

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
APRIL 7, 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 from the regular Planning and Zoning Commission meeting held on March 17, 2025.

D. NEW BUSINESS

1. Consideration and recommendation on a Site Plan (SP 2025-02) request from Integrated Roanoke North, LP for a senior living and single family development to be located on an approximate 16.698 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.
2. Consideration and action on Preliminary Plat (PP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

April 7, 2025
Page 2 of 2

property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

3. Consideration and recommendation on Final Plat (FP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, April 3, 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: Mayor and City Council Planning and Zoning Commission

SUBJECT: 03/17/2025 - P&Z Minutes

MEETING DATE: April 7, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on March 17, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 03-17-2025

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



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

**ROANOKE PLANNING AND ZONING MINUTES
MARCH 17, 2025**

**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, Jeannie De Fazio, and Diana Smith. City Planner Kelly Carlson, City Secretary April S. Hill, and Executive Assistant Babette Welch.

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 Ernie Adams to approve the minutes from the regular Planning and Zoning Commission meeting held on December 2, 2024.
Motion carried unanimously.

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)



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

**March 17, 2025
Page 2 of 3**

Public hearing started at 7:02 p.m.

Jonathan Ackmann, Roanoke resident stated he has reservations on whether or not this would be good for the downtown area, due to the size of the sidewalks, and alcohol consumption while driving a scooter. Ackmann further stated this may deter visitors to come to the downtown area, and there needs to be enforceable regulations.

Tim Hamilton, owner of Wine:30 on Oak stated there needs to be something to bring more people into Roanoke and he does not see any issue during non-peak hours. Mr. Hamilton further stated he is in favor of SUP 2025-02, and feels this would be a good thing for the area.

John Dancer, owner of 212 N. Oak Street stated he believes businesses on Oak Street will greatly benefit from this, tying into the convention center. Mr. Dancer further stated he has 2 letters from business owners/residents of Roanoke, who are in favor of this.

Jonathan Ackmann stated he would like clarification of operating hours, and if it will be during peak hours.

Public hearing end at 7:11 p.m.

2. Consideration and recommendation on approval of 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)

Motion made by Ernie Adams second by Donald Glacy to table this item until the applicant submits additional information pertaining to routes the scooters will take, the business (operating) hours, and parking details of the scooters in the downtown area.

Motion carried unanimously.

3. Consideration and recommendation on approval of a Site Plan (SP 2025-01) request from Curtis Young, 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.

Motion made by Donald Glacy second by Jeannie De Fazio to table this item, subject to alternative redesign of the façade.

Motion carried unanimously.



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

**March 17, 2025
Page 3 of 3**

E. ADJOURNMENT

Motion made by Jeannie De Fazio second by Donald Glacy to adjourn the meeting at 7:59 p.m.

Motion carried unanimously.

Victor Molaschi, Vice Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2025-02) Watermere on Oak

MEETING DATE: April 7, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP 2025-02) request from Integrated Roanoke North, LP for a senior living and single family development to be located on an approximate 16.698 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.

INFORMATION:

The Planned Development (Ord. No. 2024-109) was approved on August 27, 2024, for senior housing and single-family uses.

The approved maximum number of senior units in the PD is two hundred fifty-five (255). The site proposes two hundred fifty-two (252)

The land area in the planned development is eighteen and one-half (18.5) acres. This site plan does not include an approximate 1.762-acre parcel which is included in the PD. This results in fewer single-family homes.

PLANNING ANALYSIS:

Screening: A six (6) foot masonry-like screening wall is proposed adjacent to the right-



AGENDA ITEM

of-way and residential properties.

Landscape- The landscape plan provides thirty-four (34) percent of the total land area.

Tree Preservation- A tree preservation plan details trees to be removed and preserved

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.

Site Data for Senior Housing:

Land area: 10.846 acres

Proposed Use: Senior Apartments and Villas

Total No. of Units: 252

Bldg. Height: 50'6"

Lot Coverage: 37%

Parking: (1.3 per unit)

Spaces Required: 328

Spaces Provided: 370

Site Data for Single Family:

Land area: 5.851 acres

Proposed Use: Single Family Detached Homes

Total No. of homes: 30

Bldg. Height: 2 story / 35' max

Lot Coverage: 70%

Parking Spaces Required/Provided: 2-car garage, 2-car driveway for each home, and 12 parallel

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Watermere on Oak - Site Plan Application



AGENDA ITEM

2. Watermere on Oak - Site Plan
3. Watermere on Oak- Landscape Plan
4. Watermere on Oak- Tree Preservation Plan (1)
5. Watermere on Oak- Elevations
6. ORD NO 2024-109 - Rezone - SF-7 and R to PD - 18.504 acre tract (1)Revised---
Executed



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 Watermere on Oak	Address of Applicant 3110 W Southlake Blvd, Ste 120, Southlake, TX 7609	Phone Number and Email (817)993-9382 tarmstrong
Legal Interest Developer/Owner		
Owner Integrated Roanoke North Holdings, LI	Address 3110 W Southlake Blvd, Ste 120, Southlake, TX 7609	Phone Number& Email (817)993-9382 tarmstrong
Firm preparing Site Plan Package mma, Inc.	Address 519 E Border Street Arlington, TX 76010	Phone Number (817)469-1671
		Email development@mmatexas
Location of Property N Oak St & Dorman Rd	Name of Addition/Subdivision Watermere on Oak	Lot / Block See attached
		Present Zoning Planned Development

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family	30	5.851
Multi-Family	1	10.846
Planned Development		
Office		
Retail		
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

2.10.25

Date

FOR OFFICE USE ONLY

Site Plan Fee PD VS \$400.00 REC #759187 02/24/2025 JM	P&Z Meeting 04/07/2025	CC Meeting 04/08/2025	File for Record SP- 2025 - 02
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07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

- ☒ Completed Application Form/Filing Fee
- ☐ Transmittal Letter
- ☒ Electronic Copy (PDF)

Print Requirements

- ☒ Staff Review
One (1) electronic copy for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☐ Planning & Zoning Commission
One (1) electronic copy (Plans shall be received thirty (30) days prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date.

- ☐ City Council
One (1) electronic copy (PDF) of the complete site package with revisions recommended by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Site Plan

- ☒ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☒ Names, addresses, phone numbers and emails of the owner, applicant and engineer or architect.
- ☒ North arrow and scale.
- ☒ Site Data Table / Scale 1" = 50'
 - Existing Zoning
 - Proposed Use
 - Square footage of each proposed use
 - Building area (gross sq. ft.)
 - Building height
 - Required & Provided parking per each use
 - Proposed lot coverage

Site Plan Continued

- ☐ Property boundaries with dimensions.
- ☐ Zoning districts adjacent to the property.
- ☐ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☐ Indicate spacing between driveways within the subject property and adjacent properties.
- ☐ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☐ All existing and proposed drainage and utility easements.
- ☐ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☐ Show location of the FEMA 100 year flood plain.
- ☐ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening.
- ☐ Lighting facilities, security lighting, screening, and glare shields.
- ☐ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☐ Preliminary Engineering. (conceptual utility and drainage)
- ☐ Show all existing and proposed sidewalks.
- ☐ Show Fire hydrant layout.
- ☐ Show existing and proposed Water & Waste Water.
- ☐ Any additional information as needed.

Building Elevations-Color Facade include any attached (wall-mounted) signage

- ☐ North, South, East and West building elevations.
- ☐ Proposed building materials that include manufacturer's specifications.
- ☐ Building height.
- ☐ Percentage of proposed materials.

Landscape Plan

- ☐ Title block, titled Landscaping Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Names, addresses, phone numbers and emails of the owner, applicant and landscaping design proffessional.
- ☐ North arrow and scale. (same scale as site plan)
- ☐ Property boundaries with dimensions.

Landscape Plan Cont.

☒ Landscape Data Table showing required and provided square footage for each category as follows:

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

- ☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☒ A Plant Legend, if symbols or abbreviations are used.
- ☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☒ Show location of trees to be preserved.
- ☒ Show spacing of plant material to be used.
- ☒ Show description of maintenance provisions for the Landscape Plan.
- ☒ Show proposed and existing sidewalks and utility easements.
- ☒ Show irrigation system if applicable.
- ☒ Show rain and freeze protection.

SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

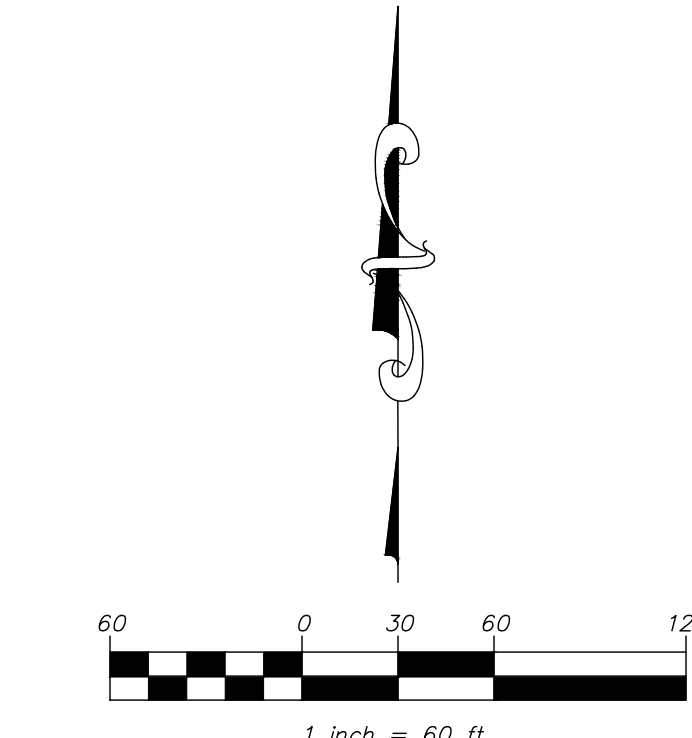
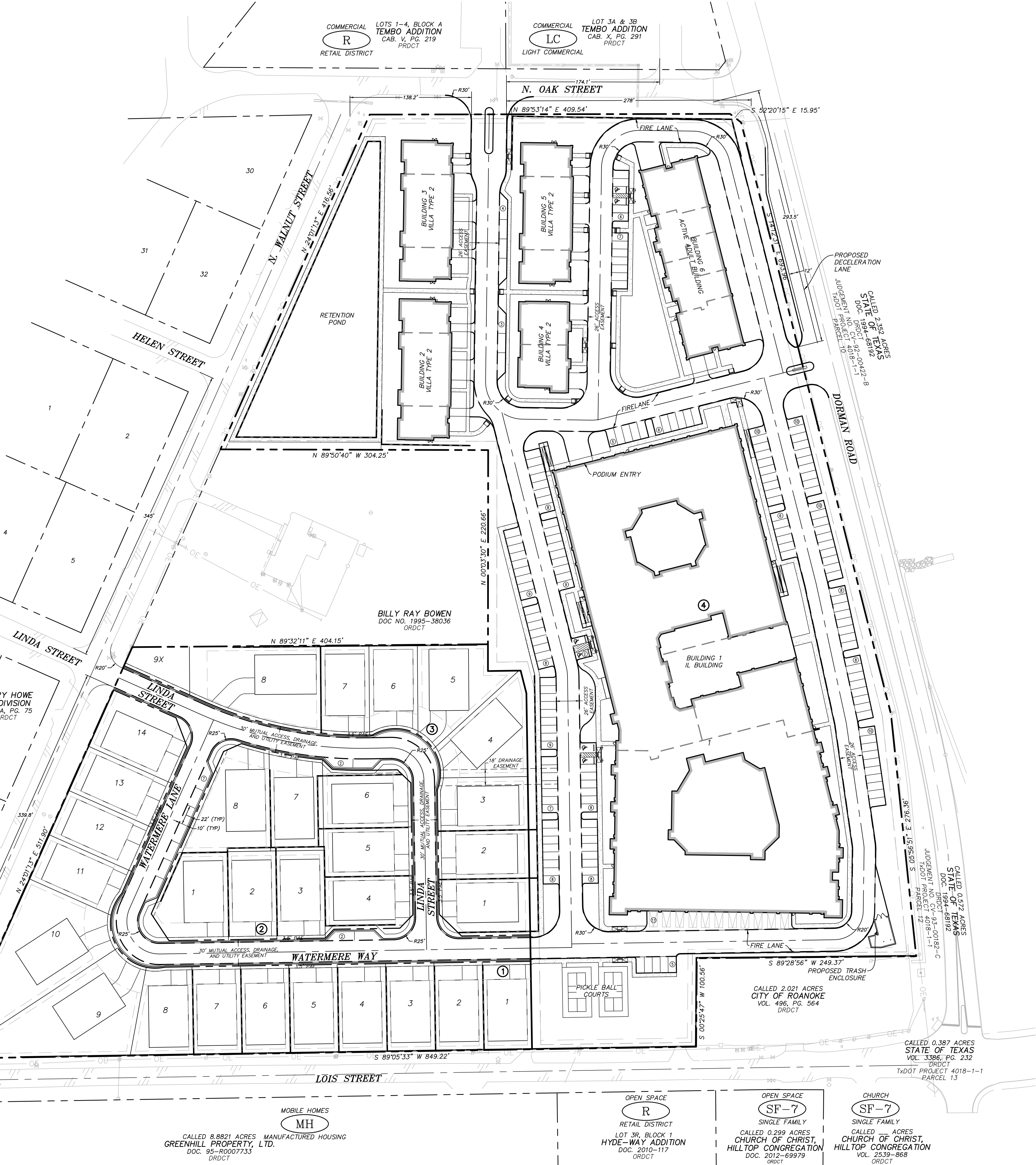
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☐ Utility meters shall not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☐ All mechanical equipment including units located on rooftops shall be screened.
- ☐

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist (only civils may be excluded).

SITE DATA TABLE FOR SENIOR HOUSING	
EXISTING ZONING	PD FOR SENIOR HOUSING
PROPOSED USE	MULTIFAMILY SENIOR HOUSING
TOTAL SQUARE FOOTAGE	10.846 AC / 472,471 SF
TOTAL BUILDING AREA	175,330 SF
BUILDING HEIGHT	50' 6"
TOTAL LOT COVERAGE	37%
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
REQUIRED PARKING (1.3 SPACES/UNIT, 252 UNITS)	328
PROVIDED PARKING	SURFACE PARKING 174 PODIUM PARKING 140 INDEPENDENT LIVING TUCK UNDER GARAGE PARKING 11 TANDEM PARKING 11 VILLAS TUCK UNDER GARAGE SPACES 16 ACTIVE LIVING TUCK UNDER GARAGE SPACES 18 TOTAL PARKING 370

SITE DATA TABLE FOR SINGLE FAMILY	
EXISTING ZONING	PD FOR SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY HOMES
TOTAL SQUARE FOOTAGE	5.851 AC / 254,874 SF
TOTAL BUILDING AREA	3,150 SF PER LOT, 94,500 SF TOTAL
BUILDING HEIGHT	2.5 STORIES MAX OR 35' MAX
TOTAL LOT COVERAGE	70% MAX
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	5'
REQUIRED PARKING (4 SPACES/UNIT, 30 UNITS)	120
PROVIDED PARKING	SURFACE PARKING 12 GARAGE PARKING 60 FRONT DRIVE PARKING 60 TOTAL PARKING 132



LEGEND:	
FIRE LANE	---
ACCESSIBLE PARKING SPACE	♿
SIGN	⊕
WHEEL STOP	—
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	FH
EXISTING OVERHEAD ELECTRIC	OE
EXISTING POWER POLE	⊙
PARKING COUNT	⑤
ZONING	EX. USE A-5 CLASSIFICATION

WATERMERE ON OAK ADDITION

LOTS 1-14, BLOCK 1
LOTS 1-8, BLOCK 2
LOTS 1-8, 9X BLOCK 3
LOT 1 BLOCK 4

SCHEMATIC DESIGN FOR WATERMERE ON OAK

ROANOKE, TEXAS
C1.0
SITE PLAN

MARCH 21, 2025

DEVELOPER:

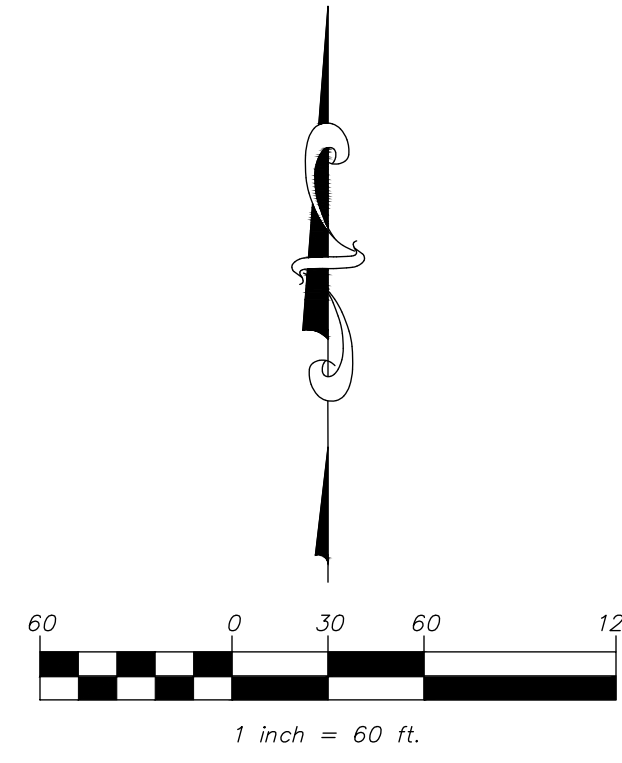
INTEGRATED REAL ESTATE GROUP
KENNETH FAMBRO, II
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
EMAIL: KFAMBRO@IREG.US
CONTACT: KENNETH FAMBRO, II

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civil engineering surveying landscape architecture planning
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tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com contact: dcooper@mmatexas.com

PLOTTED BY: MADELINE MILBY DATE: 3/21/2025 11:21 AM PATH: P:\3837-00-01789 Land Development\703 Construction Documents\Original\Sheets\SD\Grading PLAN.dwg



LEGEND:	
EXISTING MAJOR CONTOUR	---640---
EXISTING MINOR CONTOUR	---641---
PROPOSED MAJOR CONTOUR	—640—
PROPOSED MINOR CONTOUR	—641—
FINISHED FLOOR ELEVATION	FF 630.0
PROPOSED TOP OF WALL	• TW 630.00
PROPOSED BOTTOM OF WALL	• BW 630.00
PROPOSED TOP OF PAVEMENT	• TP 630.00
MATCH EXISTING	• EX 630.00±
PROPOSED RETAINING WALL	— — — — —
PROPOSED STORM LINE	— — — — —

**WATERMERE ON OAK
ADDITION**

LOTS 1-14, BLOCK 1
 LOTS 1-8, BLOCK 2
 LOTS 1-8, BLOCK 3
 LOT 1, BLOCK 4

SCHEMATIC DESIGN
 FOR
WATERMERE ON OAK

ROANOKE, TEXAS
C2.0
GRADING PLAN

MARCH 21, 2025

DEVELOPER:

