

Diana Smith, Commissioner
Donald Glacy, Commissioner
Jeannie De Fazio, Commissioner



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

**ROANOKE PLANNING AND ZONING AGENDA
MARCH 17, 2025
7:00 PM**

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

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes for the regular Planning and Zoning Commission meeting held on December 2, 2024.

D. NEW BUSINESS

1. Public hearing to consider a rezoning application for 212 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow Amusement-Commercial (Outdoors) Use. (SUP-2025-02/Ordinance No. 2025-103)
2. Consideration and recommendation on a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 17, 2025
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Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (SUP-2025-02 / Ordinance No. 2025-103)

3. Consideration and recommendation on a Site Plan (SP 2025-01) request from Bowman Consulting Group, LTD, for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, March 13, 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: Planning and Zoning Commission

SUBJECT: 12/2/2024 - P&Z Minutes

MEETING DATE: March 17, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes for the regular Planning and Zoning Commission meeting held on December 2, 2024.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 12-02-2024

Vacant, Commissioner
Diana Smith, Commissioner
Victor Molaschi, Vice Chairman



Ernie Adams, Vice Chairman
Donald Glacy, Commissioner
Mark McCullough, Commissioner

Jason Kasal, Chairman

**ROANOKE PLANNING AND ZONING MINUTES
DECEMBER 2, 2024**

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

Present: Vice Chairman Victor Molaschi; Commissioners: Mark McCullough, Donald Glacy, Ernie Adams, and Diana Smith. City Planner Kelly Carlson, and Executive Assistant Jeannie Homer.

Absent: Chairman Jason Kasal

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Don Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on August 5, 2024.

Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Mark McCullough second by Ernie Adams to approve a site plan request (SP 2024-02) from Blazing Hospitality LLC for a new multi-tenant shell building to be located in the Roanoke Summit Addition Block H Lot 1, and having an address of 1355 N US Hwy 377, City of Roanoke, Denton County, Texas. The property is generally located on the west side of N Hwy 377 directly behind the Panera Bread restaurant, approximately 1/8th of a mile north of Marshall Creek Rd.

Motion carried unanimously.



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

**December 2, 2024
Page 2 of 2**

E. ADJOURNMENT

Motion made by Ernie Adams second by Don Glacy to adjourn the meeting at 7:07 p.m.
Motion carried unanimously.

Victor Molaschi, Vice Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - 212 N Oak Street - SUP 2025-02

MEETING DATE: March 17, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a rezoning application for 212 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow Amusement-Commercial (Outdoors) Use. (SUP-2025-02/Ordinance No. 2025-103)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - SUP-2025-02 - Rezone - Oak Street Zoning - Amusement Use - 212 N Oak Street



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission SUP 2025-02

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 17, 2025, TO CONSIDER A REZONING APPLICATION FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT-COMMERCIAL (OUTDOORS) USE. 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 SUP 2025-02

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 25, 2025, TO CONSIDER A REZONING APPLICATION FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE - SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT-COMMERCIAL (OUTDOORS) USE. 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, February 26, 2025, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2025-02) Rydables

MEETING DATE: March 17, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (SUP-2025-02 / Ordinance No. 2025-103)

INFORMATION:

Rydables are an electric motorized cart with an animated character covering. The proposal is to have guided tours of twelve riders, riding on the downtown sidewalks and across intersections visiting various restaurants and businesses.

DIVISION 15. - OAK STREET CORRIDOR ZONING DISTRICT

Sec. 12.492 - Schedule of Uses: Amusement, commercial (outdoor) - SUP

Planning Analysis:

- The sidewalks were designed and intended only for pedestrian use.
- A tour of Rydables will impede pedestrians.
- Anticipate complaints from the public due to being inconvenienced.
- Potential for injury to pedestrians and riders.
- Controlling the speed of the rider is a concern.
- Alcohol consumption while riding is a concern.
- Parking of the carts is anticipated to be an issue.



AGENDA ITEM

STAFF RECOMMENDATION:

Regarding the use of motorized vehicles on downtown sidewalks, staff does not support this practice. Should the board approve the use, the following is outlined in the SUP ordinance for consideration:

- (a) Limited to guided tours only, no individual leases used in the City;
- (b) Guided tours are allowed between the hours of 1:00 p.m. and 3:00 p.m.;
- (c) The units can only go as fast as walking speed; and
- (d) The units may not park on public sidewalks within the City.

We also recommend consideration of the points outlined in the attached Police Department's Viewpoint report.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

- 1. SUP-2025-02 - Application 212 N Oak St - Amusement - Commercial (1)
- 2. Lone Star Rydables VisionMission (1)
- 3. Rydables Public Safety Viewpoint
- 4. Economic Development Report
- 5. ORD NO 2025-103 - SUP-2025-02- Rezone - Oak Street Zoning Corridor SUP - Amusement Use - 212 N Oak Street - Rydables - jlm draft - 022025



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Ken Goodman	Address, City, State, Zip 2128 Santa Fe Trl Grapevine, TX 76051	Phone Number and email 817-300-4648
Type of permit requested entertainment	Name of Business Lone Star Rydables LLC	Email and Website-if applicable info@lonestar Rydables.com
Property Owner(s) John & Irene Dancer	Address, City, State, Zip 14760 Regsdale Ln Roanoke TX 76262	Phone Number and email 817-992 5385
Legal Description - Lot/Block/Subdivision O T ROANOKE BLK 14 LOT 9	Property Address 212 N Oak St Roanoke TX 76262	Present Zoning Retail

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? NO
Amusement, commercial (outdoor)

Justification for request for Special Use Permit: engaging entertainment to
benefit all businesses on Oak St and the
city of Roanoke as a whole

Authorization:

I/ We John Dancer owner(s) of the above described property do hereby authorize
_____ to act on my/our behalf in making and representing this Specific Use permit application.

John K Dancer
Owner(s) Signature
2/13/25
Date

Owner(s) Signature

Date

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

Ken Goodman
Applicant's Signature

2-15-25
Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee PD CK #1004 rec #758973 \$200.00 02/18/2025 JM	P&Z Meeting MAR 17 2025	CC Meeting MAR 25 2025	File for Record SUP. 2025-02
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07/20/2023

Please submit to permits@roanoketexas.com with supporting documents. City of Roanoke | 500 S. Oak Street | Roanoke, TX 76262 | 817-491-2411



Meet the Rydables Team



Ken Goodman

- retired law enforcement



Kim Goodman

- teacher



Scott English

- electrical business owner



Kelly English

- CPA



Kayla Murphy

- teacher



Bryce Murphy

- Sales



Rydables brings out the kid in all of us! Captivating stuffed animal on the outside. Super safe electric cart on the inside. Rydables creates a fun, memorable, interactive experience for all sorts of events, venues, fundraisers, and touring opportunities.





Vision / Mission:

Lone Star Rydables intends to begin operating our Rydables here on Oak Street in Roanoke. A Rydable is a safe, ADA compliant mobility scooter that simply has a fun and entertaining animal “skin” on top. They are a fun and efficient way to bring in groups of people and take them on a food and drink tour of our restaurants.

We want to work with our restaurants to bring in up to ten people once or twice daily (***outside of peak restaurant hours i.e. 1-3 pm or so***) and sample a small, pre-chosen menu with a pre-chosen drink, spending approximately 15-20 minutes. Our tours include the price of all food, drinks and gratuities. We feel this will significantly increase the visibility of our food scene on Oak Street to visitors and tourists alike. We want to bring people to Oak St during off hours when it is NOT crowded.

These are guided, controlled tours that will take the safest routes to our destinations while avoiding any sidewalk or pedestrian obstructions. It is our intention to create a destination “event” that will entice people in the DFW area and tourists alike to spend some of their time and money in the city of Roanoke.





Rydables: a part of city events in Roanoke

Ready to take your event to the next level? With Rydables Events & Rentals, you can add a one-of-a-kind, playful twist that guests of all ages will love. Working with the city of Roanoke, we believe Rydables will become a resource to enhance guest experiences in the many celebrations the city hosts.

Whether it's a city celebration, birthday party, corporate event, or family gathering, Rydables brings a sense of joy and wonder that's sure to be a highlight. From start to finish, our team ensures a seamless setup, so you can focus on creating memories that your guests will be talking about long after the event is over.



Safety / Features

First and foremost, RYDABLES are SAFE!! In fact, they classify as an ADA-compliant mobility scooter. (Fun Fact: And as such, they pass all TSA inspections and are protected under Federal regulations. They even fly on airline flights for free!)



All carts feature electromagnetic braking that automatically engages when the throttle is released (squeeze to go, let go to stop...simple). All carts have an anti-roll, hill-lock feature to prevent unwanted rolling when stopped on an incline or decline. All carts are 2-wheeldrive with suspension incorporated at all 4 wheels. Their top speed can be both manually and/or electronically governed, based on the rider and/or the venue.



Safety / Features

Weight Limit: Rydables can hold up to 400 lbs, and are ADA compliant

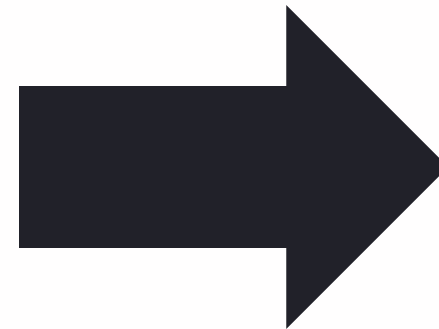
SPEED: They can travel 2 mph or up to 7.5 mph (depending on the setting). Their top speeds can be both manually and/or electronically governed, based on the needs of the rider and/or the venue.

Rydables are multi-terrain capable and are specifically designed for outdoor use. As long as the area they're operating in isn't too thick/deep, Rydables can be used on grass, gravel, dirt, hills, etc... (They're not "all-terrain" but they are definitely "multi-terrain"!).

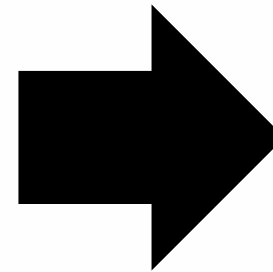
Rydables can easily and safely operate indoors, as well.



We swap the chair for a bench seat



and put an animal skin on top



**Rydables are 24.5" wide x 48" long.
These are the minimum measurements on Oak St.**



**Plenty of parking spaces/areas
for Rydables to park while dining as to not obstruct.
only parked for 15/20 min. at a time, over 90 min.*



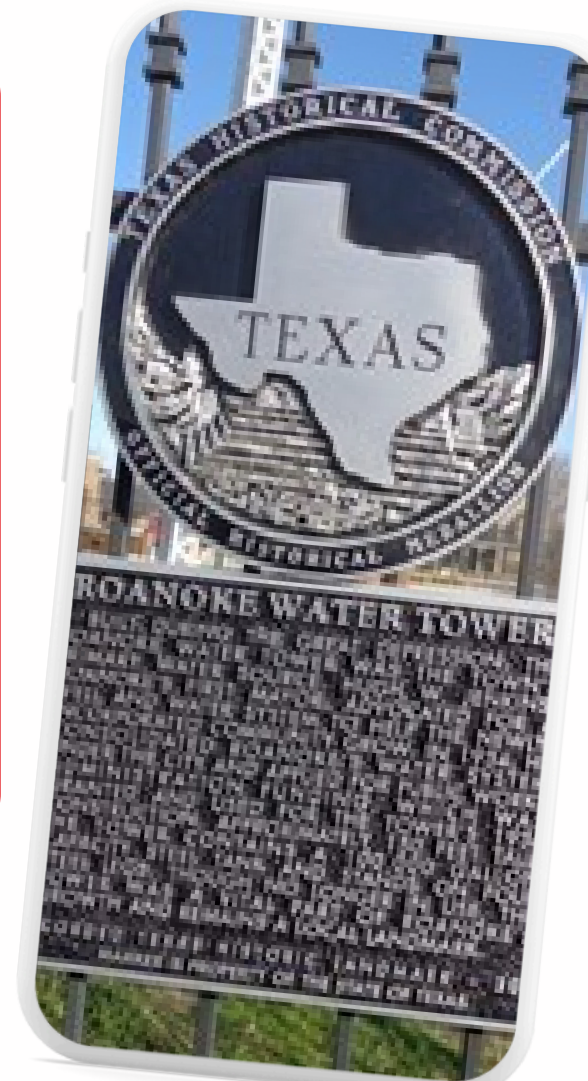
Lone Star Rydables wants to bring this fun, interactive form of entertainment to historic Oak street to celebrate and promote our rich history, shops, food, drinks and fun.



Roanoke History

We will work directly, and extensively, with Kelli & Stacy at the Roanoke Historical Society to ensure that we are providing the MOST accurate and interesting historical facts, stories, and sights to see!

Cowboys became notorious for blowing off steam in rambunctious – and often illegal – ways. A relic of that reputation still stands today in Roanoke. The rock building at 114 North Oak Street houses the Roanoke Visitor's Center and Museum today, but in the 1880s it was the Silver Spur Saloon: a popular two-story watering hole and, as legend has it, a brothel. Patrons could visit the brothel covertly through a hidden door between the bank next door and the saloon. Today, the rock building is the oldest extant commercial building in the community, and houses artifacts and local legends from Roanoke's rowdy past.



Food Tours:

In speaking with the manager, GM or owner of each of these venues, they are ready and excited to be a stop on the Rydables food tour. We are also endorsed by our proposed landlords John & Irene Dancer to bring the experience to Roanoke. We will work together to create a signature taste of each. ***(Done during the restaurant off hours to promote business)***



Christmas time: Rydables Rudolph Run:

Rydables invites you & your loved ones for a jolly holiday cruise down Oak Street and City Hall. With Christmas music, fun photo opportunities, and a sweet treat at the end of your journey... you and your Rydables Reindeer will have so much FUN even Santa and his Elves will want to join!





*Contacts in our other locations that can speak to the
safety record and popularity of the Rydables*

Keri Henningsen B1400
Crime Prevention Police Aide
McKellips District
Scottsdale Police Department
480-312-8168

Jeffrey McVay, AICP
Manager of Urban Transformation
Office of Urban Transformation
City of Mesa
Phone: 480.644.5379
Email: jeff.mcvay@mesaaz.gov

Ross Heyl
Citizen Advisor for the City of Scottsdale
Head of the Scottsdale Ambassador Program
480.312.2832
rhey1@scottsdaleaz.gov



If there are any questions or concerns that I have not addressed, I would welcome the opportunity to provide any clarifications needed.

Thank you for your consideration.



Ken Goodman
General Manager
214-494-9421



Ken@LoneStarRydables.com
www.LoneStarRydables.com





ROANOKE POLICE DEPARTMENT

Jeffrey T. Williams
Chief of Police

Public Safety Viewpoint for Special Use Permit (SUP) Application for Rydables

Overview:

As the Council reviews the application for the Rydables business and its request for a Special Use Permit (SUP), it is important to carefully consider the public safety implications of this new commercial activity. The current ordinance prohibits amusement for outdoor uses without approval of an SUP. While the proposed business may appear to have economic benefits for the businesses on Oak Street, several public safety concerns must be addressed to ensure that the safety and well-being of both the community and the riders are adequately protected.

