

Helen Ward, Commissioner
Lauren Turner, Vice Chairman



Lewis Rice, Chairman

Victor Molaschi, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
JANUARY 16, 2025
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on November 21, 2024.

D. OLD BUSINESS

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

E. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2025-01) from Sean Turner, seeking relief from the City's Code of Ordinances Section 12.242(a)(2) regarding height regulations for property located at 305 Main Street, Lot 3A-R, Block 10, OT Roanoke.
2. Consideration and action on a Variance (V2025-01) request from Sean Turner, seeking relief from the City's Code of Ordinances Section



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**January 16, 2025
Page 2 of 2**

12.242(a)(2) regarding height regulations for property located at 305 Main Street, lot 3A-R, block 10, OT Roanoke. The property is generally located on the north side of Main Street, just east of Pine Street.

3. Public hearing to consider a Variance Request (V-2025-02) from 2MDK Investment, LLC, seeking relief from the City's Code of Ordinances Section 12.403(b)(4), regarding area regulations side or rear yard in the Retail (R) District Adjacent to a Residential District. The proposed project is located in the M.E.P. & P.R.R. Survey, Abstract No. 923, Tr 15a, .42 acres, an addition to the City of Roanoke, Denton County, Texas, and having a property address of 409 E Byron Nelson Blvd.
4. Consideration and action on a variance (V 2025-02) request by 2MDK, LLC, seeking relief of the City's Code of Ordinances, Sec. 12.403.(b) (4), regarding the rear yard setback in the Retail (R) District adjacent to a Residential District, for a property having an address of 409 E Byron Nelson, a .42 acre tract, also known as tract A0923A MEP & PRR, TR 15A, and generally located approximately one-half (.05) mile east of N. Oak Street on the north side of E Byron Nelson.

F. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, January 8, 2025, 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: ZBA Board Members

SUBJECT: 11/21/2024 - ZBA Minutes

MEETING DATE: January 16, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on November 21, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 11-21-2024 DRAFT



Helen Ward, Commissioner
Lauren Turner, Vice Chairman

Lewis Rice, Chairman

Victor Molaschi, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
NOVEMBER 21, 2024
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

LAUREN CONDUCTED THIS MEETING

Present: Vice Chairman Lauren Turner; Commissioners: Helen Ward, Eric Heimbrecht, and Lewis Rice; City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Victor Molaschi

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Lewis Rice to approve the minutes from the Zoning Board of Adjustment Special meeting held on December 7, 2023.
Motion carried unanimously.

D. NEW BUSINESS

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

Motion by Lewis Rice to nominate and elect Lauren Turner as Chairman.
Motion failed due to a lack of a second.

Board members agreed to table this item until the next meeting, when all board members are present.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**November 21, 2024
Page 2 of 2**

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

Board members agreed to table this item until the next meeting, when all board members are present.

3. Public hearing to consider a variance request (V-2024-01) from Brett James, seeking relief from the City's Code of Ordinances Section 12.855(a) regarding sign requirements for property located at 1751 N US Highway 377, Suite 100, Lot 7, Block 1 Bobcat Corner's.

Public hearing started at 7:06 p.m.

Noshad Magani stated that he was the applicant and owner of Smoothie King. Mr. Magani stated he is asking for a side sign elevation on the façade of the building since it is an end cap location.

Public hearing ended at 7:09 p.m.

4. Motion made by Helen Ward second by Lewis Rice to approve a variance request (V-2024-01) from Brett James, seeking relief from the City's Code of Ordinances section 12.855(A) regarding sign requirements for property located at 1751 N US Highway 377, Suite 100, Lot 7, Block 1 Bobcat Corner's.
Motion carried unanimously.

D. ADJOURNMENT

Motion made by Helen Ward second by Lewis Rice to adjourn the meeting at 7:18 p.m.
Motion carried unanimously.

Lauren Turner, Vice Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 2024 - Nominate & Elect Chairman

MEETING DATE: January 16, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 2024 - Nominate & Elect Vice Chairman

MEETING DATE: January 16, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Vice Chairman.

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

None



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2025-01 - 305 Main Street

MEETING DATE: January 16, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2025-01) from Sean Turner, seeking relief from the City's Code of Ordinances Section 12.242(a)(2) regarding height regulations for property located at 305 Main Street, Lot 3A-R, Block 10, OT Roanoke.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2025-01 - 305 Main Street - Sean Turner



City of Roanoke Notice of Public Hearing Variance Request

NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2025-01

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JANUARY 16, 2025, TO CONSIDER A VARIANCE REQUEST FROM SEAN TURNER, SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES SECTION 12.242(a)(2) REGARDING HEIGHT REGULATIONS FOR PROPERTY LOCATED AT 305 MAIN STREET, LOT 3A-R, BLOCK 10, OT ROANOKE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS 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 Friday, December 27, 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) 491-2411 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: ZBA Board Members

SUBJECT: Variance (V2025-01) 305 Main Street

MEETING DATE: January 16, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Variance (V2025-01) request from Sean Turner, seeking relief from the City's Code of Ordinances Section 12.242(a)(2) regarding height regulations for property located at 305 Main Street, lot 3A-R, block 10, OT Roanoke. The property is generally located on the north side of Main Street, just east of Pine Street.

INFORMATION:

The applicant is proposing a second story on a detached garage. Accessory structures are limited to a single story or sixteen (16) feet in height.

Sec. 12.242. - Height Regulations.

(a) *Maximum Height.*

(2) One story, or sixteen feet (16') for other accessory buildings, including detached garage, garden shed, gazebo, etc.

STAFF RECOMMENDATION:

Denial.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2025-01 - 305 Main Street (1)
2. 305 Main Street Documents



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

Zoning Board of Adjustment Application

Variance



Special Exception



Zoning Board Appeal



Name of Applicant Sean Turner	Address of Applicant 305 Main Street	E-Mail sean@bufferinsurance.com
		Phone (214) 238-4252
		Mobile Phone
Name of Business		Type of Business
Property Address 305 Main Street		Lot / Block / Subdivision O T ROANOKE BLK 10 LOT 3A-R

Explanation of
request:

Seeking a variance to increase height of an accessory structure (detached garage).