INTEGRATED REAL ESTATE GROUP
 KENNETH FAMBRO, II
 3110 W. SOUTHLAKE BLVD., SUITE 120
 SOUTHLAKE, TEXAS 76092
 EMAIL: KFAMBRO@IREG.US
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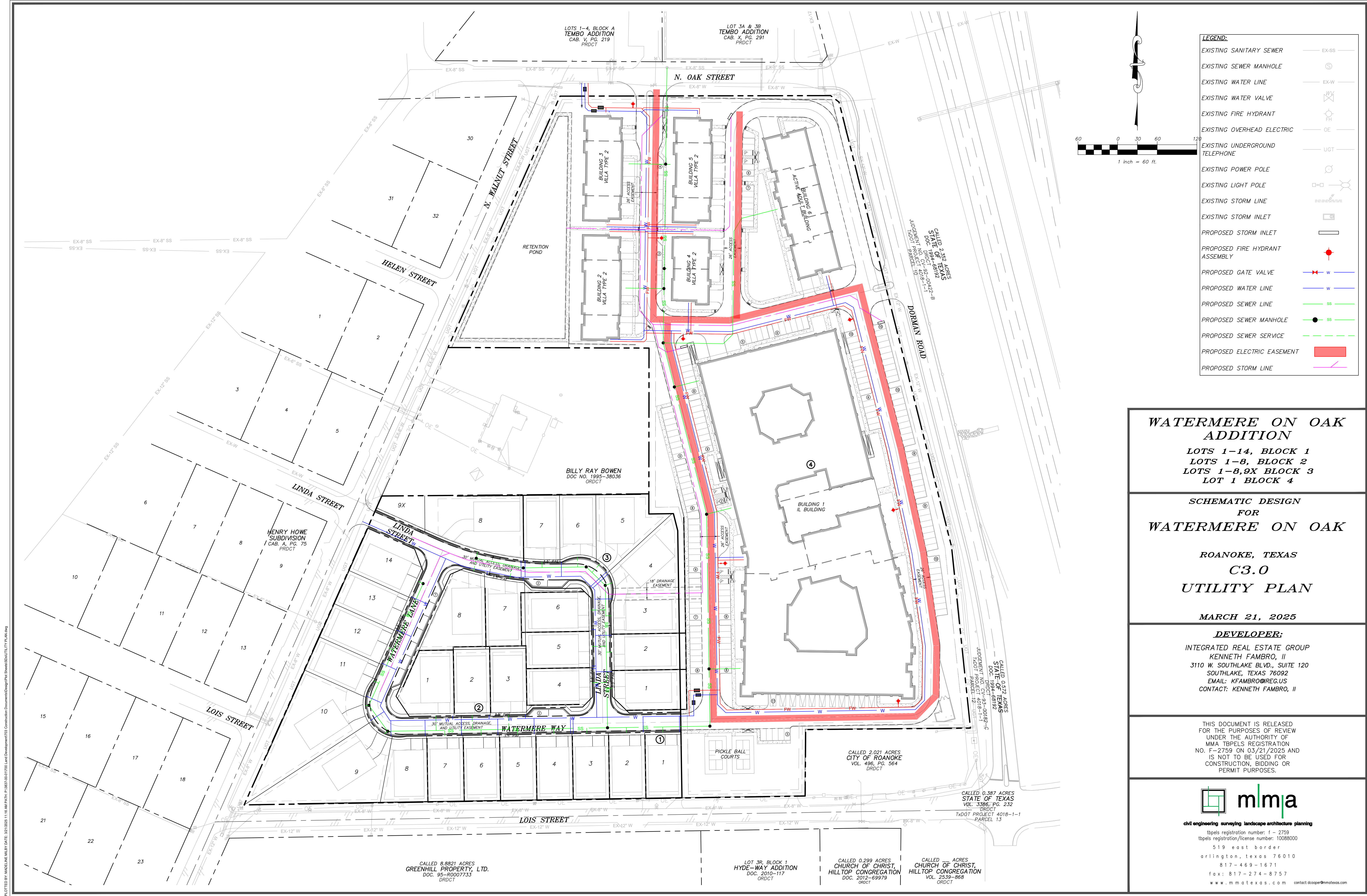
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Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT FILL	1.00	1.00	733819.97 Sq. Ft.	68207.79 Cu. Yd.	42813.12 Cu. Yd.	25394.66 Cu. Yd.<Cut>
Totals			733819.97 Sq. Ft.	68207.79 Cu. Yd.	42813.12 Cu. Yd.	25394.66 Cu. Yd.<Cut>



**WATERMERE ON OAK
ADDITION**

**LOTS 1-14, BLOCK 1
LOTS 1-8, BLOCK 2
LOTS 1-8, 9X BLOCK 3
LOT 1 BLOCK 4**

**SCHEMATIC DESIGN
FOR
WATERMERE ON OAK**

**ROANOKE, TEXAS
C3.0
UTILITY PLAN**

MARCH 21, 2025

DEVELOPER:

**INTEGRATED REAL ESTATE GROUP
KENNETH FAMBRO, II
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
EMAIL: KFAMBRO@IREG.US
CONTACT: KENNETH FAMBRO, II**

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<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	-------------	--------------------------------

TREES

	ACER GRA	<i>Acer grandidentatum</i> / Bigtooth Maple
	CAR ILL	<i>Carya illinoensis</i> / Pecan
	MAG GRA	<i>Magnolia grandiflora</i> / Southern Magnolia
	QUE SHU	<i>Quercus shumardii</i> / Shumard Oak
	QUE VIR	<i>Quercus virginiana</i> / Southern Live Oak
	ULM CRA	<i>Ulmus crassifolia</i> / Cedar Elm
	ULM PAR	<i>Ulmus parvifolia</i> / Lacebark Elm

 EXIST EXISTING TO REMAIN / EXISTING TO REMAIN

PLA ARE	PLANTING AREA / PLANTING AREA
---------	-------------------------------

	SOD	Cynodon dactylon 'Tif 419' / BERMUDA GRASS
	LIR MUB	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	ANNU	Seasonal Annuals
	TRA ASI	Trachelospermum asiaticum / Asiatic Jasmine

Panel Fence - Masonry Finish

Wrought Iron Fence

SEAN

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UNDER THE SUPERVISION OF:

TYLOR D. JOHNSON	3769	2/19/25
LANDSCAPE ARCHITECT	REG. #	DATE

PROJECT

INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE 120
SOUTHLAKE, TX 76092

[illegible]

SCALE NORTH

VERT: N/A
HORIZ: 1" = 60'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS1.00

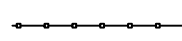
CODE REQUIREMENT PLANTING							
	EXIST	89	EXISTING TO REMAIN / EXISTING TO REMAIN	-	-	-	

SHRUBS						
	ABE HPL	Abelia x grandiflora 'Hopleys' / Twist of Lime™ Glossy Abelia	3 GAL.	36" O.C.	18-24"	36" o.c.
	AUC JPN	Aucuba japonica / Japanese Laurel	5 GAL.	36" O.C.	18-24"	48" o.c.
	CAL AME	Callicarpa americana / American Beautyberry	5 GAL.	36" O.C.	18-24"	48" o.c.
	EQU HYE	Equisetum hyemale / Horsetail	1 GAL.	18" O.C.	12-18"	36" o.c.
	HES IAW	Hesperaloe parviflora 'Coral Glow' / Coral Glow Red Yucca	3 GAL.	24" O.C.	12-18"	36" o.c.
	ILE BUR	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL.	24" O.C.	10-12"	36" o.c.
	ILE CRS	Ilex cornuta 'Carissa' / Carissa Chinese Holly	3 GAL.	24" O.C.	10-12"	36" o.c.
	ILE STO	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly	3 GAL.	24" O.C.	12-18"	48" o.c.
	LEU GRE	Leucophyllum frutescens 'Green Cloud' / Green Cloud Texas Sage	5 GAL.	48" O.C.	18-24"	48" o.c.
	LOR GRE	Loropetalum chinense / Chinese Fringe Flower	3 GAL.	30" O.C.	18-24"	48" o.c.
	MAL VA2	Malvaviscus arboreus drummondii / Giant Turk's Cap	3 GAL.	36" O.C.	12-18"	36" o.c.
	MYR PUM	Myrica punila / Dwarf Wax Myrtle	7 GAL.	3.5' O.C.	16"-24" HT MIN.	42" o.c.
	NEP WAL	Nepeta x 'Walker's Low' / Walker's Low Catmint	3 GAL.	2.5' O.C.	10" HT MIN.	30" o.c.
	ROS OFF	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 GAL.	2' O.C.	1' HT MIN.	36" o.c.
	SAL GRE	Salvia greggii / Autumn Sage	3 GAL.	30" O.C.	12-18"	36" o.c.
	VIT AGN	Vitex agnus-castus 'Dwarf Blue Diddley' / Dwarf Vitex	3 GAL.		4' HT MIN.	60" o.c.

ORDINANCE NO. 2024-109	
CITY OF ROANOKE, TEXAS	
TRACT 1 (SENIOR HOUSING)	
STANDARD	PROVIDED
ONE(1) LARGE SHADE TREE SHALL BE REQUIRED PER FIFTY(50) LINEAR FEET OF STREET FRONTAGE.	AS REQUIRED
TRACT 2 (SINGLE FAMILY)	
STANDARD	PROVIDED
ONE(1) LARGE SHADE TREE SHALL BE REQUIRED PER FIFTY(50) LINEAR FEET OF STREET FRONTAGE.	AS REQUIRED

SINGLE-FAMILY	
Sec. 12.726. - Minimum Landscaping Requirements for Single-Family and Two Family Residential Developments	
STANDARD	PROVIDED
EACH RESIDENTIAL LOT/TRACT SHALL BE REQUIRED TO HAVE ONE(1) LARGE SHADE TREE FOR EACH FIFTY FEET(50') OF LOT/TRACT WIDTH.	

STANDARD	PROVIDED
IN THE EVENT THAT A MULTI-FAMILY OR MANUFACTURED HOUSING DISTRICT (INCLUDING PLANNED DEVELOPMENTS - PDS) SIDES OR BACKS UPON A SINGLE-FAMILY OR DUPLEX RESIDENTIAL DISTRICT, OR IN THE SOLID BRICK/MASONRY SCREENING WALL OF NOT LESS THAN SIX FEET(6'), NOR MORE THAN EIGHT FEET(8'), IN HEIGHT SHALL BE ERECTED ON THE PROPERTY LINE SEPARATING THESE DISTRICTS.	



TREE PROTECTION FENCE

KEY MAP

SEAL

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

TYLOR D. JOHNSON	3769	2/20/25
LANDSCAPE ARCHITECT	REG. #	DATE

PROJECT

INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE 120
SOUTHLAKE, TX 76092

LANDDESIGN PROJ.# 8523072

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	02.20.202
	SITE PLAN SUBMISSION	03.21.202

5C.01

VERT: ###
HORIZ: 1"=60'-0"



Age Group	Number of People
18-29	15
30-49	35
50-64	55
65+	105

SHEET TITLE

TREE REMOVAL PLAN

SHEET NUMBER

TP1.01

RIV Watermere - Tree Inventory

Tree Inventory & Canopy Calculations

TAG #	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	STATUS	PROTECTED	REASON FOR REMOVAL
1501	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1502	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1503	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1504	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1505	CARYA ILLINOENSIS	PECAN	13	REMOVE	YES	ROOT SYSTEM IMPACTED BY SITE GRADING
1508	QUERCUS	OAK	28	REMOVE	YES	WITHIN BUILDING ZONE
1509	PROSOPIS GLANDULOSA	MESQUITE	21	REMOVE		
1510	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	REMOVE		
1511	QUERCUS	OAK	4	REMOVE		
1512	VITEX AGNUS-CASTUS	CHASTE TREE	11	REMOVE		
1513	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	REMOVE		
1514	QUERCUS	OAK	5	REMOVE		
1515	VITEX AGNUS-CASTUS	CHASTE TREE	8	REMOVE		
1516	VITEX AGNUS-CASTUS	CHASTE TREE	4	REMOVE		
1517	VITEX AGNUS-CASTUS	CHASTE TREE	6	REMOVE		
1518	VITEX AGNUS-CASTUS	CHASTE TREE	4	REMOVE		
1519	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	REMOVE		
1520	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8	REMOVE		
1521	LAGERSTROEMIA INDICA	CRAPE MYRTLE	6	REMOVE		
1522	CELTIS OCCIDENTALIS	HACKBERRY	21	REMOVE		
3639	ULMUS AMERICANA	AMERICAN ELM	14	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3640	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3641	CELTIS OCCIDENTALIS	HACKBERRY	17	REMOVE		
3642	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3643	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3644	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3645	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3646	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3647	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3648	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3649	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
3650	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3651	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3652	CELTIS OCCIDENTALIS	HACKBERRY	20	REMOVE		
3653	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3654	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3655	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3656	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3657	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3658	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3659	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3660	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3661	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3662	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3663	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3664	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3665	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3666	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3667	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3668	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3669	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3670	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3671	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3672	CELTIS OCCIDENTALIS	HACKBERRY	24	REMOVE		
3673	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
3674	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3675	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3676	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3677	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3678	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3679	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3680	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3681	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3682	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3683	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3684	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3685	CELTIS OCCIDENTALIS	HACKBERRY	17	REMOVE		
3686	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3687	CELTIS OCCIDENTALIS	HACKBERRY	21	REMOVE		
3688	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3689	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3690	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3691	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3694	CARYA ILLINOENSIS	PECAN	11	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3695	ULMUS	ELM	30	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3696	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3697	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3698	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3699	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3700	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3705	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3706	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3707	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3708	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3709	LIQUIDAMBAR STYRACFLUA	SWEETGUM	6	REMOVE	YES	WITHIN BUILDING ZONE
3710	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		

3711	LIQUIDAMBAR STYRACFLUA	SWEETGUM	8	REMOVE	YES	WITHIN BUILDING ZONE
3712	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3713	MACLURA POMIFERA	OSAGE ORANGE	6	REMOVE		
3714	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3715	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3716	CELTIS OCCIDENTALIS	HACKBERRY	17	REMOVE		
3717	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3718	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3719	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3720	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3721	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3722	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3723	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3724	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3725	CELTIS OCCIDENTALIS	HACKBERRY	17	REMOVE		
3726	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3727	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3728	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3729	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3730	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3731	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3732	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3733	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3734	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3735	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3736	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3737	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3738	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3739	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3740	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3741	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3742	CEDRUS	CEDAR	9	REMOVE	YES	
3743	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3744	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3745	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3746	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3747	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3748	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3749	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3750	CELTIS OCCIDENTALIS	HACKBERRY	22	REMOVE		
3751	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
3752	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3753	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3754	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3755	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3756	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3757	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3758	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
3759	MACLURA POMIFERA	OSAGE ORANGE	20	REMOVE		
3760	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3761	ULMUS	ELM	10	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3762	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3763	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3764	CELTIS OCCIDENTALIS	HACKBERRY	22	REMOVE		
3765	CELTIS OCCIDENTALIS	HACKBERRY	14	REMOVE		
3766	CELTIS OCCIDENTALIS	HACKBERRY	19	REMOVE		
3767	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
3768	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3769	CELTIS OCCIDENTALIS	HACKBERRY	22	REMOVE		
3770	CELTIS OCCIDENTALIS	HACKBERRY	24	REMOVE		
3771	QUERCUS	OAK	11	REMOVE	YES	WITHIN BUILDING ZONE
3772	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3773	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3774	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3775	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3776	CELTIS OCCIDENTALIS	HACKBERRY	15	REMOVE		
3777	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
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3779	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3780	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
3781	CELTIS OCCIDENTALIS	HACKBERRY	21	REMOVE		
3782	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3783	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
3784	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3785	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
3786	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3787	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
3788	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
3789	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
3790	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3791	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
3792	QUERCUS	OAK	42	REMOVE	YES	WITHIN BUILDING ZONE
3793	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3794	CELTIS OCCIDENTALIS	HACKBERRY	19	REMOVE		
3795	CELTIS OCCIDENTALIS	HACKBERRY	26	REMOVE		
3796	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3797	QUERCUS	OAK	30	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
3798	QUERCUS	OAK	18	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
3799	CELTIS OCCIDENTALIS	HACKBERRY	24	REMOVE		
3800	QUERCUS	OAK	27	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4707	QUERCUS	OAK	28	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING

4708	QUERCUS RUBRA	RED OAK	29	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4709	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
4710	PYRUS CALLERYANA	PEAR	11	REMOVE		WITHIN BUILDING ZONE
4711	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4712	MACLURA POMIFERA	OSAGE ORANGE	14	REMOVE		
4713	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4714	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4715	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4716	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4717	CELTIS OCCIDENTALIS	HACKBERRY	28	REMOVE		
4718	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4719	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4720	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
4721	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4722	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4723	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4724	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4725	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4726	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4727	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4728	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4729	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4730	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4731	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4732	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4733	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4734	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4735	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4736	CELTIS OCCIDENTALIS	HACKBERRY	26	REMOVE		
4737	CELTIS OCCIDENTALIS	HACKBERRY	25	REMOVE		
4738	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4739	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4740	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4741	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4742	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4743	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
4744	CRATAEGUS PINNATIFIDA	CHINESE HAW	12	REMOVE		
4745	CRATAEGUS PINNATIFIDA	CHINESE HAW	12	REMOVE		
4746	QUERCUS RUBRA	RED OAK	9	REMOVE		
4747	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4748	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4749	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4750	FRAXINUS ALBICANS	ASH	18	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4751	QUERCUS	OAK	5	REMOVE		
4752	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		</

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

TYLOR D. JOHNSON 3769 2/20/25
LANDSCAPE ARCHITECT REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WATERMERE ON
OAK**

INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE 120
SOUTHLAKE, TX 76092

LANDESIGN PROJ.# 8523072

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	02.20.2025
	SITE PLAN SUBMISSION	03.21.2025

SCALE NORTH

VERT: ###
HORZ: #####

SHEET TITLE

**TREE PRESERVATION
NOTES**

SHEET NUMBER

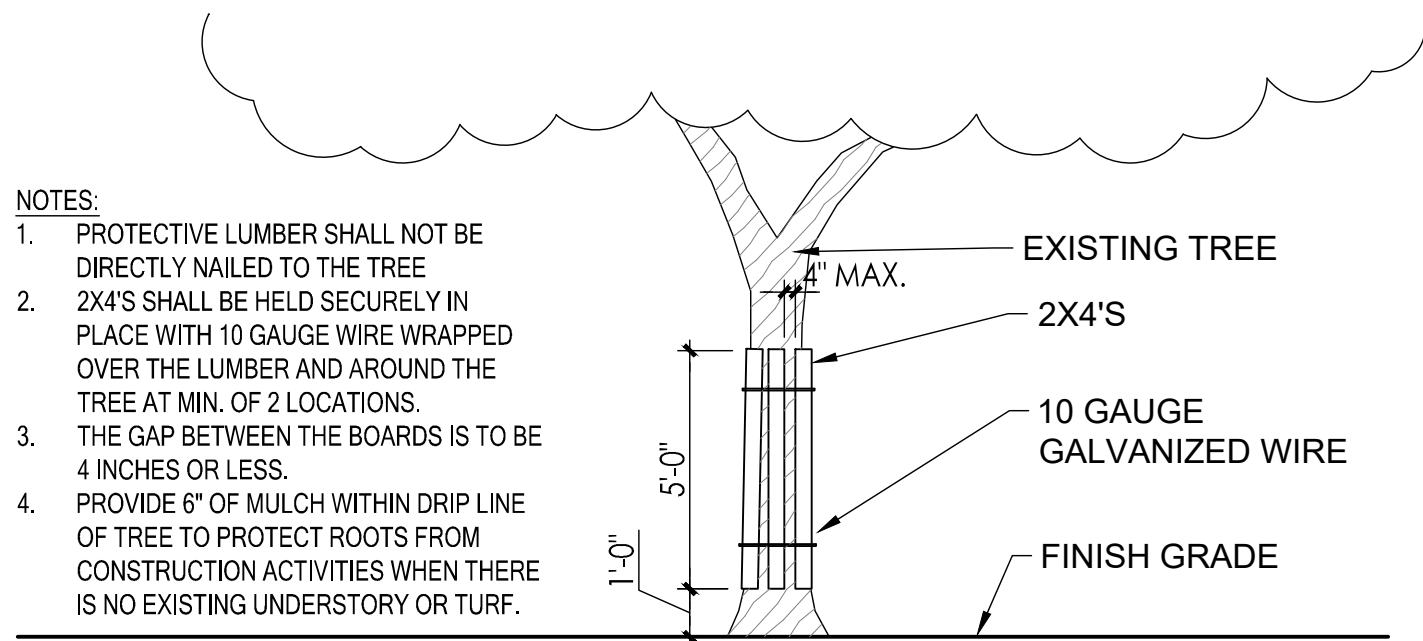
TP1.03

TREE PRESERVATION NOTES

- A. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- B. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED.
- C. ALL EXISTING TREES DENOTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE(RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- D. A CHAIN LINK FENCE BARRIER DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED.
- E. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.
- F. THE RPZ SHALL BE COVERED WITH MULCH AND BE MAINTAINED BY GENERAL CONTRACTOR DURING CONSTRUCTION PHASE TO REDUCE MOISTURE STRESS.
- G. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.
- H. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- I. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- J. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.
- K. THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY WHICH THE PROJECT IS LOCATED IN.
- L. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
- M. NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- N. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER THE GOVERNING JURISDICTION THE PROJECT IS LOCATED WITHIN.
- O. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- P. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.

