

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.

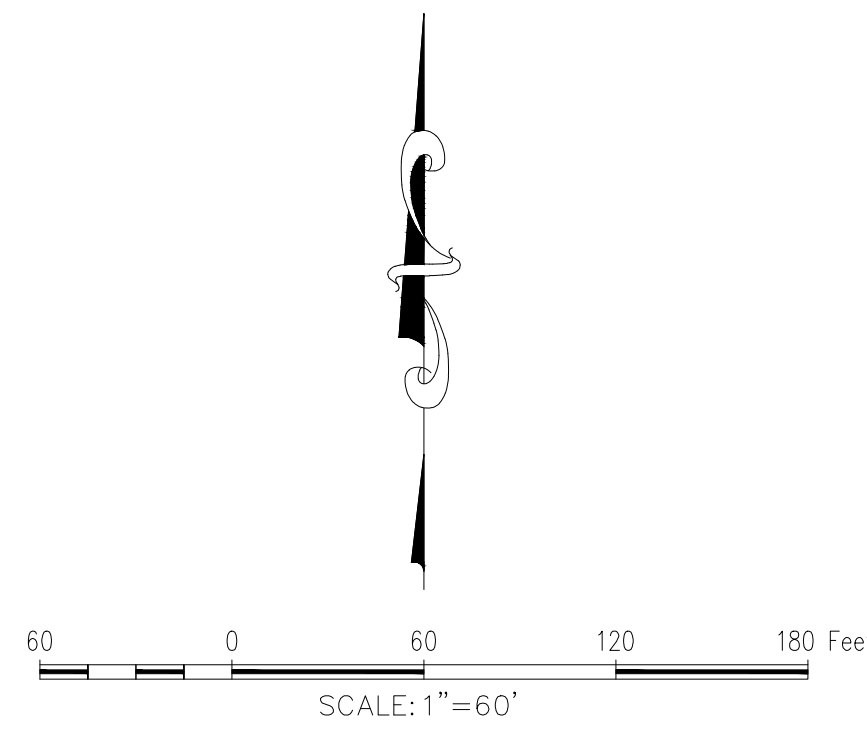
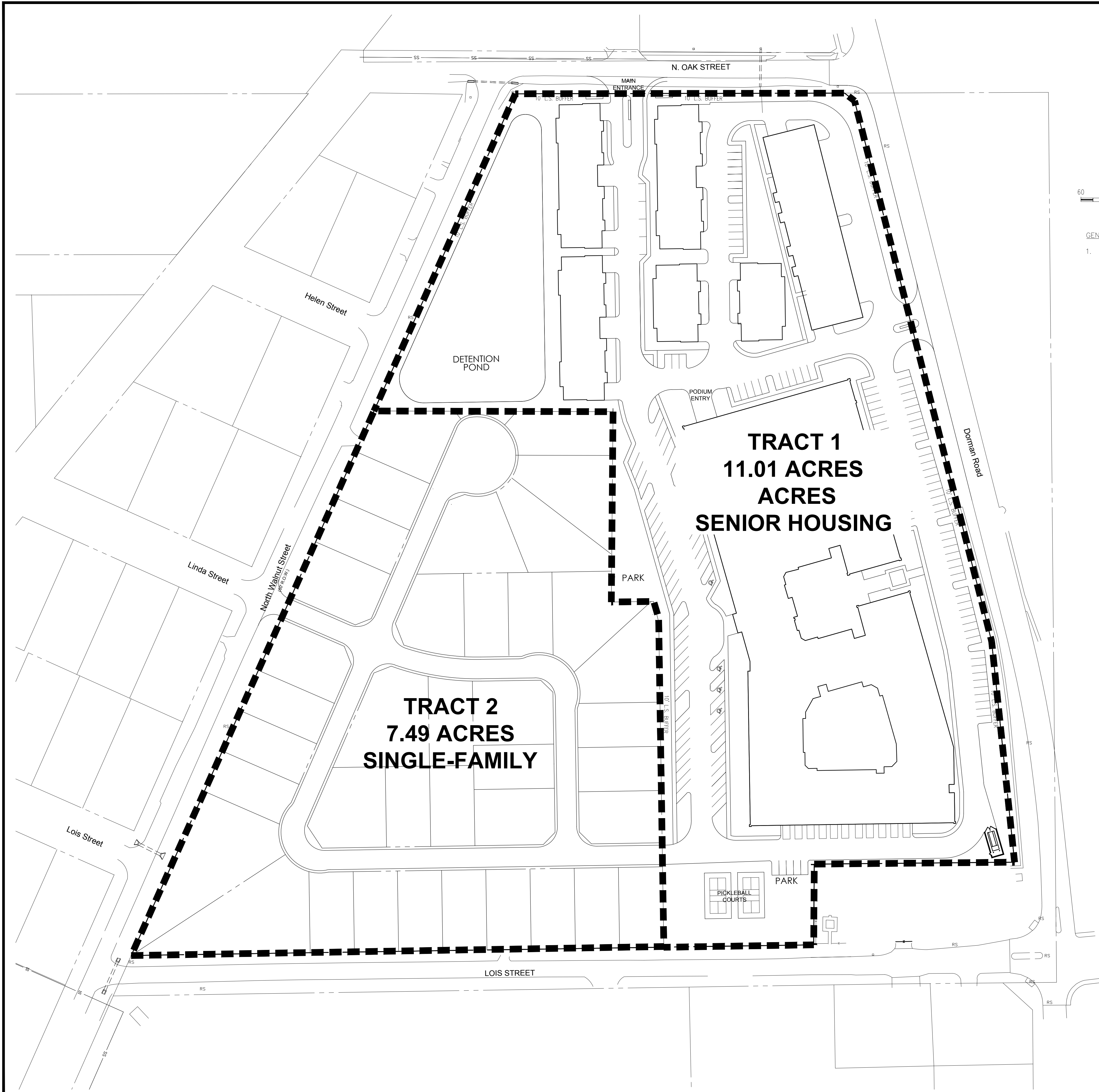
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- b) Minimum R.O.W 30'
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- d) Minimum pavement 25' back to back
- e) Storm Sewer, Sanitary Sewer, and Waterline infrastructure shall be installed under pavement within the limits of back of curb to 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”

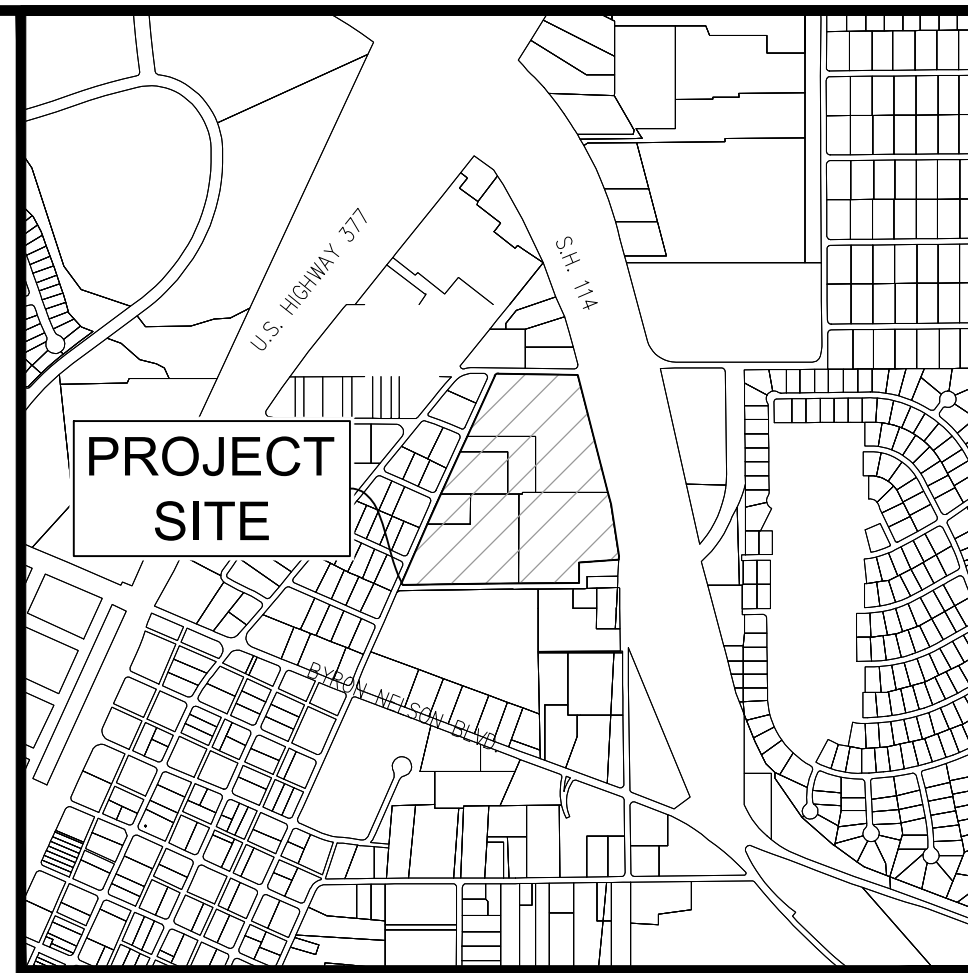
J. Phasing Plan

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.

File: W:\Projects\1803\2020310199_Roanoke North\04-Production\Exhibits\2020310199 TRACT EXHIBIT
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- 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



MCADAMS

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www.mcadamsco.com
www.gacon.com

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
in its
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

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 district 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:

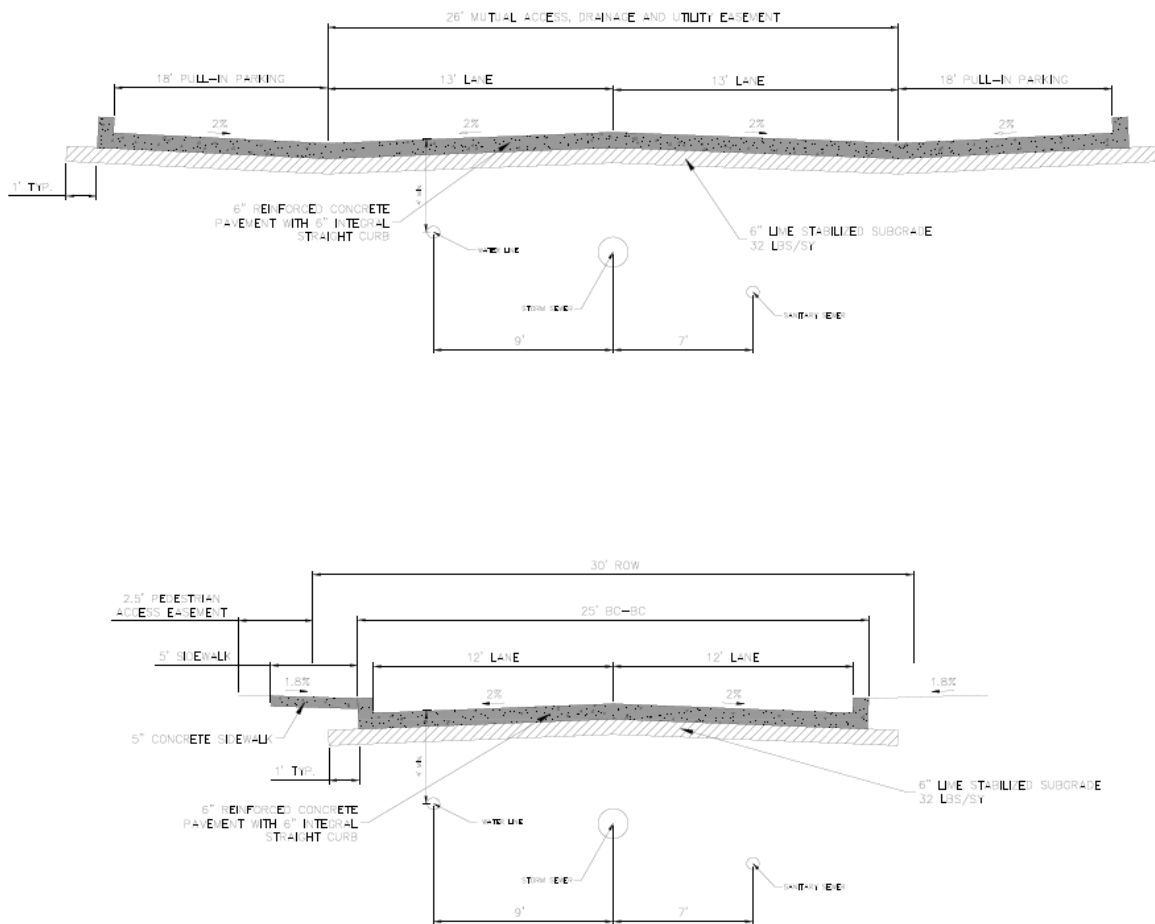
1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
2. Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen 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".

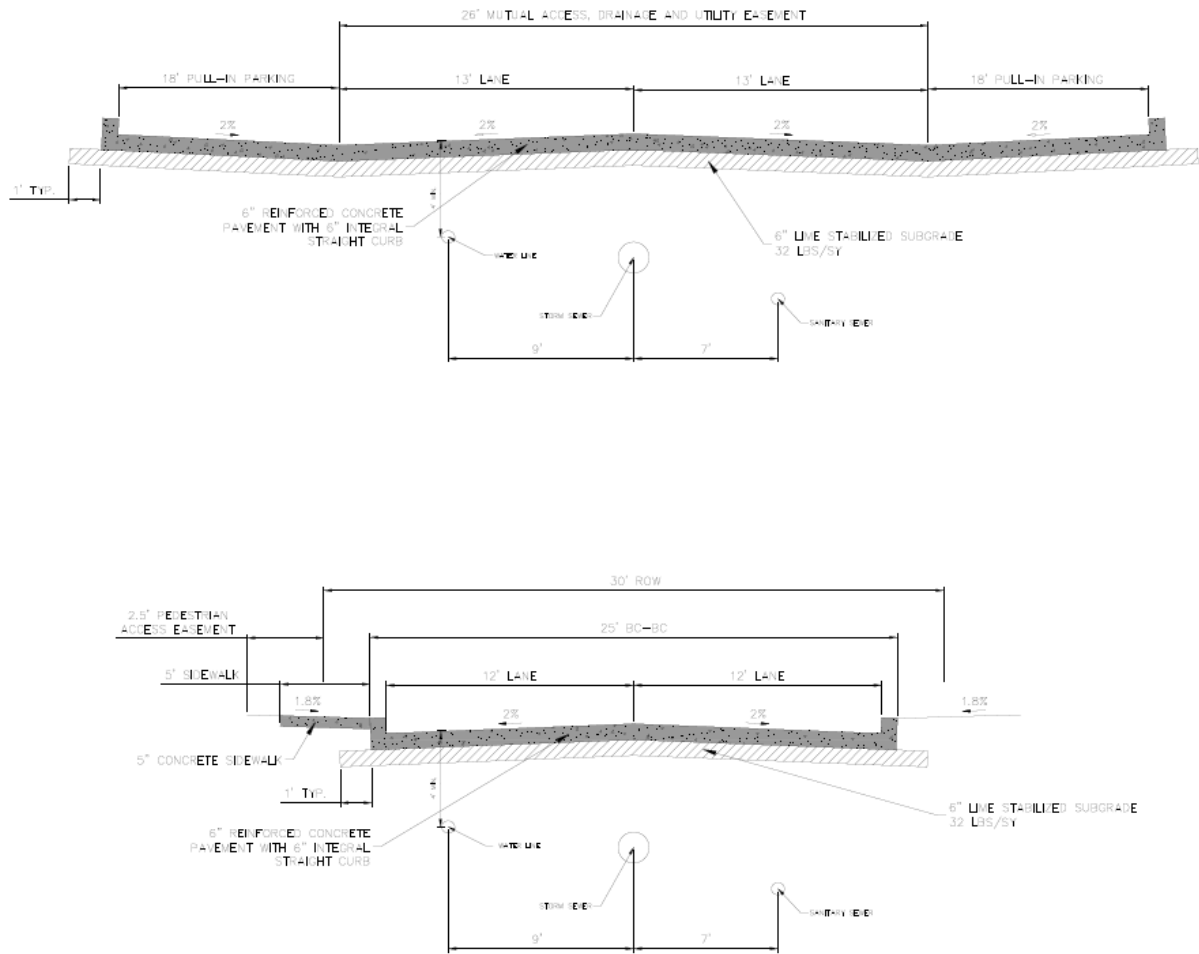
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J. Phasing Plan

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

A handwritten signature in black ink, appearing to read "K. Fambro", with a stylized flourish to the right.

Kenneth W. Fambro, II
Chief Operating Officer

• 16 SENIOR HOUSING VILLA UNITS

• 28-UNIT ACTIVE ADULT BUILDING

• 211-UNIT INDEPENDENT LIVING BUILDING

• BOWEN TRACT 9 LOTS

• PODIUM TOP COURTYARD

• OUTDOOR AMENITY COURTYARD

• 32 SINGLE-FAMILY LOTS

• COURTYARD

• EXISTING TREES

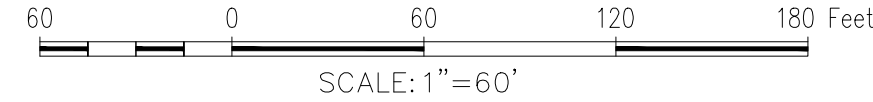
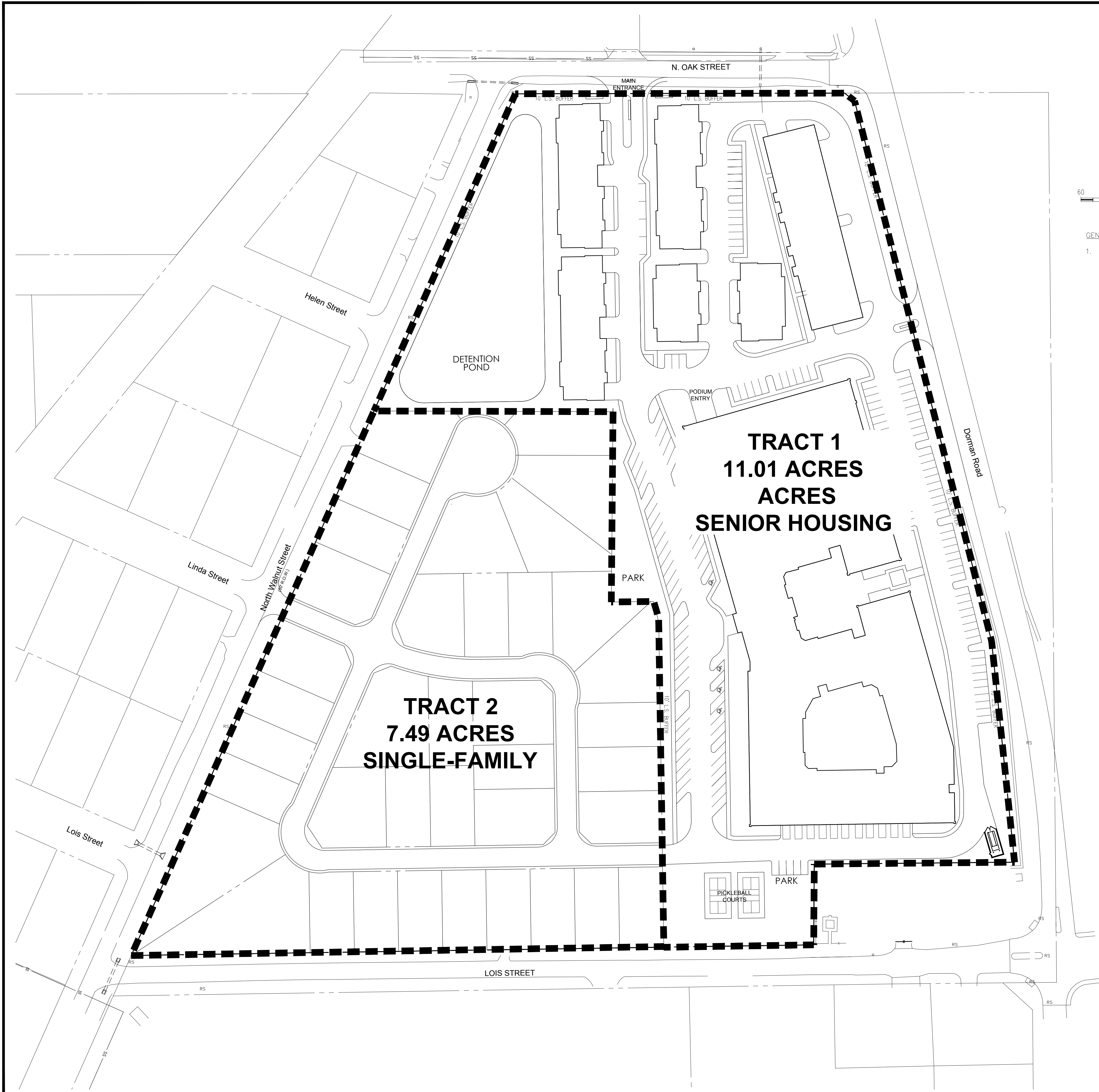
SITE PLAN / WATERMERE ROANOKE