For Variance please
state hardship:

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

FOR OFFICE USE ONLY

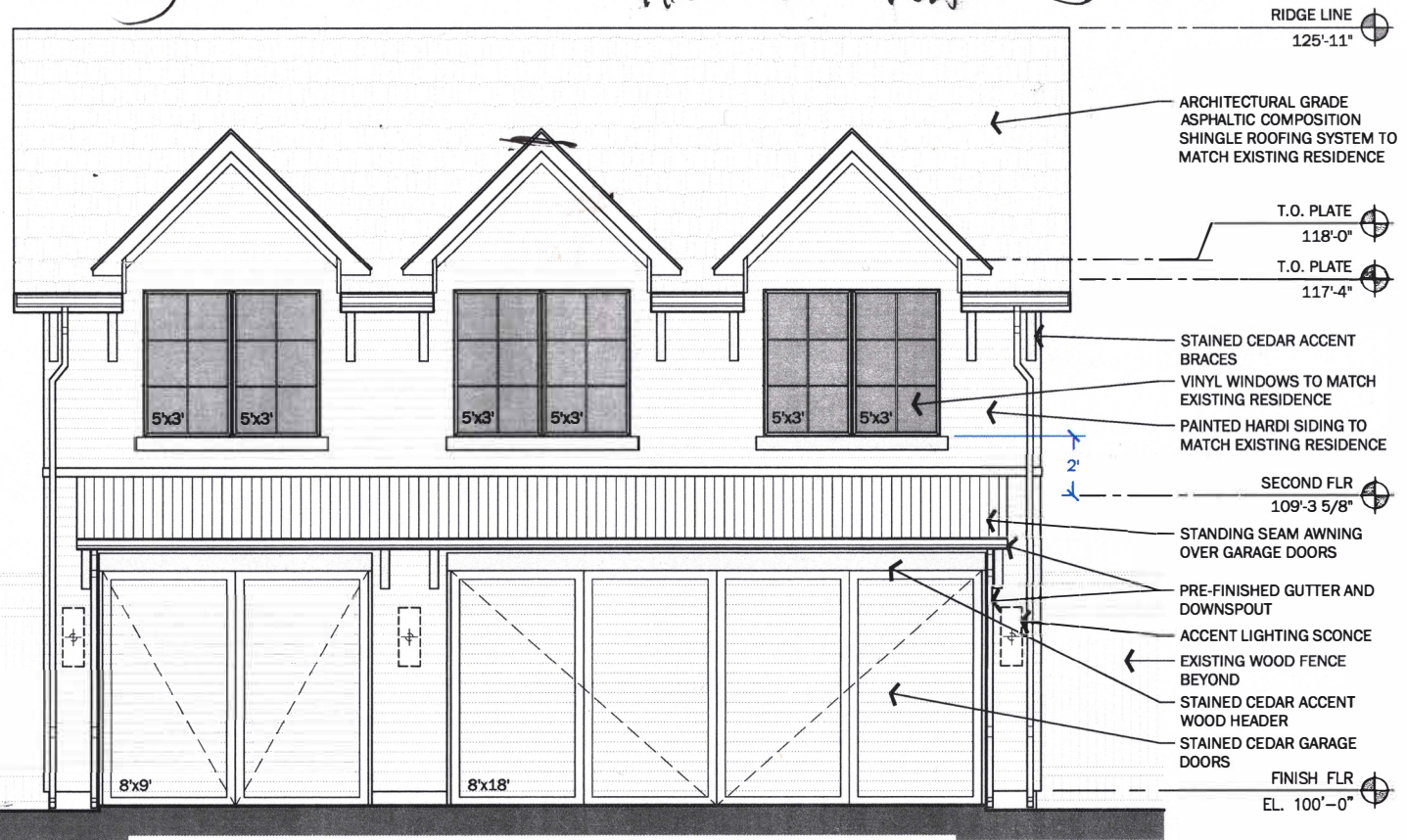
Date Payment Received MC REC 12/02/2024 #751035 \$200.00	Date of Meeting 01/16/2025	Date Notified 01/06/2025	Item No. V-2025-01
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07/20/2023

306 main Street: Phyllis Copeland
 101 S Walnut : Cheryl Van Buitenen
 105 N Walnut : Randi Weeks
 302 main: *ML*
 303 main: *ML*

300 main st. *T. Chaff*
 301 main St: Andy S. Wood
 107 S. Main: Pamela Fenn
 307 MAIN ST. Don & REBECCA SPRAY *RS*
 110 S. Walnut *DeMar*

Contingent on
 frosted glass
 windows on
 west - facing side.
 Abigail Darden
 712 9124
Abigail Darden
10/1/24
 200 S. WALNUT ST



Proposed South Elevation

Addendum C



Example 1: 309 N Pine St, Roanoke, TX 76262

Distance from 305 Main St: 0.18 miles



Example 2: 306 Travis St, Roanoke, TX 76262

Distance from 305 Main St: 0.15 miles

Addendum C



Example 3: 507 Dallas Dr, Roanoke, TX 76262

Distance from 305 Main St: 0.29 miles



Example 4: 105 Turner Ave, Roanoke, TX 76262

Distance from 305 Main St: 0.24 miles



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2025-02 - 409 Byron Nelson Blvd.

MEETING DATE: January 16, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2025-02) from 2MDK Investment, LLC, seeking relief from the City's Code of Ordinances Section 12.403(b)(4), regarding area regulations side or rear yard in the Retail (R) District Adjacent to a Residential District. The proposed project is located in the M.E.P. & P.R.R. Survey, Abstract No. 923, Tr 15a, .42 acres, an addition to the City of Roanoke, Denton County, Texas, and having a property address of 409 E Byron Nelson Blvd.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2025-02 - 409 E Byron Nelson Blvd - Roanoke Pharmacy - Rear Setbacks



City of Roanoke Notice of Public Hearing Variance Request

NOTICE OF PUBLIC HEARING V-2025-02

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JANUARY 16, 2025, TO CONSIDER A VARIANCE REQUEST FROM 2MDK INVESTMENT, LLC, SEEKING RELIEF FROM CITY'S CODE OF ORDINANCES SECTION 12.403(b)(4), REGARDING AREA REGULATIONS SIDE OR REAR YARD IN THE RETAIL (R) DISTRICT ADJACENT TO A RESIDENTIAL DISTRICT. THE PROPOSED PROJECT IS LOCATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 923, TR 15A, .42 ACRES, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A PROPERTY ADDRESS OF 409 E BYRON NELSON BLVD, ROANOKE, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, December 27, 2025, 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) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.