1. Pedestrian Safety:

Our sidewalks and streets are narrow, particularly in more tightly populated areas and especially during city special events. While the business owner has indicated that Rydables will be kept in a single line to ensure there is room for both pedestrians and riders within the current width of the sidewalks, there remains concern regarding potential accidents due to distracted pedestrians or riders.

Considerations:

- A comprehensive review of **sidewalk conditions and widths the full length of Oak Street** to ensure whether the infrastructure can safely accommodate Rydables without compromising pedestrian space.
- Providing clear safety protocols for riders and developing a system to raise awareness among pedestrians of the presence of Rydables could reduce potential hazards.

2. Traffic Congestion:

The introduction of Rydables has the potential to worsen existing traffic congestion, particularly in areas where streets are already busy with vehicles and delivery trucks. The business owner has confirmed that Rydables will not be ridden on the streets but will use crosswalks. However, the interaction between vehicles, pedestrians, and riders may still present safety risks.

Considerations:

- A traffic impact study could help assess whether the presence of Rydables will affect traffic flow and congestion in any unintended ways.

3. Infrastructure and Space Availability:

Although the business owner has provided measurements confirming that Rydables can fit within the current sidewalk width alongside pedestrians, narrow sidewalks may not consistently provide the necessary space for both safe pedestrian movement and Rydable operation, particularly during peak times.

Considerations:

- A comprehensive review of sidewalk conditions and widths the full length of Oak Street could help determine whether the infrastructure can safely accommodate Rydables without compromising pedestrian space.

4. Parking and Storage of Rydables:

There is no designated parking area for Rydables during tours, which raises concerns about potential obstructions to pedestrian traffic. The business owner has indicated that efforts will be made to coordinate with partnering businesses to secure appropriate parking locations.

Considerations:

- A formal parking plan for each potential business partner should be provided to ensure that Rydables are stored in locations that do not obstruct walkways or traffic flow.
- Potential solutions, such as designated parking hubs or collaboration with nearby businesses, should be explored to mitigate the risk of cluttering public spaces.

5. Tour Group Size and Timing:

The business owner has committed to limiting tour group sizes to 10-12 people and scheduling tours during off-peak times, such as weekdays and outside of the lunch or dinner rush. These measures are intended to minimize pedestrian congestion and ensure a manageable number of riders.

Considerations:

- The implementation of group size limits should be closely monitored to ensure compliance and maintain safety standards.
- Continued evaluation of off-peak tour times will be important to ensure that they effectively reduce potential conflicts with pedestrians and traffic.

6. Alcohol Consumption on Tours:

The business owner has proposed limiting alcohol consumption during restaurant tours to 4 oz servings, with the aim of reducing the risk of intoxication and the associated safety concerns.

Considerations:

- The proposed alcohol limits could help mitigate the potential for unsafe behavior among riders. Clear guidelines for alcohol consumption, including oversight during tours, would be necessary to maintain safety standards.

Conclusion:

While the Rydables business has taken steps to address some public safety concerns, there are several considerations that must be carefully evaluated before approval. These include the potential risks related to rider and pedestrian safety, traffic congestion, infrastructure constraints, parking, and tour management. It is important to ensure that appropriate safety measures and infrastructure improvements are in place to protect both the community and the users of the service. **Please keep in mind that the responsibility for maintaining these safety measures falls on the business owner, placing it outside the direct control of the City of Roanoke.**

We recommend that the Council greatly consider these public safety concerns during the decision-making process, and ensure that adequate provisions are made to address these issues prior to considering an approval.

ECONOMIC DEVELOPMENT

In consideration of the Specific Use Permit application from Lone Star Rydables:

A guided group tour, such as Lone Star Rydables, that looks to operate on Oak Street can potentially provide a number of economic benefits.

- **Boosting Local Tourism:** The applicant's goal is to attract area visitors looking for a unique, social experience that cannot be found anywhere else. Guided tours, whether for restaurants, shops, or historical, can appeal to groups celebrating birthdays, weddings, etc; as well as corporate outings and casual visitors. Cities such as Austin and Nashville that allow similar concepts (guided restaurant tours, pedal bars, etc) have reported an increase in visitor spending into hospitality sectors.
- **Increase in Foot Traffic:** By targeting "first time visitors" to Oak Street, it exposes participants to local businesses creating return visits. Increased foot traffic often translates into higher sales for restaurants and retailers.
- **Encourages Spending:** Rydables looks to tap into a growing "experience economy" where consumers are prioritizing their spending dollars on memorable activities over goods. Although Rydables' initial concept is to prepay for set items at restaurants, the exposure to other goods and menu items can potentially spur more sales.

Although there are many potential benefits to increasing overall visitation to Oak Street, we are certainly mindful of concerns regarding public safety and traffic disruptions (vehicular and pedestrian). Overall, we feel that it would be a benefit to our Oak Street businesses and comparable studies of experiential tours show a boost to the local economy through direct and indirect spending.

*Information and study from Visit Nashville and Visit Austin reports on downtown revenue as well as The Urban Land Institute, "The Economic Benefit of Walkable Communities".

Siale Langi | Economic Development Manager

ORDINANCE No. 2025-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT - COMMERCIAL (OUTDOORS) USE FOR 212 N. OAK STREET, 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; 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 Lot 9, Block 14 of O.T. Roanoke addition, an addition located within the City of Roanoke, Denton County, Texas, and located at 212 N. Oak Street, Roanoke, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow amusement-commercial (outdoors) use; 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:

Section 1. FINDINGS INCORPORATED

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

Section 2.

That the Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on Lot 9, Block 14 of O.T. Roanoke addition, an addition located within the City of Roanoke, Denton County, Texas, and located at 212 N. Oak Street, Roanoke, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow amusement-commercial (outdoors) use with the following conditions:

- (a) Limited to guided tours only, no individual leases used in the City;
- (b) Guided tours are allowed between the hours of 1:00 p.m. and 3:00 p.m.;

- (c) The units can only go as fast as walking speed; and
- (d) The units may not park on public sidewalks within the City.

Section 3.

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 4. 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 5. 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 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 25th day of March, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2025-01) Liquor King

MEETING DATE: March 17, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP 2025-01) request from Bowman Consulting Group, LTD, for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

INFORMATION:

The applicant is proposing two (2) buildings.

Building A: Fronting N Hwy 377- The proposed uses are a five-thousand-five-hundred (5,500) square-foot liquor store on the first floor and four-thousand-five-hundred (4,500) square feet of office space on the second floor.

The exterior castle-like design of the Liquor King building, shown as building A on the plan, is not compatible with existing buildings in the Oak Street District. **Sec. 12.498. - Architectural Standards and Design Guidelines.** **New buildings/building façades shall utilize building elements and details to achieve compatibility with existing buildings in the Oak Street district.**

Building B: Fronting Oak Street - The proposed uses are a four-thousand (4,000) square-foot restaurant on the first floor and a four-thousand (4,000) square-foot bar with patio on the second floor.

- **Landscape**- The plan demonstrates new permanently maintained landscaping.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed uses. Required: 54 spaces Provided: 58 spaces



AGENDA ITEM

STAFF RECOMMENDATION:

It is the staff's recommendation that the Liquor King building facade be re-designed to achieve compatibility with the existing buildings in the Oak Street Corridor Zoning District.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2025-01 - 304 S HWY 377 - Liquor King
2. Roanoke_PreDevelopment-Final (3)



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Curtis Young	Address of Applicant 1130 N. Carroll Ave, STE 200, Southlake, TX 76092	Phone Number and Email 817-424-2626
Legal Interest Owner's Representative		
Owner Mihir Varia/ LKING Estates, LLC	Address 2449 Crooked Lane, Southlake, TX 76092	Phone Number& Email 701-770-4071
Firm preparing Site Plan Package Integrated Design BIM Solutions, LLC Attn. Afrim Azizolli	Address 5000 Cedar Elm Dr., McKinney, TX 75070	Phone Number 214-930-1216
		Email afrimazizolli@gmail.com
Location of Property 304 S. Hwy 377, Roanoke, TX 76262	Name of Addition/Subdivision Reno Red Addition	Lot / Block Lot 1, Block A
		Present Zoning Oak Street Corridor Distri

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	1	1.041
Commercial		
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.


Applicants Signature
FOR OFFICE USE ONLY

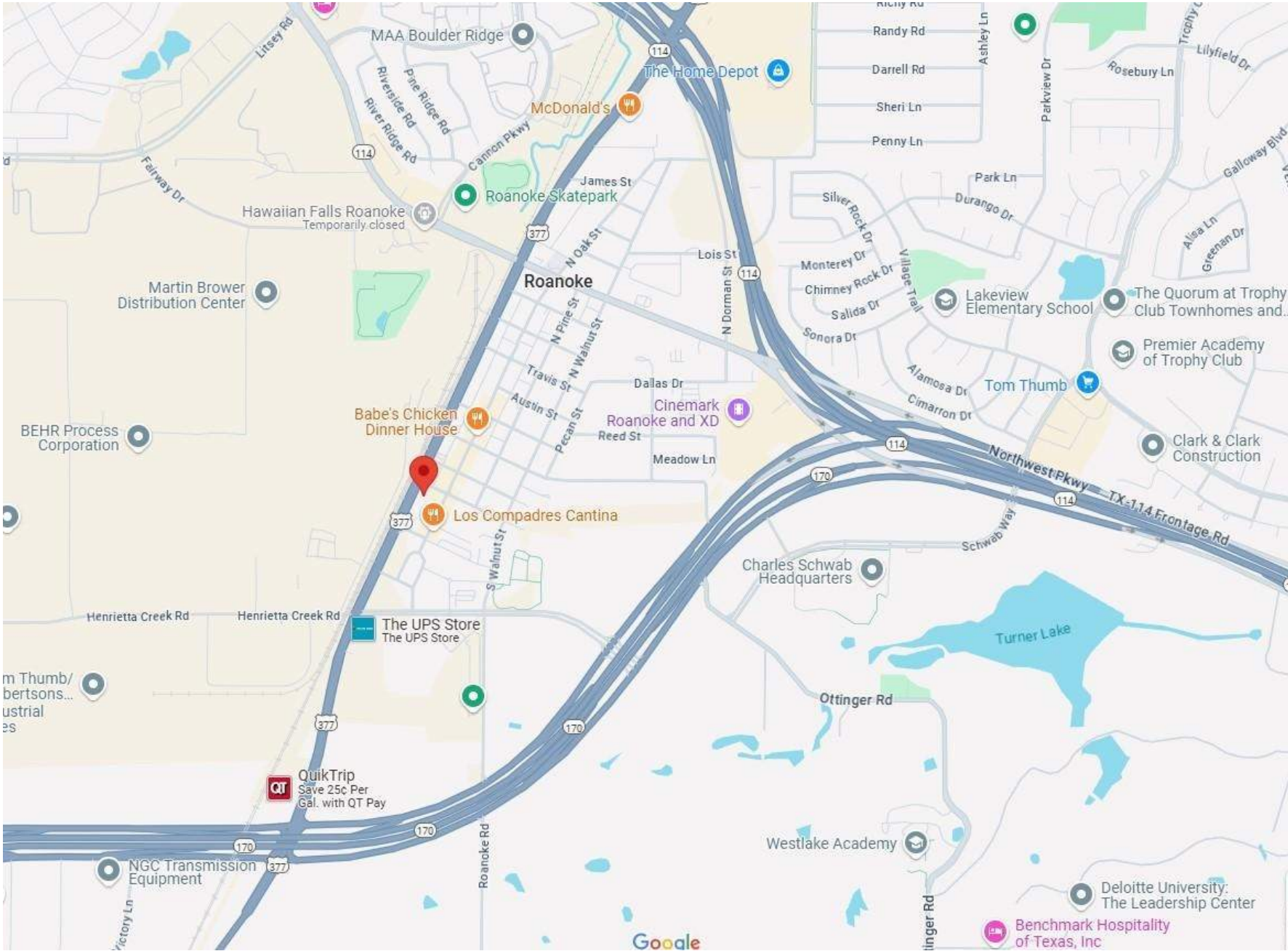
17 FEB 25
Date

Site Plan Fee PD VS \$400.00 02/27/2025 REC #759480 JM	P&Z Meeting <u>03/17/2025</u>	CC Meeting <u>03/25/2025</u>	File for Record SP- <u>2025</u> - <u>01</u>
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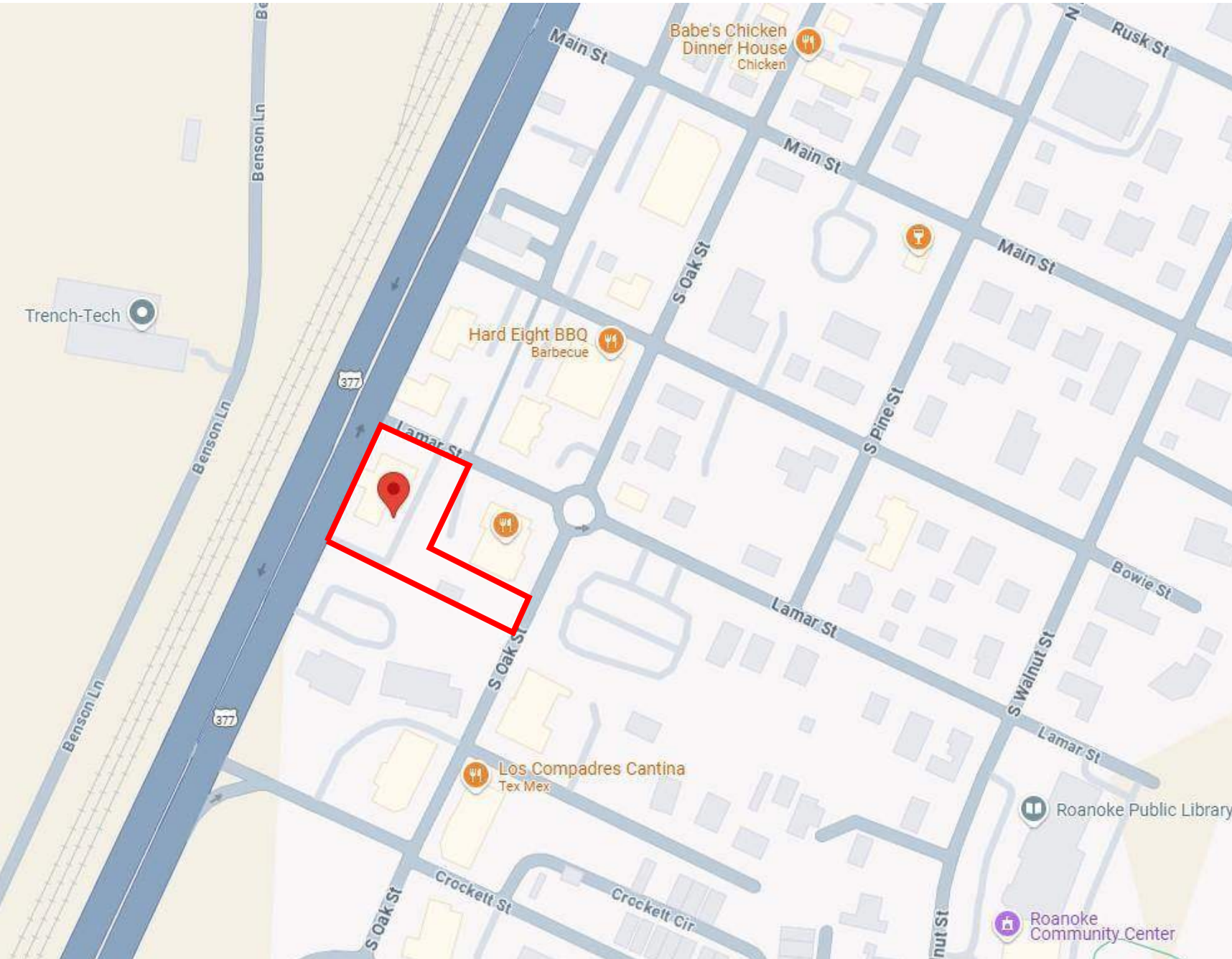
PROPOSED SITE PLAN FOR

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262



LOCATION MAP



VICINITY MAP

OWNER

LIQUOR KING

2801 MacArthur Blvd,
Lewisville, TX 75067
(P) 972-459-4222
e-mail - mihir119@gmail.com
Contact: Mihir Varia, Owner

ENGINEER

2CMD Engineering
& Consulting, Inc.