ROANOKE, TEXAS

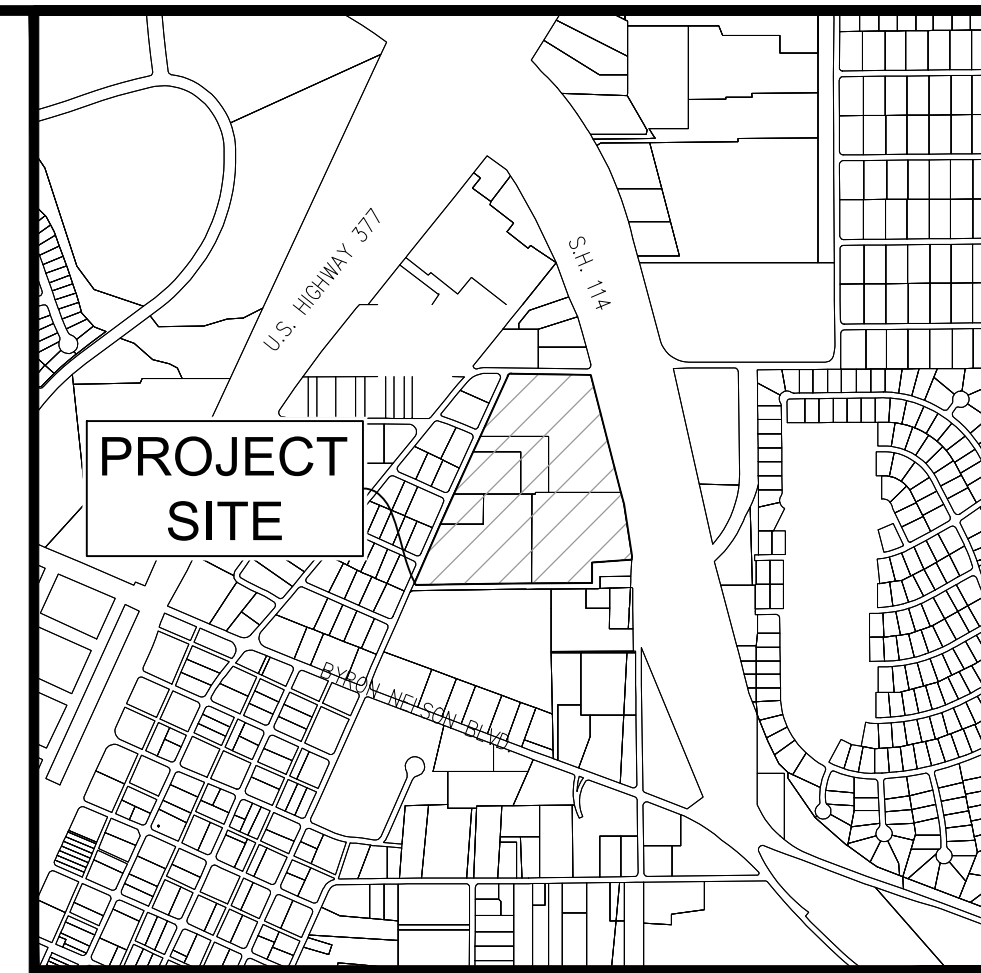
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- GENERAL NOTES
1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.



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Lewisville, Texas 75057
972.435.9712
201 Country View Drive
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MCADAMS

ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
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CITY OF ROANOKE
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TRACT EXHIBIT

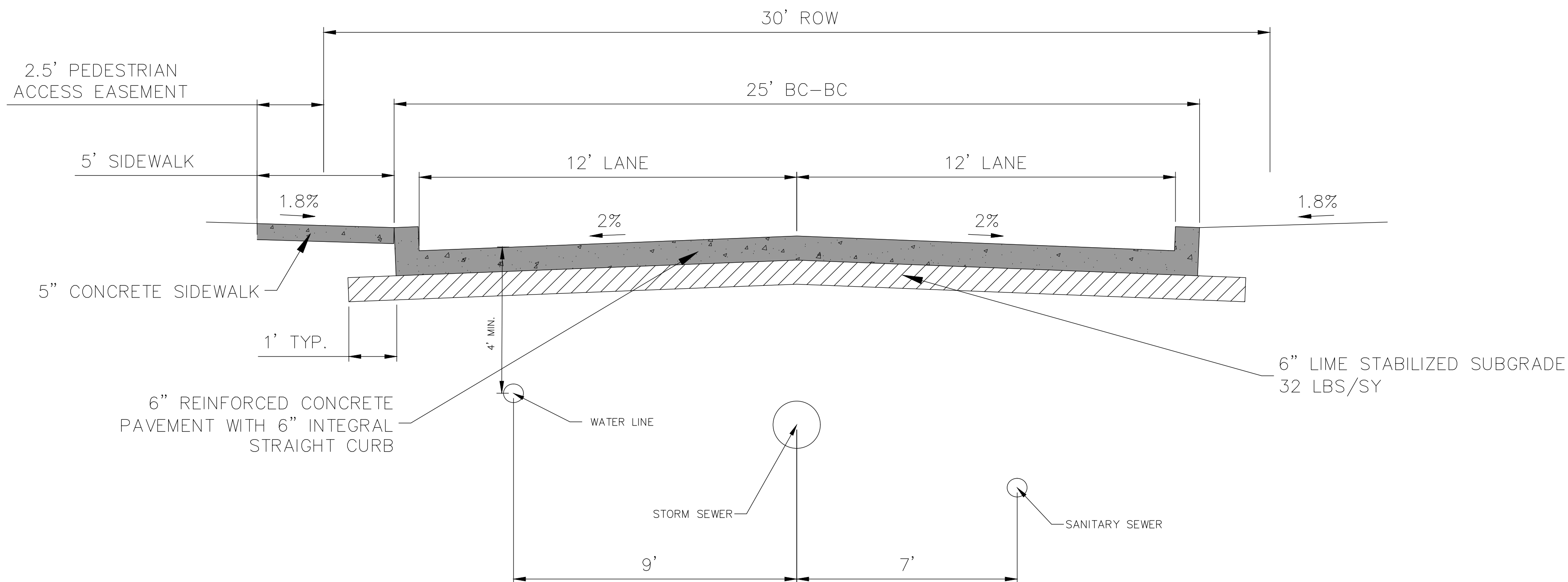
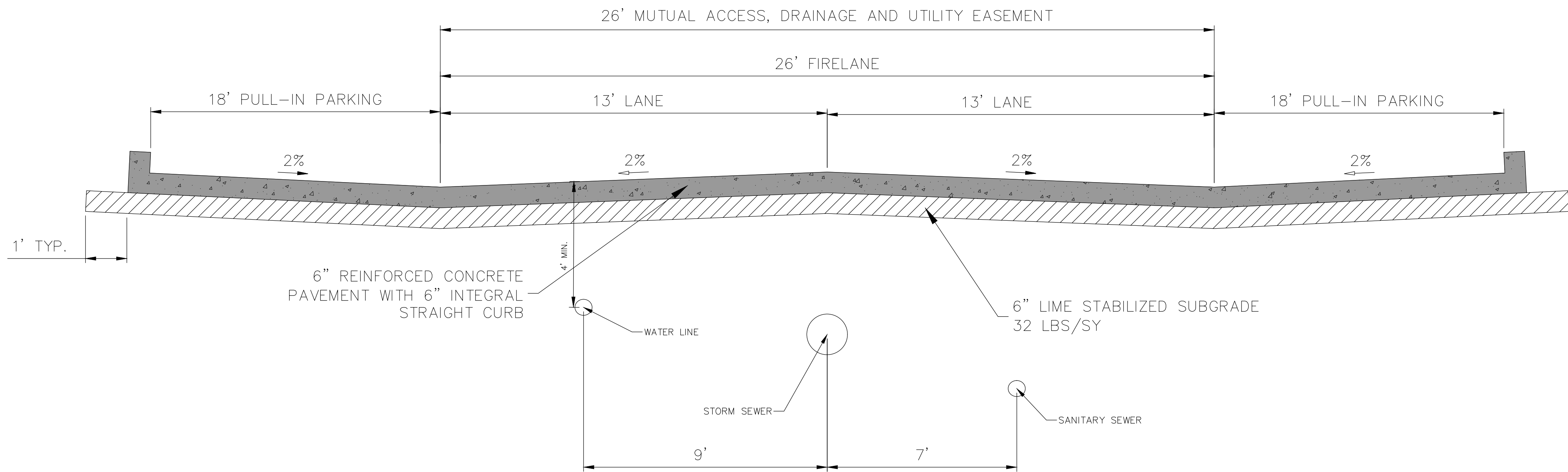
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JUSTIN L. LANSDOWNE, P.E. #121990 DATE 7/19/2024

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

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EXHIBIT A

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



OWNER/DEVELOPER
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MEP & PRR CO. SURVEY, ABSTRACT NO. 923

TYPICAL STREET SECTIONS

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JUSTIN L. LANSOWNE,
P.E. #121990
DATE 7/19/2024

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

2020310199

EXHIBIT B



WATERMERE

AT
THE PRESERVE

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

HAPPY Fourth of July

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.

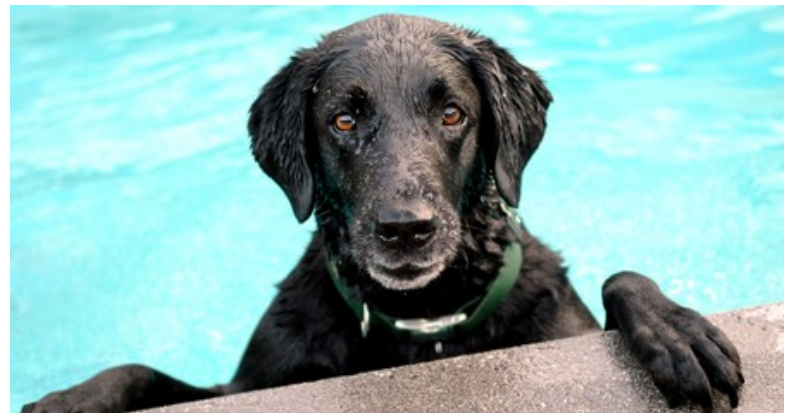


July 2024

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.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	10AM Sign-Up Day in A1 1 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 \$!) 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



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)	Parking Cost: \$125 - \$275 - Monthly
Access Remote: \$100.00 (Refundable)	Attached Garage: \$350.00 - Monthly
2 nd Person Fee: \$325.00– Monthly	Pet Fee: \$500 (1 st Pet) \$300 (2 nd Pet)
Storage Options Available - \$1.85 per SQF	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.