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AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Variance (2025-02) 409 E Byron Nelson

MEETING DATE: January 16, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a variance (V 2025-02) request by 2MDK, LLC, seeking relief of the City's Code of Ordinances, Sec. 12.403.(b) (4), regarding the rear yard setback in the Retail (R) District adjacent to a Residential District, for a property having an address of 409 E Byron Nelson, a .42 acre tract, also known as tract A0923A MEP & PRR, TR 15A, and generally located approximately one-half (.05) mile east of N. Oak Street on the north side of E Byron Nelson.

INFORMATION:

All properties along E Byron Nelson do not meet the current zoning area regulations. The property is currently legally non-conforming, which may not be expanded without a variance. The applicant is seeking the variance to add approximately four hundred (400) sf and improve its current condition. The rear of the property will have a screening wall and customer/staff parking. The same variance for 205 E Byron Nelson was approved in 2021.

DIVISION 11. - R, RETAIL DISTRICT

Sec. 12.403. - Area Regulations.

(b) *Size of Yards.*

(4) *Minimum Side or Rear Yard Adjacent to a Residential District.* - One hundred feet (100') and shall be open space with heavy landscaping.

Planning Analysis:

- This property was zoned R, Retail District on February 10, 2009.
- Existing buildings built prior to 2009 have a similar setback of less than one hundred feet along this block of E Byron Nelson.
- The building's setback is approximately seventy-five (75) feet from the residential district.
- The lot depth is one hundred fifty (150) feet

STAFF RECOMMENDATION:



AGENDA ITEM

The R, Residential District area regulations create a hardship for this lot due to the lot depth. Staff recommends approval of the variance request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2025-02 - 409 E Byron Nelson Blvd- Roanoke Pharmacy
2. 409 E Byron Nelson Blvd Roanoke Pharmacy Supporting Documents



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

Zoning Board of Adjustment Application

Variance ☒

Special Exception ☐

Zoning Board Appeal ☐

Name of Applicant 2MDK Investment LLC	Address of Applicant 409 Byron Nelson Blvd, Roanoke, TX 76262	E-Mail kiranrph@gmail.com
		Phone 972-261-9694
		Mobile Phone 972-261-9694
Name of Business Roanoke Pharmacy		Type of Business PHARMACY
Property Address 409 Byron Nelson Blvd, Roanoke, TX 76262		Lot / Block / Subdivision NA

Explanation of request:

The existing 1,900 sq ft commercial building will retain its exterior walls and structure,

with a 510 sq ft addition to square off the building, and striping and grading will be adjusted as per the drawings

A waiver is requested for the landscape buffer, as there is currently none b/w the residential and commercial zones

For Variance please state hardship:

The applicant requests a waiver of the landscape buffer requirements due to site constraints.

The existing commercial site is next to the residential zone, and limited space, combined with the building's

footprint, makes it difficult to accommodate the required buffer. A 6 foot high composite wall with a masonry facade

is proposed at the rear end to provide privacy and separation between the zones.

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7.00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application

FOR OFFICE USE ONLY

Date Payment Received PD VS Rec #753014 \$200.00 12/16/2024 JM	Date of Meeting 01/16/2025	Date Notified 01/06/2025	Item No V-2025-02
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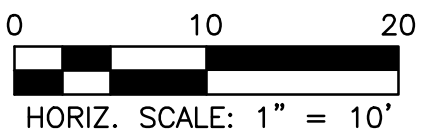
07/20/2023





OWNER/DEVELOPER
CONTACT: MR. KIRAN KUMAR KALI
PHONE: (972) 261-9694
EMAIL: kiranrph@gmail.com

- | | |
|---|------------------------------|
| — 468' — | EXISTING 1' CONTOURS (MINOR) |
| — 470' — | EXISTING 5' CONTOURS (MAJOR) |
| <u>0.0%</u> | PROPOSED SLOPE |
| FFE 400.00 | FINISHED FLOOR ELEVATION |
| FP 400.00 | FINISHED PAD ELEVATION |
| ME 400.00 | MATCH EXISTING ELEVATION |
| SW 400.00 | SIDEWALK ELEVATION |
| TC 400.00 | TOP OF CURB ELEVATION |
| TP 400.00 | TOP OF PAVEMENT ELEVATION |
| EX 400.00 | EXISTING ELEVATION |
|  | FLOW ARROW |



****PRELIMINARY DESIGN ONLY****
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. PLANS WERE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DAVID M. LAM, P.E.
TEXAS REGISTRATION NO. 115365

Roanoke Pharmacy Tenant Fit-Out / Alteration Project

409 Byron Nelson Blvd, Roanoke, TX 76262, A0923A LOT:15A

DESIGN CRITERIA / CODE CHECK

PROJECT DESCRIPTION:

THIS PROJECT INVOLVES THE ADDITION AND ALTERATION OF A 1 STORY COMMERCIAL BUILDING. WORK INCLUDES ADDITION AND ALTERATION / RECONSTRUCTION OF PARTITIONS, ELECTRICAL, PLUMBING, MECHANICAL AND FIRE ALARM.

USE GROUP (IBC 309.1)
M GROUP

CONSTRUCTION TYPE
2B

ALLOWABLE BUILDING HEIGHTS & AREAS (504 & 506)
M GROUP WITH SPRINKLER:
2 STORY 55 FEET 12,500SF

FIRE RATINGS REQUIREMENTS (601)

STRUCTURAL FRAME : 0 HR
WALLS, FLOORS : 0 HR
ROOF CONST. : 0 HR

BUILDING AREA & OCCUPANT LOAD
(1004.1.1)

	USE / FACTOR	SQUARE FOOT	OCCUPANT LOAD
1ST FLOOR-EXISTING	-	1,889	-
1ST FLOOR-ADDITION	-	509	-
1ST FLOOR-PROPOSED (PHARMACY & SALE AREA)	M-MERCANTILE / 60 GROSS	2,398 / 60	40

NUMBER OF EGRESS
(IBC 1006)

REQUIRED
2

PROVIDED
2

MAXIMUM TRAVEL DISTANCE
(IBC 1017.2)

REQUIRED
200'

PROVIDED
94'-4"