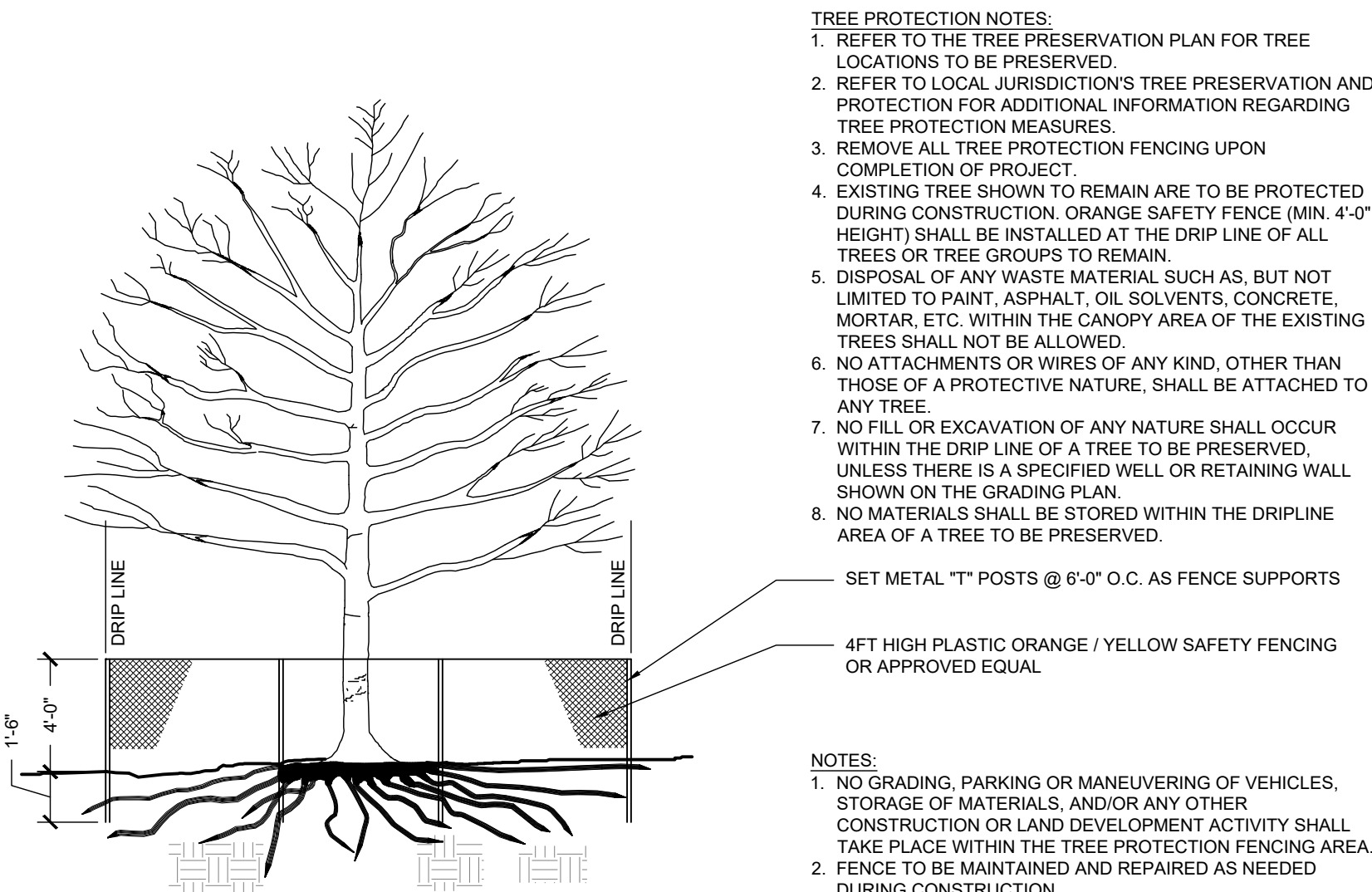
IRRIGATION NOTES

- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.



TREE TRUNK PROTECTION

1/4"=1'-0"



TREE PROTECTION FENCE

1"=1'-0"



01 IL BUILDING - WEST ELEVATION
1/16" = 1'-0"



02 IL BUILDING - WEST ELEVATION CONT.
1/16" = 1'-0"



03 IL BUILDING - SOUTH ELEVATION
1/16" = 1'-0"



05 IL BUILDING - EAST ELEVATION CONT.
1/16" = 1'-0"

ELEVATION GENERAL NOTES

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MATERIAL LEGEND

BRICK VENEER - ACME BRICK	HARDI PANEL - JAMES HARDIE
B1: FIELD COLOR - TBD	HP1: FIELD COLOR - TBD
B2: ACCENT COLOR - TBD	HP2: ACCENT COLOR - TBD
STONE VENEER - NOT USED	HARDI SIDING - JAMES HARDIE
S1: FIELD COLOR -	HS1: FIELD COLOR - TBD
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ST1: FIELD COLOR -	T1: FIELD COLOR - TBD
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COMPOSITION ROOF -	AWNING -
CR1: FIELD COLOR - TBD	A1: FIELD COLOR - TBD
METAL ROOF - BERRIDGE METAL	RAILING -
MR1: FIELD COLOR - TBD	R1: FIELD COLOR - TBD



04 IL BUILDING - EAST ELEVATION
1/16" = 1'-0"

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A5.11 IL BUILDING - EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
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01 IL BUILDING - WEST ELEVATION
1/16" = 1'-0"



02 IL BUILDING - WEST ELEVATION CONT.
1/16" = 1'-0"



03 IL BUILDING - SOUTH ELEVATION
1/16" = 1'-0"



05 IL BUILDING - EAST ELEVATION CONT.
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AS.11c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

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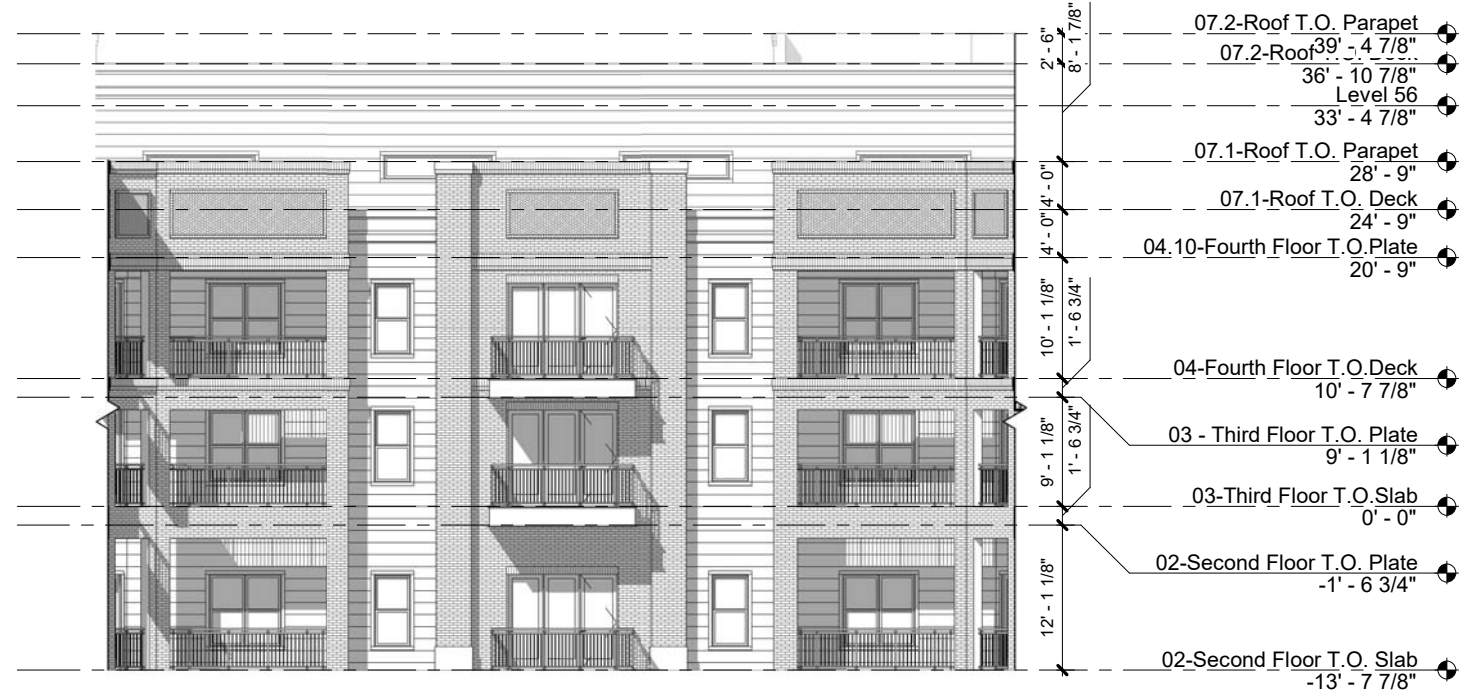
01 IL BUILDING - EAST ELEVATION CONT.
1/16" = 1'-0"



02 IL BUILDING - NORTH ELEVATION
1/16" = 1'-0"



03 IL BUILDING - PODIUM COURTYARD EAST ELEVATION
1/16" = 1'-0"



04 IL BUILDING - PODIUM COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



05 IL BUILDING - PODIUM COURTYARD WEST ELEVATION
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06 IL BUILDING - PODIUM COURTYARD NORTH ELEVATION
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AS.12 IL BUILDING - EXTERIOR ELEVATIONS

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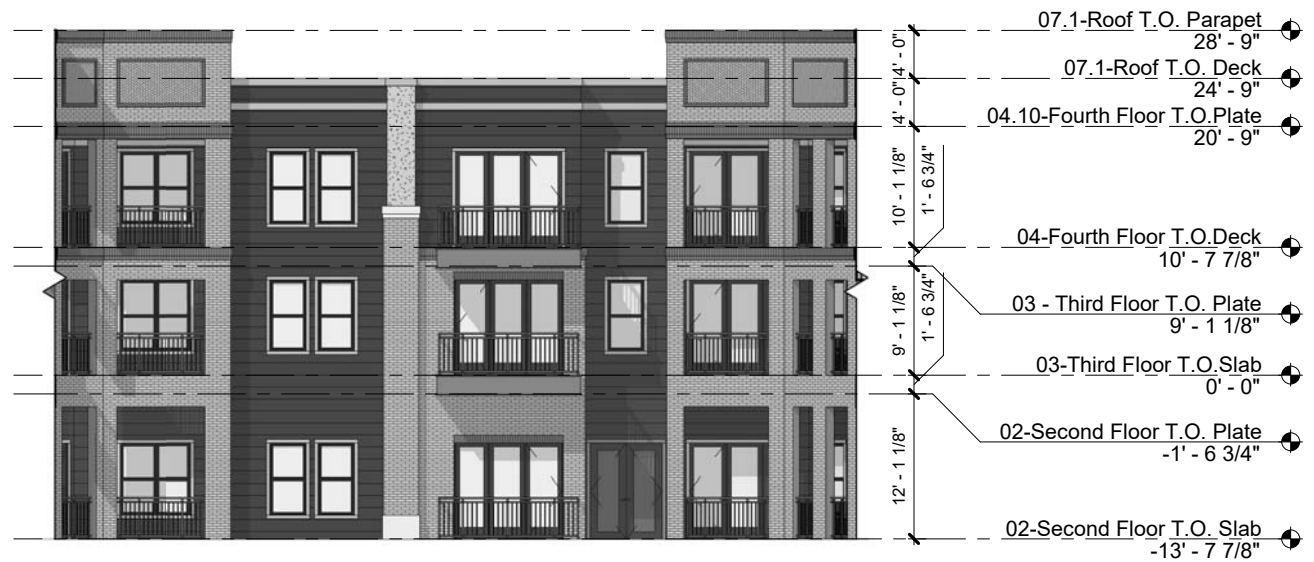
01 IL BUILDING - EAST ELEVATION CONT.
1/16" = 1'-0"



02 IL BUILDING - NORTH ELEVATION
1/16" = 1'-0"



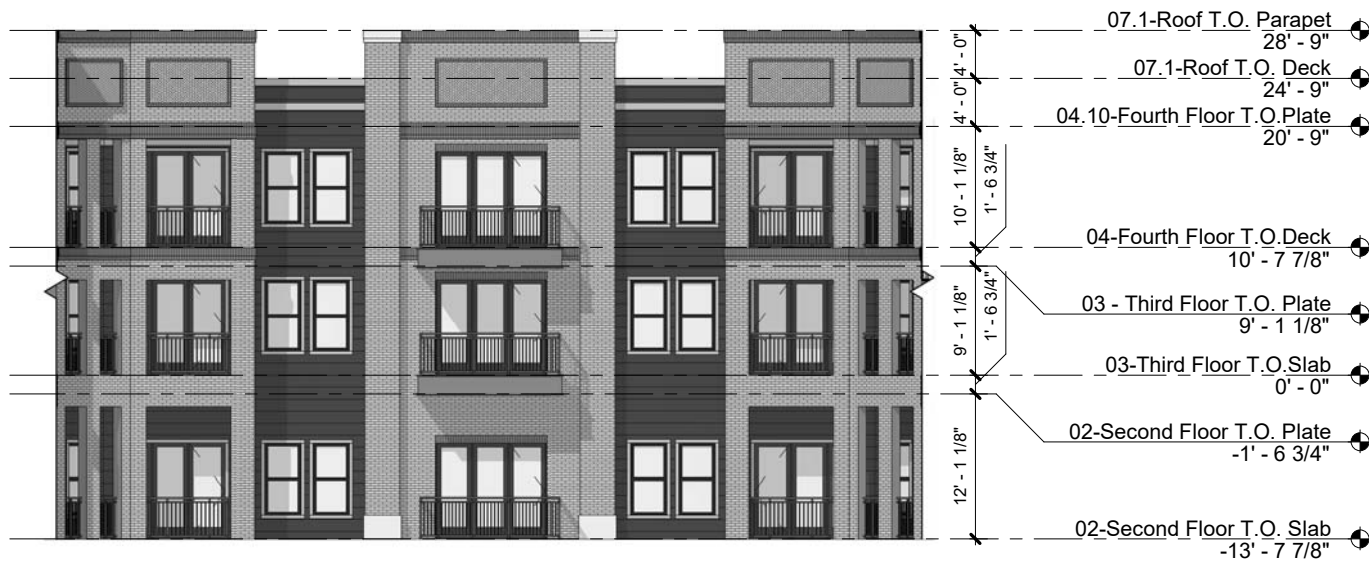
03 IL BUILDING - PODIUM COURTYARD EAST ELEVATION
1/16" = 1'-0"



05 IL BUILDING - PODIUM COURTYARD WEST ELEVATION
1/16" = 1'-0"



04 IL BUILDING - PODIUM COURTYARD SOUTH ELEVATION
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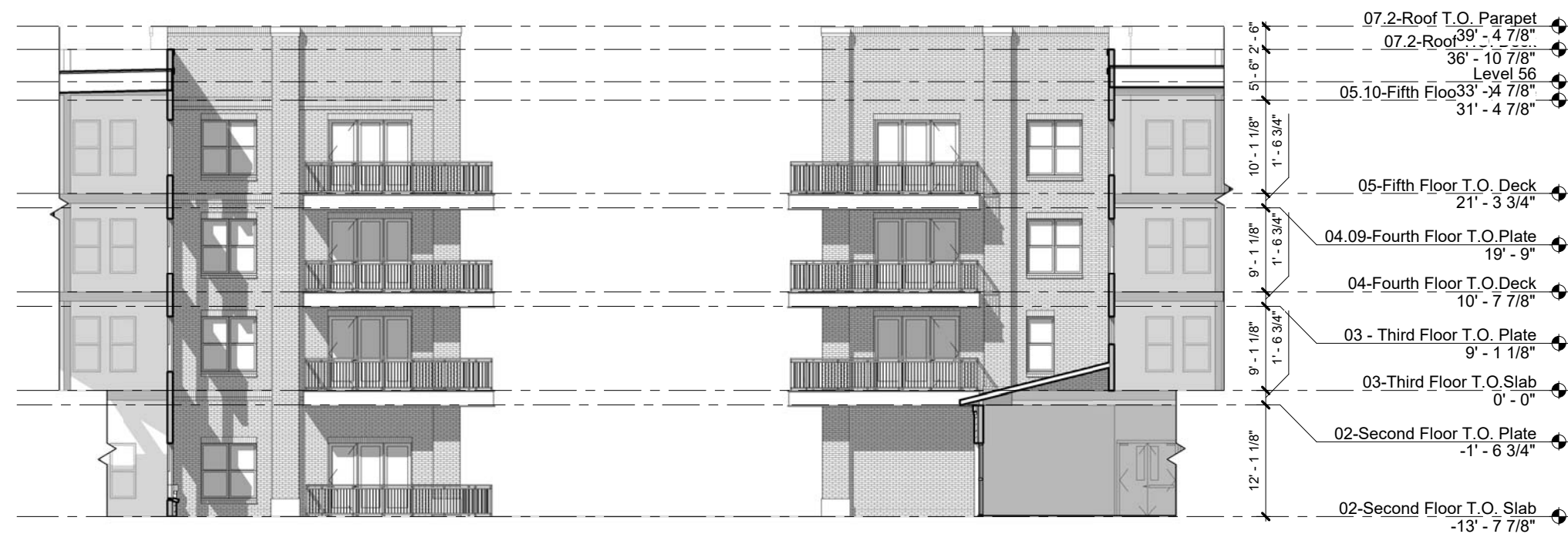
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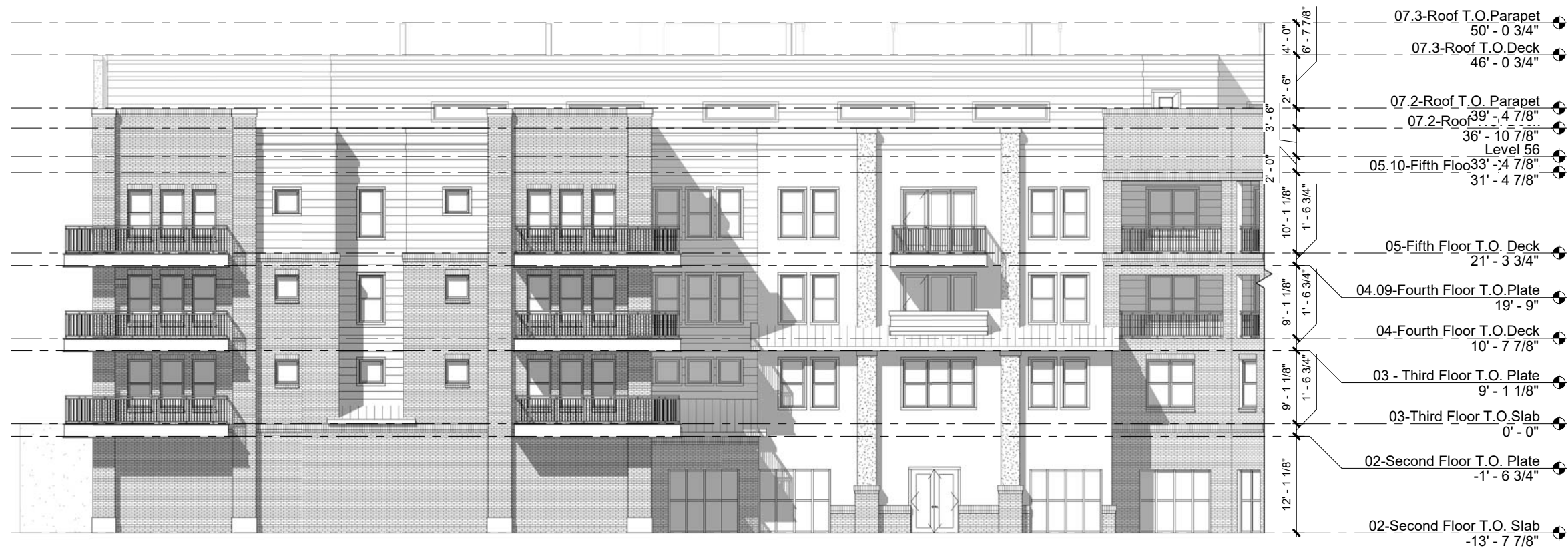
A5.12c IL BUILDING - EXTERIOR ELEVATIONS

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SUBMITTAL DATE: 12/15/2024	SHEET NO. A5.12c
SCALE: As indicated	



01 IL BUILDING - CLUBHOUSE COURTYARD EAST ELEVATION
1/16" = 1'-0"



02 IL BUILDING - CLUBHOUSE COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



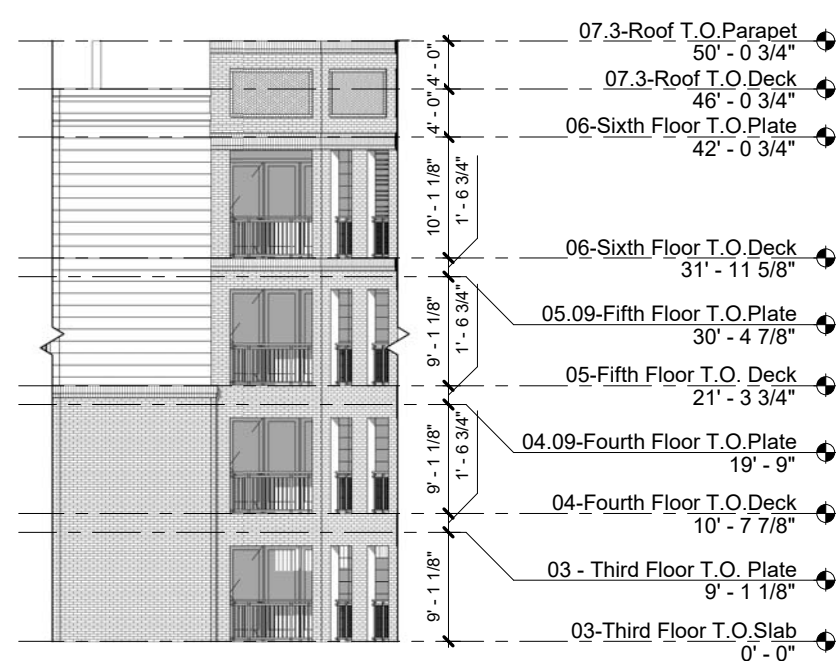
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04 IL BUILDING - CLUBHOUSE COURTYARD NORTH ELEVATION
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05 IL BUILDING - COURTYARD EAST ELEVATION
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06 IL BUILDING - COURTYARD EAST ELEVATION CONT.
1/16" = 1'-0"



07 IL BUILDING - COURTYARD SOUTH ELEVATION
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- GUARDRAILS (METAL RAILING) SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION. RAIL SHALL ALSO BE DESIGNED TO RESIST A MOMENT OF 50 LB FT. APPLIED IN ANY DIRECTION, AND ANY ADDITIONAL CODE REQUIREMENTS. MAX OPENINGS AT GUARDRAIL CANNOT ALLOW A 4" DIAMETER SPHERE PASS THRU.
- ALL EXTERIOR VENTS TO BE COORDINATED AND EQUALLY SPACED BETWEEN EXTERIOR ELEMENTS: WINDOWS, WALLS, VENTS, GUTTERS, AND/OR CANOPIES ETC. NO VENTS TO BE PLACE ON THE FACE OF BALCONIES. REF. TO MEP FOR VENT SPECS.
- EXHAUST AND INTAKE VENTS TO BE LOCATED MIN. 36" AWAY FROM OPERABLE WINDOWS. REF. TO MEP DRAWINGS FOR ADDITIONAL VENT LOCATION REQUIREMENTS.
- ALL MATERIALS WILL BE SELECTED FROM REVIEWED SUBMITTALS. MOCK-UP WALL WILL BE REVIEWED FOR COLOR AND PRODUCT FINISH.