1307 Hillary Lane
Arlington, TX. 76012
(P) 817-459-1420
(F) 877-568-9113
Contact: Azeem Yasin, P.E.

SURVEY

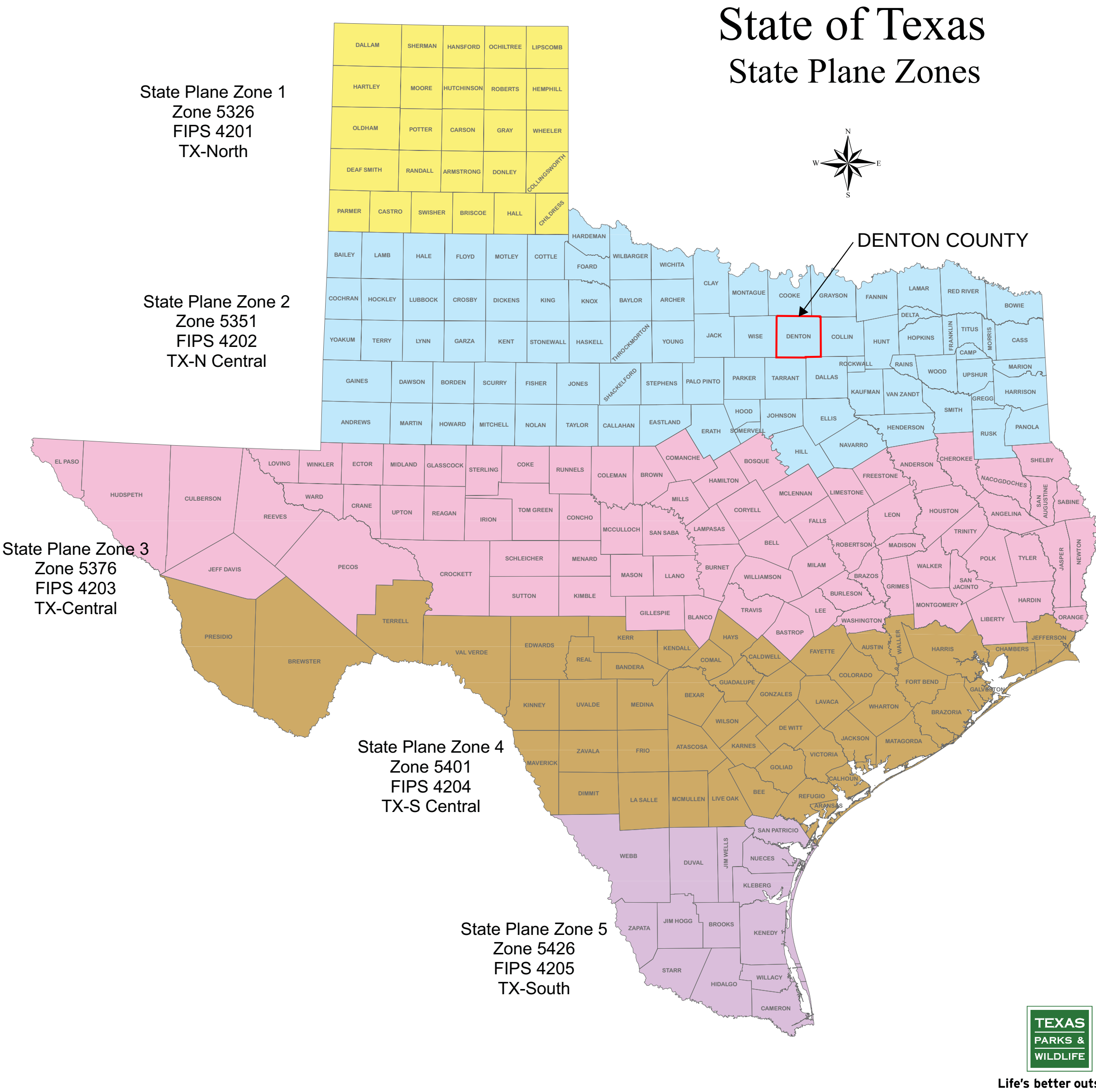
Barron Stark
Engineers

Charles F Stark, RPLS
6221 Southwest Blvd, Suite 100
Fort Worth, TX 76132
(P) 817-231-8100
www.barronstark.com
Contact: Charles F Stark

DEVELOPER

TBD CONSTRUCTION LLC

Address, Suite ###
City, TX ZIP CODE
(P) ###-###-####
e-mail -
Contact: First Last Name,



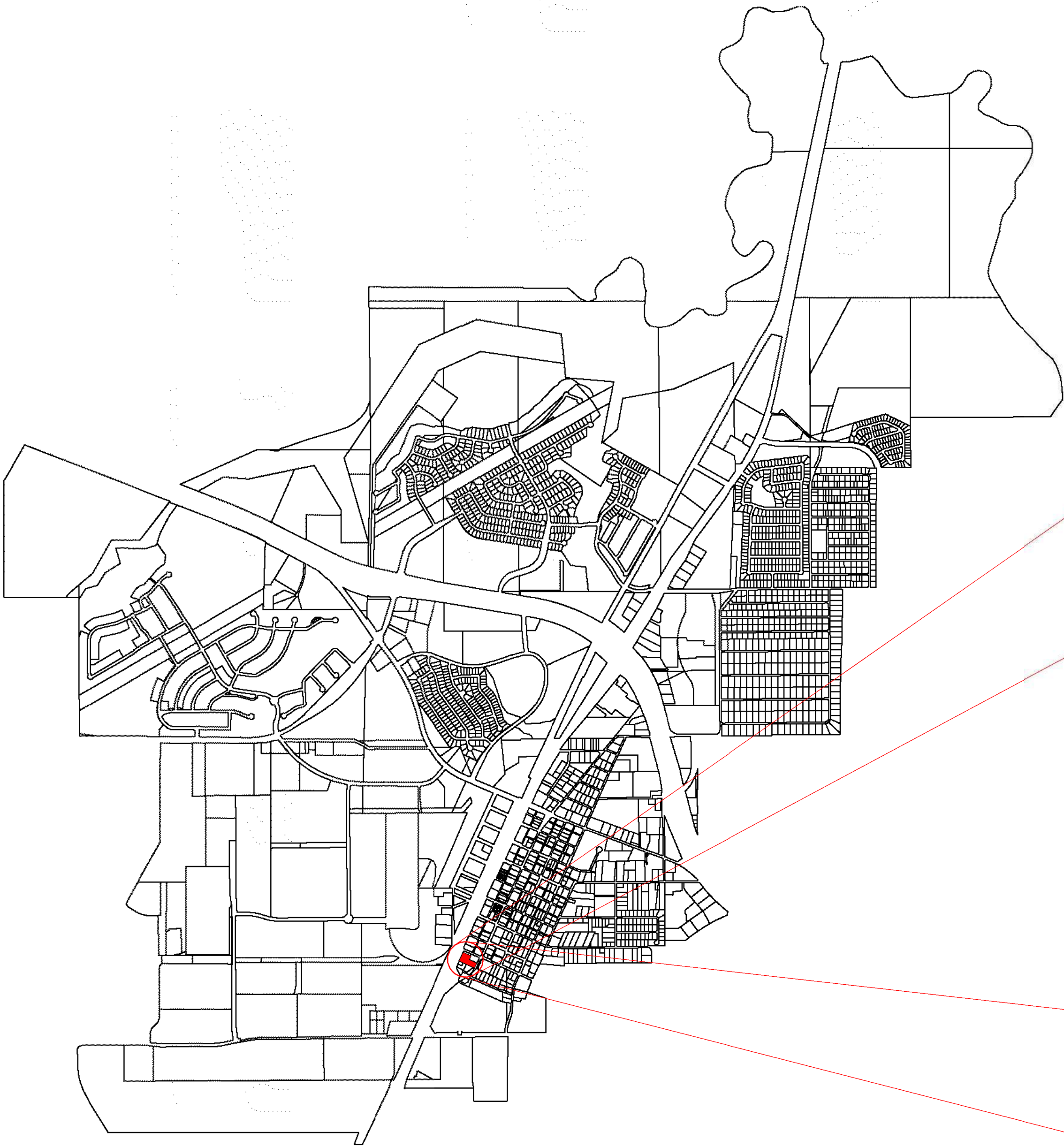
G0.0	COVER
G0.01	SITE DATA
G0.02	EXISTING SURVEY
A100	PROPOSED ANNOTATED SITE PLAN
A100.1	PROPOSED DIMENSIONED SITE PLAN
A100.2	OVERALL TRAFFIC SITE PLAN
A101	PROPOSED SITE PLAN BUILDING '1'
A102	PROPOSED SITE PLAN BUILDING '2'
A103	PROPOSED EXTERIOR ELEVATIONS BUILDING '1'
A104	PROPOSED EXTERIOR ELEVATIONS BUILDING '2'
A105	3D VIEWS BUILDING '1'
A106	3D VIEWS BUILDING '2'
AD100	DEMOLITION ARCHITECTURAL SITE PLAN
L101	PROPOSED LANDSCAPE PLAN

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	December 5, 2024

PROPOSED SITE PLAN FOR NEW LIQUOR KING - ROANOKE

SITE DATA



SITE LOCATION



ZONING DATA



ZONING DISTRICTS 300 FEET ADJACENT TO PROPERTY

SITE DATA SUMMARY TABLE

PROPOSED USE:	MIXED USE
SQUARE FEET BUILDING 1:	9,800 S.F. LIQUOR STORE AND OFFICES
SQUARE FEET BUILDING 2:	8,000 S.F. RESTAURANT AND BAR LOUNGE
NO AREA INCREASE PROPOSED	
EXISTING ZONING DISTRICT:	COMMERCIAL/RETAIL
GROSS SITE AREA:	1.041 ACRES
REQUIRED LANDSCAPE AREA:	0.104 ACRES (10 %)
PROVIDED LANDSCAPE AREA:	0.29 ACRES (21%)
LOT COVERAGE:	7.2%
FLOOR AREA RATIO (FAR):	0.072
SETBACKS:	
FRONT	10 FT.
SIDE INTERIOR	15 FT.
SIDE STREET	15 FT.
REAR	25 FT.
(REFER TO SHEET A# FOR ADDITIONAL INFO)	

BUILDING HEIGHT:	
FIRST FLOOR HEIGHT	MIN. 15' - 0" CLEAR
UPPER FLOOR	MIN. 10' - 0" CLEAR

BUILDING FRONTAGE
MIN. OF 70% OF THE BUILDING FACADE SHALL BE BUILT ALONG OAK STREET WITHIN THE BUILT-TO-ZONE

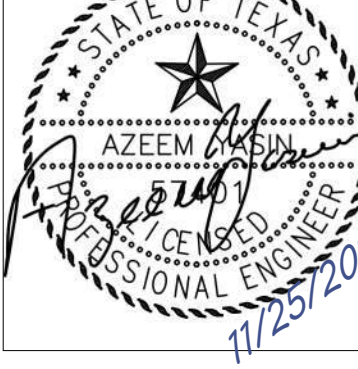
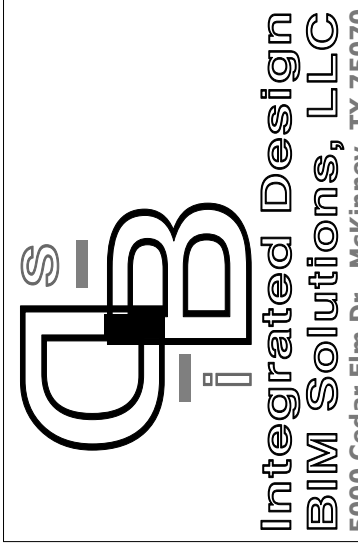
MIN. OF 50% OF THE BUILDING SHALL BE BUILT TO THE BUILT-TO-ZONE ALONG HWY 377

EXISTING PARKING SPACES:	
STANDARD	47 ON SITE & 7 ON STREET = 54
ACCESSIBLE	3 ON SITE

TOTAL PARKING SPACES:	57
PARKING SPACES REQUIRED:	1/350 S.F.
	54 SPACES REQUIRED
	57 SPACES PROVIDED

"Site Plan Zoning Exhibit"

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Acreage:	1.041 (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	9,800 S.F. New Liquor Store & Offices 8,000 S.F. New Restaurant & Bar Lounge
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT'
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	November 25, 2024



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

SITE DATA

Project number	2024-064
Date	11.14.24
Drawn by	Author
Checked by	Checker

G0.01

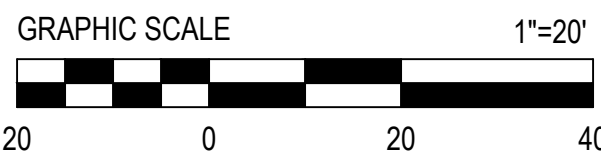
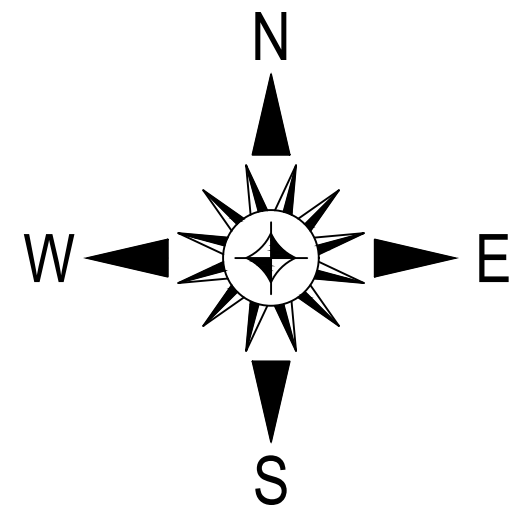
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Page 38 of 50

- FLOOD NOTE:**
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48321C005G FOR THE CITY OF ROCKAWAY ON AN EFFECTIVE DATE OF 04/18/2011 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) THE PROPERTY LIES WITHIN THE NON-SHADED ZONE "X" AREA, DEFINED BY FEMA AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LEVEL, DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- GENERAL NOTES:**
1. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
 2. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 3. SITE HAS DIRECT PHYSICAL ACCESS TO E. LANCASTER AVE., BOSWELL DRIVE & BUTTERCUP LANE
 4. THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.