MINIMUM EGRESS WIDTH

REQUIRED
44" MIN CORRIDOR WIDTH
33" MIN EXIT DOOR WIDTH

AUTOMATIC SPRINKLER SYSTEM
NOT REQUIRED

PORTABLE FIRE EXTINGUISHERS (IBC 906)
75' MAX. TRAVEL DISTANCE INTERVALS

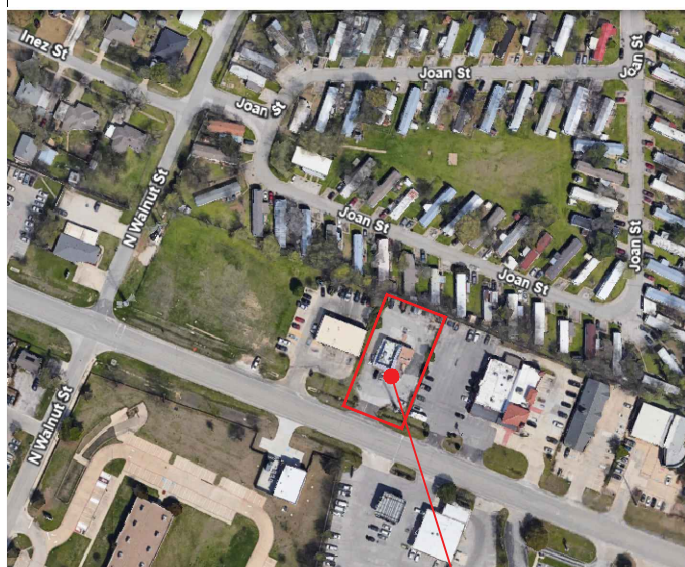
FIRE ALARM & DETECTION SYSTEMS
MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED

ARTIFICIAL LIGHTING WITH AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT FLOOR LEVEL SHALL BE REQUIRED DURING ALL TIMES THAT THE CONDITIONS OF OCCUPANCY OF THE BUILDING REQUIRE THAT THE EXITS BE AVAILABLE. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED FOR ALL REQUIRED MEANS OF EGRESS IN ALL BUILDINGS.

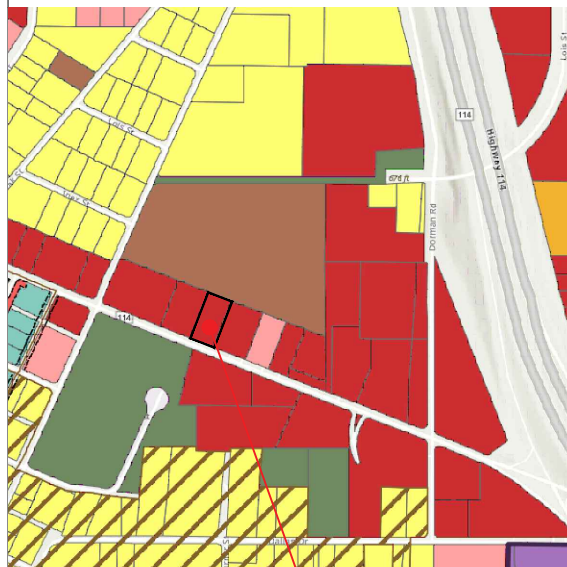
DESIGN CODES

EDITION	CODE DESCRIPTION
2021	International Fire Code, with Amendments
2021	International Building Code with Amendments
2021	International Plumbing Code with Amendments
2021	International Mechanical Code with Amendments
2023	National Electrical Code with Amendments
2021	International Energy Code with Amendments
2012	Texas Accessibility Standards (TAS)