MATERIAL LEGEND

BRICK VENEER - ACME BRICK	HARDI PANEL - JAMES HARDIE
B1: FIELD COLOR - TBD	HP1: FIELD COLOR - TBD
B2: ACCENT COLOR - TBD	HP2: ACCENT COLOR - TBD
STONE VENEER - NOT USED	HARDI SIDING - JAMES HARDIE
S1: FIELD COLOR -	HS1: FIELD COLOR - TBD
S2: ACCENT COLOR -	HS2: ACCENT COLOR - TBD
STUCCO VENEER - NOT USED	TRIM - JAMES HARDIE
ST1: FIELD COLOR -	T1: FIELD COLOR - TBD
ST2: ACCENT COLOR -	T2: ACCENT COLOR - TBD
COMPOSITION ROOF -	AWNING -
CR1: FIELD COLOR - TBD	A1: FIELD COLOR - TBD
METAL ROOF - BERRIDGE METAL	RAILING -
MR1: FIELD COLOR - TBD	R1: FIELD COLOR - TBD



01 IL BUILDING - CLUBHOUSE COURTYARD EAST ELEVATION
1/16" = 1'-0"



03 IL BUILDING - CLUBHOUSE COURTYARD WEST ELEVATION
1/16" = 1'-0"



05 IL BUILDING - CLUBHOUSE COURTYARD NORTH ELEVATION
1/16" = 1'-0"



08 IL BUILDING - CLUBHOUSE COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



02 IL BUILDING - CLUBHOUSE COURTYARD EAST ELEVATION
1/16" = 1'-0"



04 IL BUILDING - CLUBHOUSE COURTYARD WEST ELEVATION
1/16" = 1'-0"



06 IL BUILDING - CLUBHOUSE COURTYARD NORTH ELEVATION
1/16" = 1'-0"



09 IL BUILDING - CLUBHOUSE COURTYARD SOUTH ELEVATION
1/16" = 1'-0"

ELEVATION GENERAL NOTES

- ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01.
- FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REFER TO SHEET A10.02.
- 3/8" BRICK EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER PER SHEET A10.01; AT RUNS LONGER THAN 20'-0", PROVIDE EXPANSION JOINT AT CENTER OF RUN, MAX 20'-0".
- MIN. 22GA BRICK TIES AT 16" VERTICAL & 16"-24" HORIZONTAL (PER STUD SPACING) NAILED TO STUDS REFER TO STRUCTURAL.
- STUCCO CONTROL JOINTS TO BE NO GREATER THAN 18'-0", IN EITHER DIRECTION. NO STUCCO SECTION TO EXCEED 144 SF FOR VERTICAL APPLICATION; OR 100 SF FOR HORIZONTAL, CURVED OR ANGULAR SECTION.
- STUCCO (PAINTED W/ 2 COATS ELASTO-METRIC PAINT). INSTALL PER MANUFACTURER.
- REFER TO SHEET A9.07 FOR FLASHING AND WATERPROOFING NOTES, DIMENSIONS AND DETAILS.
- ENTIRE BUILDING TO BE GUTTERED - REFER TO DETAIL 11/A4.20. DOWNSPOUTS TO BE COORDINATED WITH OTHER ELEVATION ELEMENTS IN DIRECT GUTTER PATH.
- ALL COURTYARD GUTTERS TO BE TIED UNDERGROUND REFER TO CIVIL / LANDSCAPE FOR CONNECTION TO STORM DRAINAGE SYSTEM & DETAIL.
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- BLOCKING AND ROUGH INS FOR CANOPIES, AWNINGS, EXTERIOR SIGNAGE, BRACKETS, ETC. TO BE COORDINATED WITH SUBMITTALS.
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S1: FIELD COLOR -	HS1: FIELD COLOR - TBD
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ST1: FIELD COLOR -	T1: FIELD COLOR - TBD
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COMPOSITION ROOF -	AWNING -
CR1: FIELD COLOR - TBD	A1: FIELD COLOR - TBD
METAL ROOF - BERRIDGE METAL	RAILING -
MR1: FIELD COLOR - TBD	R1: FIELD COLOR - TBD

WATERMERE ON OAK
Roanoke, TX

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817/514.0584 · Fx 817/514.0694

A5.13c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: SD	
SUBMITTAL DATE: 12/15/2024	SHEET NO. A5.13c
SCALE: As indicated	



01 ACTIVE ADULT BUILDING - WEST ELEVATION
3/32" = 1'-0"



02 ACTIVE ADULT BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



03 ACTIVE ADULT BUILDING - NORTH ELEVATION
3/32" = 1'-0"



04 ACTIVE ADULT BUILDING - EAST ELEVATION
3/32" = 1'-0"

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	TRIM - JAMES HARDIE T1: FIELD COLOR - TBD T2: ACCENT COLOR - TBD
	AWNING - A1: FIELD COLOR - TBD
	RAILING - R1: FIELD COLOR - TBD



01 ACTIVE ADULT BUILDING - WEST ELEVATION
3/32" = 1'-0"



02 ACTIVE ADULT BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



03 ACTIVE ADULT BUILDING - NORTH ELEVATION
3/32" = 1'-0"



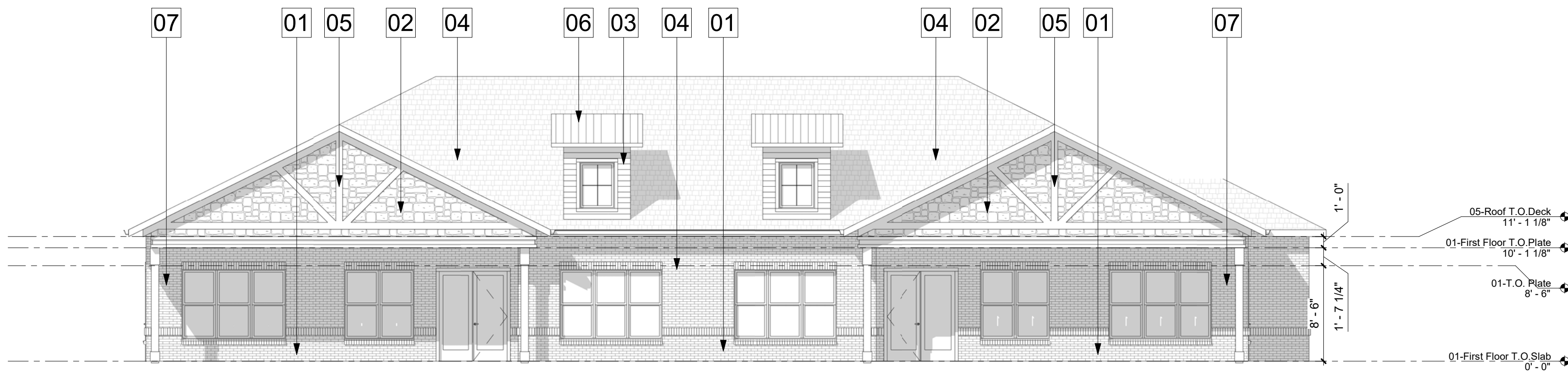
04 ACTIVE ADULT BUILDING - EAST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES

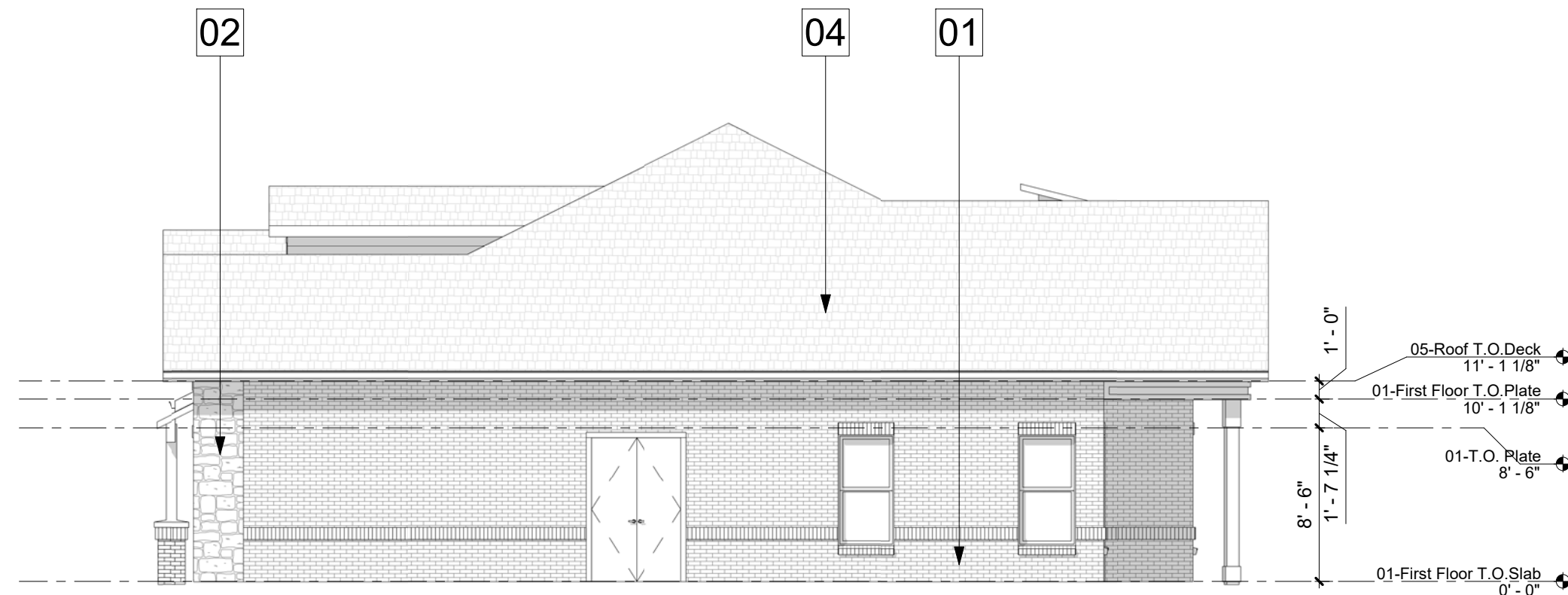
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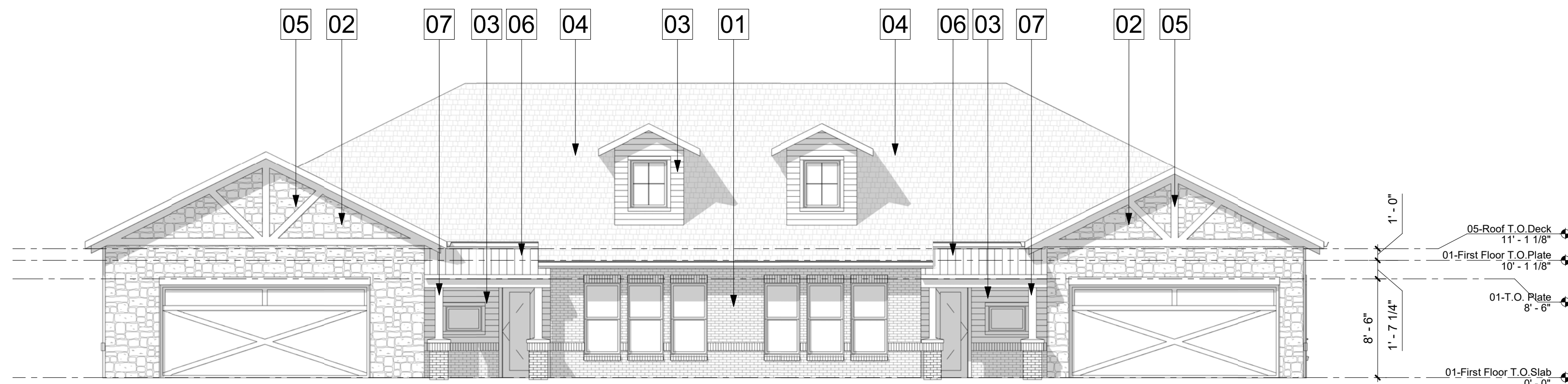
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	COMPOSITION ROOF - CR1: FIELD COLOR - TBD
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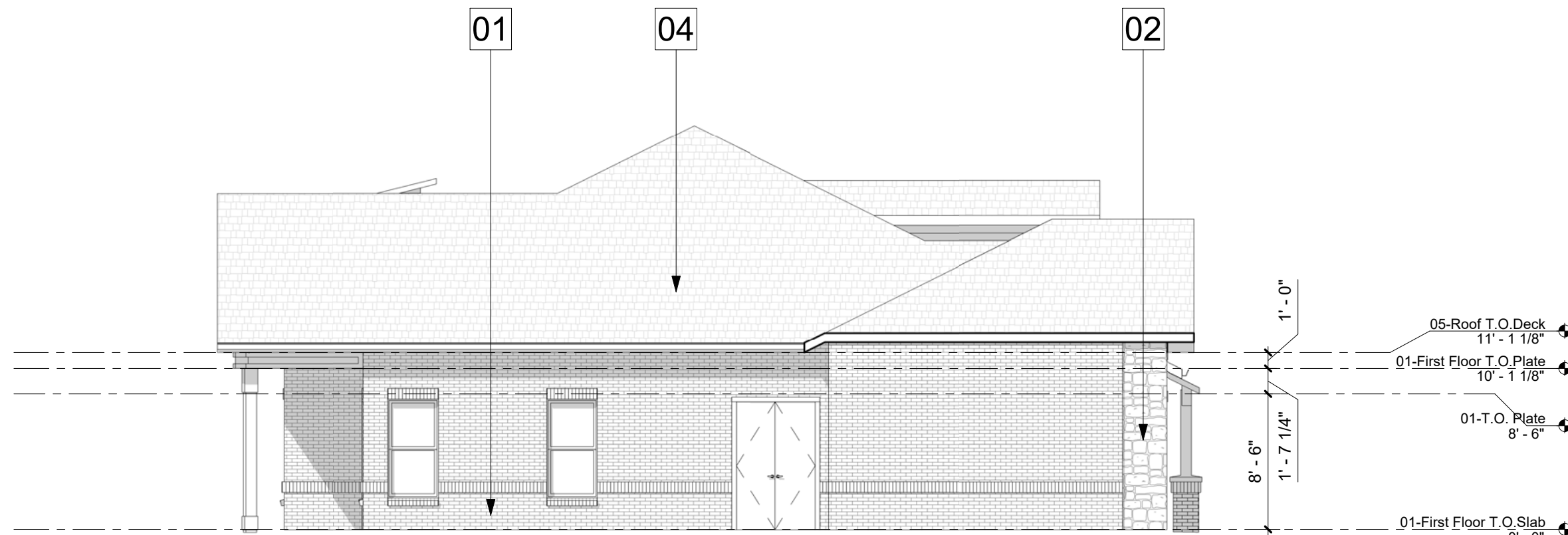
3 VILLA TYPE 1 - NORTH
1/8" = 1'-0"



2 VILLA TYPE 1 - EAST
1/8" = 1'-0"



1 VILLA TYPE 1 - SOUTH
1/8" = 1'-0"



4 VILLA TYPE 1 - WEST
1/8" = 1'-0"

MATERIAL LEGEND

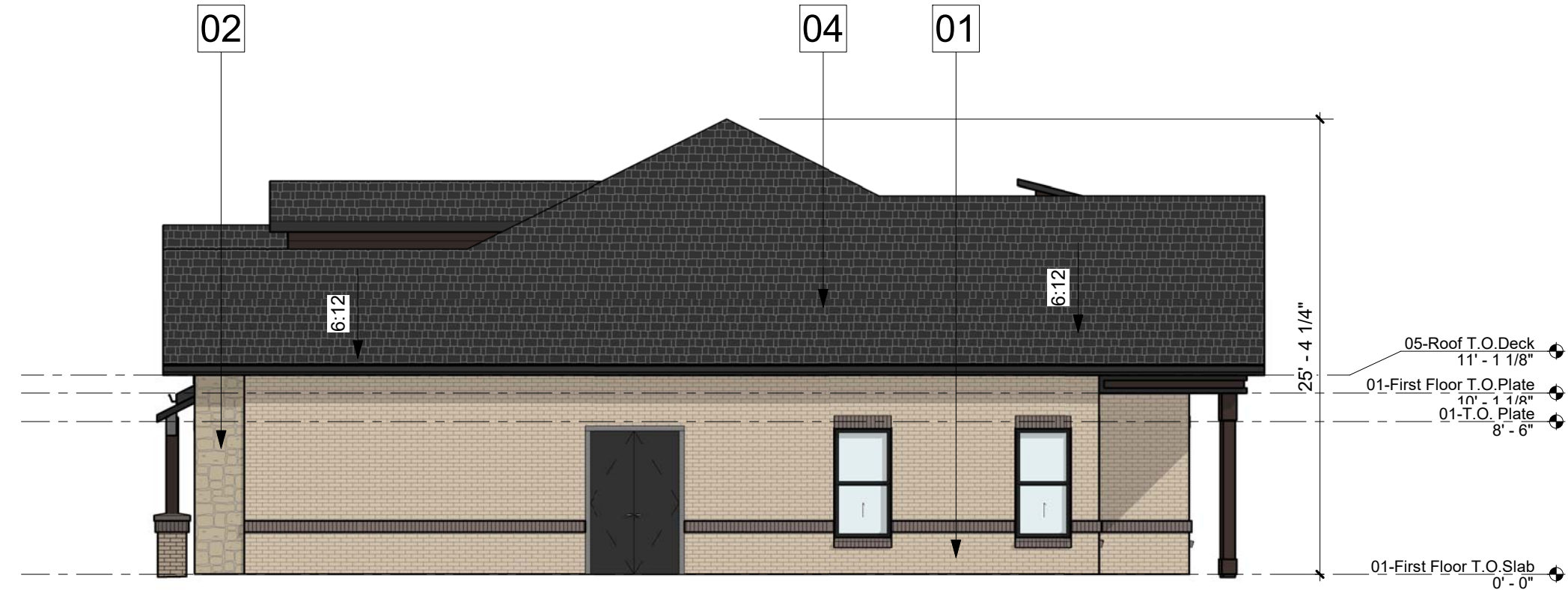
01	BRICK MASONRY VENEER- ACME CEDAR VALLEY	05	STAINED CEDAR DETAIL- FIELD COLOR 1
02	STONE VENEER- TEXAS CREAM	06	METAL ROOF- SEALSKIN
03	HARDI SIDING- CARAIBE	07	WOOD COLUMN- FIELD COLOR 1
04	ROOF COMP. SHINGLES- ONYX BLACK		



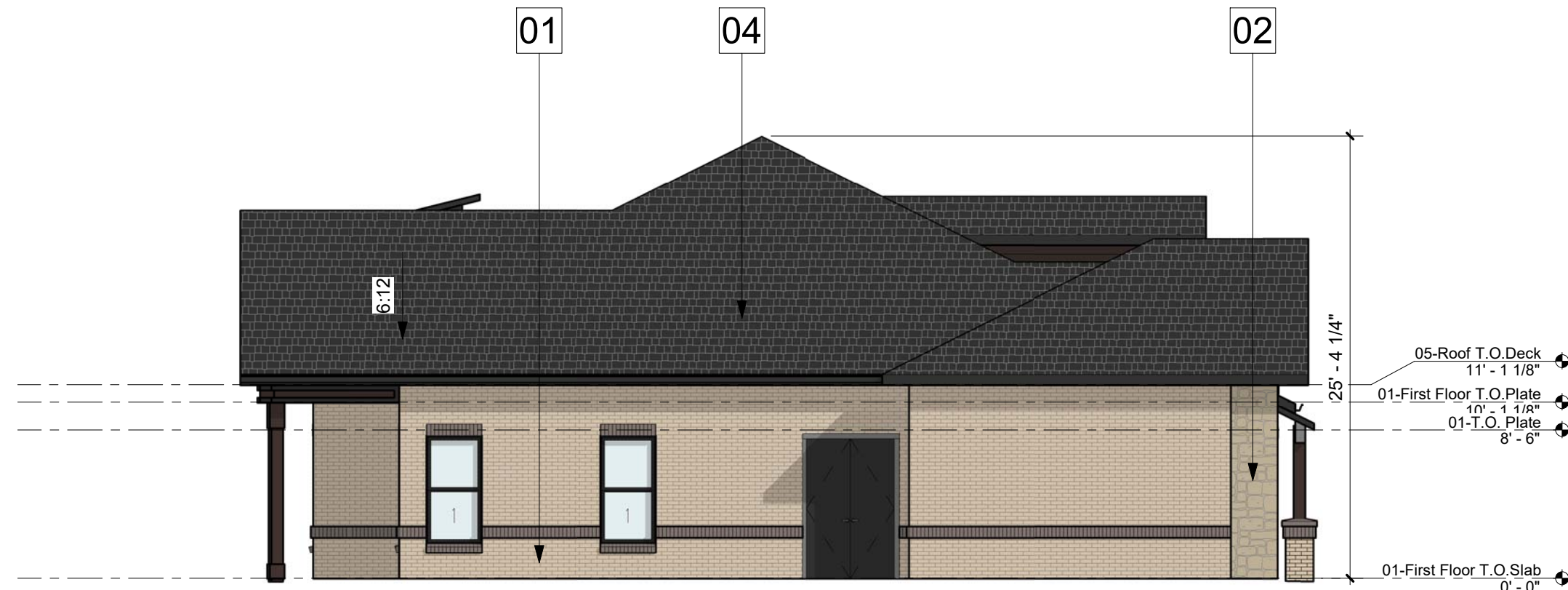
01 VILLA TYPE 1 - NORTH COLOR ELEVATION
1/8" = 1'-0"