Tree Table	
Point #	Description
218	9" Hackberry
219	6" Hackberry
220	10" Pecan
221	9" Hackberry
222	6" win Hackberry
223	Triplate Hackberry (Dead)
224	11" Hackberry
225	8" Hackberry
226	8" Tree
227	9" Elm (Dead)
228	14" Elm
229	5-6" Cluster Of Trees
230	9" Hackberry
231	4" Hackberry
232	6" Hackberry
233	10" Hackberry
234	4" Hackberry
235	24" Oak
236	5" Cedar
238	5" Hackberry



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



2. Site address - 304 S Hwy 377, Roanoke, TX 76262.
3. See flood note on this sheet.
4. Gross land area - subject property contains **45,334 square feet** or **1.041 acres** of land.
- 6(a). No zoning report was furnished to surveyor at the time of the survey.
- 6(b). No zoning report was furnished to surveyor at the time of the survey.
- 7(a). Exterior dimensions and areas of all buildings are shown on face of survey.
- 7(b)(1). See on face of survey.
- 7(c). See on face of survey.
8. Substantial features are plotted and shown hereon.
9. There are a total of 39 parking spaces of which 2 are handicapped.
10. There was no party walls observed on at the time of the survey.
13. Names of adjoining property and/or platted lots are shown hereon.
16. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. No proposed changes in street right of way lines was made available to the surveyor by the controlling jurisdiction and no evidence of recent street or sidewalk construction or repairs were observed in the process of conducting the fieldwork.
18. Offsite and adjoining easements shown hereon

This Paper was prepared from a Title Policy Prepared by Fidelity National Title Insurance Company, GF No. FTDL-34-9000324200361, Effective Date: August 19, at 8:00 a.m.

10.h.) Building Lines and Easement(s) for the purpose(s) show below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded under Clerk's File No. 2018-306 Plat Records, Denton County, Texas;

1. 10' Building Line
2. 15' Building Line
3. 10' Build-to-Zone
4. 15' Sanitary Sewer Easement
5. 12.5' M.A.E.

(AFFECTS, PLOTTED & SHOWN)

10.i.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: August 16, 1926
Recording No: Volume 205, Page 560, Real Property Records, Denton County, Texas
(MAY AFFECT, DOCUMENT IS AMBIGUOUS)

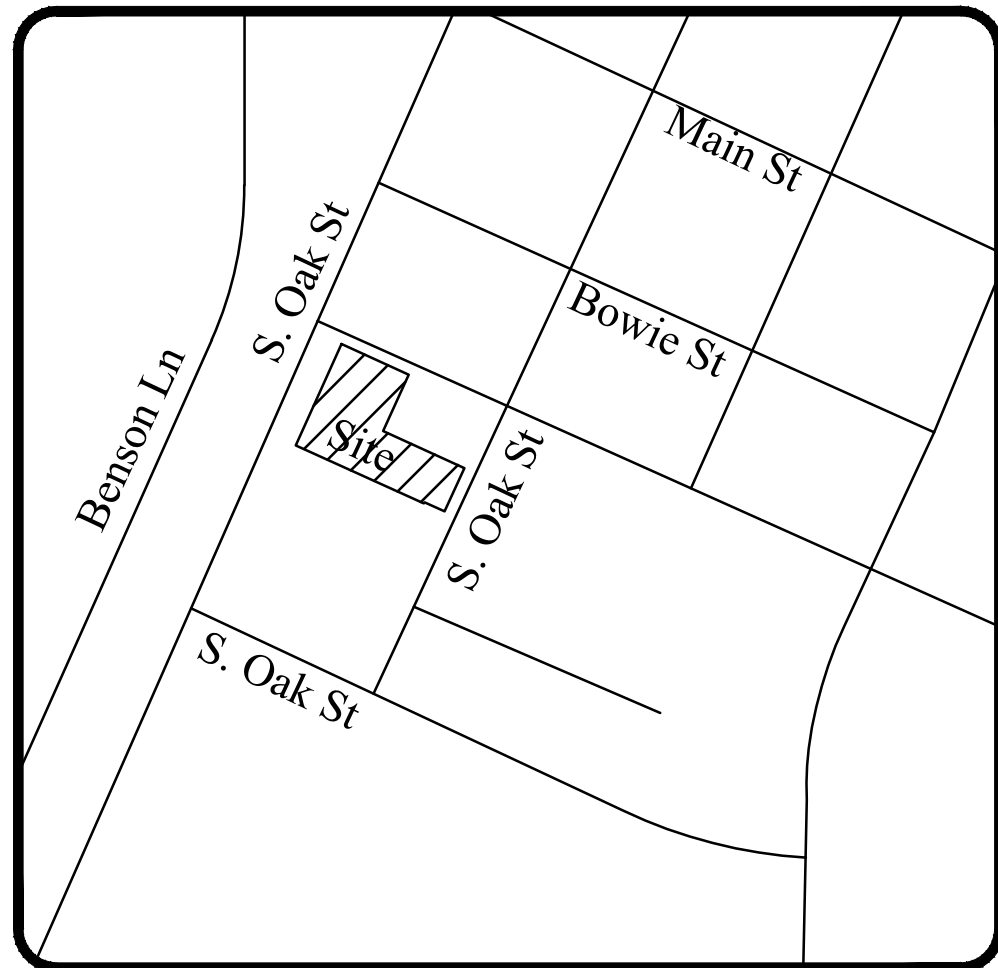
10.j.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: December 20, 1961
Recording No: Volume 475, Page 641, Real Property Records, Denton County, Texas
(MAY AFFECT, DOCUMENT IS AMBIGUOUS)

10.k.) Easement(s) for the purpose(s) show below and rights incidental thereto as condemned by an instrument.
Entitled: Agreed Final Judgment
Court: Probate Court
Cause No.: PR-2016-00415
In favor of: the State of Texas
Purpose: temporary easement (Parcel 4TE)
Recording Date: November 13, 2020
Recording No: under Clerk's File No. 2020-184739, Real Property Records, Denton County, Texas, and a certified copy of which is filed January 7, 2022, recorded under Clerk's File No. 2022-4235, Real Property Records, Denton County, Texas.
(AFFECTS, PLOTTED & SHOWN)

BEING Lot 1, Block A, of Reno Red's Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Clerk's File No. 2018-306, Plat Records, Denton County, Texas;

Save and Except the tract of 0.044 of an acre tract, in fee simple, awarded to the State of Texas by the Agreed Final Judgment under Cause No. PR-2016-00415, of which, the certified copy is filed on November 13, 2020, under Clerk's File No. 2020-184739, Real Property Records, Denton County, Texas, and a certified copy of which is filed January 7, 2022, recorded under Clerk's File No. 2022-4235, Real Property Records, Denton County, Texas.

Vicinity Map



ALTA/NSPS Land Title Survey

Lot 1, Block A, of Reno Red's Addition,
an addition to the City of Roanoke, Denton County, Texas,
according to the plat thereof
recorded under Clerk's File No. 2018-306,
Plat Records, Denton County, Texas.
Sited in the D. Hoover Survey, Abstract No. 603

To: Hard Sun II Incorporated; Mission Line Enterprises, LLC as there interests may appear; Maahi LLC and/or assign; and Fidelity National Title Insurance Company.

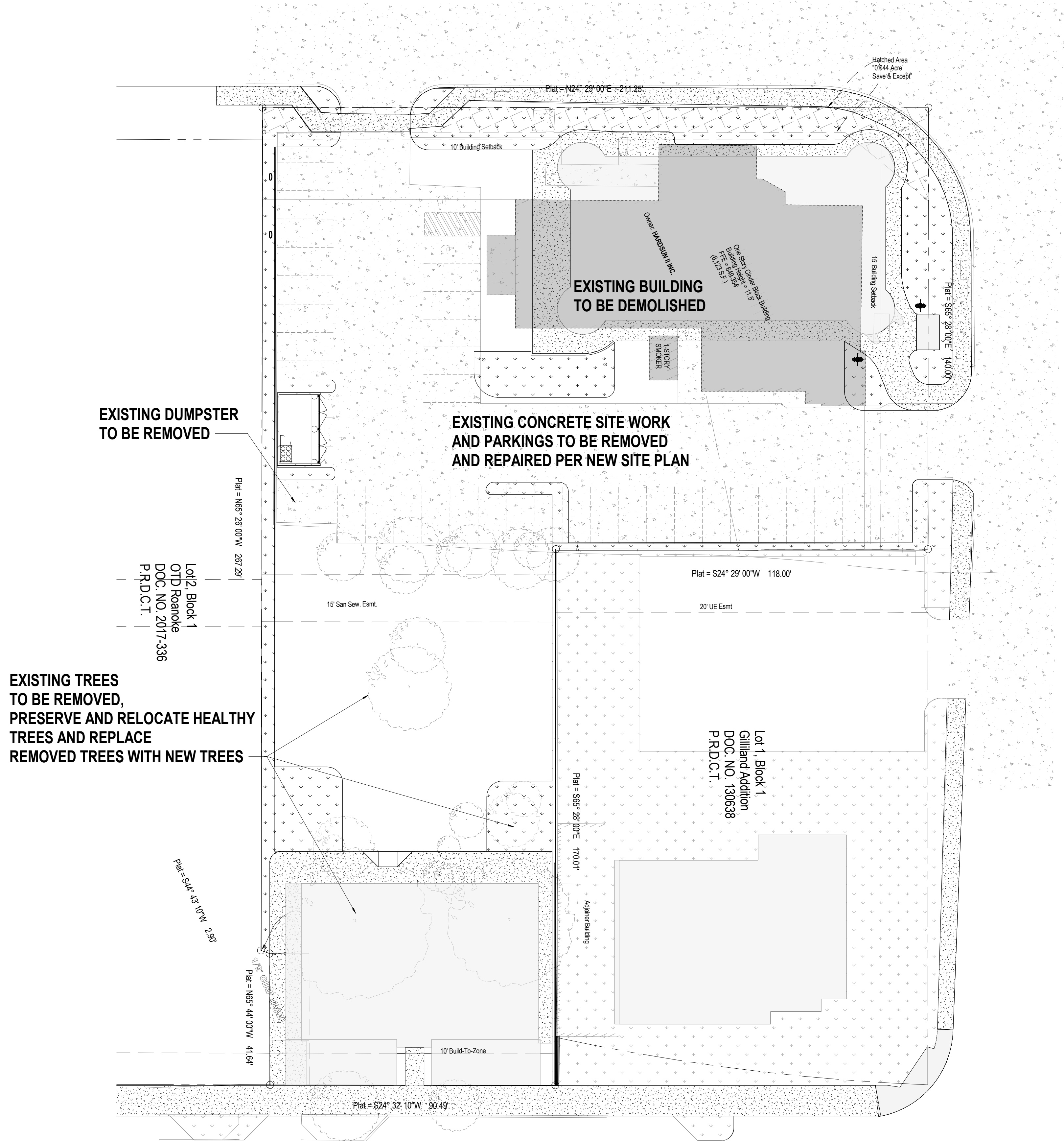
This is to certify this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on September 17, 2024.

Charles F Stark 09/23/2024
Charles F. Stark, RPLS
Texas Registration No. 5084



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

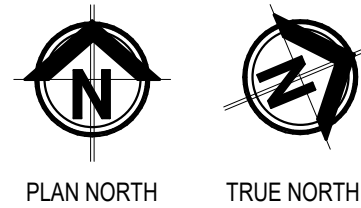
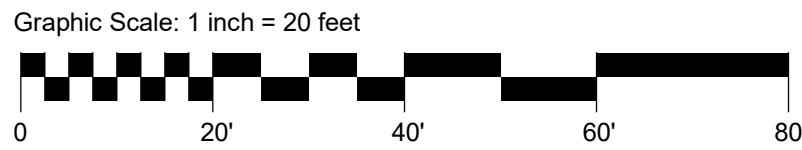
PROJECT NO. 538-10437 DRAWN: ZDS SHEET 1 OF 1



1 DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
REFER TO SHEET G0.02 (SURVEY PLAN)
FOR ADDITIONAL INFORMATION



DEMOLITION SITE NOTES

- ALL EXISTING GRADES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY WORK. ALL CUT AND FILL SHOWN ON THE DRAWINGS SHALL BE INCLUDED IN THE PROJECT. ALL FINISHED GRADES ARE TO SLOPE UNIFORMLY AWAY FROM THE
- FINAL GRADES OF THE SOILS TO THE FINAL ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE INCLUDED IN THIS PROJECT.
- THE GENERAL CONTRACTOR WILL BE REQUIRED TO LOCATE, COORDINATE, AND MAKE ALL NECESSARY PROVISIONS TO CONNECT TO ALL EXISTING UTILITIES.
- THE NEW CONCRETE SIDEWALKS, CURB RAMPS, AND RELATED SITE WORK SHALL TIE-IN EXISTING MATERIALS WITH SMOOTH TRANSITIONS. PROTECT ALL EXISTING MATERIALS. REPLACE ANY DAMAGED MATERIALS CAUSED BY CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR TO VERIFY ESTABLISHED BENCHMARK, ESTABLISHED CORNER OF BUILDING, AND ALL RELATED DIMENSIONS AND ELEVATIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL PAINTED PARKING STRIPES AND GRAPHICS AS INDICATED.
- THE GENERAL CONTRACTOR SHALL PROVIDE HC SIGNS AND POSTS IN STRICT ACCORDANCE WITH CITY, STATE, AND NATIONAL STANDARDS.