AERIAL VIEW OF THE SITE

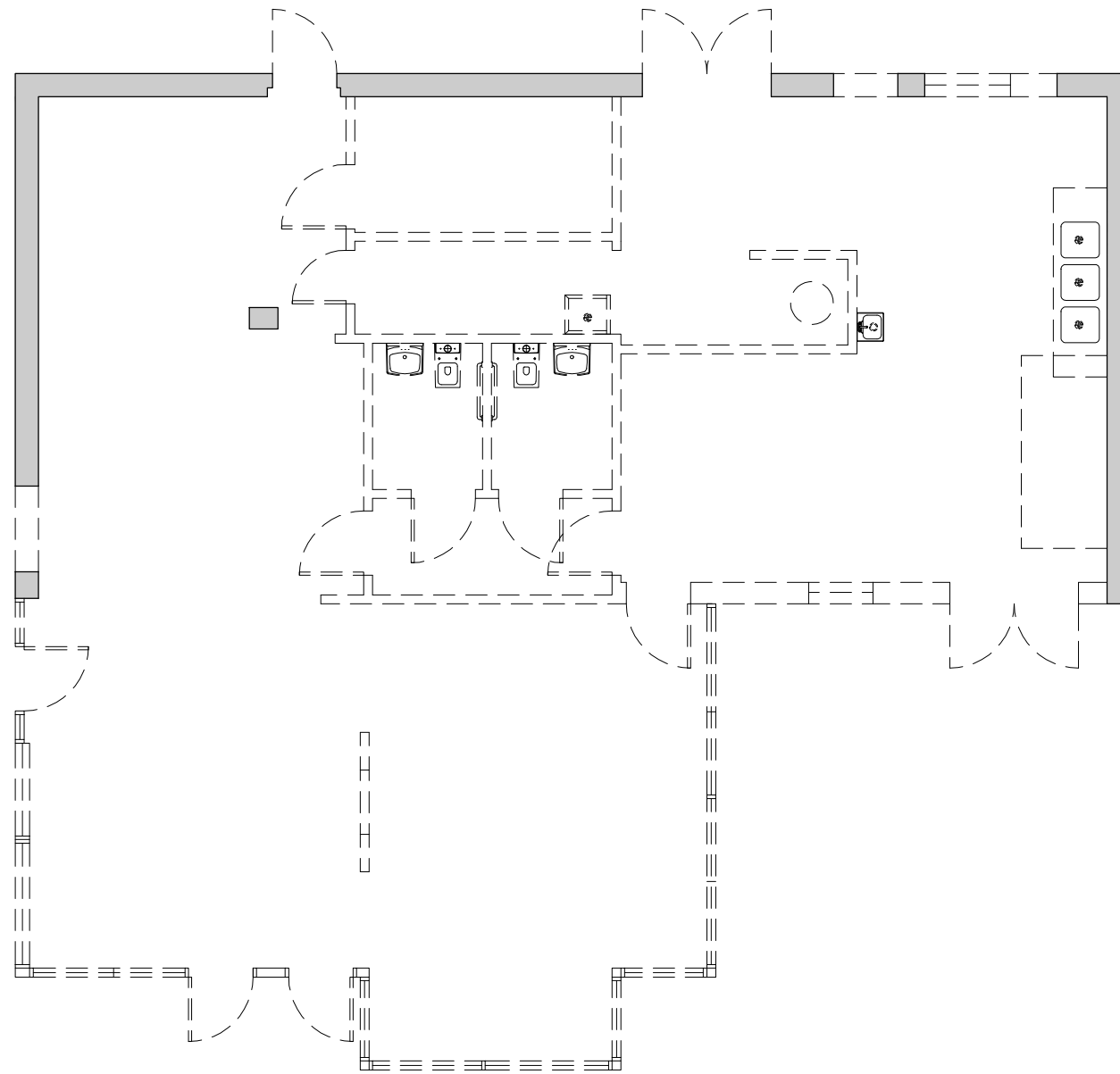


ZONING MAP: R (RETAIL)