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 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
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
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
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
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 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
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



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

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

MR. & MRS. JULIAN
WATERMERE RESIDENT



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

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

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

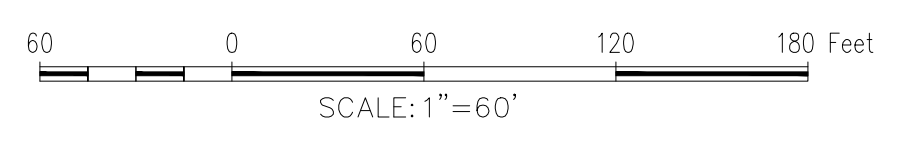
²XX / YY = % entering vehicles / % exiting vehicles

³Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
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.	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'
Sec. 12.312. Height Regulations.	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

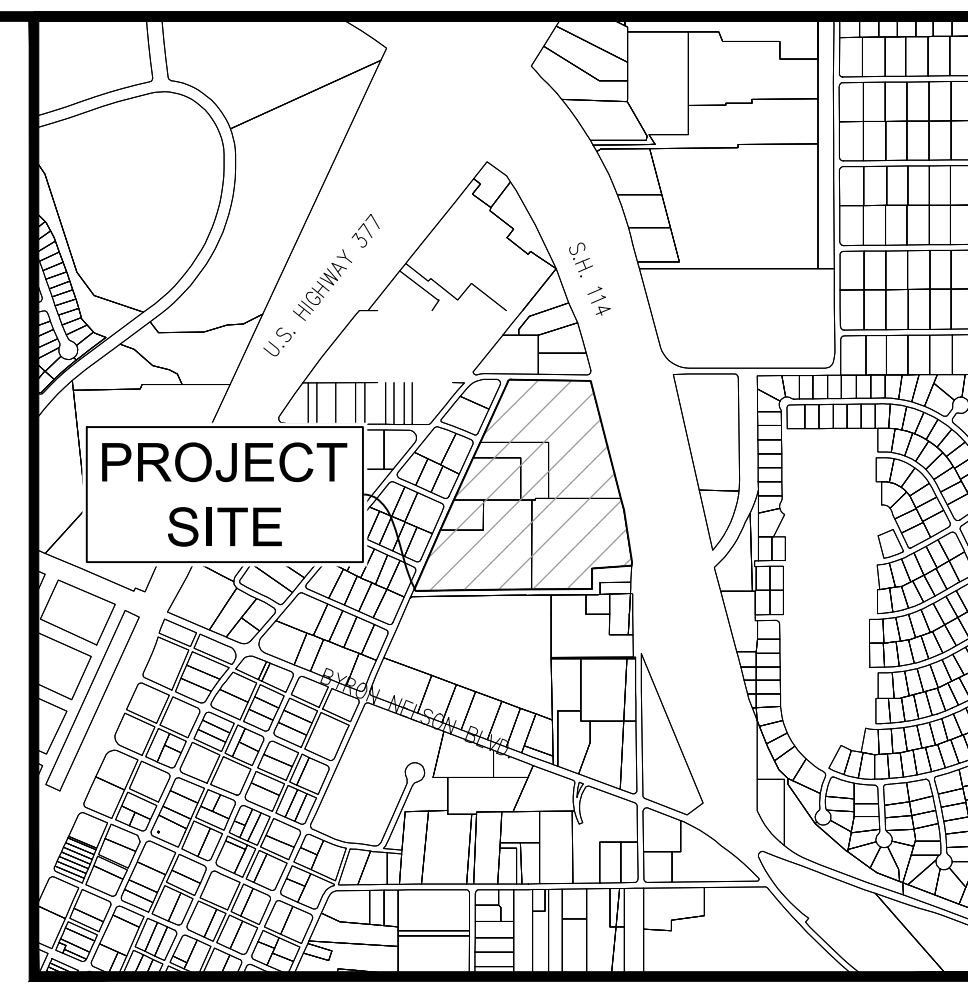


GENERAL NOTES

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

LEGEND:

	30' ROW STREET
	26' FIRE LANE



McADAMS

The John R. McAdams
Company, Inc.
11145 E. Dwyer
Lewisville, Texas 75057
972.438.9712

— 201 Country View Drive
Roanoke, Texas 75282
940.240.1012

TBPE: 17672 TBPLs: 0194440
www.mcadams.com

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

[illegible]

2020310199

EXHIBIT C

ROANOKE NORTH



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)





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.



2771 SF | 3-4 BDRMS | 3 BATHS | 2 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.



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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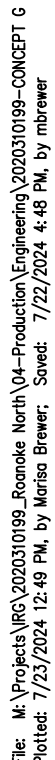
Violet IV



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



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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

2020310199

EXHIBIT D



ROANOKE NORTH
Lot 1&2, Block 1
Tract 1, 2, 2A, & 4
18.504 Acres
 in the
RR CO. SURVEY, ABSTRACT
CITY OF ROANOKE
DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
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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



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	

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

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

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

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

³Number of Dwelling Units

Land Use	ITE Code	Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
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



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Alley Abandonment (Ord. 2024-110).

MEETING DATE: August 13, 2024

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of Ordinance No. 2024-110 abandoning, vacating, and closing roadway right-of-way consisting of a twenty foot (20') wide alley right-of-way adjacent to Block 16, Lots 5R, 6, & 7 of the Original Town of Roanoke Addition, and authorizing the City Manager to execute a deed conveying said right-of-way to adjacent property owner.

INFORMATION:

The property owner has requested 10ft of the alley on the north parcel line of the property at 212 N. Walnut St. The remaining 10ft. to be conveyed to the adjacent property owner at 208 N. Walnut St. The owner has submitted a revised plat combining the existing lots and the abandoned alley for staff review and acceptance prior to conveyance. Planning staff has verified there are existing utilities within the alleyway and our Public Works department has agreed to allow the abandonment as long as there is a dedicated 20' utility easement designated on the amended plat.

STAFF RECOMMENDATION:

The response from Public Works is to allow the alley abandonment, as long as the dedication of a twenty foot (20') utility easement is included on the amended plat. Staff recommends approval of the alley abandonment.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2024-110 - Alleyway Abandonment - Lots 5R, 6 and 7, Block 16 OT Roanoke - jlm draft - 071224



AGENDA ITEM

2. IKLT23002-2024.6.17 PRELIM AMENDING PLAT (2) (1)!
3. Correspondence on the alley abandonment

ORDINANCE NO. 2024-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, ABANDONING, VACATING, AND CLOSING UNUSED ROADWAY RIGHT-OF-WAY CONSISTING OF A TWENTY FEET (20') WIDE UNUSED ALLEY RIGHT-OF-WAY ADJACENT TO LOTS 5R, 6, AND 7, BLOCK 16 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A," WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING SAID UNUSED RIGHTS-OF-WAY TO ADJACENT PROPERTY OWNERS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Roanoke, Texas, is a Texas home-rule municipality; and

WHEREAS, Section 311.001(a) of the Texas Transportation Code generally provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, Section 311.007 of the Texas Transportation Code provides the authority for a home-rule municipality to vacate, abandon or close a street or alley within the municipality; and

WHEREAS, the City Council of the City of Roanoke, Texas, finds and determines that the unused approximately twenty foot (20') wide alley right-of-way adjacent to the following properties should be abandoned and conveyed to the abutting property owner:

- (1) Lot 5R, Block 16 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas; and
- (2) Lots 6 and 7, Block 16 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas;

all of which is more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Roanoke, Texas, has determined and finds it is in the public interest that the heretofore described portion of unused alley right-of-way, as described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes, should be abandoned, and conveyed to the abutting property owners.

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

Section 1. FINDINGS INCORPORATED

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

Section 2. ABANDON UNUSED ALLEY RIGHTS-OF-WAY

That the implied, dedicated right-of-way consisting of an approximately twenty foot (20') wide unused alley right-of-way adjacent to Lots 5R,6 and 7, Block 16 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas, and more particularly described and/or depicted in ***Exhibit A***, which is attached hereto and incorporated herein for all purposes, is hereby abandoned, vacated, and closed as a public roadway right-of-way or alley right-of-way.

Section 3. AUTHORIZE THE CONVEYANCE OF ALLEY RIGHTS-OF-WAY

That the City Council of the City of Roanoke, Texas, does hereby authorize the City Manager to execute a deed or deeds in a form similar to the deed attached hereto as ***Exhibit B***, and any and all documents necessary conveying the unused rights-of-way to the abutting property owners.

Section 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. 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

Legal Description and or Depiction of Right-of-Way

LEGAL DESCRIPTION
PORTION OF 20 FOOT WIDE ALLEY ABANDONMENT
0.046 ACRE

Being all that certain lot, tract or parcel of land situated in the Memphis, El Paso & Pacific Railway Company Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, and being that portion of the 20 foot wide alley between Lot 5R, Block 16 of the Original Town of Roanoke, according to the Revised Plat of Lots 1-5, Block 16 thereof, recorded in Cabinet F, Page 240 of the Plat Records of Denton County, Texas, and Lots 6, 7 and 8, Block 16, of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet Q, Page 88 of the Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the east line of Walnut Street (called 60' right-of-way) and the north line of said 20 foot wide alley as evidenced on said Original Town of Roanoke plat, at the southwest corner of said Lot 6, Block 16;

THENCE S 65°47'30" E, 101.72 feet with the north line of said 20 foot wide alley and the south line of said Lots 6, 7 and 8 to a 5/8" capped rebar found (PROBECK) at the southwest corner of that certain tract of land described in deed in favor of H. S. Holland and wife, Roney D. Holland recorded in Volume 523, Page 114 of the deed records of Denton County, Texas, and further described in deed in favor of Clarence R. Crenshaw, Jr. and wife, Rutha M. Crenshaw recorded in Volume 1364, Page 656 of the Deed Records of Denton County, Texas, from which a 5/8" capped rebar found (PROBECK) representing the southeast corner of said Holland and Crenshaw tracts bears S 65°47'30" E, 98.52 feet;

THENCE S 24°12'30" W, 10.00 feet to a 1/2" capped rebar set (MCADAMS) in the center of said 20 foot wide alley;

THENCE N 65°47'30" W, 1.50 feet with the center of said 20 foot wide alley to a 1/2" capped rebar set (MCADAMS);