DEMOLITION SITE LEGEND

- EXISTING SITE WORK TO REMAIN
- EXISTING SITE WORK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

"Site Plan Zoning Exhibit"

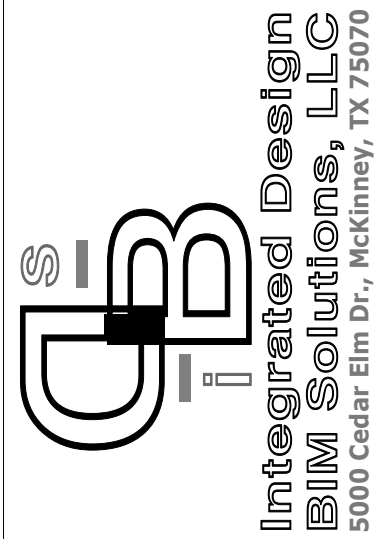
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Acreage:	1.041 ACRES (45,334 S.F.)
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PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	December 5, 2024



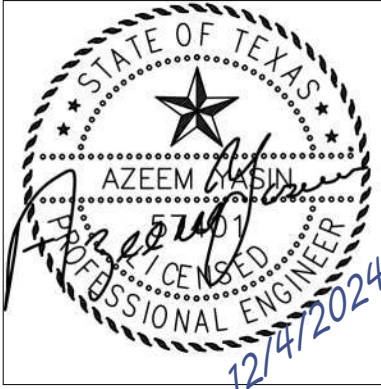
1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
F: 817 423 6724
AZEEM@2CMDINC.COM



1307 HILLARY LANE
ARLINGTON, TX 76011
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F: 817 423 6724
AZEEM@2CMDINC.COM



Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070



STATE OF TEXAS
AZEM AZEM
Professional Engineer
12/4/2024

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

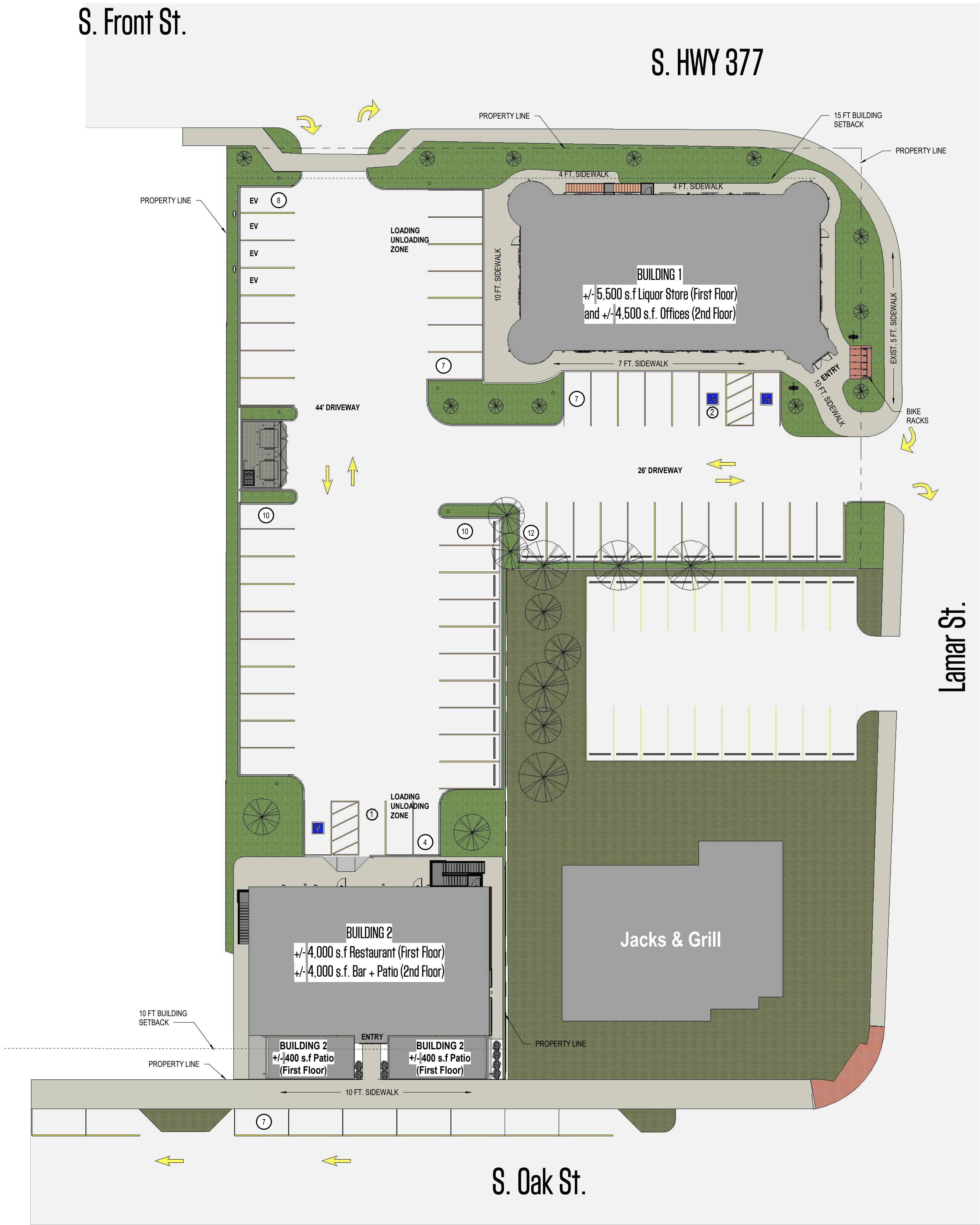
RELEASE:
No. Description Date

DEMOLITION
ARCHITECTURAL
SITE PLAN

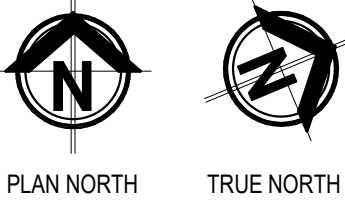
Project number	2024-064
Date	12.5.24
Drawn by	Author
Checked by	Checker

AD100

Scale As indicated



1 OVERALL PROPOSED ANNOTATED SITE PLAN
SCALE: 1" = 20'-0"
Graphic Scale: 1 inch = 20 feet
0 20' 40' 60' 80'



BUILDING 1 PROJECT INFO & PLANS AREAS	
LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - LIQUOR STORE SECOND FLOOR - OFFICES
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	5,500 S.F.
SECOND FLOOR HVAC GROSS AREA	4,500 S.F.
TOTAL GROSS HVAC AREA	10,000 S.F.

BUILDING 2 PROJECT INFO & PLANS AREAS	
LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - RESTAURANT SECOND FLOOR - BAR HOOKAH LOUNGE
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	4,000 S.F.
SECOND FLOOR HVAC GROSS AREA	1,600 S.F.
TOTAL GROSS HVAC AREA	5,600 S.F.
UNCONDITIONED PATIO AREA	
FIRST FLOOR OUTDOOR PATIO	1,020 S.F.
SECOND FLOOR OUTDOOR PATIO	2,120 S.F.
TOTAL PROPOSED S.F.	8,800 S.F.

PARKING TABULATIONS:

BUILDING 1 AREA = 10,000 S.F.	
BUILDING 2 AREA = 8,800 S.F. (INCLUDING OUTDOOR PATIOS)	
TOTAL BUILDINGS AREAS = 18,800 S.F.	
TOTAL PARKING SPACES REQUIRED: 18,800 S.F. / 350 S.F. = 54 SPACES	
PARKING SPACES PROVIDED:	58 SPACES ON SITE, 54 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	7 SPACES ON STREET
PARKING SPACES PROVIDED:	65 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

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PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
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City of Roanoke:	Denton County
Submission Date:	December 5, 2024

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No.	Description	Date
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PROPOSED ANNOTATED SITE PLAN

Project number	2024-064
Date	12.5.24
Drawn by	AA
Checked by	AA

A100

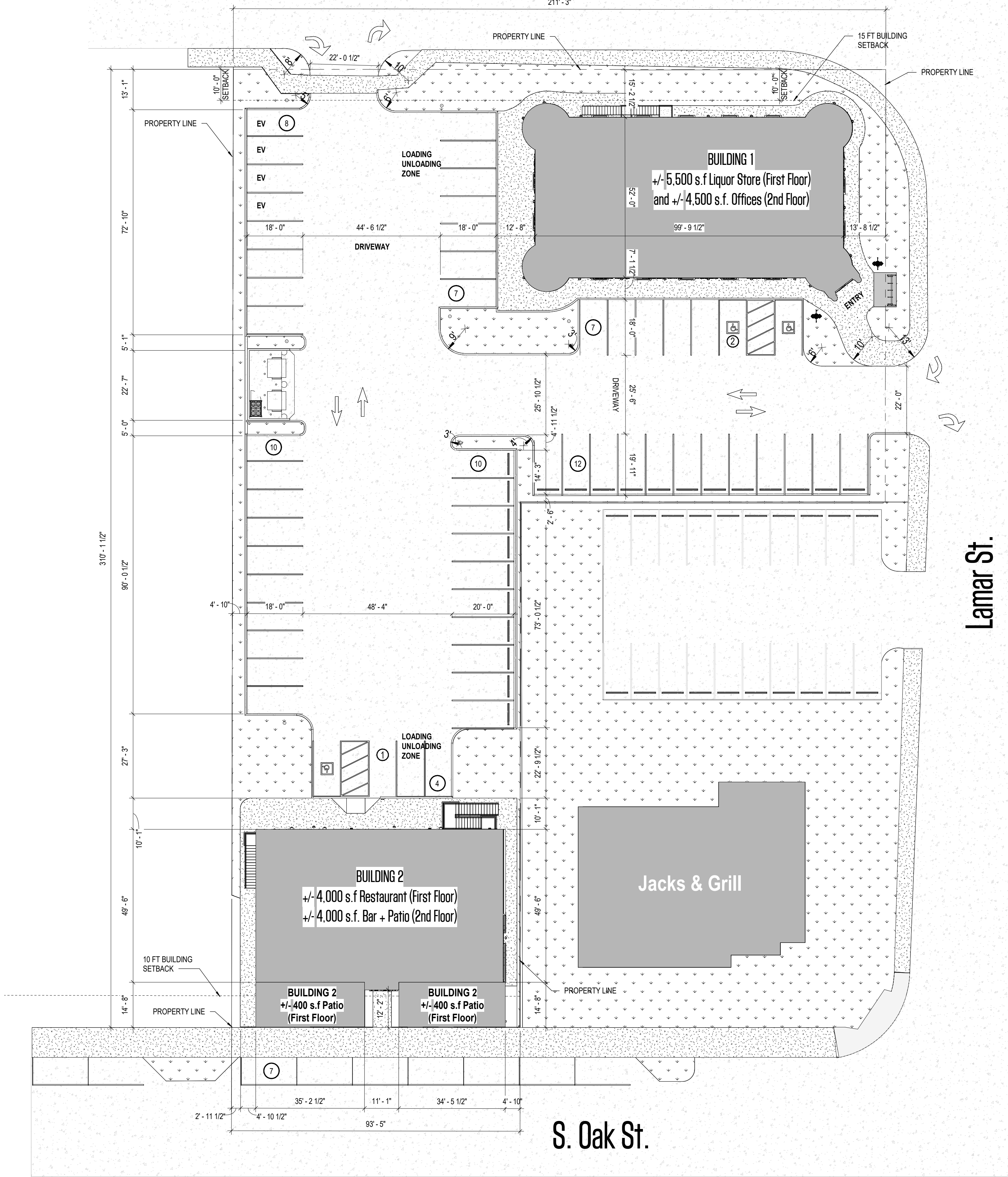
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S. Front St.

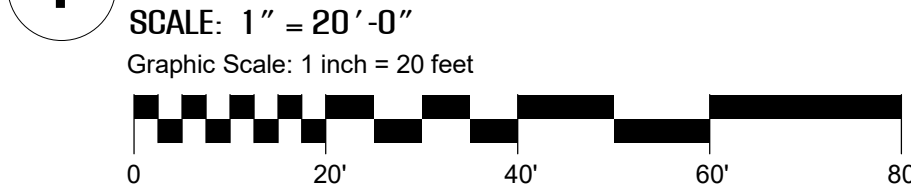
S. HWY 377

Lamar St.

S. Oak St.



1 OVERALL PROPOSED DIMENSIONED SITE PLAN



BUILDING 1
PROJECT INFO & PLANS AREAS

LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - LIQUOR STORE SECOND FLOOR - OFFICES
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	5,500 S.F.
SECOND FLOOR HVAC GROSS AREA	4,500 S.F.
TOTAL GROSS HVAC AREA	10,000 S.F.

BUILDING 2
PROJECT INFO & PLANS AREAS

LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - RESTAURANT SECOND FLOOR - BAR HOOKAH LOUNGE
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	4,000 S.F.
SECOND FLOOR HVAC GROSS AREA	1,660 S.F.
TOTAL GROSS HVAC AREA	5,660 S.F.
UNCONDITIONED PATIO AREA	
FIRST FLOOR OUTDOOR PATIO	1,020 S.F.
SECOND FLOOR OUTDOOR PATIO	2,120 S.F.
TOTAL PROPOSED S.F.	8,800 S.F.

PARKING TABULATIONS:

BUILDING 1 AREA	= 10,000 S.F.
BUILDING 2 AREA	= 8,800 S.F. (INCLUDING OUTDOOR PATIOS)
TOTAL BUILDINGS AREAS	= 18,800 S.F.
TOTAL PARKING SPACES REQUIRED:	18,800 S.F. / 350 S.F. = 54 SPACES
PARKING SPACES PROVIDED:	58 SPACES ON SITE, 54 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	7 SPACES ON STREET
PARKING SPACES PROVIDED:	65 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	November 25, 2024

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AZEEM@2CNDING.COM

#F-007510

5000 Cedar Elm Dr., McKinney, TX 75070

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED
DIMENSIONED SITE
PLAN

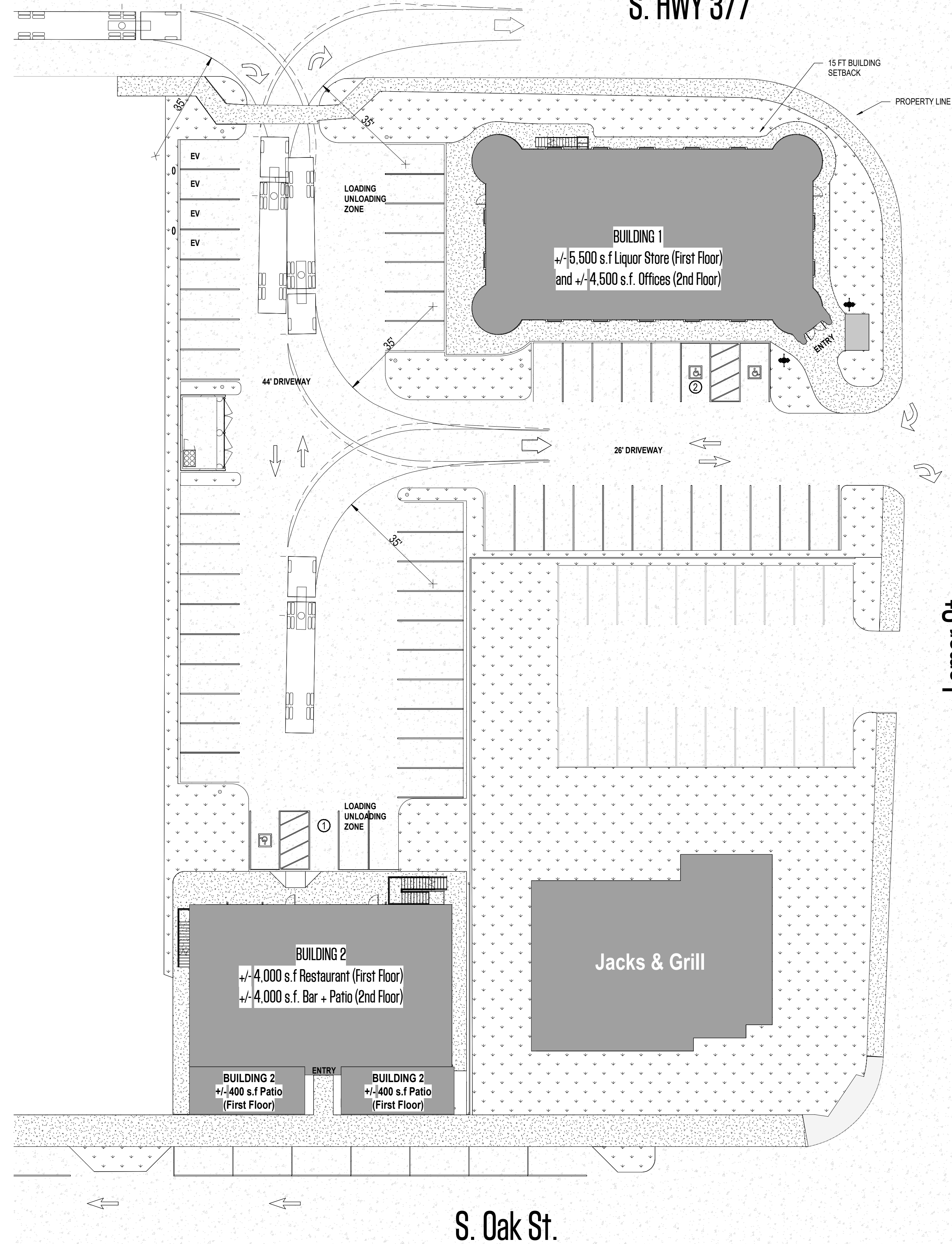
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Date	12.5.24
Drawn by	AA
Checked by	AA