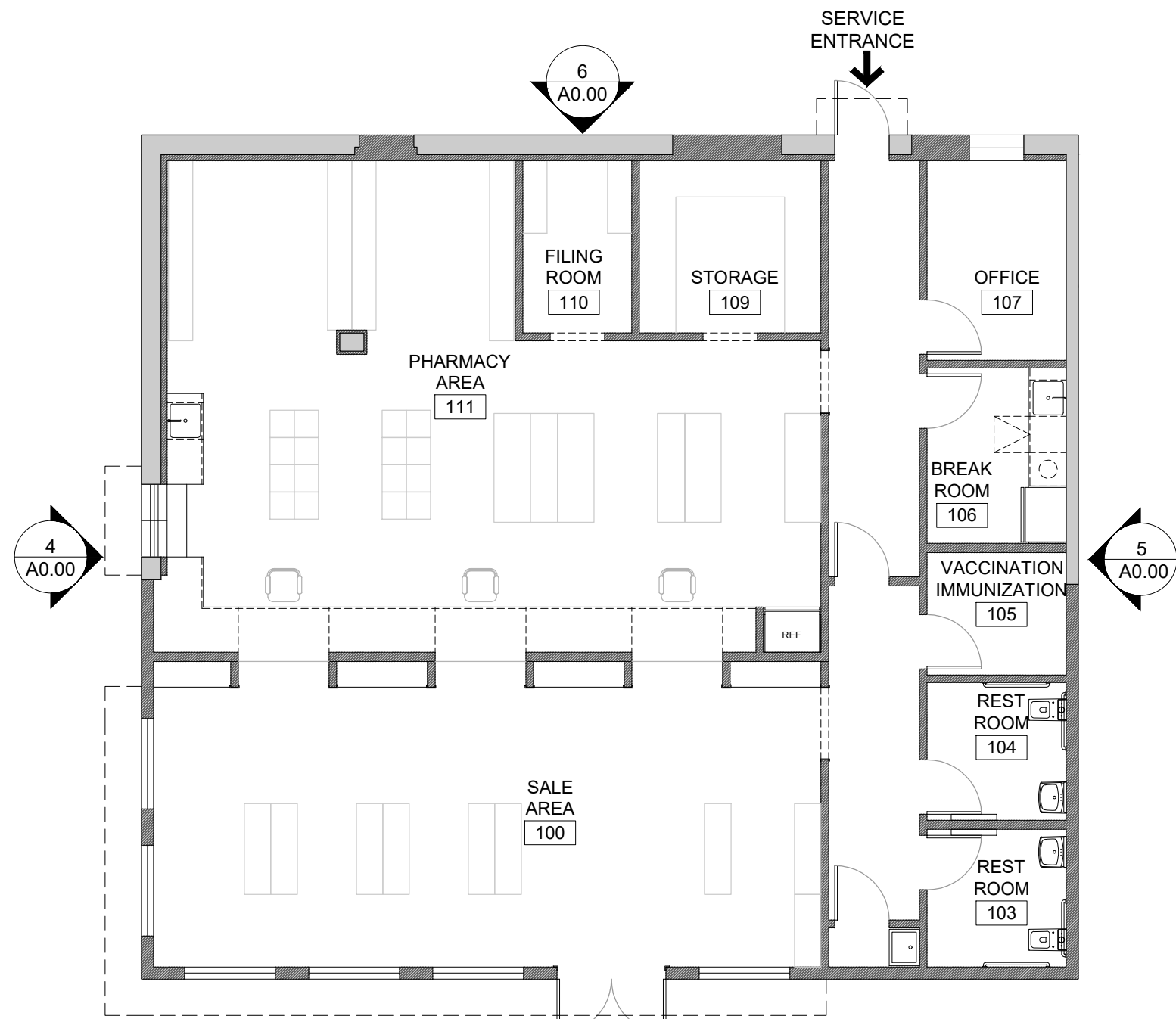


SUBJECT SITE

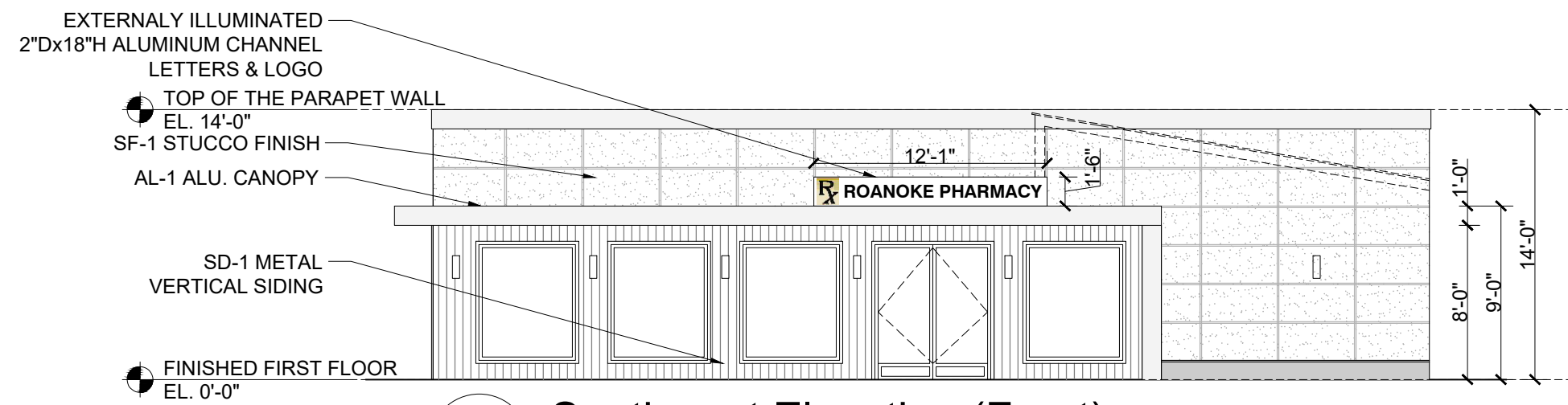
SUBJECT SITE



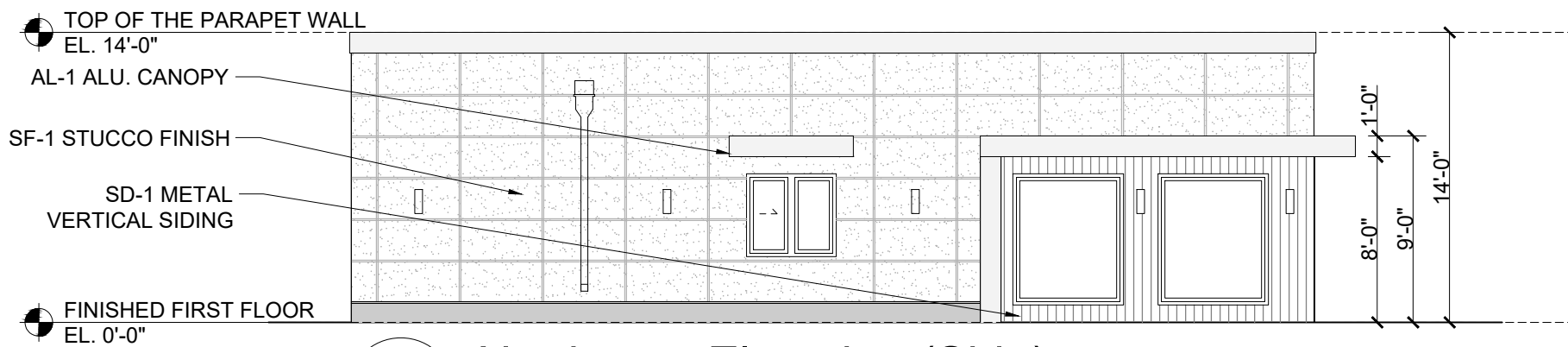
1 First Floor Demolition Plan
A0.00 SCALE: 1/8" = 1'-0"



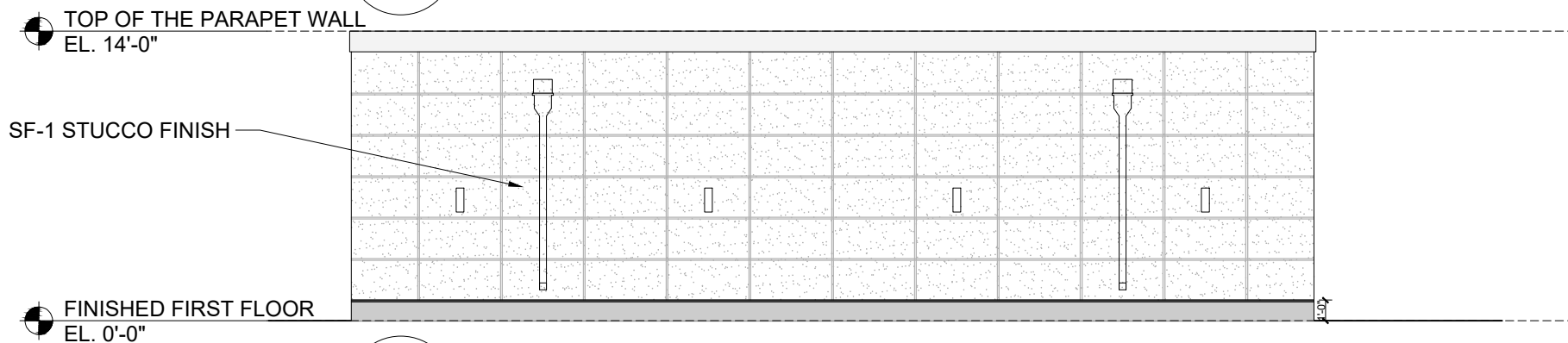
2 Proposed First Floor Plan
A0.00 SCALE: 1/8" = 1'-0"



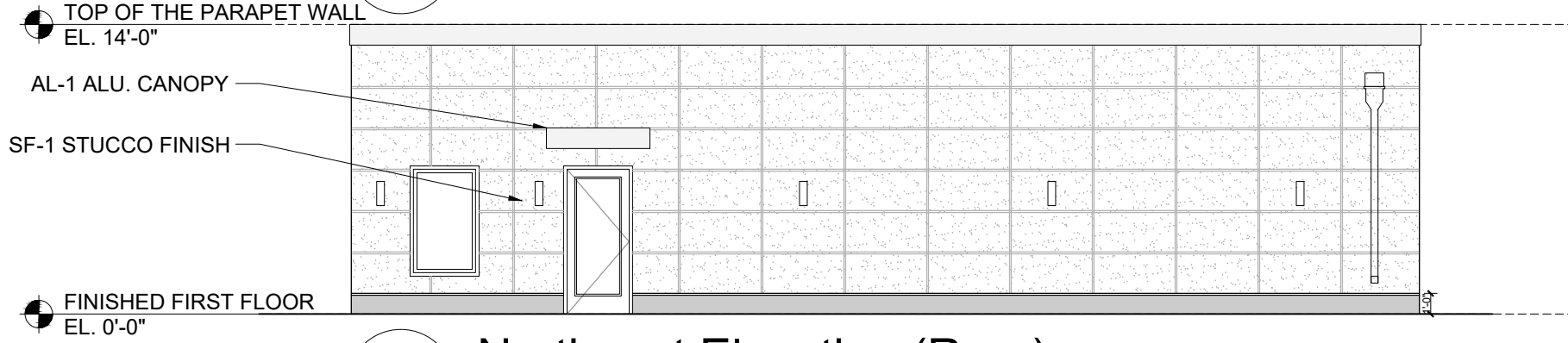
3 Southwest Elevation (Front)
A0.00 SCALE: 1/8" = 1'-0"