03 VILLA TYPE 1 - SOUTH COLOR ELEVATION
1/8" = 1'-0"



02 VILLA TYPE 1 - EAST COLOR ELEVATION
1/8" = 1'-0"



04 VILLA TYPE 1 - WEST COLOR ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

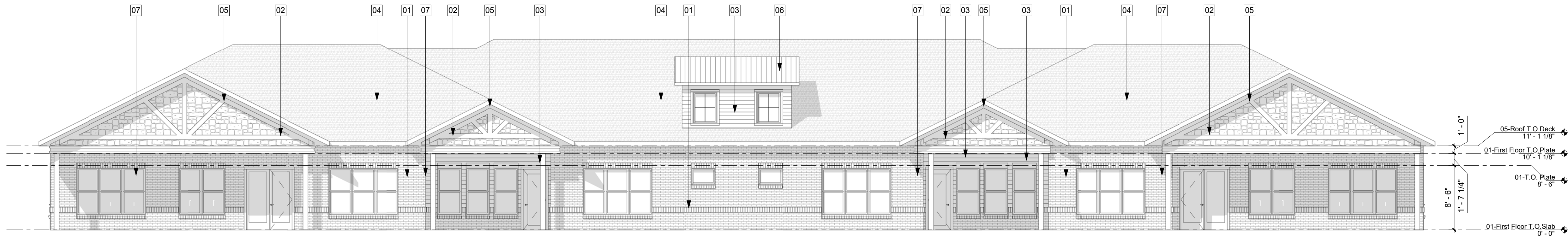
01	BRICK MASONRY VENEER- MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL- CEDAR STAIN MEDIUM BROWN
02	STONE VENEER- TEXAS CREAM	06	METAL ROOF- SEALSKIN
03	HARDI SIDING- CARAIBE	07	WOOD COLUMN- CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES- ONYX BLACK		

NOTES:

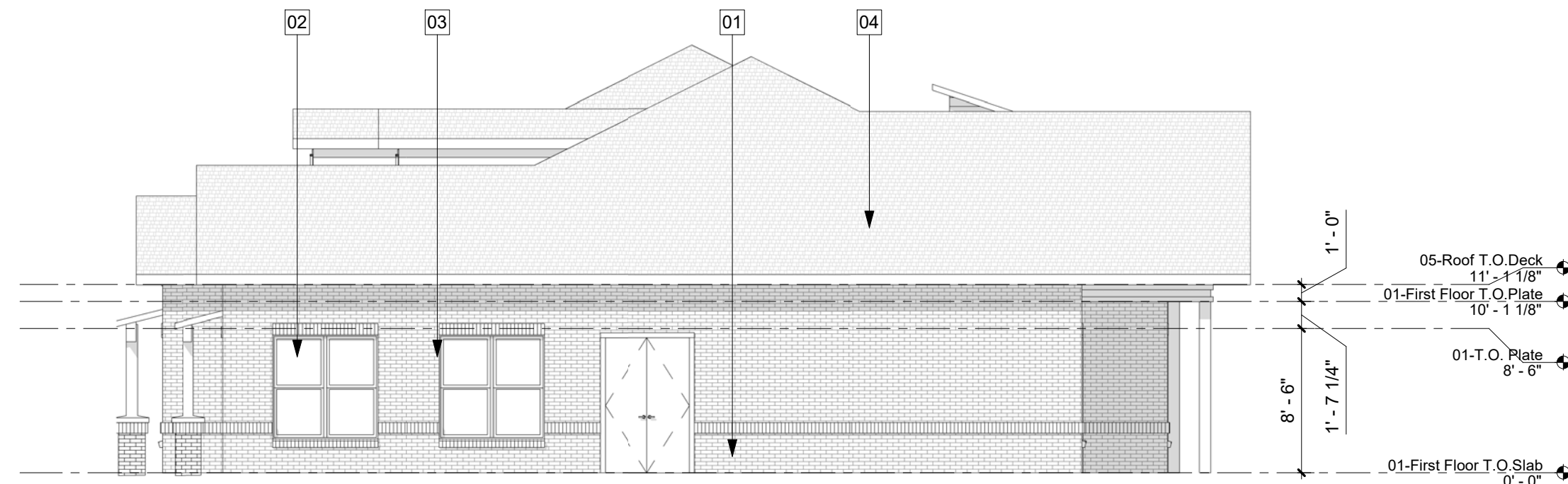
- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL PLAN OFFESTS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

- REFERENCE TO DIRECTIONAL ORIENTATION FOR EACH RESPECTIVE FACADE FOR EACH BUILDING, WILL BE CLARIFIED AT SITE PLAN APPLICATION

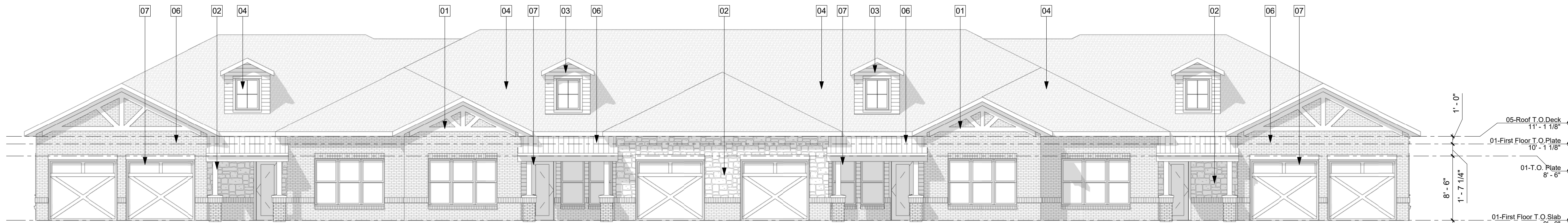
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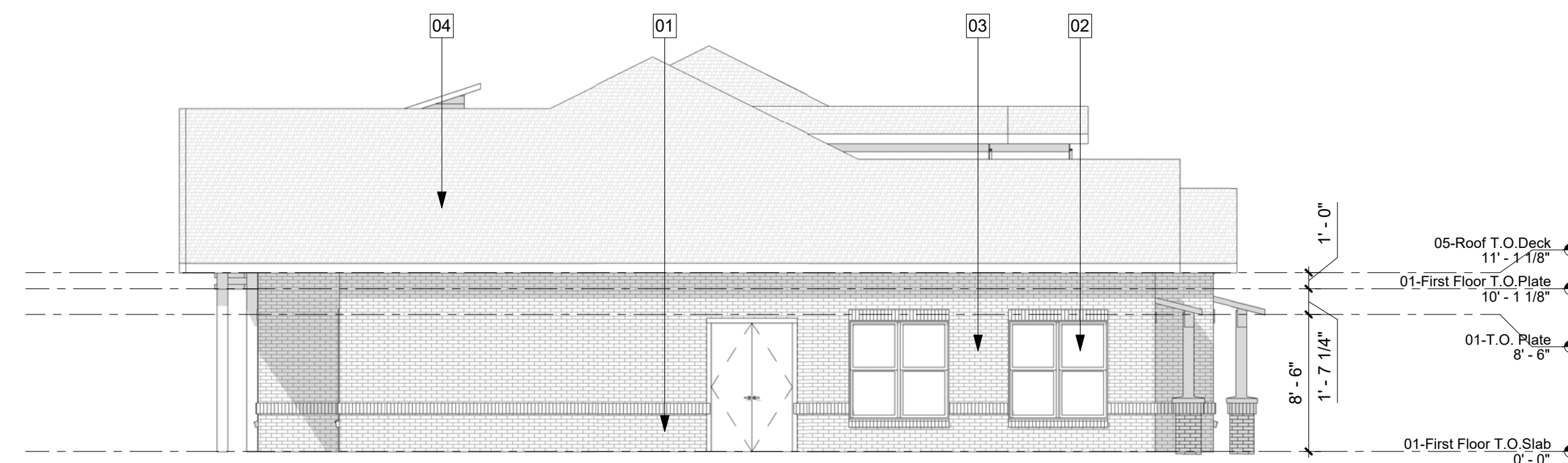
1 VILLA TYPE 2 - NORTH ELEVATION
1/8" = 1'-0"



2 VILLA TYPE 2 - EAST ELEVATION
1/8" = 1'-0"



3 VILLA TYPE 2 - SOUTH ELEVATION
1/8" = 1'-0"



4 VILLA TYPE 2 - WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

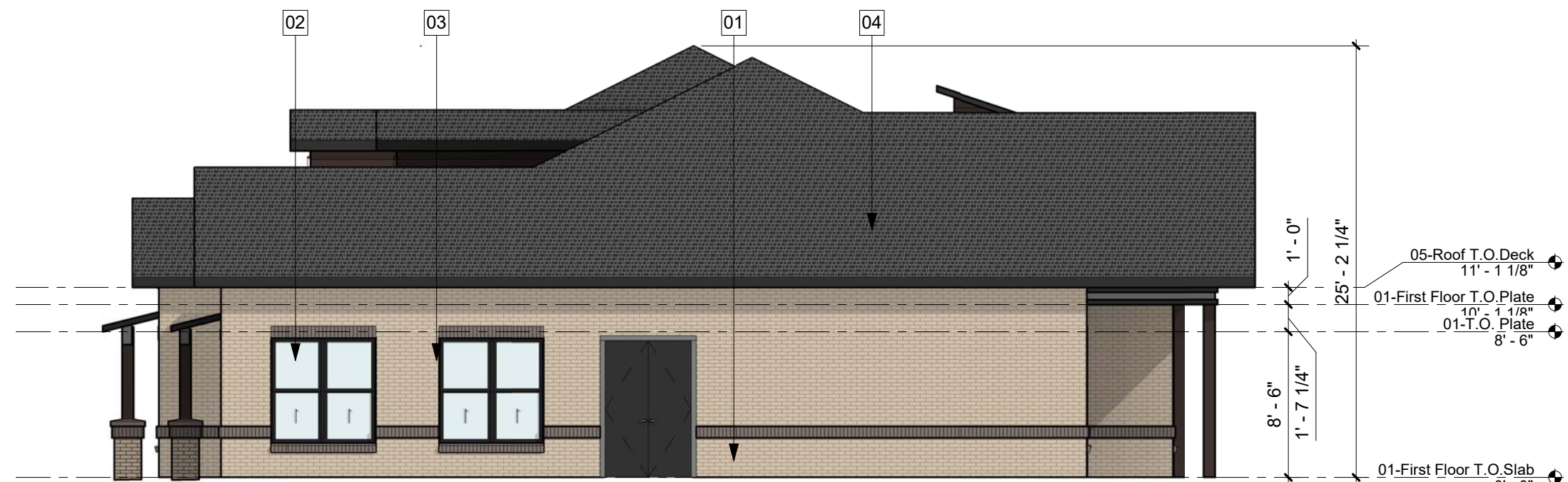
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04	ROOF COMP. SHINGLES- ONYX BLACK		



01 VILLA TYPE 2 - NORTH COLOR ELEVATION
1/8" = 1'-0"



02 VILLA TYPE 2 - SOUTH COLOR ELEVATION
1/8" = 1'-0"



03 VILLA TYPE 2 - EAST COLOR ELEVATION
1/8" = 1'-0"

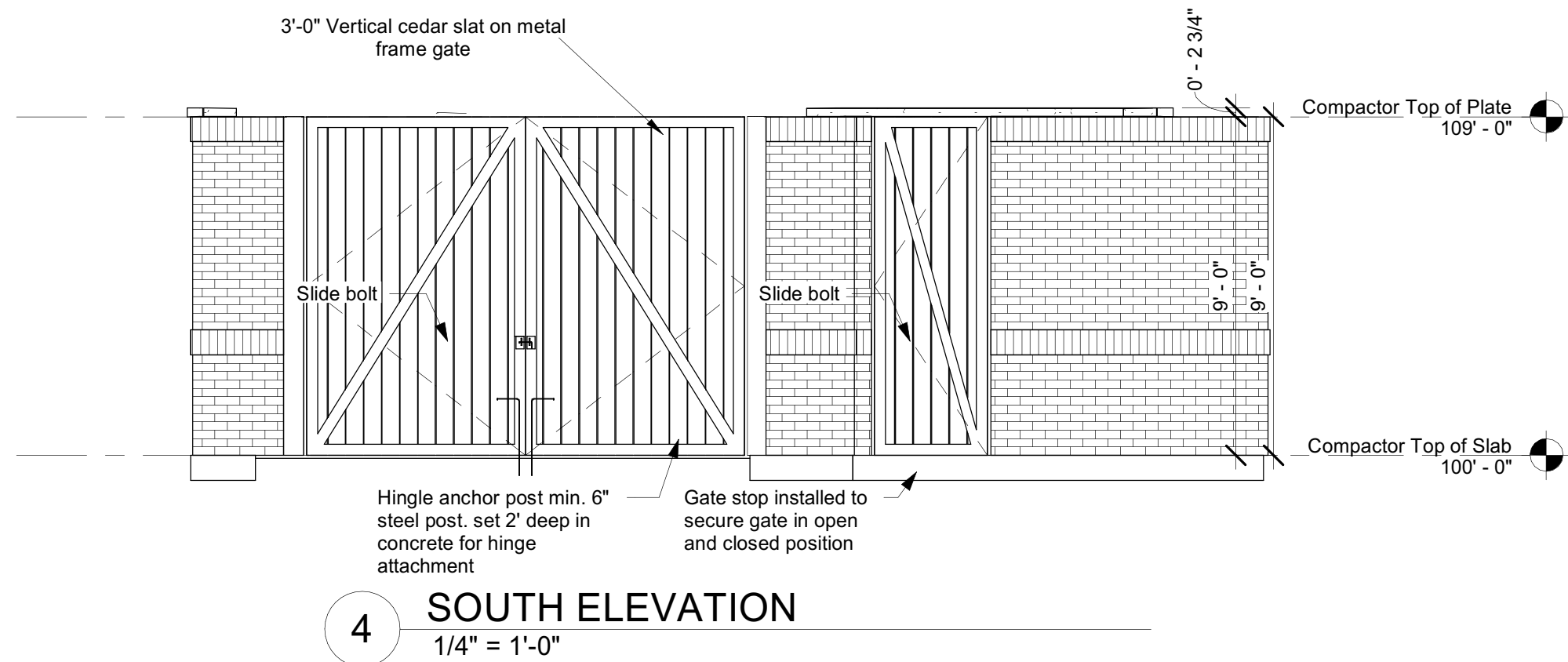


04 VILLA TYPE 2 - WEST COLOR ELEVATION
1/8" = 1'-0"

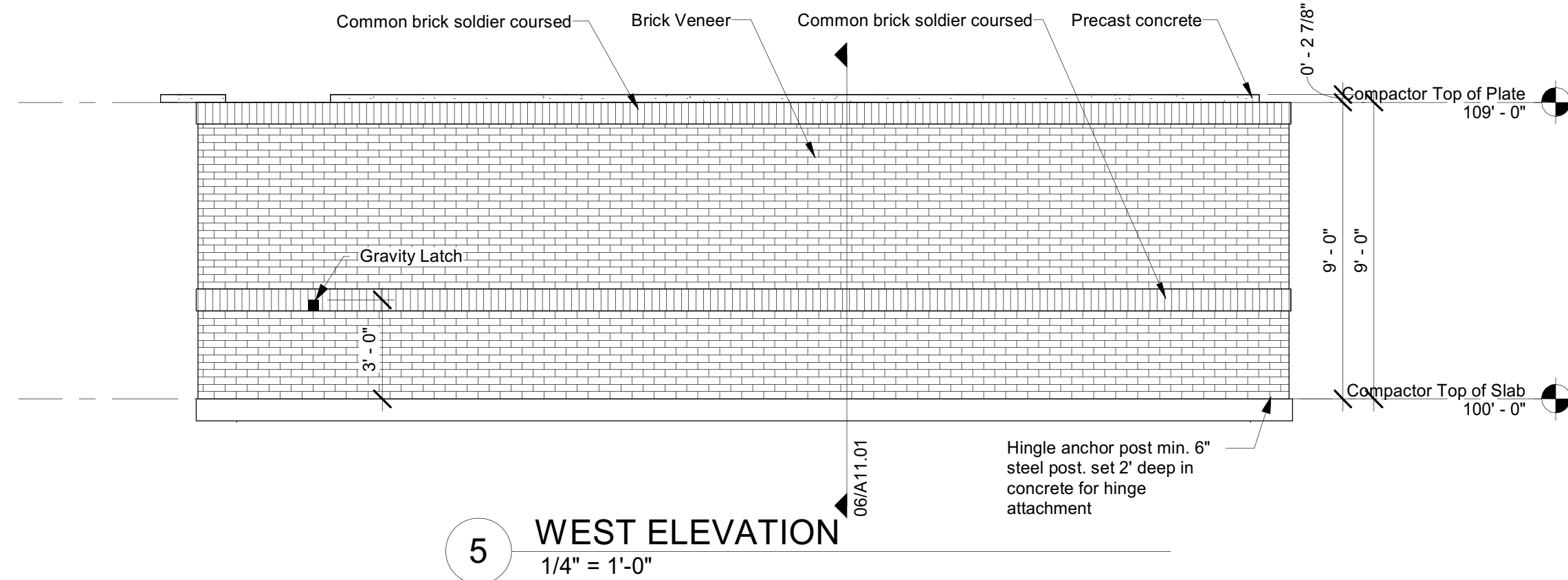
MATERIAL LEGEND

- 01 BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-TEXAS CREAM
- 03 HARDI SIDING-CARAIBE
- 04 ROOF COMP. SHINGLES-ONYX BLACK
- 05 STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-SEALSKIN
- 07 WOOD COLUMN-CEDAR STAIN MEDIUM BROWN