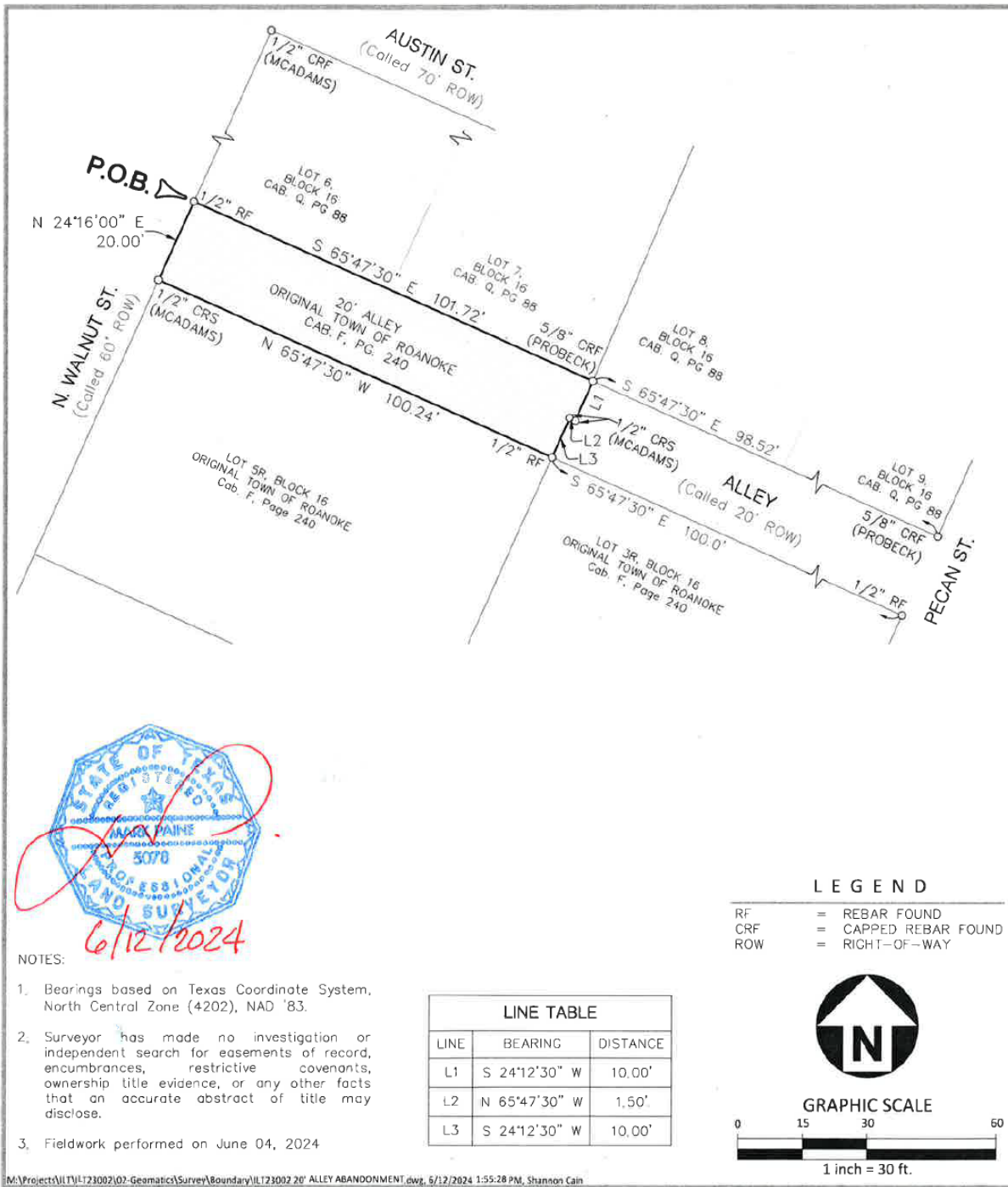
THENCE S 24°12'30" W, 10.00 feet to a 1/2" rebar found on the south line of said 20 foot wide alley, being the northeast corner of said Lot 5R and the northeast corner of Lot 3R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found representing the northeast corner of said Lot 3R bears S 65°47'30" E, 100.0 feet;

THENCE N 65°47'30" W, 100.24 feet with the south line of said 20 foot wide alley and the north line of said Lot 5R to a 1/2" capped rebar set (MCADAMS) at its intersection with the east line of said Walnut Street, being the northwest corner of said Lot 5R;

THENCE N 24°16'00" E, 20.00 feet to the POINT OF BEGINNING and containing approximately 0.046 acre of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.





The John R. McAdams Company, Inc.
 201 Country View Drive
 Roanoke, Texas 76262

phone 940. 240. 1012
 fax 972. 436. 9715
 TBPLS FIRM #
 PE:19762 RPLS: 10194440
 www.mcadamscs.com

ALLEY ABANDONMENT EXHIBIT
ORIGINAL TOWN OF ROANOKE
0.046 ACRES
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923
TOWN OF ROANOKE, DENTON COUNTY, TEXAS

PROJECT NO. ILT23002
 CHECKED BY MP
 DRAWN BY SC
 SCALE 1"=30'
 DATE 06.12.2024

Exhibit B

Deeds

AFTER RECORDING, RETURN TO:

**Mr. Cody Petree, City Manager
City of Roanoke
500 S. Oak Street
Roanoke, Texas 76262**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

QUITCLAIM DEED

(Prepared without benefit of title examination)

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS*** (“Grantor”), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by _____, a Texas _____ (“Grantee”), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor’s right, title, and interest in and to the following described real estate, to-wit:

BEING the northern approximately ten feet (10’) of the twenty foot (20’) wide unused alley right-of-way adjacent to Lot 6 and 7 of Block 16 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas, which is more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2024-110, a copy of which is attached hereto.

Together with all and singular Grantor’s right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD all its right, title and interest to the above described property and

premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns forever, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the _____ day of _____, 2024.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF DENTON

This instrument was acknowledged before me on the _____ day of _____, 2024, by Cody Petree, City Manager for the City of Roanoke, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit A

Legal Description and/or Depiction of
Abandoned Right-of-Way

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PORTION OF 20 FOOT WIDE ALLEY ABANDONMENT
0.046 ACRE

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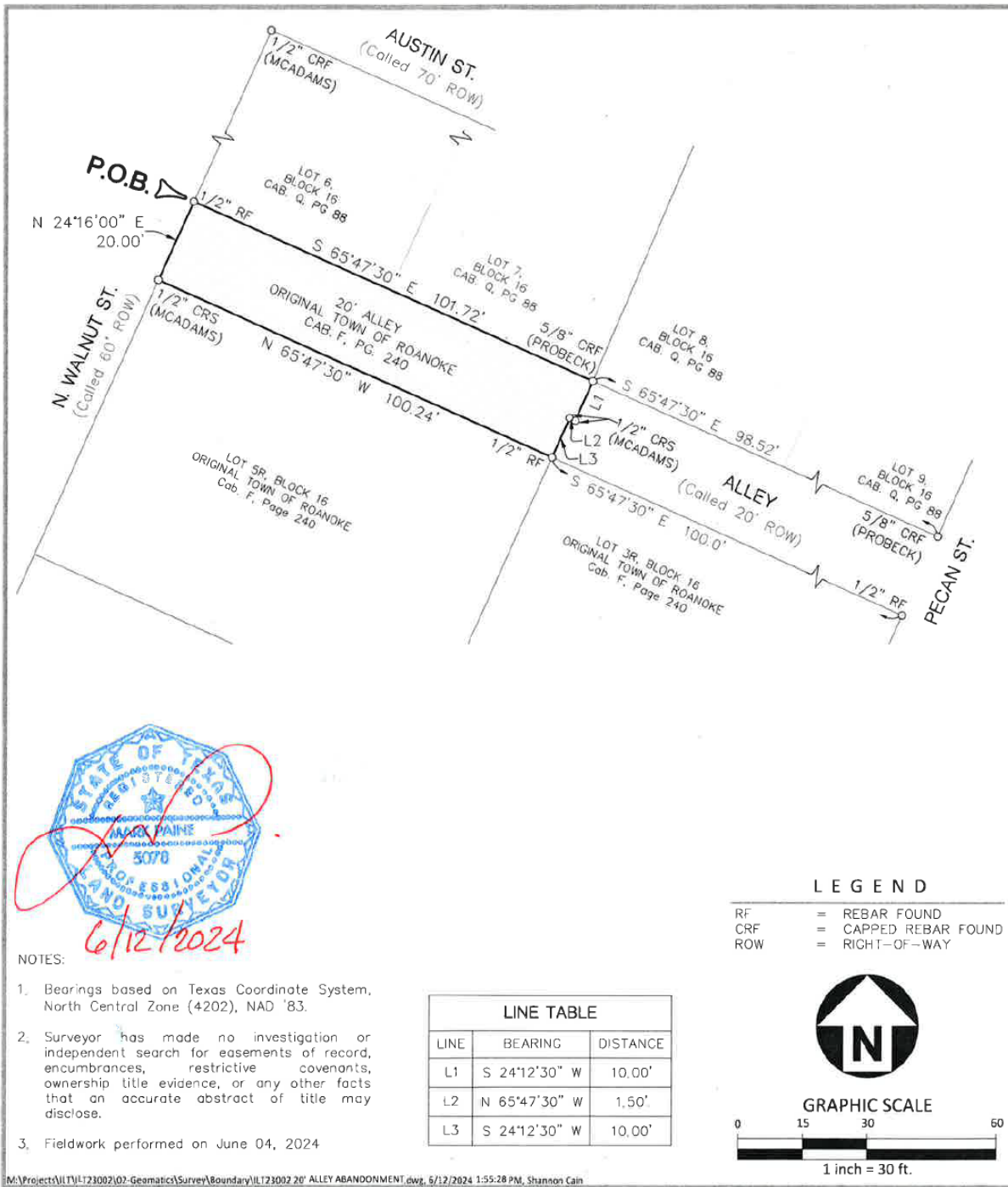
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KNOW ALL MEN BY THESE PRESENTS:

That the ***CITY OF ROANOKE, TEXAS*** (“Grantor”), whether one or more, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) cash in hand to Grantor paid by _____, a Texas _____ (“Grantee”), the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor’s right, title, and interest in and to the following described real estate, to-wit:

BEING the southern approximately ten feet (10’) of the twenty foot (20’) wide unused alley right-of-way adjacent to Lot 5R of Block 16 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas, which is more particularly described and or depicted in *Exhibit A*, which is attached hereto and incorporated herein for all purposes; such right-of-way being abandoned by the City of Roanoke, Texas, per Ordinance No. 2024-110, a copy of which is attached hereto.

Together with all and singular Grantor’s right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD all its right, title and interest to the above described property and

premises unto the said Grantee, Grantee's heirs, executors, administrators and assigns forever, so that neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

WITNESS THE GRANTOR'S HAND EFFECTIVE as of the _____ day of _____, 2024.

GRANTOR:

CITY OF ROANOKE, TEXAS
a Texas home-rule municipality

Cody Petree, City Manager

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

This instrument was acknowledged before me on the _____ day of _____, 2024, by Cody Petree, City Manager for the City of Roanoke, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit A

Legal Description and/or Depiction of
Abandoned Right-of-Way

LEGAL DESCRIPTION
PORTION OF 20 FOOT WIDE ALLEY ABANDONMENT
0.046 ACRE

Being all that certain lot, tract or parcel of land situated in the Memphis, El Paso & Pacific Railway Company Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, and being that portion of the 20 foot wide alley between Lot 5R, Block 16 of the Original Town of Roanoke, according to the Revised Plat of Lots 1-5, Block 16 thereof, recorded in Cabinet F, Page 240 of the Plat Records of Denton County, Texas, and Lots 6, 7 and 8, Block 16, of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet Q, Page 88 of the Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the east line of Walnut Street (called 60' right-of-way) and the north line of said 20 foot wide alley as evidenced on said Original Town of Roanoke plat, at the southwest corner of said Lot 6, Block 16;

THENCE S 65°47'30" E, 101.72 feet with the north line of said 20 foot wide alley and the south line of said Lots 6, 7 and 8 to a 5/8" capped rebar found (PROBECK) at the southwest corner of that certain tract of land described in deed in favor of H. S. Holland and wife, Roney D. Holland recorded in Volume 523, Page 114 of the deed records of Denton County, Texas, and further described in deed in favor of Clarence R. Crenshaw, Jr. and wife, Rutha M. Crenshaw recorded in Volume 1364, Page 656 of the Deed Records of Denton County, Texas, from which a 5/8" capped rebar found (PROBECK) representing the southeast corner of said Holland and Crenshaw tracts bears S 65°47'30" E, 98.52 feet;

THENCE S 24°12'30" W, 10.00 feet to a 1/2" capped rebar set (MCADAMS) in the center of said 20 foot wide alley;

THENCE N 65°47'30" W, 1.50 feet with the center of said 20 foot wide alley to a 1/2" capped rebar set (MCADAMS);