4 Northwest Elevation (Side)
A0.00 SCALE: 1/8" = 1'-0"



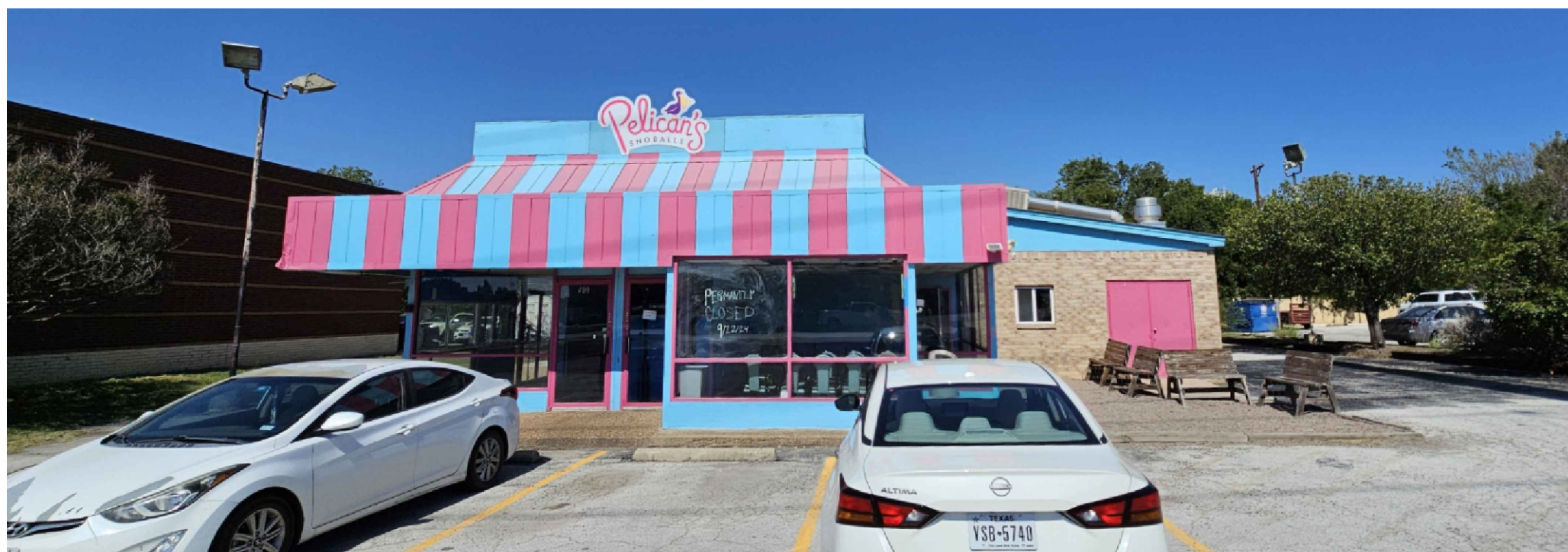
5 Northeast Elevation (Side)
A0.00 SCALE: 1/8" = 1'-0"



6 Northeast Elevation (Rear)
A0.00 SCALE: 1/8" = 1'-0"



7 Proposed Rendering
A0.00 SCALE: 1/4" = 1'-0"



8 Existing Photo
A0.00 SCALE: 1/4" = 1'-0"

SK2
ARCHITECTS

2160 N Central Rd Suite 210
Fort Lee, NJ 07024

info@sk2architects.com
917.690.0273

REVISION:

No. Date: Description:

PROJECT NAME:
Roanoke Pharmacy
Alteration and Addition Project
409 Byron Nelson Blvd,
Roanoke, TX 76262
A0923A Lot: 15A

PROJECT NUMBER:
24720

Zoning Set

DRAWING TITLE:

Cover Sheet

DRAWN BY: SK

CHECKED BY:

DATE: 10.29.2024

SCALE: AS NOTED

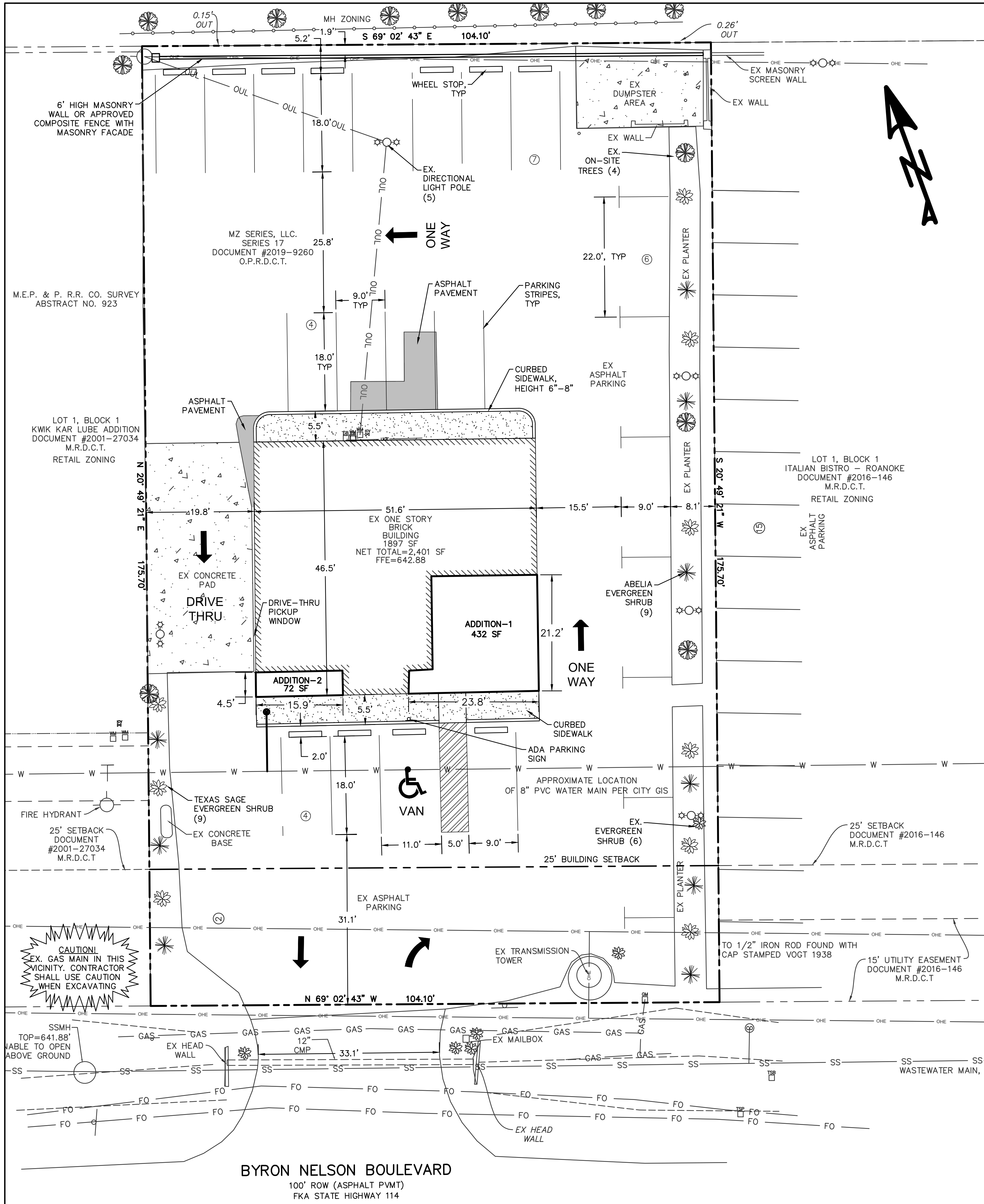
SHEET:



THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF THE ARCHITECT.

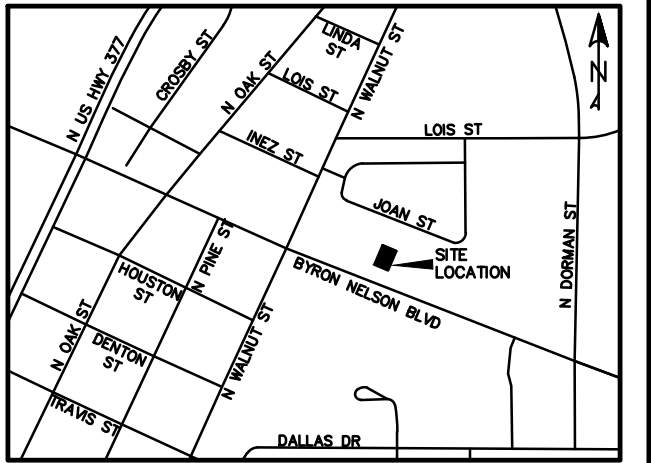
Serdar KAYMAN, AIA NCARB
TX License No. 26796
Registration No.BR 2820

A0.00



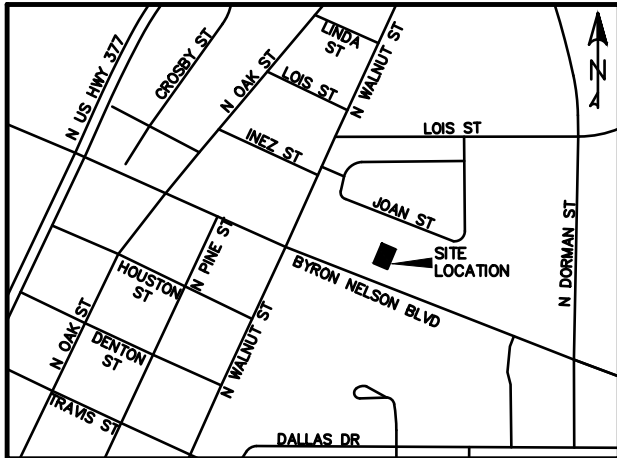
GENERAL NOTES

- ALL CURB RADI ARE 3' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER ___ OF THE CITY OF ROANOKE CODE OF ORDINANCES.
- ALL CURBS LESS THEN 6" IN HEIGHT SHALL BE PAINTED YELLOW.
- CONTRACTOR TO COORDINATE WITH THE CITY OF ROANOKE ON ANY DISTURBANCES TO MAINTAIN EXISTING FIRE LANE ACCESS AT ALL TIMES DURING CONSTRUCTION.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY ARA SURVEYING, LLC, DATED OCTOBER 22, 2024, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF ROANOKE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADI ARE 3' UNLESS SHOWN OTHERWISE.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
- CONTRACTOR TO REFER TO PHOTOMETRIC PLAN FOR LIGHT POLE DETAILS.
- SANITARY CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE. PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.



SHEET INDEX	
NUMBER	TITLE
C01	COVER SHEET
C02	NOT USED
C03	DEMOLITION PLAN
C04	SITE, PAVING & STRIPING PLAN
C05	GRADING & DRAINAGE PLAN

CONSTRUCTION PLANS FOR 409 BYRON NELSON BLVD. RETAIL - PHARMACY ADDITION IMPROVEMENTS CITY OF ROANOKE , TEXAS



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
CONTACT: MR. KIRAN KUMAR KALI
PHONE: (972) 261-9694
EMAIL: kiranrph@gmail.com

INFRASTRUCTURE NOTES (SITE SPECIFIC ONLY)

- a. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF ROANOKE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM AND PAVEMENT CUT AND REPAIR STANDARD MANUAL OF PUBLIC WORKS AND TRANSPORTATION, DATED OCTOBER 2003.
- b. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
- c. FOR ADJUSTMENT OF WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA. CALL THE ASSIGNED CITY INSPECTOR AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- d. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS ,AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ROANOKE STANDARDS, STANDARD CONSTRUCTION DETAILS.



LOCATION MAP
N.T.S.

CONTRACTOR SHALL CALL FOR UTILITY LINE LOCATES 48 HOURS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF RECORD IF THERE ARE ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES. CONTACT FOR UTILITIES ARE AS FOLLOWS:
ATMOS GAS 1-800-242-9113
ATT TELEPHONE 1-800-464-7928
ONCOR ELECTRIC 1-800-460-3030
TEXAS ONE CALL: 1-800-245-4545
FOR CITY PUBLIC UTILITIES: CONTACT YOUR ASSIGNED INSPECTOR.

****PRELIMINARY DESIGN ONLY****
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. PLANS WERE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DAVID M. LAM, P.E.
TEXAS REGISTRATION NO. 115365

REVISION TO FINAL				
REV NO.	DATE	DESCRIPTION		BY