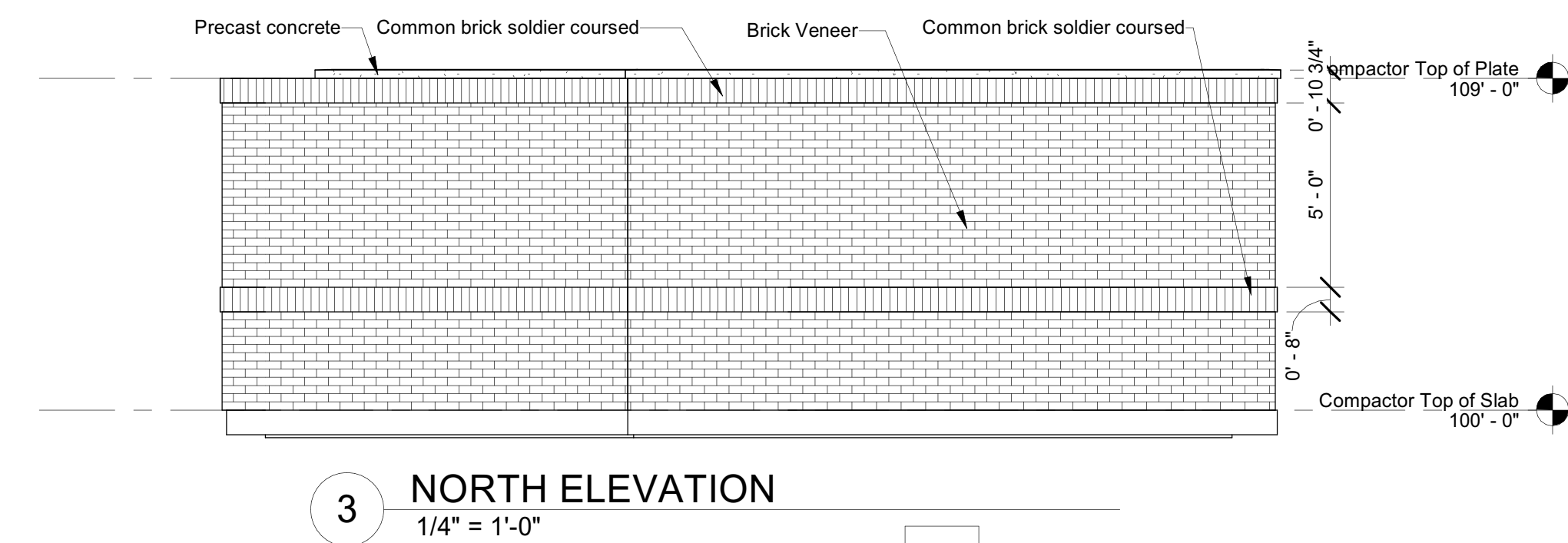
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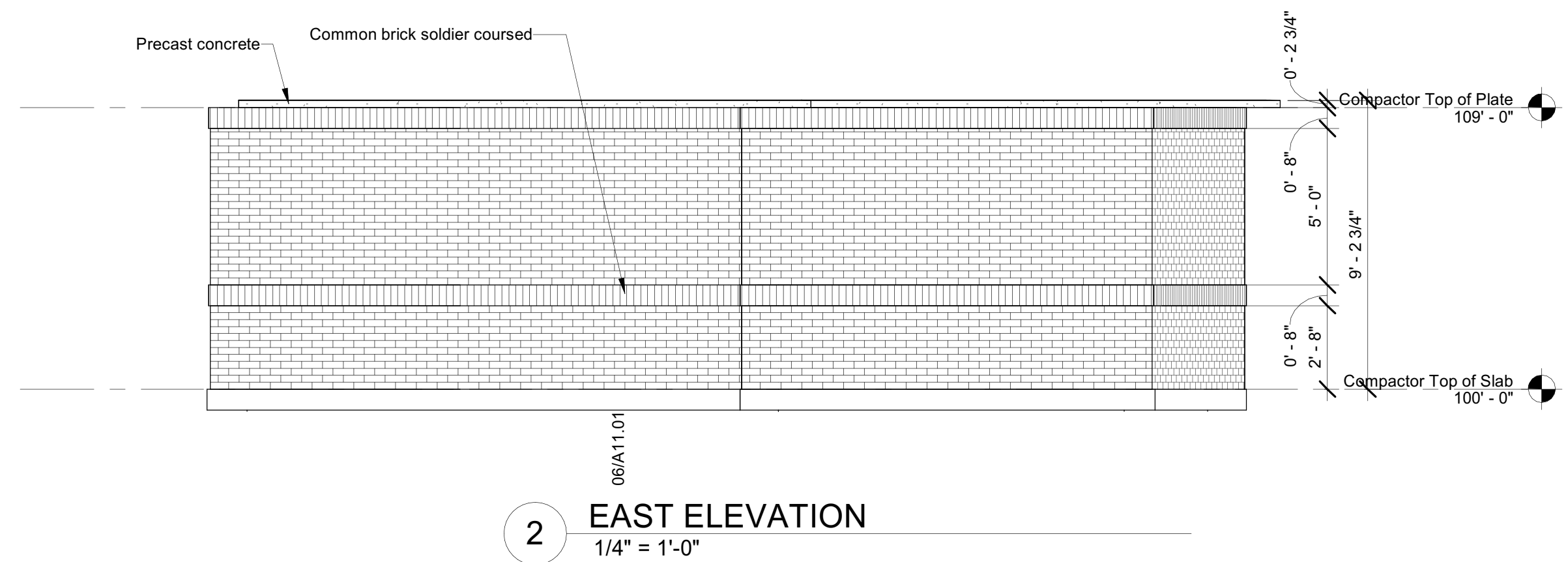
4 SOUTH ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

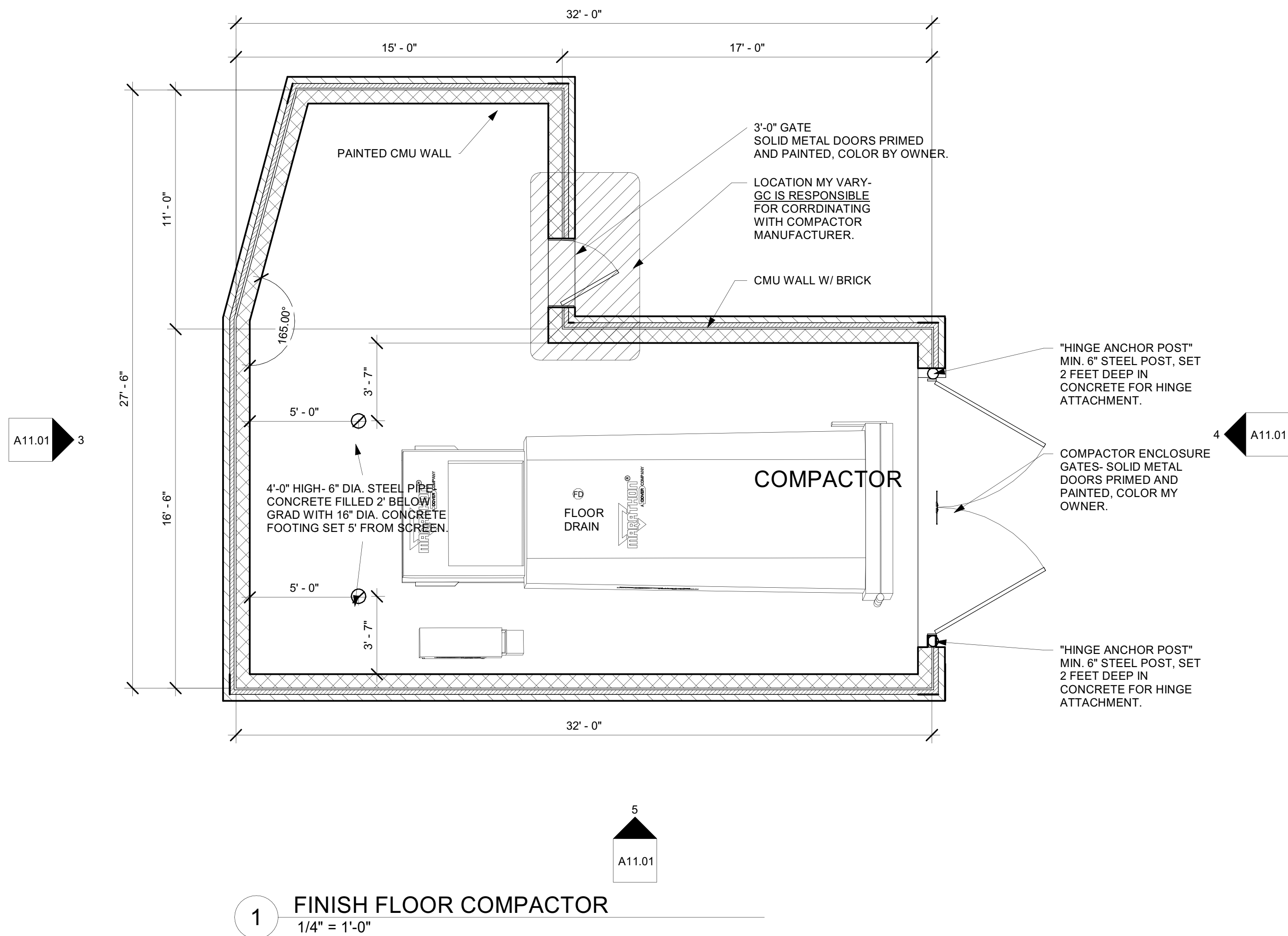


2 EAST ELEVATION
1/4" = 1'-0"

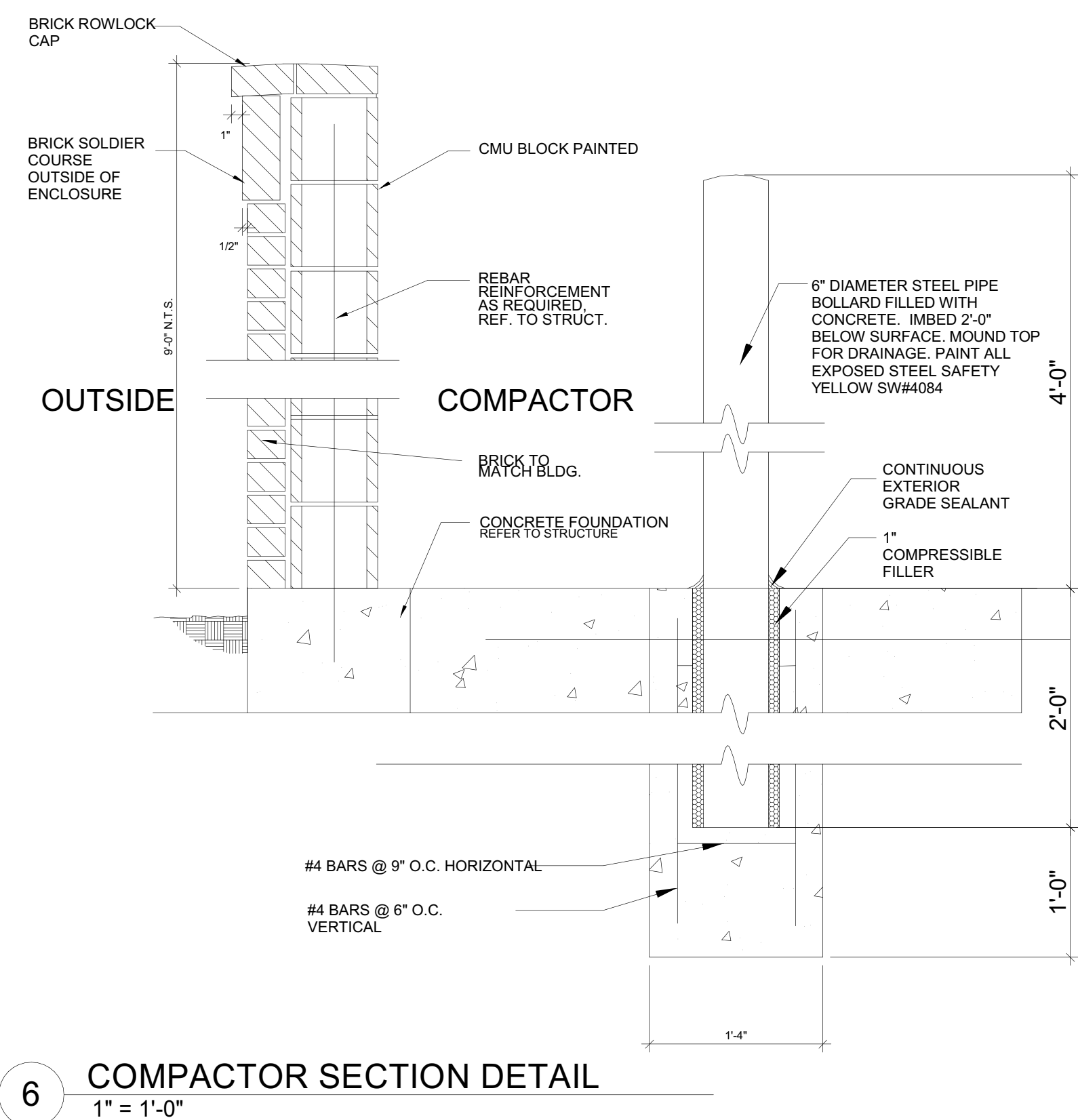
NOTE:

-all gates shall have cross members for bracing

-Gate stops must be installed on all gates to secure gate in open or closed positions



1 FINISH FLOOR COMPACTOR
1/4" = 1'-0"



6 COMPACTOR SECTION DETAIL
1" = 1'-0"

ORDINANCE No. 2024-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 18.504-ACRE TRACT OR TRACTS OF LAND LOCATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT AND RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT DISTRICT WITH SENIOR HOUSING AND SINGLE-FAMILY USES; PRESCRIBING THE PERMISSIBLE USES THEREOF; PRESCRIBING THE DEVELOPMENT STANDARDS FOR SAID 18.504-ACRE TRACT OF LAND, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development with senior housing and single-family uses; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

The approximately 18.504-acre tract or tracts located in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) and Retail District (R) to Planned Development District with senior housing and single-family uses.

Section 3.

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

Section 4.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 5. PENALTY CLAUSE

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

Section 6. SEVERABILITY CLAUSE

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

Section 7. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 27th day of August, 2024.

APPROVED:



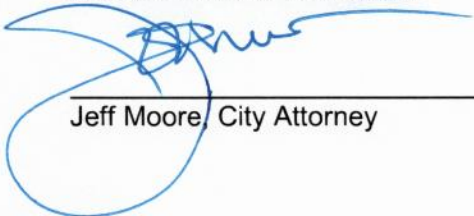
Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



Jeff Moore, City Attorney



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

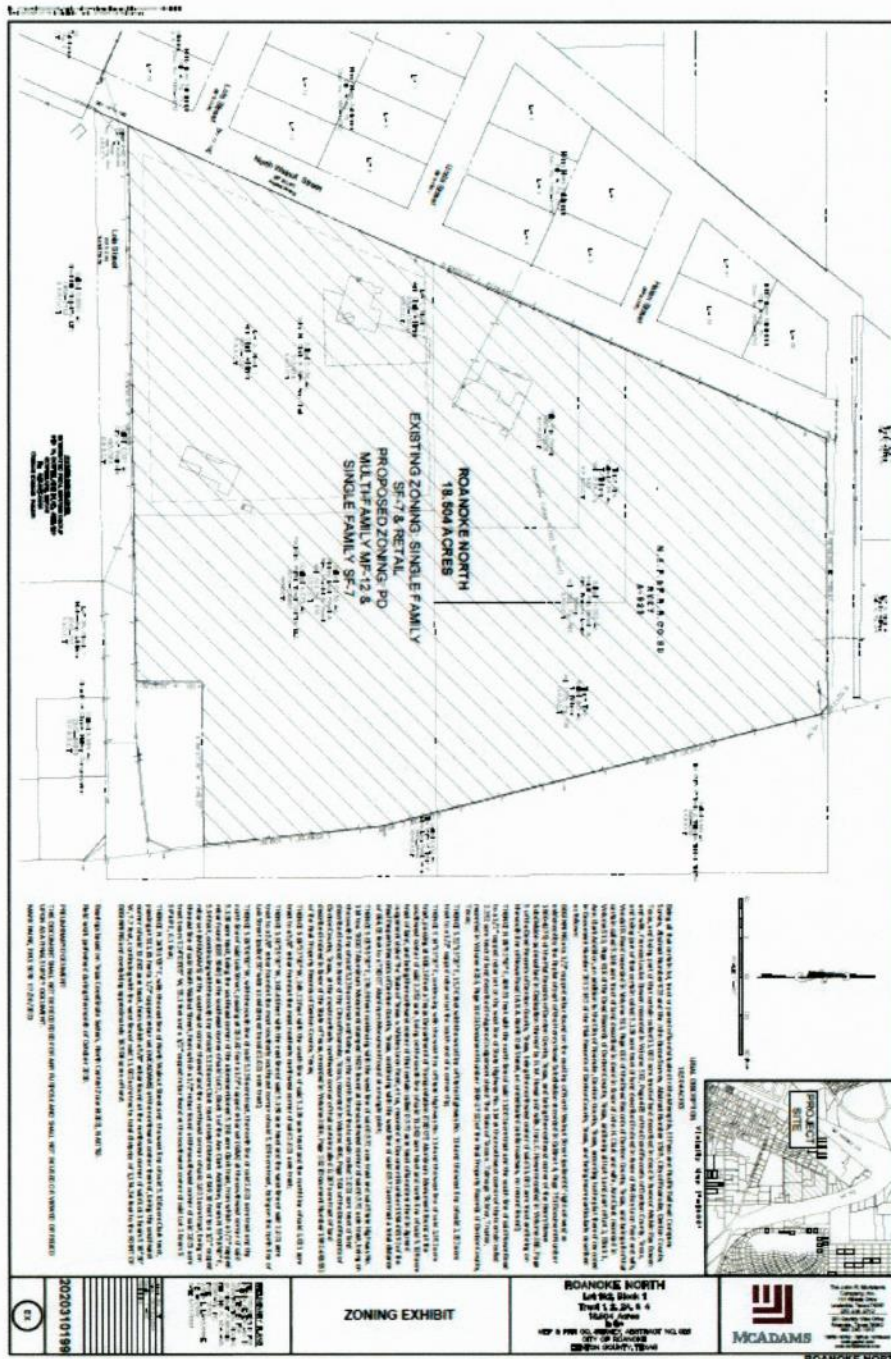


Exhibit B

Development Standards

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

- (a) Size of Tract: Tract 1 shall contain approximately 11.01 acres.
- (b) Uses Generally: In the development of Tract 1, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Multifamily Senior Housing
 - (B) Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
- (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 1 shall be developed as one lot.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 65% of the total area of Tract 1.
 - (iii) Maximum Open Space: All areas (but in any event at least 15% of the total area of Tract 1) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards, community pool including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hard scape materials.
 - (iv) Maximum Unit Count: The maximum number of units on Tract 1 shall be 255.
 - (v) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 75% of the total area of Tract 1.
 - (vi) Depth of Front Yard: There shall be a front yard having a depth of not less than ten (10) feet along the main spine road. There shall be no parking allowed in the required front yard.
Stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
 - (vii) Depth of Side and Rear Yards: There shall be a rear and side yard having a depth of not less than ten (10) feet. Automobile parking, including associated carports, will be permitted in such rear and side yards.
 - (viii) Height: No building or structure shall exceed five stories or sixty-five (65) feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.

(ix) Minimum Floor Areas:

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

One Bedroom: 780 square feet

Two Bedroom: 1,100 square feet

(1) Street Frontage:

- (i) Angled, head in, and parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.
- (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.

- (2) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance. Notwithstanding the forgoing, the total parking requirement shall be

- (i) 1.30 Parking Spaces / Unit

Tandem spaces behind private garages shall count toward the off-street parking requirement. Parking spaces along internal streets, if approved by the engineering department, shall count towards the off street parking requirement.

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

- (i) All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

(4) Landscaping:

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

- (D) Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on buildings, subject to the following provisions:

- (1) All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
- (2) Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen percent (15%) of the façade area of a building face or area of the front of the leasable building space.
- (3) Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than eighteen inches (18") from the surface.
- (4) Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum of 20 feet tall shall be allowed on all four corners of the property while the buildings are under construction. Such signs shall be removed after the last Certificate of Occupancy is issued for the last building.

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

- (a) Size of Tract: Tract 2 shall contain approximately 7.49 acres.
- (b) Uses Generally: In the development of Tract 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - (A) Permitted Uses: Single Family
 - (B) Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
 - (C) Limitation of Uses: Any use not expressly permitted herein is prohibited:
 - (1) Area and Building Regulations:
 - (i) Minimum Lot Size: Tract 2 shall be developed with minimum lot sizes of:
 - (1) 5,000 square feet.
 - (ii) Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:
 - (1) 70%
 - (iii) Maximum Unit Count: The maximum number of units on Tract 2 shall be 41.
 - (iv) Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 85% of the total area of Tract 2.
 - (v) Minimum Yards

- (1) Depth of Front Yard: There shall be a front yard having a depth of not less than fifteen (15) feet. Front porch, as well as stoops, steps, retaining walls, raised planters, and other decorative landscape items may be located within the required front yard setback.
 - (2) Depth of Side Yard: There shall be a side yard having a depth of five (5) feet.
 - (3) Depth of Rear Yard: There shall be a rear yard having a depth of not less than five (5) feet.
- (vi) Height:
- (1) Main structure limited to 2.5 stories or thirty-five (35) feet in height.
 - (2) Any accessory buildings limited to 1 story or sixteen (16) feet.
- (vii) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be 1,200.
- (5) Street Frontage:
- (i) Parallel parking is permitted along the frontage of internal streets, if approved by the engineering department.
 - (ii) One (1) large shade tree shall be required per fifty (50) linear feet (or portion thereof) of street frontage (less vehicular entry drives and associated visibility triangle). Trees to be located in the right-of-way within a minimum five foot (5') width parkway and/or within a minimum five feet (5') by ten feet (10') tree well leave-out in paving. Trees to be evenly spaced and aligned as to the extent site conditions allow.
- (6) Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance.
- (7) Building Materials: The following building material requirements shall apply:
- (i) All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios. Cementitious fiber board siding is permitted.
- (8) Landscaping:
- (iii) Materials: Landscape materials such as decomposed granite and synthetic turf may be used as surface material at resident activity /amenity zones within the site.

(iv) Tree Mitigation: All trees planted on site shall be counted toward protected tree mitigation.

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

Purpose and Intent

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

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

Exhibits

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

District Regulations

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

- A. Multi-Family 12 District
- B. Size of Tract: Tract 1, shown in Exhibit A, shall contain approximately 11.01 acres.
- C. Uses Generally: In the development of Tract 1, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - 1. Permitted Uses: Multifamily Senior Housing, Triplex, Duplex, Accessory Building, Home Occupation, Swimming Pool, Pickleball Courts, Contractor Temporary On Site Construction Offices, Model Homes
 - 2. Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
- D. Area and Building Regulations:
 - 1. Minimum Lot Size: Tract 1 shall be developed as one lot.
 - 2. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed 65% of the total area of Tract 1.