A100.1

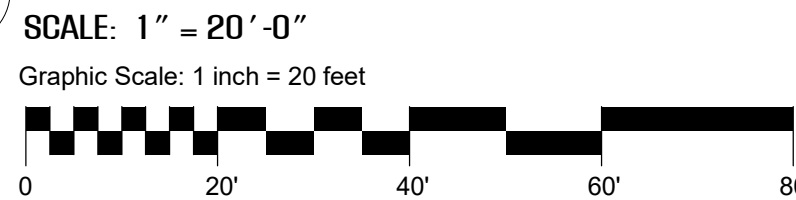
Scale 1" = 20'-0"

S. Front St.

S. HWY 377



1 OVERALL SITE PLAN-TRAFFIC CIRCULATION



- A. ACCESSIBLE PARKING SPACES AND UNLOADING ZONES SHALL NOT SLOPE MORE THAN 1:48 (2.08%) IN ANY DIRECTION.
- B. ACCESSIBLE ROUTES SHALL NOT SLOPE MORE THAN 1:20 (5%) IN THE DIRECTION OF TRAVEL OR 1:48 (2.08%) PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- C. WHERE ACCESSIBLE ROUTES CHANGE DIRECTION, THE LANDING AREA SHALL NOT SLOPE MORE THAN 1:48 (2.08%) IN ANY DIRECTION.
- D. ACCESSIBLE ROUTES SHALL NOT BE LESS THAN 3'-0" WIDE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- E. SURFACES ALONG THE ACCESSIBLE ROUTE SHALL BE SMOOTH WITH NO CHANGES IN LEVEL EXCEEDING 1/4". TRANSITIONS BETWEEN MATERIALS ALONG AN ACCESSIBLE ROUTE SHALL BE FLUSH.
- F. REFER TO SECTION 4 IN THE LATEST EDITION OF THE TEXAS ACCESSIBILITY STANDARDS FOR FURTHER REQUIREMENTS FOR ACCESSIBLE ROUTES.

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	December 5, 2024

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#F-007510

5000 Cedar Elm Dr., McKinney, TX 75070

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

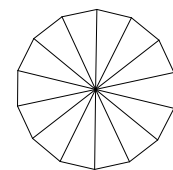
No.	Description	Date
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OVERALL TRAFFIC SITE PLAN

Project number	2024-064
Date	12.5.24
Drawn by	AA
Checked by	AA

A100.2

Scale 1" = 20'-0"



PC	14	CHINESE PISTACHE	PISTACIA CHINENSIS	B & B	4" CAL	12'-0" TO 14'-0" HT	
DAM	?	DAMIANITA	CHRYSACTINIA MEXICANA	3 GAL		12"-24"	2' OC.
GCM	?	GULF COAST MUHLY	MUHLENBERGIA CAPILLARS	3 GAL	18"-20"	15'-18"	3' OC.
IH	?	INDIAN HAWTHORNE	MUHLENDERGIA LINDHEIMERI 'AUTUMN GLOW' TM	5 GAL			2' OC.
LAN	?	TEXAS LANTANA	LANTANA URTICOIDES	3 GAL	20"-24"	FULL	3' OC.
YS	?	YAUPON SHRUB	SALVIA GREGGII 'RED'	3 GAL	24"-48"	3 GAL	5' OC.

*Tree images by Robert O'Brien, texasreplanting.tamu.edu



CHINESE PISTACHE DAMIANITA GULF COAST MUHLY



TEXAS LANTANA YAUPON SHRUB

- NEW BUILDING
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PAVING
- NEW CONCRETE FLAT WORK
- PROPERTY LINE
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL

S. Front St.

S. HWY 377



1

OVERALL PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Graphic Scale: 1 inch = 20 feet

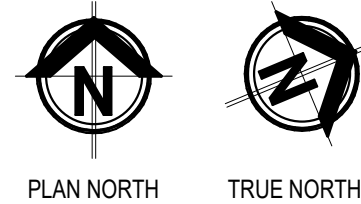
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20'

40'

60'

80'



REQUIRED LANDSCAPING

10% OF THE TOTAL DEVELOPMENT LOT AREA SHALL BE LANDSCAPED & PERMANENTLY MAINTAINED.

LANDSCAPE REQUIRED: 45,334 SF SITE - 18, 000 BLDG SF x 10% = 2,734 SF

LANDSCAPE PROVIDED: = 6,806 SF

PARKING TABULATIONS:

BUILDING 1 AREA	= 10,000 S.F.
BUILDING 2 AREA	= 8,800 S.F. (INCLUDING OUTDOOR PATIOS)
TOTAL BUILDINGS AREAS	= 18,800 S.F.
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"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	December 5, 2024

Liquor King

2018-306

2CM_D

#F-007510

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Integrated Design
BIM Solutions, LLC

5000 Cedar Elm Dr., McKinney, TX 75070

STATE OF TEXAS

AZEEM AZEEM

Professional Engineer

12/4/2024

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No. Description Date

PROPOSED
LANDSCAPE PLAN

Project number 2024-064

Date 12.5.24

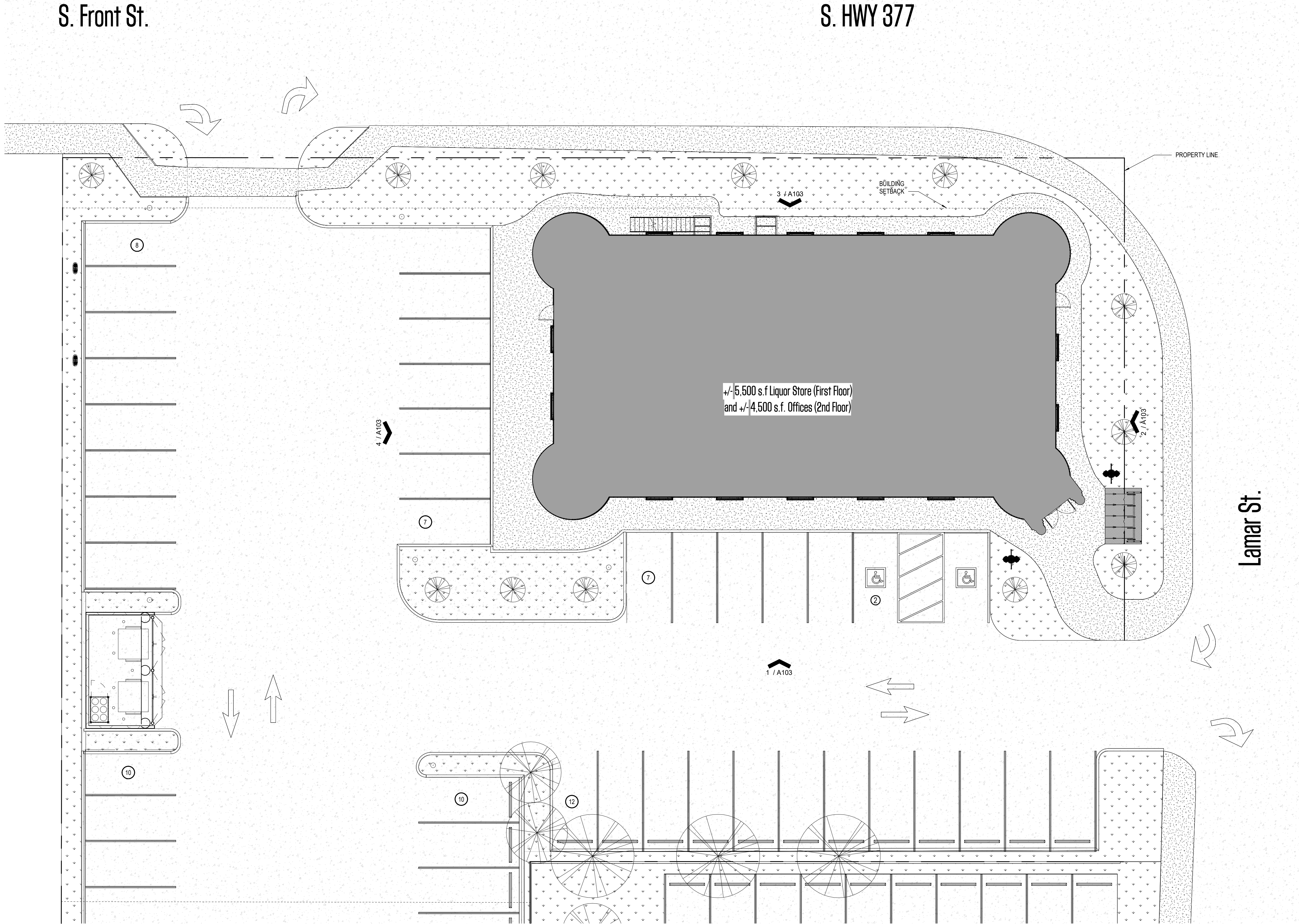
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Checked by AA

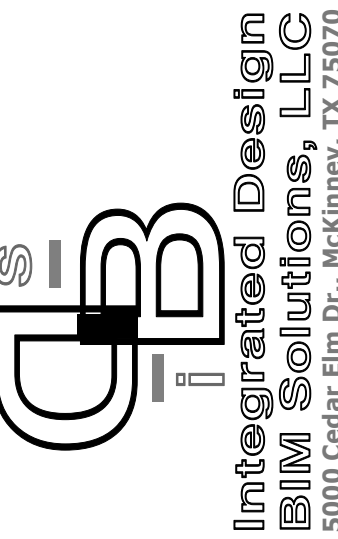
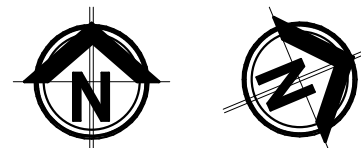
L101

Scale As indicated

Page 44 of 50



1 ENLARGED SITE PLAN BUILDING '1'
SCALE: 1" = 10'-0"



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED SITE
PLAN BUILDING '1'

Project number 2024-064

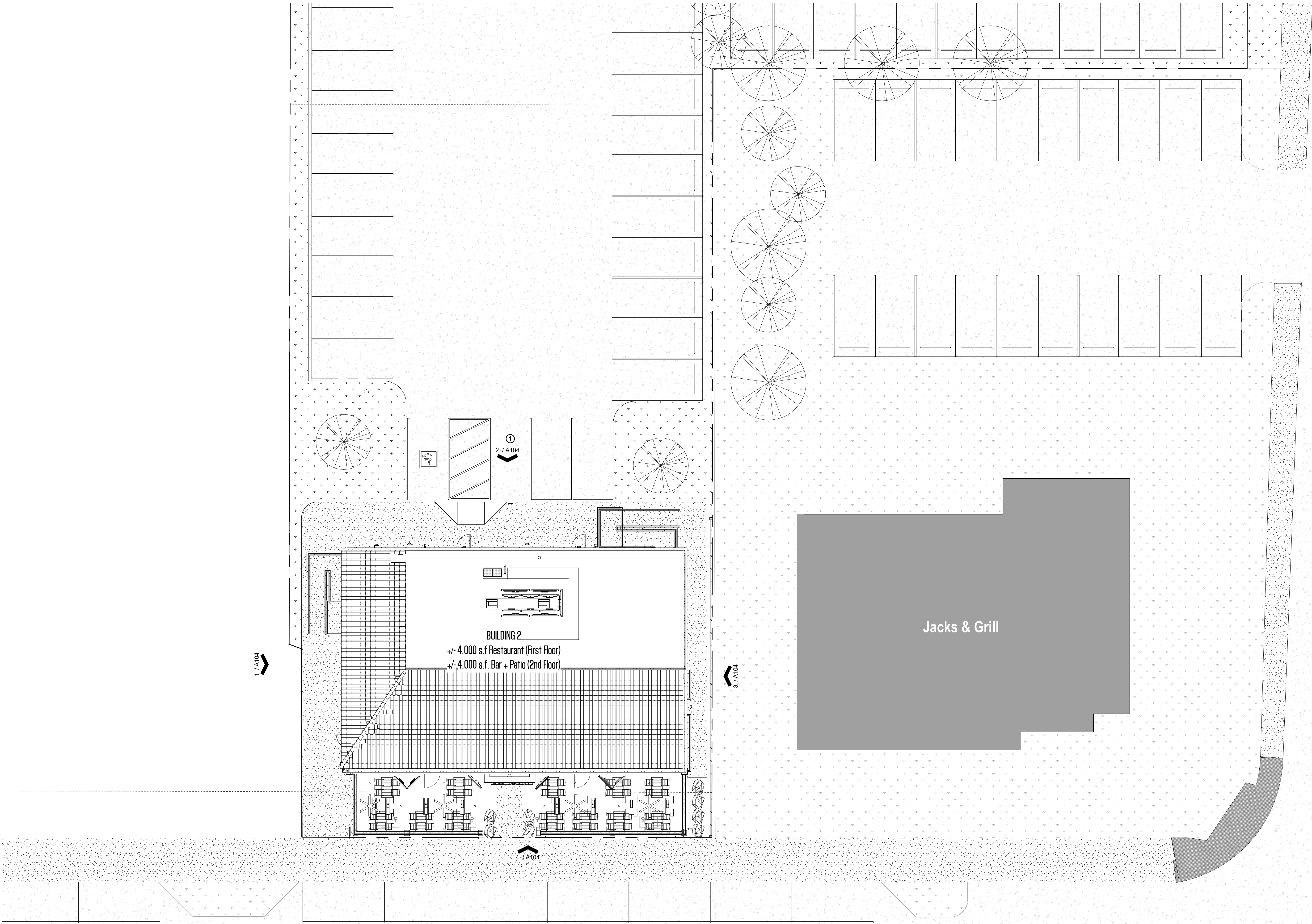
Date 12.5.24

Drawn by AA

Checked by AA

A101

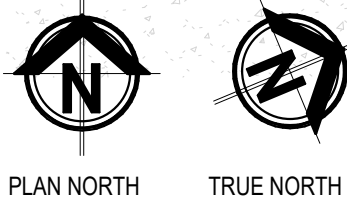
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Lamar St.

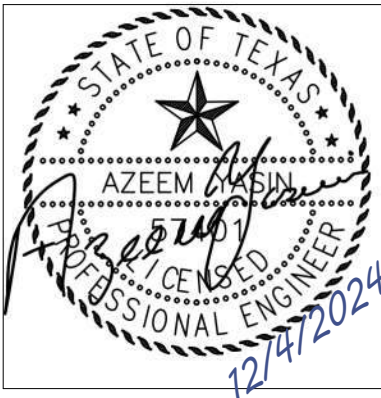
S. Oak St.