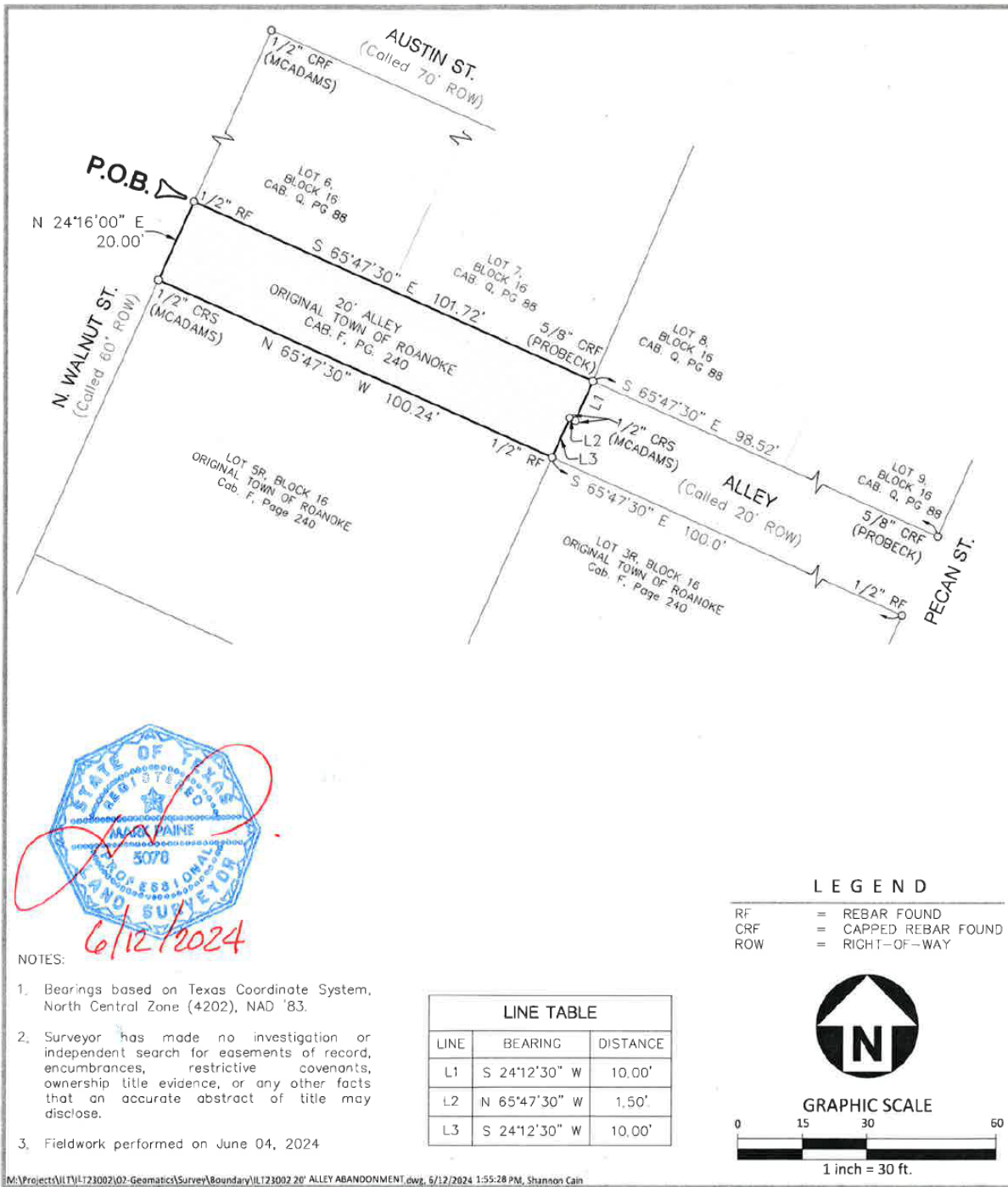
THENCE S 24°12'30" W, 10.00 feet to a 1/2" rebar found on the south line of said 20 foot wide alley, being the northeast corner of said Lot 5R and the northeast corner of Lot 3R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found representing the northeast corner of said Lot 3R bears S 65°47'30" E, 100.0 feet;

THENCE N 65°47'30" W, 100.24 feet with the south line of said 20 foot wide alley and the north line of said Lot 5R to a 1/2" capped rebar set (MCADAMS) at its intersection with the east line of said Walnut Street, being the northwest corner of said Lot 5R;

THENCE N 24°16'00" E, 20.00 feet to the POINT OF BEGINNING and containing approximately 0.046 acre of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.





The John R. McAdams Company, Inc.
 201 Country View Drive
 Roanoke, Texas 76262

phone 940. 240. 1012
 fax 972. 436. 9715
 TBPLS FIRM #
 PE:19762 RPLS: 10194440
 www.mcadamscs.com

ALLEY ABANDONMENT EXHIBIT
ORIGINAL TOWN OF ROANOKE
0.046 ACRES
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923
TOWN OF ROANOKE, DENTON COUNTY, TEXAS

PROJECT NO. ILT23002
 CHECKED BY MP
 DRAWN BY SC
 SCALE 1"=30'
 DATE 06.12.2024

\\M:\Projects\11\1723002\02_Geomatics\Survey\Plats\1723002 AMENDING PLAT.dwg, 6/26/2024 11:54:58 AM, Shannon Cain



- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - According to Community/Panel No. 48121C0655 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
 - This flood statement shall not create liability on the part of the surveyor.
 - No flood zone area analysis has been performed on the subject property by MCADAMS.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - Commonly known as 212 North Walnut Street.
 - Field work performed June 04, 2024.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS I, Tracy Patterson, am the owner of all that certain lot, tract or parcel of land situated in the Memphis, El Paso & Pacific Railway Company Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, being all of Lot 5R, Block 16 of the Original Town of Roanoke, according to the Revised Plat of Lots 1-5, Block 16 thereof, recorded in Cabinet F, Page 240 of the Plat Records of Denton County, Texas, and being all of Lot 6 and a portion of Lots 7 and 8, Block 16 of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet Q, Page 88 of the Deed Records, Denton County, Texas, and being a portion of the 20 foot wide alley between said Lot 5R and Lots 6, 7 and 8, Block 16, and being all those lots described in deed in favor of J. H. Jones recorded in Volume 146, Page 524 of the Deed Records of Denton County, Texas, and mentioned in Affidavit sworn by J. A. Jackson and Gerald E. Stockard recorded in Volume 523, Page 413 of the Deed Records of Denton County, Texas, SAVE AND EXCEPT that certain tract of land described in deed in favor of H. S. Holland and wife, Roney D. Holland recorded in Volume 523, Page 414 of the deed records of Denton County, Texas, and further described in deed in favor Clarence R. Crenshaw, Jr. and wife, Rutha M. Crenshaw recorded in Volume 1364, Page 656 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the east line of Walnut Street (called 60' right-of-way) as evidenced on said Original Town of Roanoke plat, at the southwest corner of said Lot 5R, being the northwest corner of Lot 4R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found at the southwest corner of said Lot 4R bears S 24'16"00" W, 70.0 feet;

THENCE N 24'16"00" E, with the east line of said Walnut Street and the west line of said Lot 5R, passing at 69.74 feet the northwest corner thereof, being the south line of said 20 foot wide alley, passing at 89.74 feet a 1/2" rebar found at the southwest corner of said Lot 6 and the north line of said 20 foot wide alley, continuing with the west line of Lot 6 a total distance of 229.74 feet to a 1/2" capped rebar found (MCADAMS) at the northwest corner of said Lot 6, being on the south line of Austin Street (called 70' right-of-way), from which a 1/2" rebar found at the northeast corner of Lot 10-A, Block 15, according to the Amending Plat thereof recorded in Document Number 2018-177 of the Plat Records of Denton County, Texas, bears N 64'33'00" W, 107.6 feet;

THENCE S 65'47'30" E, 98.54 feet with the south line of said Austin Street and the north line of said Lots 6 and 7 to a 1/2" capped rebar set (MCADAMS) at the northwest corner of said Holland and Crenshaw tracts, from which a 5/8" capped rebar found (PROBECK) representing the northeast corner of said Holland and Crenshaw tracts bears S 65'47'30" E, 101.5 feet;

THENCE S 22'58'00" W, with the west line of said Holland and Crenshaw tracts, passing at 31.5 feet, 1.0 foot west or right of line the northeast corner of a concrete storm cellar, continuing 1.0 foot from said concrete storm cellar, passing at 43.0 feet, 1.0 foot west or right of line the southeast corner of said concrete storm cellar, continuing a total distance of 140.03 feet to a 5/8" capped rebar found (PROBECK) at the southwest corner of said Holland and Crenshaw tracts, being on the north line of the aforementioned 20 foot wide alley, from which a 5/8" capped rebar found (PROBECK) representing the southeast corner of said Holland and Crenshaw tracts bears S 65'47'30" E, 98.52 feet;

THENCE S 24'12'30" W, 10.00 feet to a 1/2" capped rebar set (MCADAMS) in the center of said 20 foot wide alley;

THENCE N 65'47'30" W, 1.50 feet with the center of said 20 foot wide alley to a 1/2" capped rebar set (MCADAMS);

THENCE S 24'12'30" W, 10.00 feet to a 1/2" rebar found on the south line of said 20 foot wide alley, being the northeast corner of said Lot 5R and the northwest corner of Lot 3R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found representing the northeast corner of said Lot 3R bears S 65'47'30" E, 100.0 feet;

THENCE S 24'16'00" W, 69.74 feet with the east line of said Lot 5R and the west line of said Lot 3R to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 5R, the northeast corner of said Lot 4R, the southwest corner of said Lot 3R and the northwest corner of Lot 2R of said Revised Plat of the Original Town of Roanoke, from which a post found bears S 80'43' W, 0.9 feet;

THENCE N 65'47'30" W, 100.24 feet with the south line of said Lot 5R and the north line of said Lot 4R to the POINT OF BEGINNING and containing approximately 0.529 acre of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, TRACY PATTERSON, do hereby adopt this plat designating the hereinabove described property as ORIGINAL TOWN OF ROANOKE, an addition to the City of Roanoke and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

WITNESS MY HAND this the ____ day of _____, 2024.