3. Maximum Open Space: All areas (but in any event at least 15% of the total area of Tract 1) not devoted to buildings, pedestrian walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, courtyards, community pool including decorative hardscape, pocket parks, hike and bike trails or other suitable landscape or decorative hardscape materials.
4. Maximum Unit Count: The maximum number of units on Tract 1 shall be 255.
5. Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 75% of the total area of Tract 1.
6. Minimum Front Yard: Ten (10) feet shall be the minimum front yard for all areas adjacent to public streets.
7. Minimum Side and Rear Yards: Ten (10) feet shall be the minimum side and rear yard adjacent to all zoning districts.
8. Height: No building or structure shall exceed five (5) stories or 65 feet in height. Height is measured from the average grade to top plate of the building and does not include parapets.
9. Minimum Floor Areas:
 - a) The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:
 - i. One Bedroom: 780 square feet
 - ii. Two Bedroom: 1,100 square feet

E. Building Separation:

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

F. Special Requirement:

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

G. Parking and Loading Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 12.700 –12.704 of the City of Roanoke Zoning Ordinance. Notwithstanding the foregoing, the total parking requirement shall be:

1. 1.30 Parking Spaces / Unit

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

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

1. All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios.

I. Landscaping:

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

J. Fencing, Walls, and Screening Requirements:

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

K. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations and attached signs are allowed on buildings, subject to the following provisions:

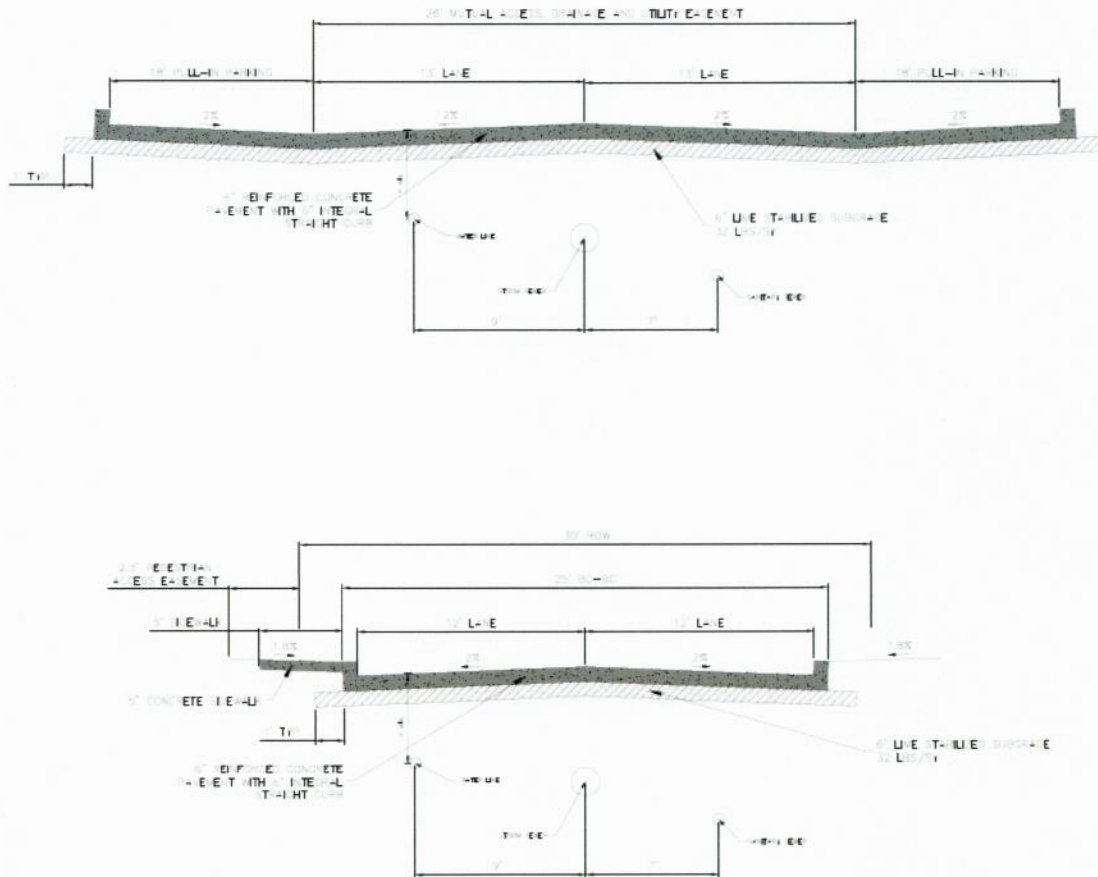
1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
2. Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen percent (15%) of the façade area of a building face or area of the front of the leasable building space.

3. Projected from Building Surface. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than forty-two (42) inches from the surface.
4. Pre-Leasing Signage. Signage not to exceed 96 square feet in size and a maximum of 20 feet tall shall be allowed on all four corners of the property while the buildings are under construction. Such signs shall be removed after the last Certificate of Occupancy is issued for the last building.

L. Street Design Standards

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

Exhibit "B":



and according to the following.

- a) Streets shall be private and maintained by HOA

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

District Regulations.

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

- A. Single Family 7 District
- B. Size of Tract: Tract 2 shall contain approximately 7.49 acres.
- C. Uses Generally: In the development of Tract 2, no land shall be used, and no building or structure shall be installed, erected, or converted to any use other than:
 - 1. Permitted Uses: Single Family, Greenhouse, Home Occupation, Swimming Pool, Temporary Model Home Sales Office, Contractor's Temporary On-Site Construction Office
 - 2. Accessory Uses: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.
- D. Area and Building Regulations:
 - 1. Minimum Lot Size: Tract 2 shall be developed with minimum lot sizes of:
 - a) 5,000 square feet.
 - 2. Minimum Lot Width: The minimum lot width shall be fifty (50) feet.
 - 3. Minimum Lot Depth: The minimum lot depth shall be one hundred (100) feet.
 - 4. Maximum Building Coverage: The combined foundation area of all main and accessory buildings shall not exceed:
 - a) 70%
 - 5. Maximum Unit Count: The maximum number of units on Tract 2 shall be 41.
 - 6. Minimum Yard:
 - a) Minimum Front Yard: There shall be a front yard having a depth of not less than twenty (20) feet. Corner lots that are adjacent to two streets shall only provide one twenty (20) foot front yard setback from one adjacent street and the other shall be a five (5) foot side yard setback from the other adjacent street. Stoops, steps, retaining

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

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

7. Height:

- a) Main structure limited to 2.5 stories or thirty-five (35) feet in height.
- b) Any accessory buildings limited to 1 story or sixteen (16) feet.
- c) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be:
 - i. 1,200 sq ft.

E. Parking and Loading Regulations:

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

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

- 1. All street facing facades shall have a masonry requirement of not less than 80% of the total street facing exterior wall excluding doors, windows and patios. Cementitious fiber board siding is permitted and shall be considered masonry.

G. Fencing, Walls, and Screening Requirements:

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

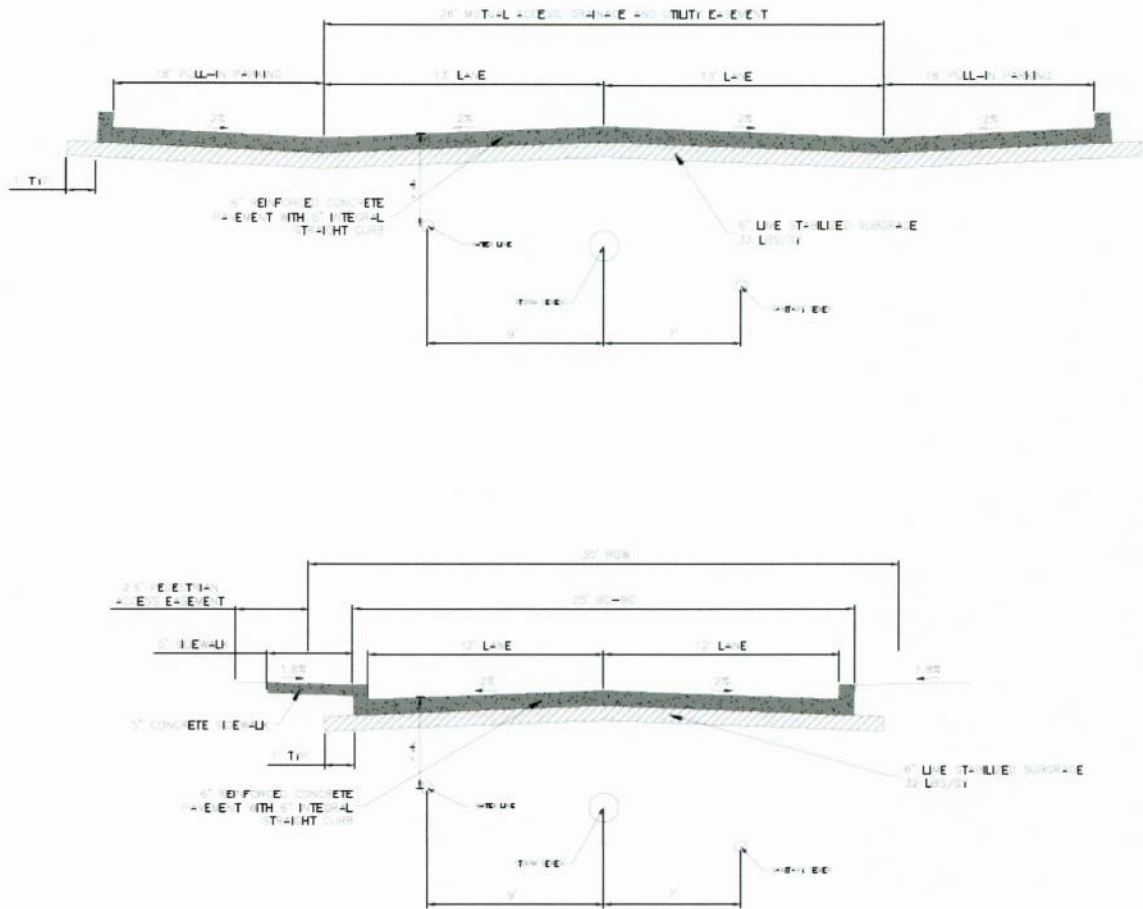
H. Landscaping:

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

I. Street Design Standards

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

Exhibit "B":



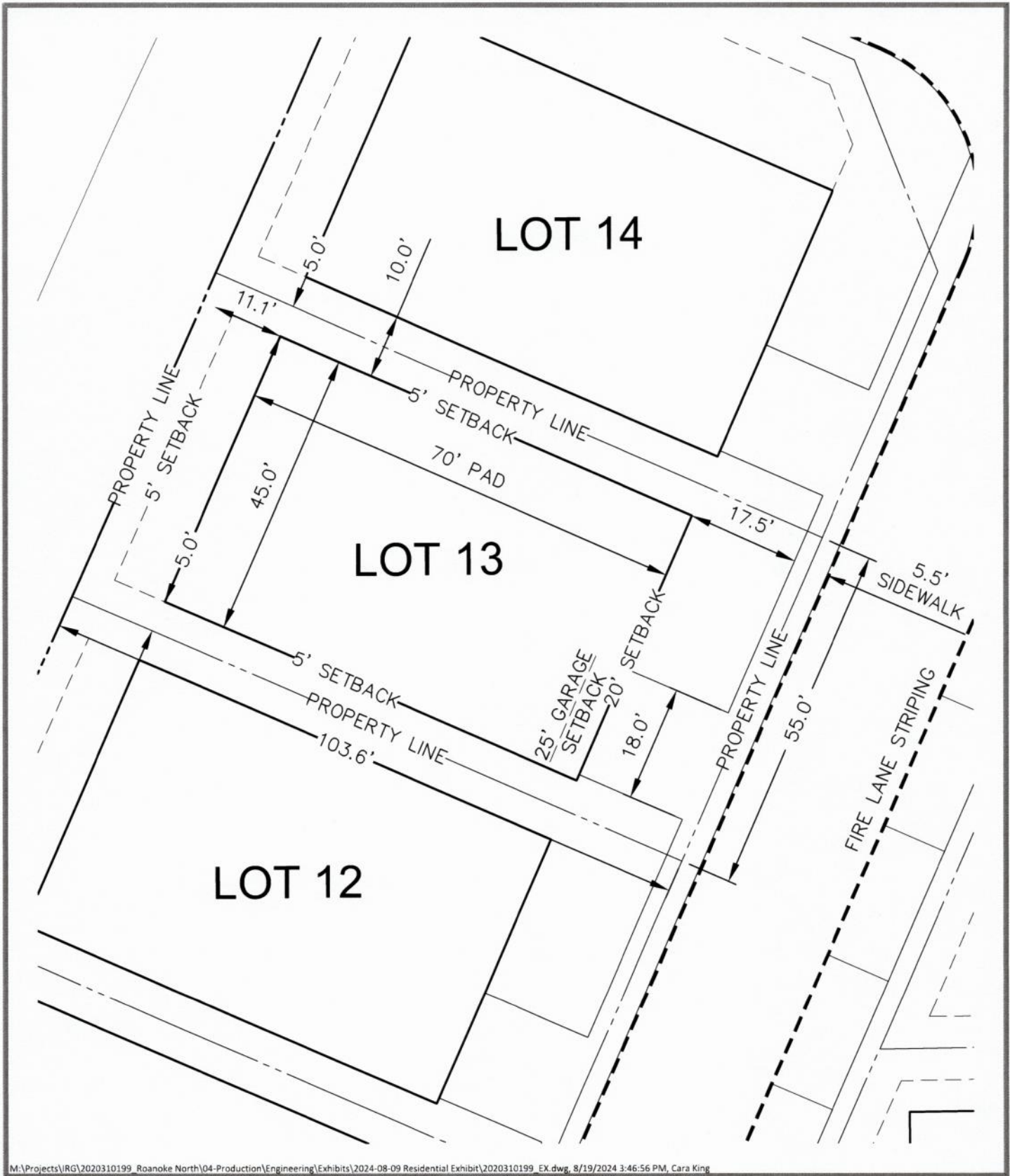
and according to the following.

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

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

J. Phasing Plan

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



M:\Projects\RG\2020310199_Roanoke North\04-Production\Engineering\Exhibits\2024-08-09 Residential Exhibit\2020310199_EX.dwg, 8/19/2024 3:46:56 PM, Cara King



The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

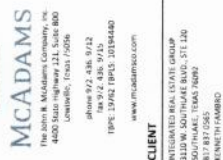
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

ROANOKE NORTH RESIDENTIAL LOT EXHIBIT SW CORNER OAK ST & WALNUT ST ROANOKE, TEXAS, 76262

PLAN INFORMATION

PROJECT NO.	2020310199
FILENAME	2020310199_EX
CHECKED BY	JLL
DRAWN BY	CMK
SCALE	1"=20'
DATE	08.19.2024



ROANOKE NORTH
TYPICAL SECTIONS
SW CORNER OAK ST & WALNUT ST
ROANOKE, TEXAS, 76262



REVISIONS

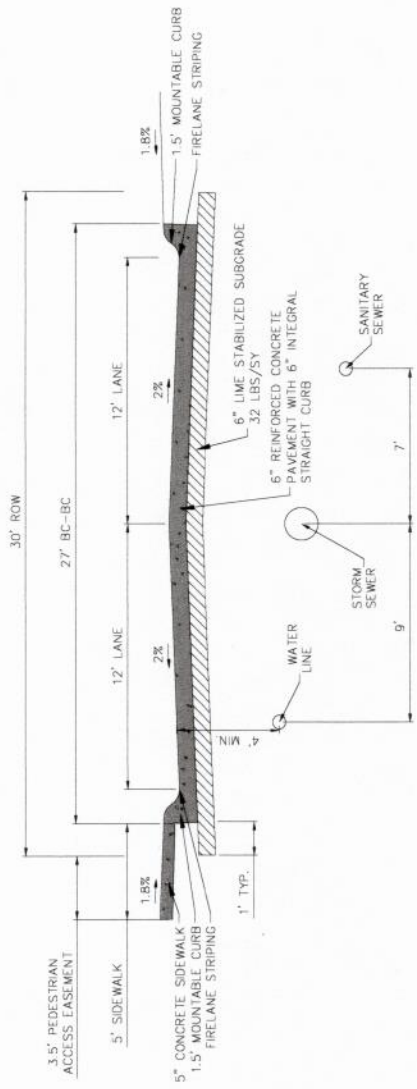
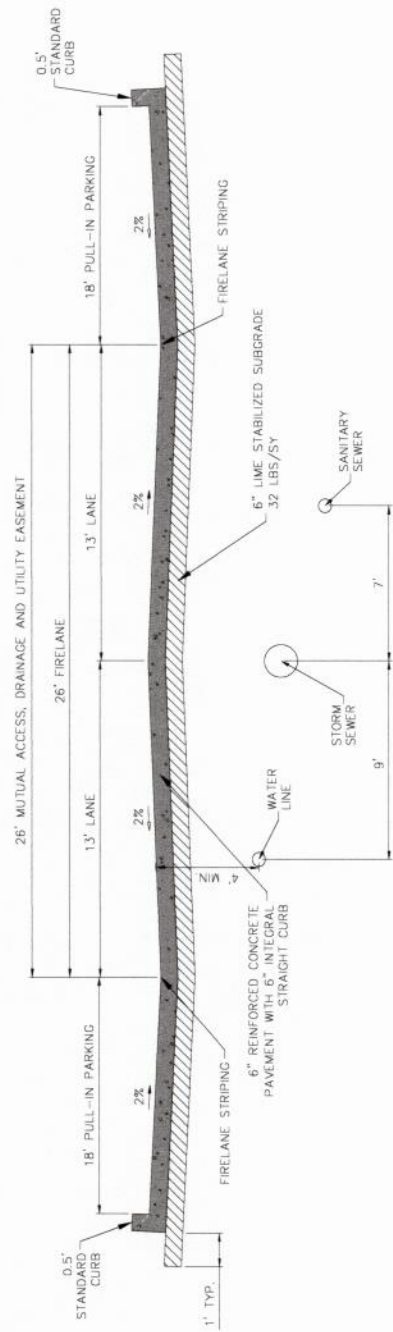
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PLAN INFORMATION

PROJECT NO.	2020310199
SILNAME	silva@silva.com
CHECKED BY	JLL
DRAWN BY	CNR
SCALE	N.T.S.
DATE	2024.08.19

TYPICAL SECTIONS

EX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



MCADAMS
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Lawrenceville, Texas 76044
Phone 972.436.9712
Fax 972.436.9713
Email info@mcadams.com
www.mcadams.com

CLIENT

INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE 120
FARMERSVILLE, TEXAS 76042
817.831.2650
KENNETH GARNING

**ROANOKE NORTH
RESIDENTIAL EXHIBIT
ROANOKE, TEXAS, 76262**



REVISIONS

NO. DATE DESCRIPTION

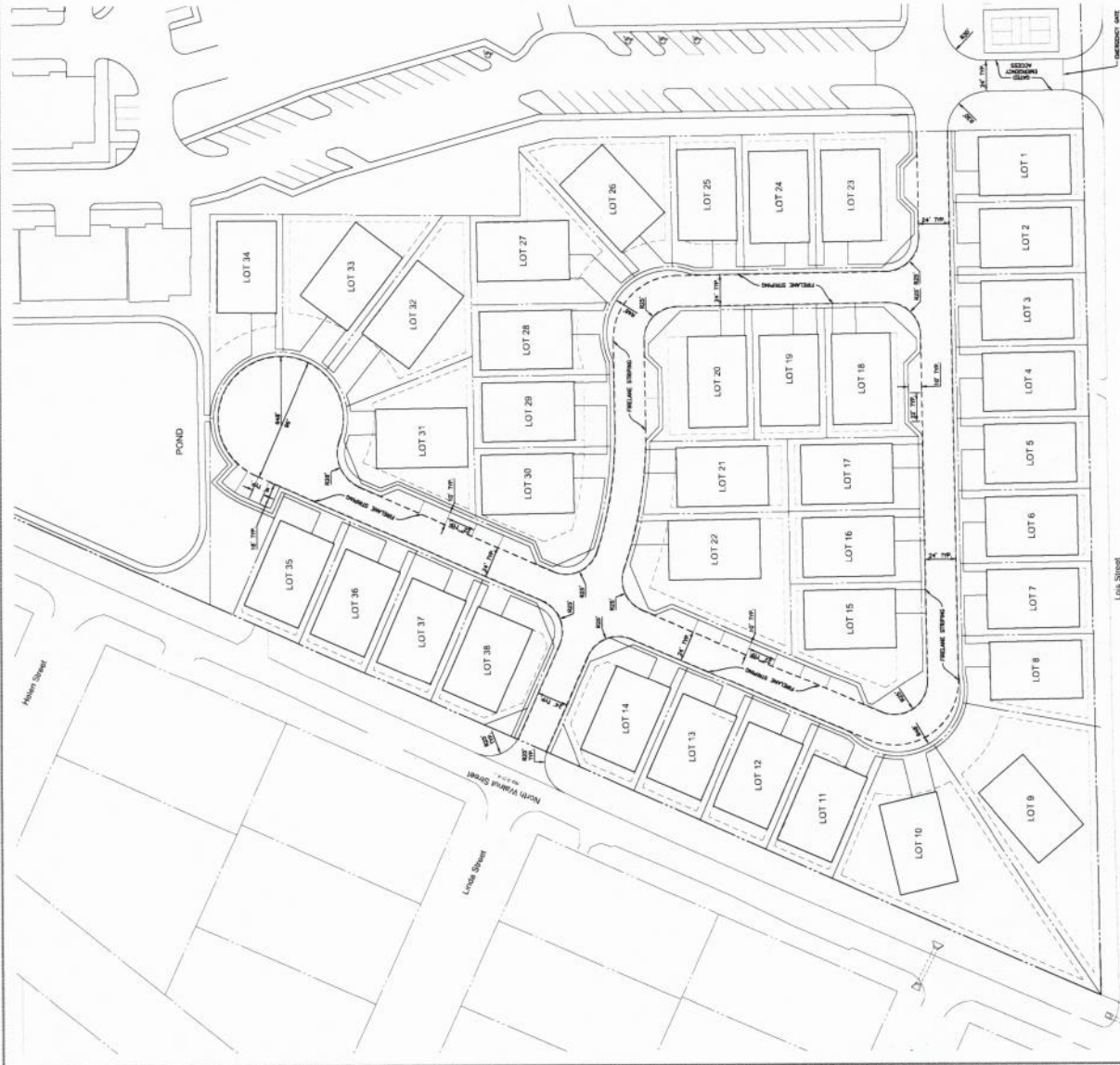
PLAN INFORMATION

PROJECT NO. 2023010209
FILE NAME 2023010209 1E.DWG
CHECKED BY JLL
DRAWN BY CMK
SCALE 40' SCALE
DATE 2024.08.29

SHEET

RESIDENTIAL EXHIBIT

EX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP2025-01) Watermere Oak Addition

MEETING DATE: April 7, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Preliminary Plat (PP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

INFORMATION:

- **Zoning** - Planned Development
- **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.
- **Proposed Uses**: Seniors-only apartments and single-family detached

STAFF RECOMMENDATION:

Recommend Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PP-2025-01 - Watermere on Oak - Preliminary Plat App
2. Watermere on Oak - Revised First Submittal Preliminary Plat



Plat Application

City of Roanoke 500 S. Oak Street Roanoke, Texas 76262
Planning Department (817) 491-2411

☒ Preliminary Plat ☐ Final Plat ☐ Re-plat ☐ Minor/Amended Plat

Date Filed:		File No.	
Name of Applicant Watermere on Oak	Address of Applicant 3110 W Southlake Blvd., Ste 120, Southlake, TX 76092	Phone Number & E-Mail (817)993-9382 tarmstrong@ireg.us	
Engineer or Land Planner mma, Inc.	Address 519 E Border Street, Arlington, TX 76010	Phone Number & E-Mail (817)469-1671 development@mmatexas.com	
		Fax Number	
Location of Property N Oak & Dorman Rd.	Name of Addition/Subdivision Watermere on Oak	Acres 16.697	Lot / Block see attached

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☐ No

Type of Subdivision

- ☐ Re-subdivision of existing lot or lots
☐ Original subdivision of acreage
☒ Platting of Streets or Alleys
☐ Correcting error or omission

Proposed Use

- ☒ Residential Lots
☐ Industrial
☐ Commercial or Retail
☐ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☒ City of Roanoke Sewer
☐ Septic Tank
☐ Other _____

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

In submitting this application for approval of the above described subdivision, I understand that if said subdivision is within the corporate limits or within the extraterritorial jurisdiction of the City of Roanoke that all improvements installed shall be in conformance with the standards and requirements of the City of Roanoke.