1 PROPOSED SITE PLAN BUILDING '2'
SCALE: 1" = 10'-0"



2CM_D
#F-007510
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Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070



NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED SITE
PLAN BUILDING '2'

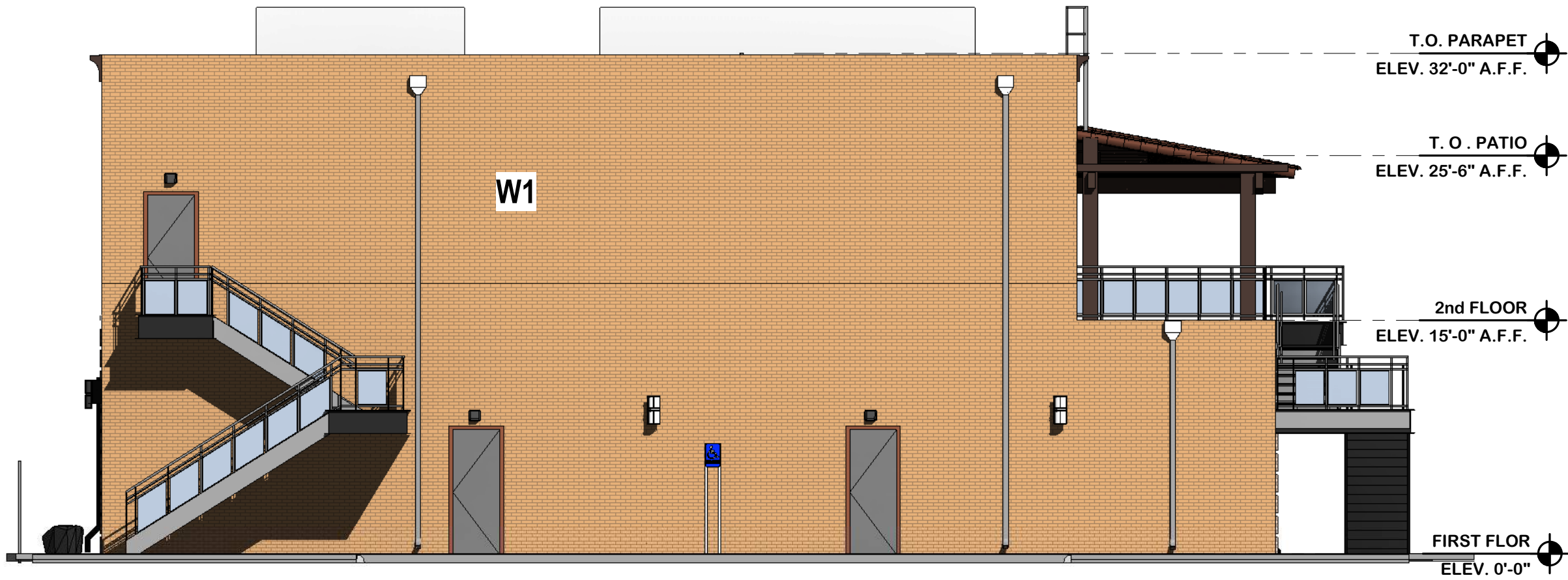
Project number 2024-064
Date 12.5.24
Drawn by AA
Checked by AA

A102
Scale 1" = 10'-0"





1 SIDE ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"

THE BUILDING FACADE FRONTING OAK STREET SHALL HAVE
50% OF TRANSPARENT STOREFRONT AND DOORS GLAZING ON THE FIRST FLOOR

EXTERIOR ELEVATIONS/FACADE MATERIALS KEY



NATURAL BEIGE BRICK VENEER
(1ST FLOOR PERIMETER WALLS)

ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com



NATURAL ORANGE BRICK VENEER
(2ND FLOOR PERIMETER WALLS)

ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com



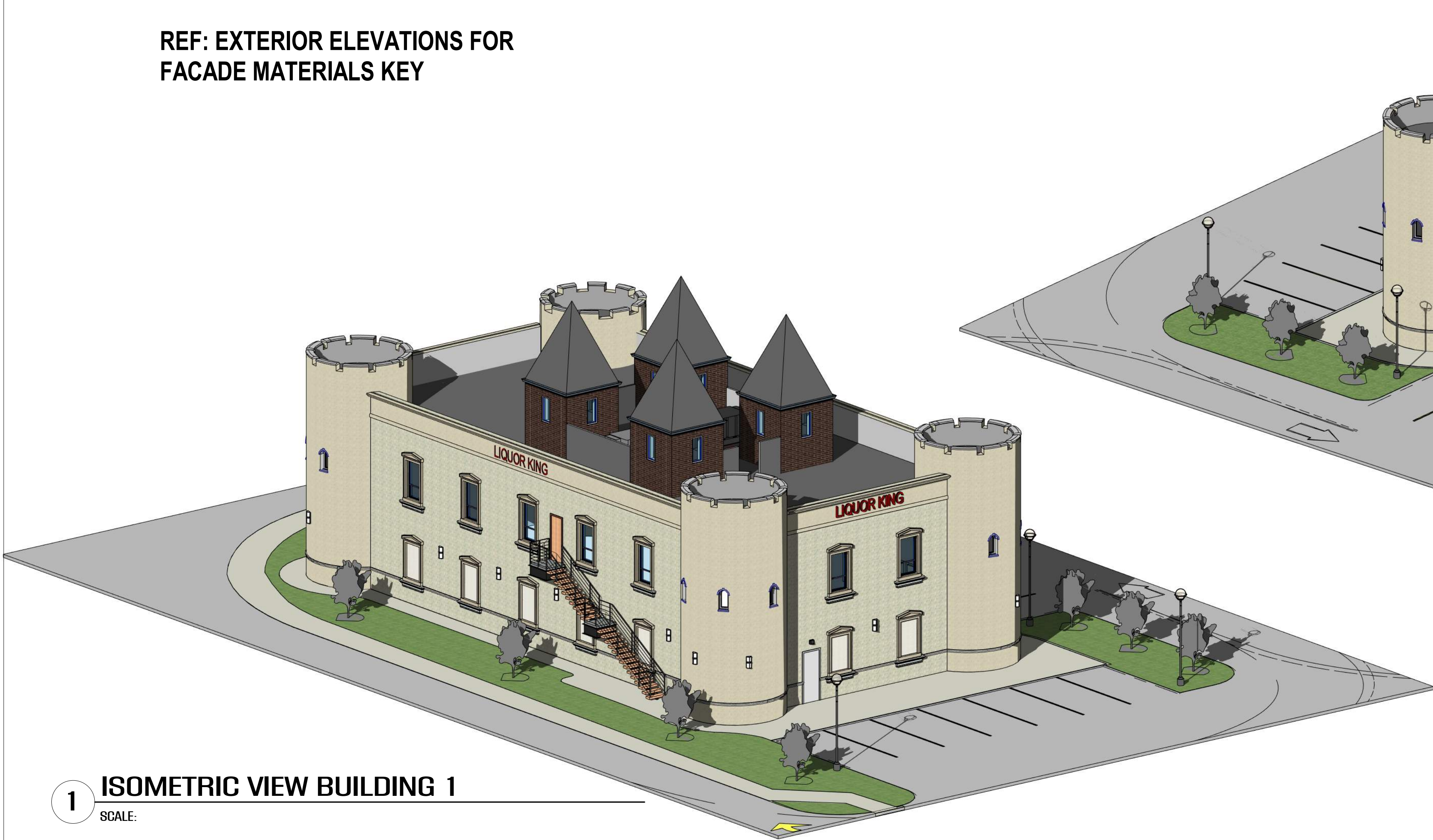
BRAVA ROOF TILE SPANISH BARREL FIELD TILE
(2ND FLOOR PATIO ROOF)

ANTICO ELEMENTS

877-326-8426 / support@anticoelements.com

NOTE:

REF: EXTERIOR ELEVATIONS FOR
FACADE MATERIALS KEY



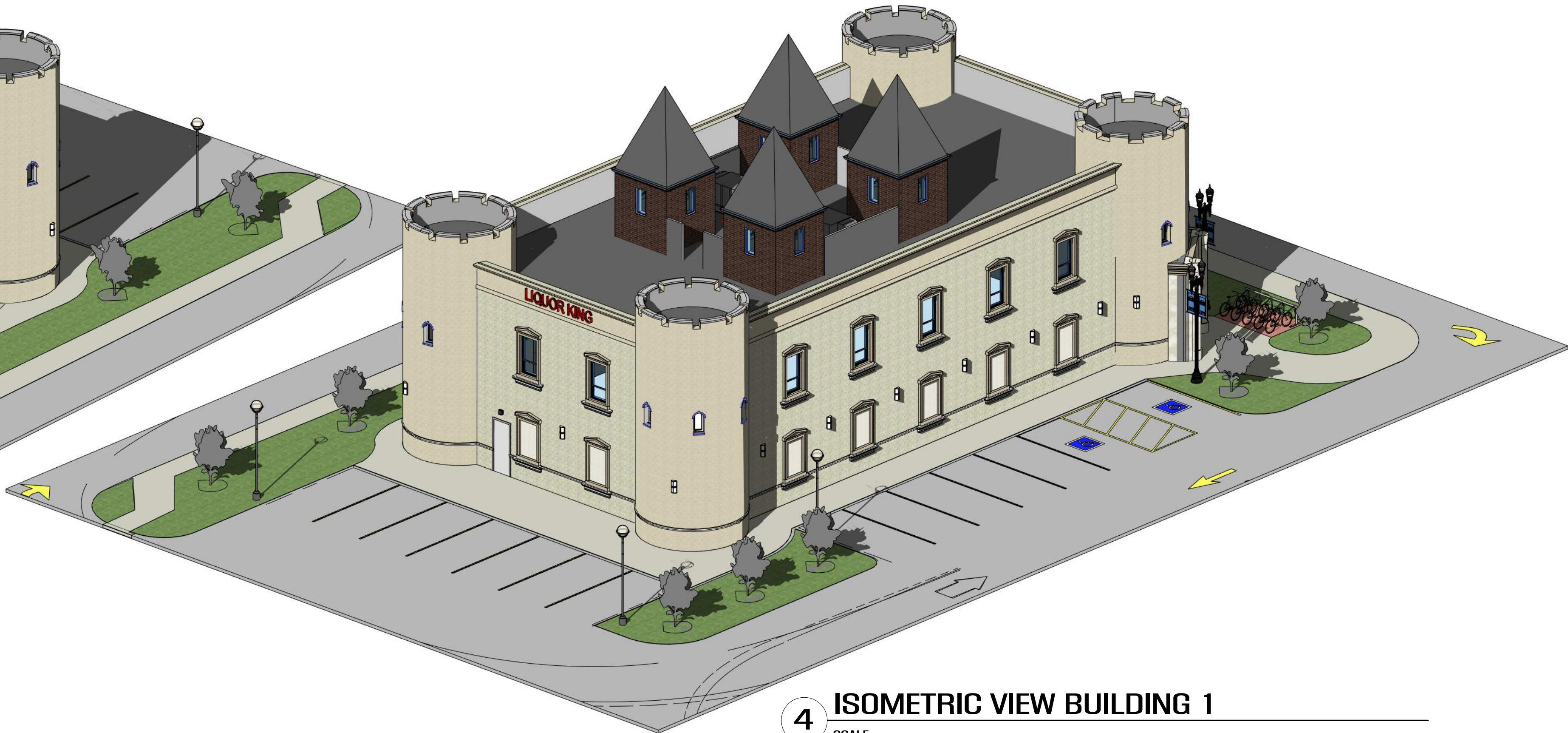
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SCALE:



3 ISOMETRIC VIEW BUILDING 1
SCALE:



2 ISOMETRIC VIEW BUILDING 1
SCALE:



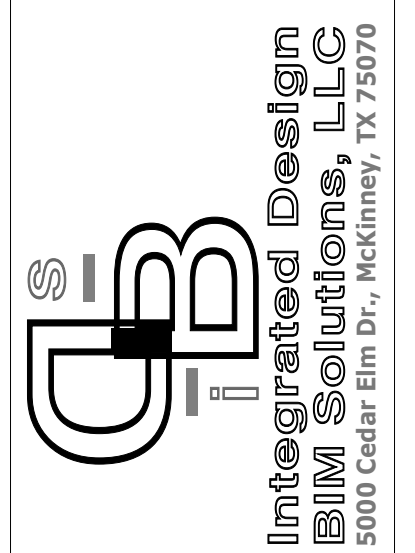
4 ISOMETRIC VIEW BUILDING 1
SCALE:



Liquor King
ESTABLISHED 1977



2CMDC
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Integrated Design
BIM Solutions, LLC
5000 Cedar Elm Dr., McKinney, TX 75070



STATE OF TEXAS
AZEEEM AZEEZ
Professional Engineer
03/10/2025

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

3D VIEWS BUILDING
'1'