TRACY PATTERSON, OWNER

STATE OF TEXAS :
COUNTY OF DENTON :
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared TRACY PATTERSON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires the ____ day of _____,

APPROVAL OF THE CITY OF ROANOKE, TEXAS

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

BY:

Cody Petree, City Manager

Date

ATTEST:

April S. Hill, City Secretary

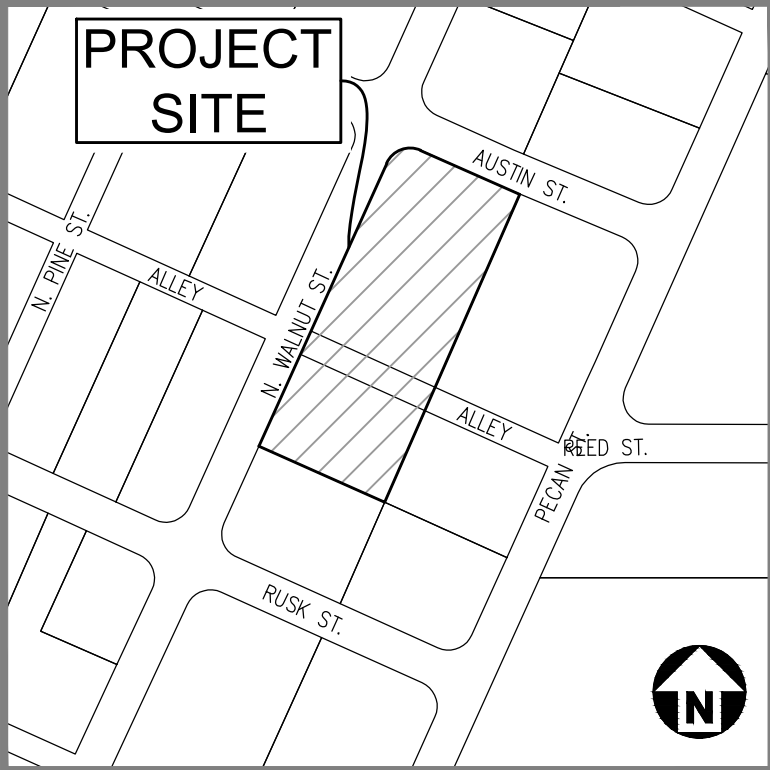
Date

SURVEYOR'S STATEMENT

I, Mark Paine, Registered Professional Land Surveyor do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Roanoke, Texas.

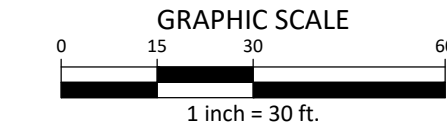
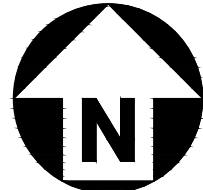
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 6/26/24

Mark Paine, RPLS
Texas Registration No. 5078



VICINITY MAP

1" = 150'



LEGEND

U.E. = UTILITY EASEMENT
RF = REBAR FOUND
CRS = CAPPED REBAR SET
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
ROW = RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24'12'30" W	10.00'
L2	N 65'47'30" W	1.50'
L3	S 24'12'30" W	10.00'

McADAMS
The John R. McAdams Company, Inc.
phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

TRACY PATTERSON
304 N. PINE ST.
ROANOKE, TEXAS 76262

SURVEYOR

MARK PAINE
EMAIL: mpaine@mcadamsco.com

AMENDING PLAT ORIGINAL TOWN OF ROANOKE LOT 5R-A & 6A, BLOCK 16 0.529 ACRES

M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923
TOWN OF ROANOKE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. ILT23002
FILENAME ILT23002 AMENDING PLAT
CHECKED BY MP
DRAWN BY SC
SCALE 1"=30'
DATE 06.10.2024

Mark Paine

From: Kelly Carlson <kcarlson@roanoketexas.com>
Sent: Friday, May 17, 2024 8:41 AM
To: Mark Paine
Cc: Michael Maxson
Subject: Re: Minor Plat Lots 5R, 6 & 7, Block 16 OTR

CAUTION: This email is NOT from McAdams. DO NOT click links or open attachments unless you verify the sender and content.

Mark,

Public Works response: we don't have an issue with this as long as they know we have to have access to the area.

If you have any further questions please let me or Mike know.

Sorry for the delayed response.

Thank you

Kelly Carlson

Senior Planner
City of Roanoke
500 S Oak Street
817-491-2411

On Fri, May 17, 2024 at 8:35 AM Michael Maxson <mmaxson@roanoketexas.com> wrote:
Kelly,

Sorry meant to get back to you earlier this week, we don't have an issue with this as long as they know we have to have access to the area.

Michael F. Maxson
Construction Inspector
City of Roanoke
817-491-6099 (O)
817-917-5625 (C)

On Fri, May 10, 2024 at 8:42 AM Kelly Carlson <kcarlson@roanoketexas.com> wrote:
Perfect, thank you. Have a nice weekend.

Kelly Carlson

Senior Planner
City of Roanoke
500 S Oak Street
817-491-2411

On Fri, May 10, 2024 at 8:41 AM Michael Maxson <mmaxson@roanoketexas.com> wrote:
Kelly,

We will take a look and get with Shawn on this. I will get you an answer on Monday.

Michael F. Maxson
Construction Inspector
City of Roanoke
817-491-6099 (O)
817-917-5625 (C)

On Thu, May 9, 2024 at 3:26 PM Kelly Carlson <kcarlson@roanoketexas.com> wrote:
[Mike or Robby,](#)
[Can you please answer this question for Mark? \(see attached\)](#)

Thank you

Kelly Carlson

Senior Planner
City of Roanoke
500 S Oak Street
817-491-2411

----- Forwarded message -----

From: **Mark Paine** <MPaine@mcadamsco.com>
Date: Thu, May 9, 2024 at 2:39 PM
Subject: Minor Plat Lots 5R, 6 & 7, Block 16 OTR
To: Kelly Carlson <KCarlson@roanoketexas.com>
Cc: J.R. Hames <jhames@roanoketexas.com>, tracylynnpatterson@yahoo.com
<tracylynnpatterson@yahoo.com>

Good afternoon Kelly,

Hope you are doing well. We prepared a closing survey (a .pdf is attached hereto) for the new owner when she purchased the property. Now we are preparing a minor plat for the new owner to obtain a building permit. We want to know if the City of Roanoke would entertain abandoning a portion of the 20' alley and replace it with a utility easement on the plat. The owner's mother owns Lot 5R which we would also include with the plat. We plan on placing the lot line in the middle of the alley and creating a 20' utility easement 10 feet on either side of the new lot line. Could you advise us on the City's position on this request. Thanks for your help.

Best regards,



Mark Paine RPLS

Senior Project Manager

office 940. 240. 1012 **mobile** 469. 628. 1858
mpaine@mcadamsco.com

201 Country View Drive
Roanoke, TX 76262

www.mcadamsco.com

Join Our Team





AGENDA ITEM

TO: Mayor and Council

SUBJECT: Façade Grant Request: Nicholas Toussaint of Catch 22 Sports Grill - 400 S Oak St, Suite 100

MEETING DATE: August 13, 2024

DEPARTMENT: Economic Development

ITEM SUMMARY:

Consideration and action for a façade grant application from Nicholas Toussaint of Catch 22 Sports Grill at 400 S. Oak St, Suite 100, Roanoke, TX.

INFORMATION:

A façade grant application was received and reviewed by staff for improvements to the subject property for the amount of \$1,721.18, which is 50% of the total project cost of \$3,442.35. The project cost includes the manufacture and installation of a new 48" LED channel logo sign on the western elevation of the mixed-use, multi-tenant building.

STAFF RECOMMENDATION:

The improvements meet the guidelines set forth by the city's Façade Grant Program.

SPECIAL CONSIDERATION:

The City Council approved funding in the amount of \$50,000 for the Façade Grant Program for the 2023-2024 fiscal year.

FINANCIAL CONSIDERATION:

A total of 6 façade grants have been approved in the current fiscal year for a total of \$48,335. If approved, façade grant funding will conclude for the remainder of the fiscal year.

ATTACHMENTS:

1. Catch 22 - 400 S Oak St - Grant Application

Façade Grant Program Application

12. The following are attached to this application:

- ☐ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☒ Quotes from contractors or suppliers
- ☒ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature: Nicholas Toussaint Date: 7/29/24

Business Name: Catch 22 Sports Grill

Address: 400 S Oak St, STE 100, Roanoke TX 76262

Phone: 682-502-4208



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____/____/____



CATCH 22 SPORTS GRILL

ROANOKE, TX | 7.17.24

UL E226292 TOLR 18933



SITE PLAN - AERIAL VIEW



7923 E. McKinney St.
Denton, TX 76208
Office: 817.431.5700
Fax: 817.431.5799

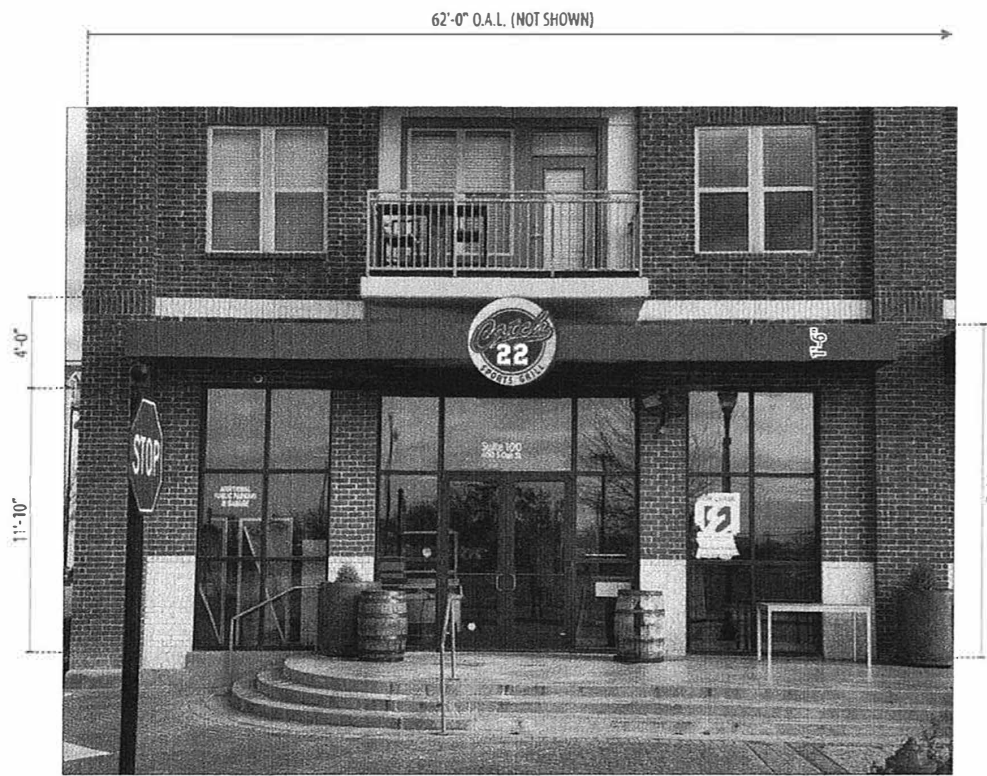
PRESENTATION DOCUMENT

THE COLORS, SIZES AND PROPORTIONS INCLUDED IN THIS PRESENTATION DOCUMENT ARE FOR PRESENTATION PURPOSES ONLY. THE ACTUAL SIZES AND PROPORTIONS OF THE FINAL PRODUCT MAY VARY FROM THE PRESENTATION DOCUMENT. THE ACTUAL SIZES AND PROPORTIONS OF THE FINAL PRODUCT MAY VARY FROM THE PRESENTATION DOCUMENT. THE ACTUAL SIZES AND PROPORTIONS OF THE FINAL PRODUCT MAY VARY FROM THE PRESENTATION DOCUMENT.