Project number	2024-064
Date	12.5.24
Drawn by	AA
Checked by	AA

A105
Scale

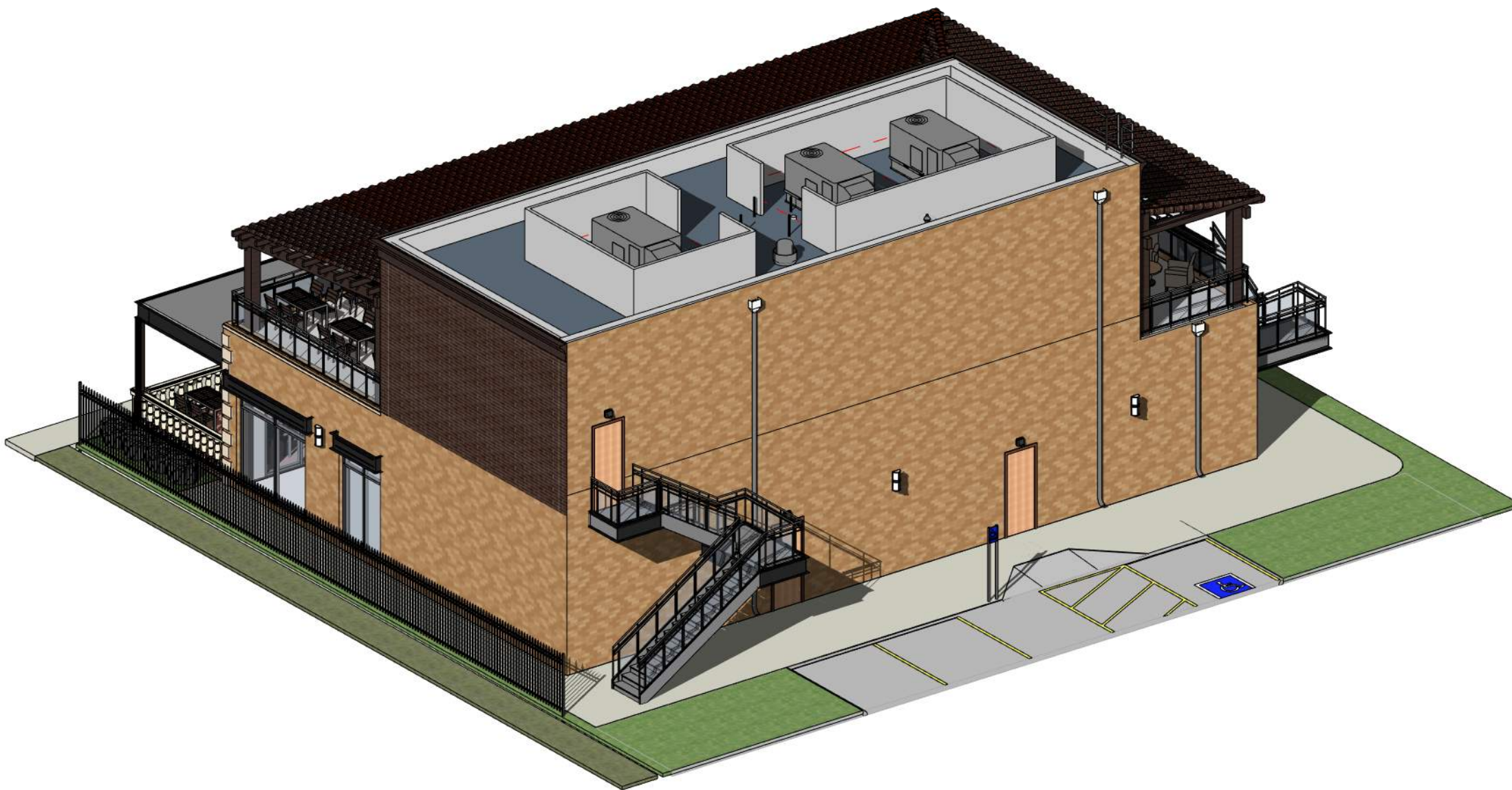
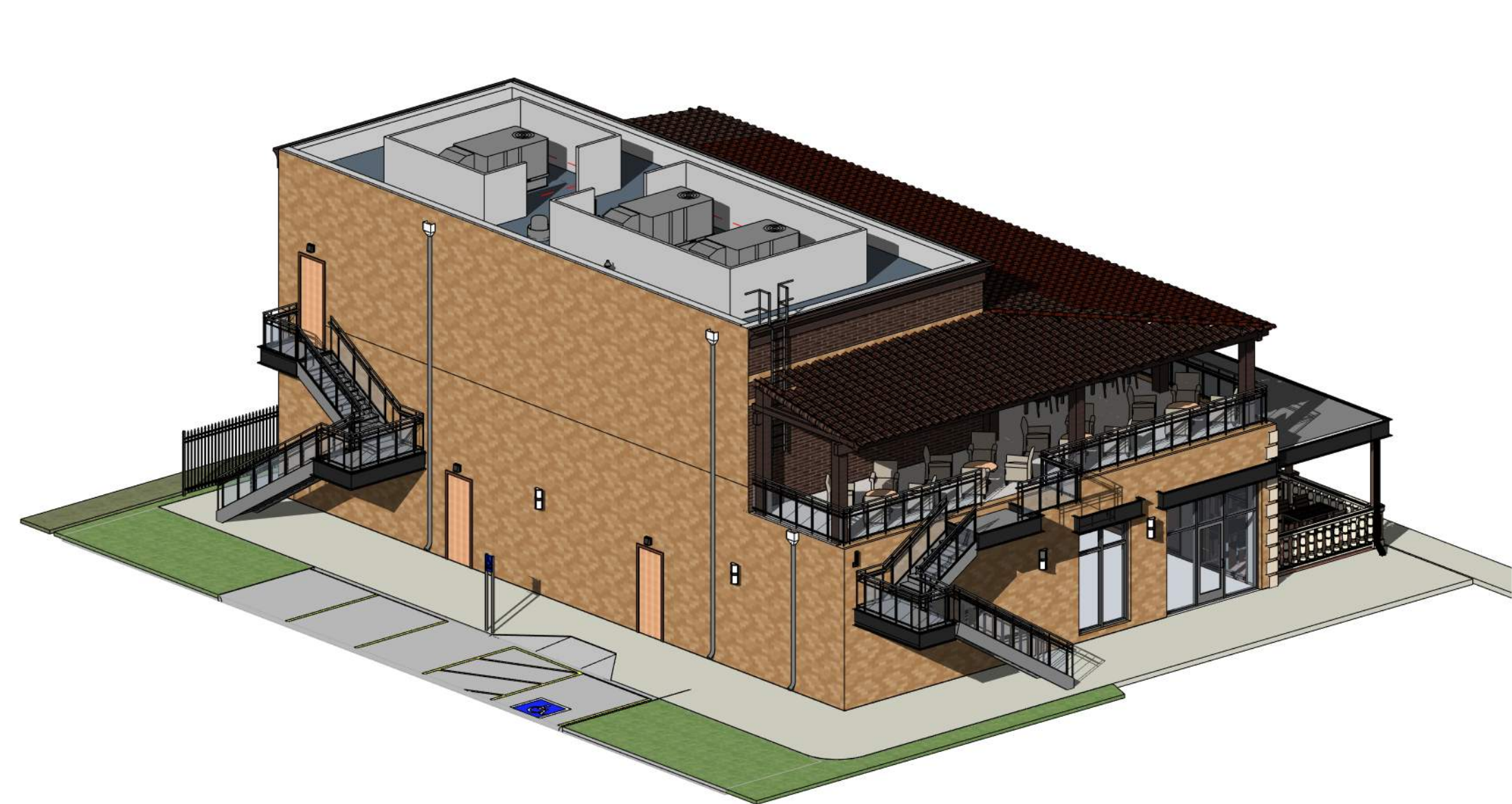
EXTERIOR ELEVATIONS/FACADE MATERIALS KEY



BRICK MODULAR RUNNING
COLOR RED

BRICK MODULAR RUNNING
COLOR BEIGE

NICHIHA FIBER CEMENT

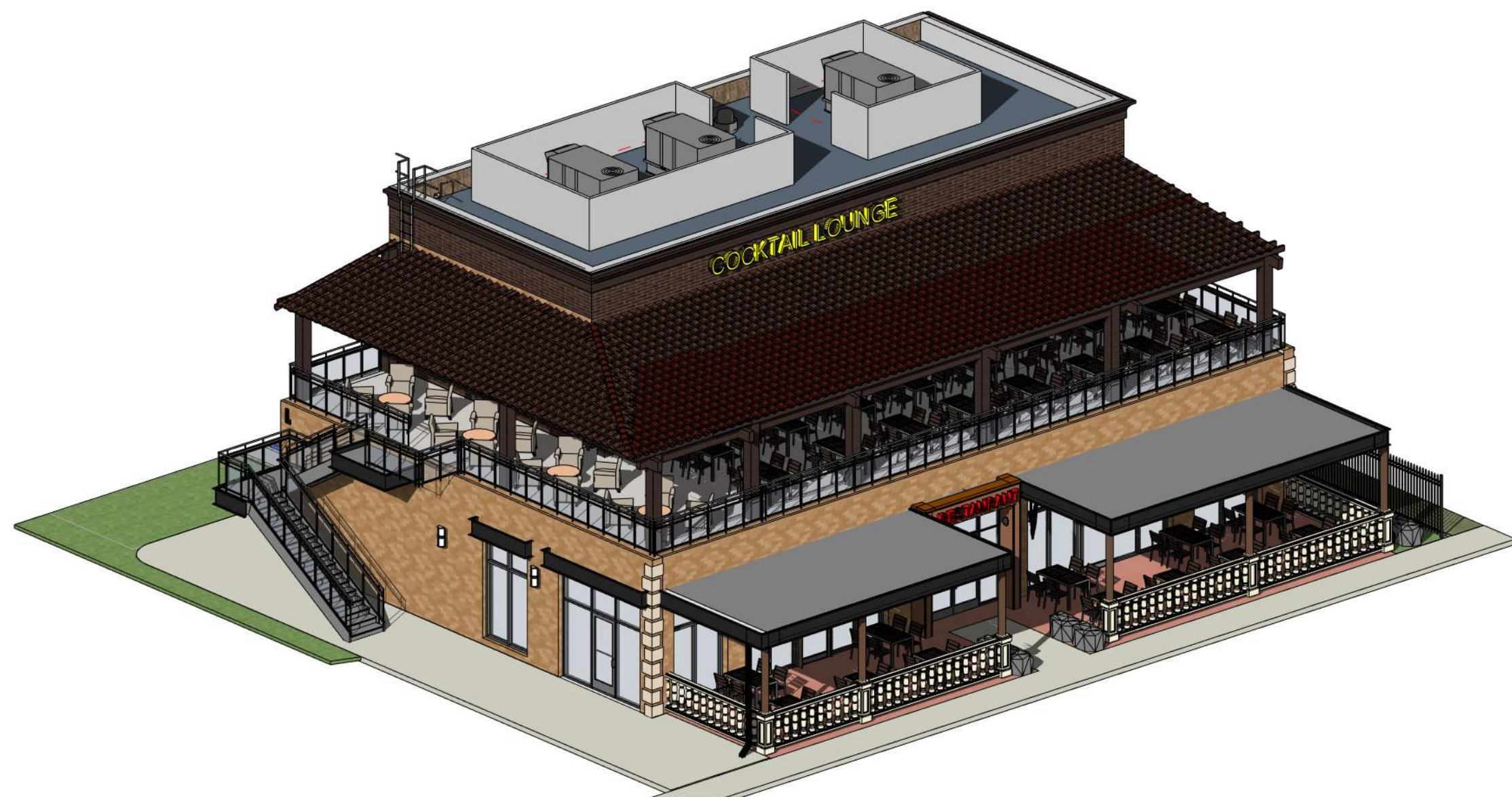


1 ISOMETRIC VIEW BUILDING 2

SCALE:

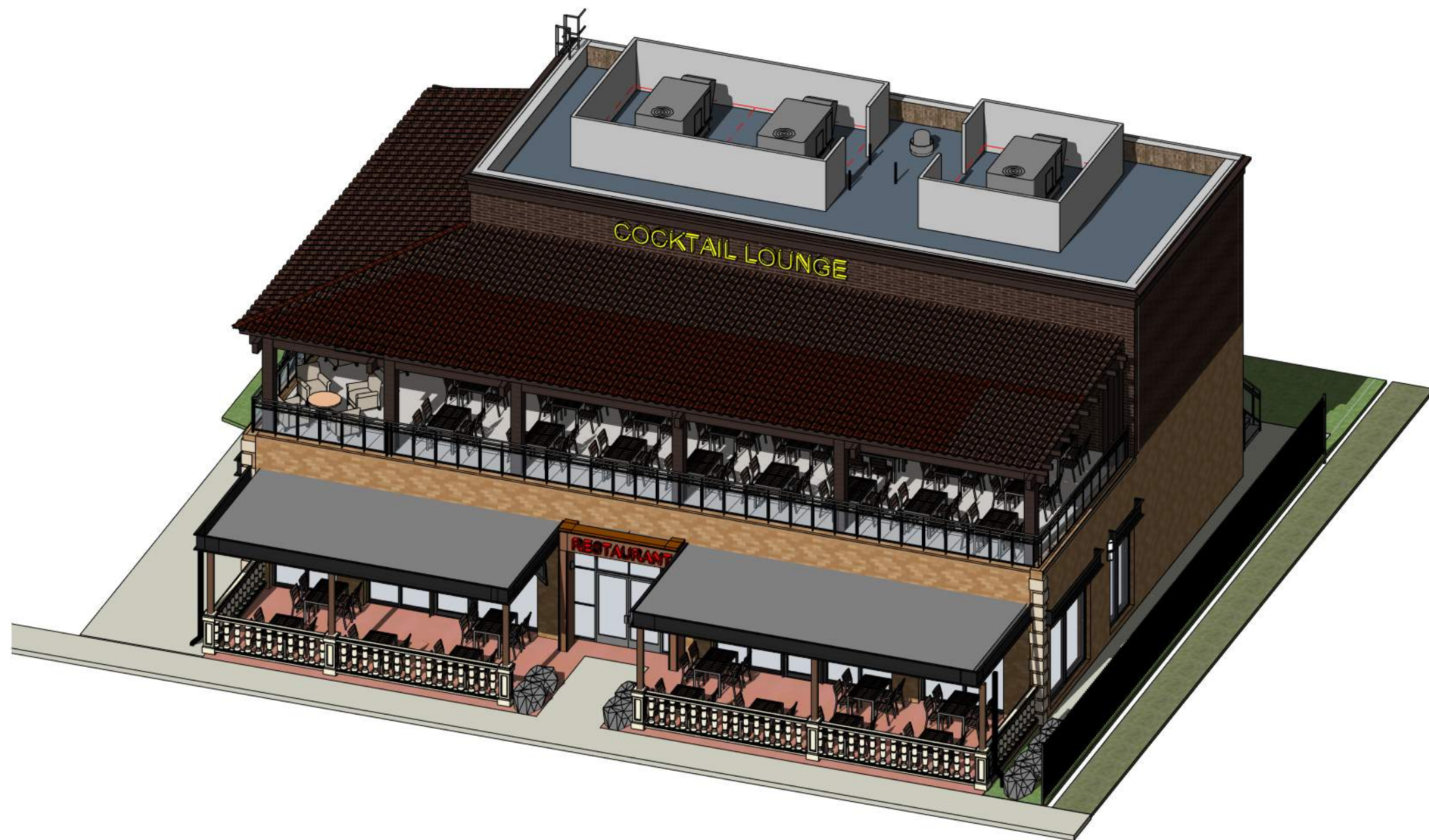
2 ISOMETRIC VIEW BUILDING 2

SCALE:



3 ISOMETRIC VIEW BUILDING 2

SCALE:



4 ISOMETRIC VIEW BUILDING 2

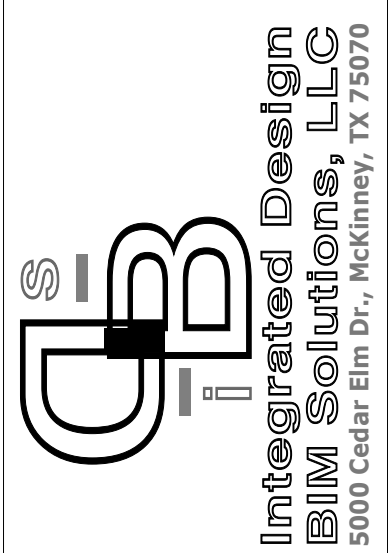
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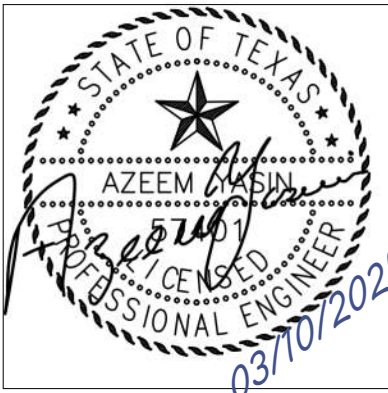
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STATE OF TEXAS
AZEEM AZEEM
Professional Engineer
03/10/2025

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

3D VIEWS BUILDING
'2'

Project number 2024-064
Date 12.5.24
Drawn by AA
Checked by AA

A106

Scale

Page 50 of 50