JOB NUMBER	DATE	BY	REV	NOTES
240965	7/17/24	MS		
JOB DESCRIPTION				
JOB NAME				
ADDRESS				
SALES				
PROJECT MANAGER				

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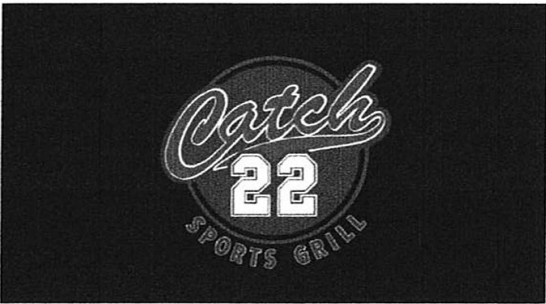
Rendering of improvement



A PROPOSE NEW WEST ELEVATION
(1) REQUIRED - INSTALL NEW LETTER SET

SCALE: 3/16" = 1'-0"
16 SQ. FT.

NIGHT VIEW



EXSTG. CONDITIONS



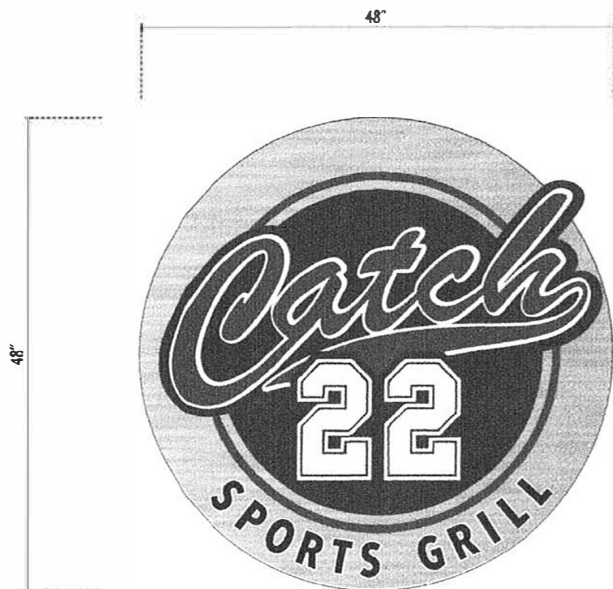
7923 E. McKinney St.
Denton, TX 76208
Office: 817.431.5700
Fax: 817.431.5799

PRESENTATION DOCUMENT

THE COLORS, SIZES AND PROPORTIONS INDICATED IN THIS PRESENTATION DOCUMENT ARE FOR APPROXIMATE REFERENCE ONLY. PROPORTIONS SHOULD BE BASED ON THE INFORMATION OBTAINED FROM THE FIELD MEASUREMENTS. PROPORTIONS, COLORS, SIZES AND PROPORTIONS MAY VARY FROM THE RESULTS OF A FIELD MEASUREMENT SURVEY.

JOB NUMBER	240915	DATE	11-17-24	BY	AB	REV		NOTES	
JOB DESCRIPTION	ILLUMINATED CANDY SIGN								
JOB NAME	CATCH 22 SPORTS GRILL								
ADDRESS	4025 2ND ST., STE 100, DENTON, TX 76202								
SALES	BILL SAWYER								
PROJECT MANAGER	ALICIA NEGRETE								

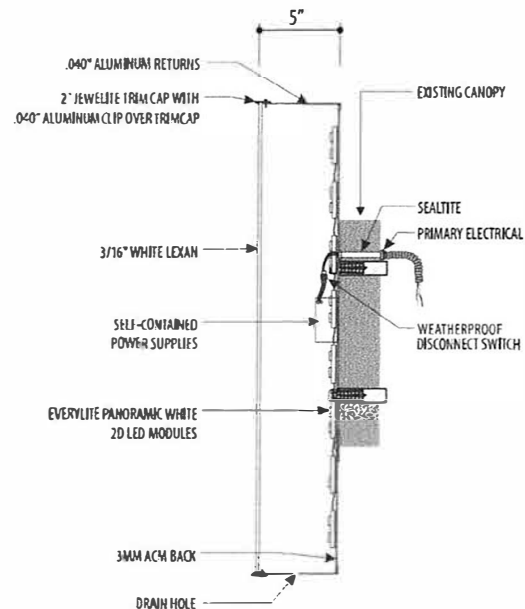
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A FACE-LIT CABINET ON CANOPY
(1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1" = 1'-0"
16 SQ. FT.

FACE-LIT CABINET	
ITEM	DESCRIPTION
BACKS	3MM WHITE ACM
RETURNS	5" x .040" - PRE-FINISHED BLACK
FACES	3-16" WHITE LEXAN
TRIM	2" BLACK JEWELITE W/ .040" ALUMINUM CLIP
LED	EVERYLITE PANORAMIC 2D WHITE
VINYL	3M TRANSL. RED 3630-33
VINYL	3M TRANSL. BRISTOL BLUE 3630-97
VINYL	BRUSHED ALUMINUM



UL FACE-LIT CHANNEL CABINET (SELF-CONTAINED)

ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V, 20A outlet.
2. Junction box installed within 6 feet of sign.
3. Three wires: Line, Ground, Neutral.



7923 E. McKinney St.
Denton, TX 76208
Office: 817.431.5700
Fax: 817.431.5799

PRESENTATION DOCUMENT

THE COLORS, SIZES AND PROPORTIONS INCLUDED IN THIS PRESENTATION DOCUMENT ARE FOR PRELIMINARY PURPOSES ONLY. THE FINAL DESIGN SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. A 10% DESIGN FEE HAS BEEN PERFORMED. COLORS, SIZES AND PROPORTIONS MAY BE PRELIMINARY AND SUBJECT TO CHANGE. THE RESULTS ARE SUBJECT TO APPROVAL BY THE CLIENT.

JOB NUMBER	01095	DATE	BY	REV	NOTES
JOB DESCRIPTION	ILLUMINATED CANOPY SIGN	7/17/24	MB		
JOB NAME	OPTCH 22 SPORTS GRILL				
ADDRESS	402 E. 3RD ST. STE 100 DENTON, TX 76201				
SALES	SHL SWIFT				
PROJECT MANAGER	ADRIANA GARCIA				

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PROPOSAL

Drawing Numbers: 240965-01

Contact: McKenzie “Mack” Graham C: 480-330-2395 mack@chasing-lions.com

Page 138 of 142



LEGACY SIGNS
OF TEXAS

PROPOSAL

240965-01

Date: 07/18/2024

Expires: 08/17/2024

Drawing Numbers: 240965-01

Project: Catch 22 Sports Grill
400 S. Oak St., Ste. 100
Roanoke, TX 76262

Client: Catch 22 Sports Grill, LLC
109 Carnoustie Dr.
Trophy Club, TX 76262

Contact: McKenzie "Mack" Graham C: 480-330-2395 mack@chasing-lions.com

warranty.

Terms: 50% advanced deposit with the balance due upon completion of project. Unless prior arrangements have been made, net terms are not offered or implied.

Electrical: Electrical services to the proposed sign(s) are assumed to be existing or provided by others. It is the client's responsibility to bring primary power to the sign(s), we cannot, by State Law, run branch circuits or install timers. Each sign must have a dedicated 120v 20a circuit in a junction box. Legacy Signs of Texas will perform the final electrical connection if the circuit is available at the time of install and within 6' of the signage. If the electrical is not available at the time of installation, a minimum return trip fee of \$450 will be accessed to perform the final connection.

Design: Finished art, mechanical drawings, and signs will be released for use by the client only. Mechanical drawings, original art, sketches and design materials are the property of the designer unless otherwise noted.

Salesperson: Bill Swift

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance Bill Swift Title Sales Date 7/18/2024



LEGACY SIGNS
OF TEXAS

PROPOSAL

240965-01

Date: 07/18/2024

Expires: 08/17/2024

Drawing Numbers: 240965-01

Project: Catch 22 Sports Grill
400 S. Oak St., Ste. 100
Roanoke, TX 76262

Client: Catch 22 Sports Grill, LLC
109 Carnoustie Dr.
Trophy Club, TX 76262

Contact: McKenzie "Mack" Graham C 480-330-2395 mack@chasing-lions.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:	Item Total:
City of Roanoke permit acquisition	\$150.00
City of Roanoke permit at cost to be billed on final invoice	\$0.00
Manufacture (1) 48" diameter std. LED contoured channel logo with vinyl graphics	\$1,830.00
Installation	\$900.00
Deposit Rate: 50%	Subtotal: \$3,180.00
Deposit: \$1,721.18	Tax: \$262.35
	Total: \$3,442.35

Notes: Price quotation is valid for 30 days. All prices are subject to applicable sales tax. The above quoted prices are based on normal working hours and conditions. Exceptions to normal include: Lack of access or obstruction to site, adverse soil conditions, unidentified wall conditions and/or mandatory after hours work schedules. Prices are based on available information given at the time and are subject to change. Special conditions on the client's purchase order in no way negate the Conditions of Sale. In ordering the work described above, the client accepts all of these conditions whether noted on their purchase order or not. The client agrees to pay all costs of collection in the event of default of payment by the client, including reasonable attorney fees. In the event of delinquent payments, the client will be charged a rate of 10% interest every month after the first 30 days from installation of the sign(s). Timelines previously discussed apply from the date that all down payments, signed drawings, permits and approvals have been obtained.

Exclusions: Structural engineering, traffic control equipment and the cost of the permit(s) are not included in the above quotations and if required will be invoiced on a time and material basis

Warranty: 5-year parts & labor from the date of installation. This excludes vandalism, "Acts of God" and what is considered normal wear. In order for the warranty to remain intact, the sign(s) must be on a timer or photocell. Flex Face/Digitally Printed graphics/Polycarbonate materials will be governed by our 5-year limited

Salesperson: Bill Swift

Buyer  Seller WBS

Property owner approval

RE: Sign Install

John Delin <john@integritygroups.com>

Tue 7/30/2024 12:03 PM

To: McKenzie Graham <mack@chasing-lions.com>; Veronique Himrich <veron2181@gmail.com>; Nicholastous <nicholastous@gmail.com>

It is approved.

John

John Delin

817.252.4281 D

817.919.8111 C

john@integritygroups.com

LaderaLiving.com | IntegrityGroups.com | LaderaTexas.com

361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262

Main Office 817.430.3318



LADERA LIVING 55+ COMMUNITIES

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From: McKenzie Graham <mack@chasing-lions.com>

Sent: Tuesday, July 30, 2024 11:58 AM

To: John Delin <john@integritygroups.com>; Veronique Himrich <veron2181@gmail.com>; Nicholastous <nicholastous@gmail.com>

Subject: Sign Install

Hello John,

Can we please get a letter of approval for our sign to go up. I guess we never turned one in for the name change. I attached the invoice, design, permit etc. Just need a letter from you approving the sign to turn into the city. Thank you!



CHASING LIONS
Hospitality Group

McKenzie Graham

Chasing Lions Hospitality Group

{480}330-2395 | mack@chasing-lions.com

www.chasing-lions.com