Fees for Preliminary and Final Plat are \$300.00 plus \$10.00 per acre and \$250.00 for a Re-plat, Minor and Amended Plat. Fees are subject to change if amended by Ordinance.


Applicants Signature

2.20.25
Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee PD \$465.00 REC#762262 \$465.00 JM	Final Plat Filing Fee	P&Z Meeting 04/07/2025	CC Meeting	File for Record PP-2025-01
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Plat Checklist

City of Roanoke
500 S. Oak St. Roanoke TX 76262
Planning (817) 491-2411

Planning & Zoning meetings are held on the 1st and 3rd Monday of each month at 7:00 p.m.

City Council meetings are held on the 2nd and 4th Tuesday of each month at 7:00 p.m.

SUBMITTAL INFORMATION

All plats require a completed application, filing fee, and transmittal letter. All plats require a minimum of ten (10) business days to be reviewed prior to being submitted to the Planning and Zoning Commission.

Review Requirements:

A copy of the plat, including supplementary material in pdf format.

Once plat has been approved, please contact April S. Hill, City Secretary at ahill@roanoketexas.com or 817-491-2411 for instructions on print requirements and filing with Denton County.

Preliminary Plats:

The Subdivider shall cause a surveyor and/or engineer to prepare the necessary preliminary drawings showing the proposed arrangement of streets, lots and blocks for the tract of land proposed to be divided, the method of accomplishing storm drainage and the location and size of proposed water and sewer mains for the subdivision.

The preliminary plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Final Plats:

No final plat shall be submitted by a subdivider nor shall it be accepted for consideration by the City until a preliminary plat has been submitted, revised as necessary, and approved by the Planning and Zoning Commission.

Roanoke Code of Ordinance, Chapter 9, Article 9.200, Section 9.201(b) – No final subdivision plat shall be approved on any development until the dedication requirements of this section have been met.

For a complete list of this requirement please go to the following web site:

http://library.municode.com/HTML/13617/level3/PTIICOOR_CH9SU_ART9.200PAREDERE.html#TOPTITLE

Re-Plats:

Re-plats require a public hearing notice to be given before the 15th day of the date of the hearing. To meet publication requirements, please add an additional 3 (business) days to have notice published.

Waiver from Section 212.009. Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the accepted application submittal. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because 30 days is generally not enough time for a plat to be reviewed by City Staff, considered by the Planning & Zoning Commission, and submitted to City Council for approval, a waiver for this section has been provided. If the waiver is not signed, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within 30 days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on a letter of authorization.

30-DAY WAIVER:

I, Douglas Cooper

PRINT NAME

, hereby waive the 30-day review period recognizing that some applications may require additional time due to the level of complexity or because it lacks complete information.



Applicant Signature

NOTE:

The City of Roanoke will make every effort to process applications within a 30-day time frame. Applications that require a public hearing may take additional time to process.

MINOR PLATS**Review Requirements:**

One copy of the plat, including supplementary material in pdf format.

Minor Plats:

In accordance with Section 212.0065 of the Texas Local Government Code, as amended, the City delegates to the City Manager, upon a recommendation of the Director of Public Works, the authority to approve minor plats and amendments to minor plats and the authority to approve amending plats under certain conditions.

Please visit the following web site for a complete list of criteria:

http://library.municode.com/HTML/13617/level3/PTIICOOR_CH9SU_CH9EXA.html#PTIICOOR_CH9SU_CH9EXA_S6FIPL

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision Regulations and Construction Specifications.

Submission Requirements

- ☐ Completed Application Form
- ☐ Filing Fee
- ☐ Transmittal Letter

Staff Review

- ☐ One copy of the plat, including supplementary material in pdf format.

Planning & Zoning Commission

- ☐ One copy of the plat, including supplementary material in pdf format. (Plans shall be received two (2) weeks prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All additional information must be received one week prior to the meeting date.

City Council

- ☐ One (1) electronic copy (PDF) of the complete site package with and revisions made by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Plats

- ☐ Title block, titled Preliminary or Final Plat, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and fax numbers of the owner, applicant and engineer or architect.
- ☐ North arrow and scale.
- ☐ Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of another subdivision located within the City or within five (5) miles of the current City limits.
- ☐ Name of contiguous subdivisions and the name of owners of contiguous parcels of unsubdivided land and an indication of whether or not contiguous properties are platted and filed of record. All shall be shown in dotted lines, letters, and figures.
- ☐ Boundary lines of the total area proposed for subdivision and the computed acreage of the total area. Bearing and length of each boundary line shall be shown and description by metes and bounds shall be supplied separately on 8½ by 11 or 8½ by 14 inch paper.
- ☐ Property boundaries with dimensions.
- ☐ Zoning districts adjacent to the property.
- ☐ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☐ The location of lots and blocks, including number designations, proposed for inclusion in the first section of development.

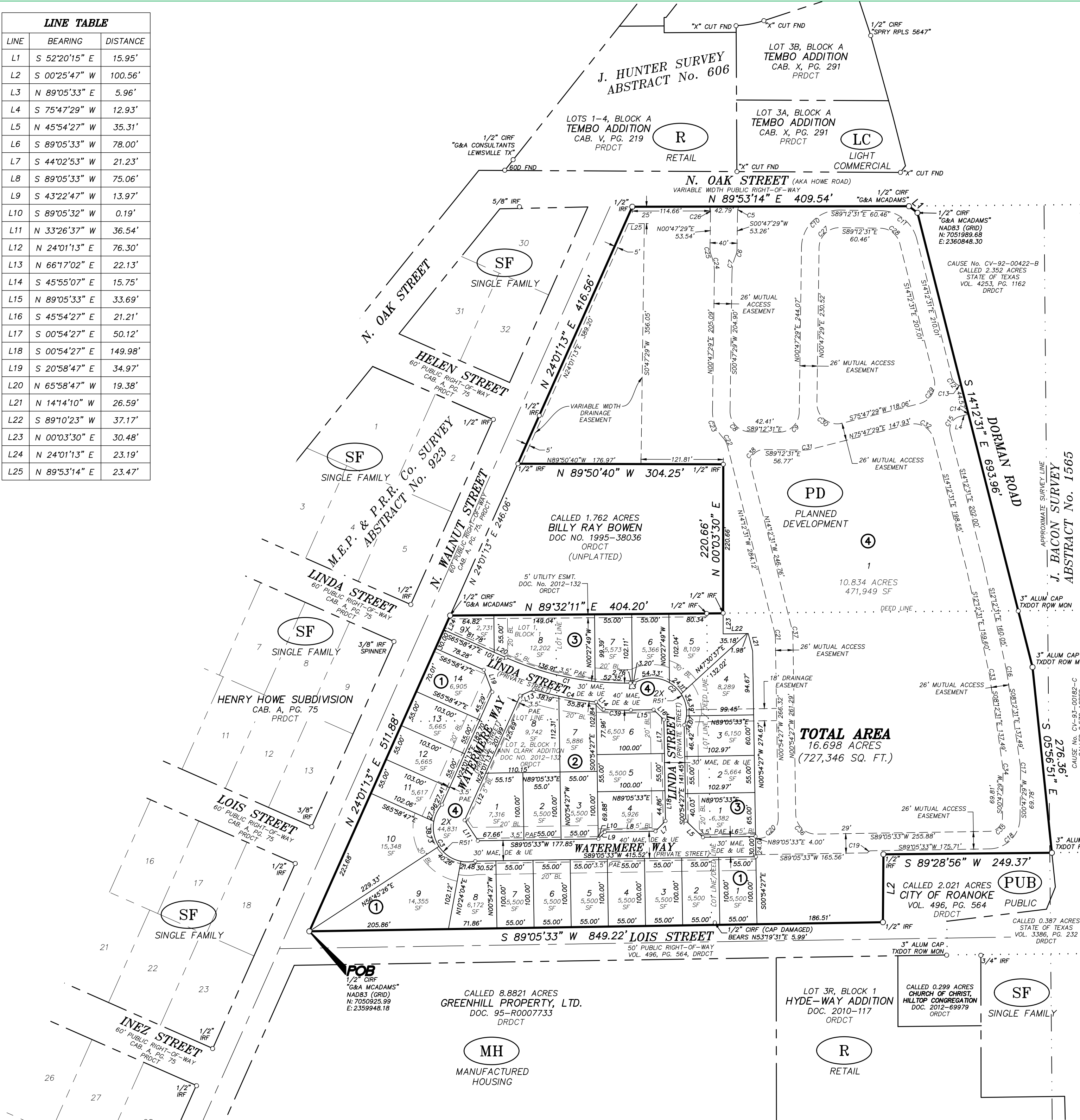
- ☐ Front building setback lines on all lots and sites. Side yard building setback lines at street intersections and crosswalk ways.

Plat Continued

- ☐ Location of City limits line, the outer border of the City's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or contiguous to such boundary.
- ☐ Indicate spacing between driveways within the subject property and adjacent properties.
- ☐ Dedicated fire lanes if required, access easements, existing and proposed drainage and utility easements.
- ☐ Show existing and proposed Waste Water.
- ☐ Show existing and proposed Water
- ☐ If curved streets are proposed, the radius of the curve on curve data shall be shown.
- ☐ Show location of the FEMA 100 year flood plain.
- ☐ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☐ Preliminary Engineering. (conceptual utility plan)
- ☐ Show all existing and proposed sidewalks.
- ☐ Show Fire hydrant layout.
- ☐ Cite the map projection used (assumed North Central Texas State Plane, NAD 83, FIPS 4202)
- Provide the Northing / Easting values for the POB and one opposite corner.
- Provide the ground-to-grid conversion angle and scale factor for the cited projection.

PLOTTED BY: JENNIFER STODOLSKY DATE: 3/18/2025 3:48 PM PATH: P:\3837-00-01\0001 Land Surveying\005 Plottings\3837-00-01 Preliminary Plat.dwg

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°20'15" E	15.95'
L2	S 00°25'47" W	100.56'
L3	N 89°05'33" E	5.96'
L4	S 75°47'29" W	12.93'
L5	N 45°54'27" W	35.31'
L6	S 89°05'33" W	78.00'
L7	S 44°02'53" W	21.23'
L8	S 89°05'33" W	75.06'
L9	S 43°22'47" W	13.97'
L10	S 89°05'32" W	0.19'
L11	N 33°26'37" W	36.54'
L12	N 24°01'13" E	76.30'
L13	N 66°17'02" E	22.13'
L14	S 45°55'07" E	15.75'
L15	N 89°05'33" E	33.69'
L16	S 45°54'27" E	21.21'
L17	S 00°54'27" E	50.12'
L18	S 00°54'27" E	149.98'
L19	S 20°58'47" E	34.97'
L20	N 65°58'47" W	19.38'
L21	N 14°14'10" W	26.59'
L22	S 89°10'23" W	37.17'
L23	N 00°03'30" E	30.48'
L24	N 24°01'13" E	23.19'
L25	N 89°53'14" E	23.47'



* GENERAL NOTES *

- ALL CORNERS CALLED "MMA" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°41'47.3". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000153401831.
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0515G, MAP EFFECTIVE APRIL 18, 2011.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ANY BUILDING, PARK, EQUIPMENT, POOLS, PLANTING, LAWNS, OR LEGAL INTERESTS WITHIN THE SUBDIVISION.
- THE PURPOSE OF THIS FINAL PLAT IS TO ESTABLISH A 33 LOT SUBDIVISION.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	435.00'	189.26'	24° 55' 40"	S 78°26'37" E
C2	51.00'	126.90'	142° 33' 42"	S 49°45'03" E
C3	51.00'	128.42'	144° 16' 32"	N 30°28'01" W
C4	465.00'	94.04'	11° 35' 14"	S 78°46'48" E
C5	30.00'	9.66'	18° 26' 25"	S 10°00'42" W
C6	28.00'	10.87'	22° 15' 05"	S 11°55'01" W
C7	66.00'	25.63'	22° 15' 05"	S 11°55'01" W
C8	30.00'	47.12'	90° 00' 00"	S 44°12'31" E
C9	30.00'	47.12'	90° 00' 00"	N 45°47'29" E
C10	56.00'	87.96'	90° 00' 00"	N 45°47'29" E
C11	56.00'	73.30'	75° 00' 00"	S 51°42'31" E
C12	20.00'	15.60'	44° 42' 03"	S 36°33'32" E
C13	4.95'	5.14'	59° 25' 39"	S 88°03'47" E
C14	20.00'	0.07'	0° 11' 27"	S 75°31'31" W
C15	20.00'	31.42'	90° 00' 00"	S 30°47'29" W
C16	56.00'	3.91'	4° 00' 00"	S 10°12'31" E
C17	56.00'	8.80'	9° 00' 00"	S 03°42'31" E
C18	46.00'	70.89'	88° 18' 03"	S 44°56'31" W
C19	5.00'	5.86'	67° 11' 32"	S 55°29'46" W
C20	30.00'	47.12'	90° 00' 00"	N 44°05'33" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C21	37.00'	8.59'	13° 18' 03"	N 07°33'29" W
C22	30.00'	15.11'	28° 51' 19"	N 28°38'10" W
C23	56.00'	42.86'	43° 51' 19"	N 21°08'10" W
C24	66.00'	25.62'	22° 14' 42"	N 10°19'52" W
C25	28.11'	10.42'	21° 14' 52"	N 10°49'47" W
C26	29.99'	8.93'	17° 03' 35"	N 07°15'36" W
C27	30.00'	47.12'	90° 00' 00"	N 45°47'29" E
C28	30.00'	39.27'	75° 00' 00"	S 51°42'31" E
C29	30.00'	47.12'	90° 00' 00"	S 30°47'29" W
C30	30.00'	54.98'	105° 00' 00"	N 51°42'30" W
C31	56.00'	14.66'	15° 00' 00"	N 83°17'29" E
C32	30.00'	47.12'	90° 00' 00"	S 59°12'31" E
C33	30.00'	2.09'	4° 00' 00"	S 10°12'31" E
C34	30.00'	4.71'	9° 00' 00"	S 03°42'31" E
C35	20.00'	30.82'	88° 18' 03"	S 44°56'31" W
C36	30.00'	47.12'	90° 00' 00"	N 45°54'27" W
C37	63.00'	14.63'	13° 18' 03"	N 07°33'29" W
C38	20.00'	36.65'	105° 00' 00"	N 38°17'29" E
C39	475.00'	40.21'	4° 51' 02"	S 88°28'57" E

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS INTEGRATED ROANOKE NORTH HOLDINGS, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 16.698 ACRE TRACT OF LAND.

BEING A 16.698 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923 AND THE J. BACON SURVEY, ABSTRACT NO. 1565, DENTON COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK 1, ANN CLARK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2012-132, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (ORDCT), BEING THE SAME TRACT DESCRIBED IN THE DEED TO INTEGRATED ROANOKE NORTH HOLDINGS, L.P. AS RECORDED IN DOCUMENT NO. 2022-29821 AND DOCUMENT NO. 2022-29822, ORDCT, AND ALL OF A CALLED 6.897 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO INTEGRATED ROANOKE NORTH HOLDINGS, L.P. AS RECORDED IN DOCUMENT NO. 2022-17363, ORDCT AND ALL OF A CALLED 4.613 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO INTEGRATED ROANOKE NORTH HOLDINGS, L.P. AS RECORDED IN DOCUMENT NO. 2022-72577, ORDCT; SAID 16.698 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°47'41.3". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000153401831.

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "G&A MCADAMS" FOUND FOR THE SOUTHWEST CORNER OF SAID ANN CLARK ADDITION, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LOIS STREET, A 50.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, DESCRIBED IN THE DEED TO THE CITY OF ROANOKE, AS RECORDED IN VOLUME 496, PAGE 564, DEED RECORDS, DENTON COUNTY, TEXAS (DRDCT) AND THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET, A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF HENRY HOWE SUBDIVISION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET A, PAGE 75, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT);

THENCE, NORTH 24°01'13" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH WALNUT STREET AND THE WEST LINE OF SAID ANN CLARK ADDITION, A DISTANCE OF 511.88 FEET TO A 1/2" CAPPED IRON ROD STAMPED "G&A MCADAMS" FOUND FOR THE NORTHWEST CORNER OF SAID ANN CLARK ADDITION AND THE SOUTHWEST CORNER OF A CALLED 1.762 TRACT OF LAND DESCRIBED IN THE DEED TO BILLY RAY BOWEN IN DOCUMENT NO. 1995-38036, ORDCT;

THENCE, NORTH 89°32'11" EAST, WITH THE NORTH LINE OF SAID ANN CLARK ADDITION AND THE SOUTH LINE OF SAID BOWEN TRACT, AT A DISTANCE OF 379.78 FEET PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ANN CLARK ADDITION AND CONTINUING FOR A TOTAL DISTANCE OF 404.20 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BOWEN TRACT;

THENCE, NORTH 0°03'30" EAST, WITH THE EAST LINE OF SAID BOWEN TRACT AND A WEST LINE OF SAID 6.897 ACRE TRACT, A DISTANCE OF 220.66 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BOWEN TRACT AND AN INTERNAL ELL CORNER OF SAID 6.897 ACRE TRACT;

THENCE, NORTH 89°50'40" WEST, WITH THE NORTH LINE OF SAID BOWEN TRACT AND A SOUTH LINE OF SAID 6.897 ACRE TRACT, A DISTANCE OF 304.25 FEET TO A 1/2" IRON ROD FOUND FOR THE WESTWEST CORNER OF SAID BOWEN TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF SAID NORTH WALNUT STREET;

THENCE, NORTH 24°01'13" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET AND THE WEST LINE OF SAID 6.897 ACRE TRACT, A DISTANCE OF 416.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 6.897 ACRE TRACT AND BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET AND THE SOUTH RIGHT-OF-WAY LINE NORTH OAK STREET (ALSO KNOWN AS HOWE ROAD), A VARIABLE WOTH PUBLIC RIGHT-OF-WAY;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH OAK STREET AND NORTH LINE OF SAID 6.897 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°53'14" EAST, A DISTANCE OF 409.54 FEET TO A 1/2" CAPPED IRON ROD STAMPED "G&A MCADAMS" FOUND FOR THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF NORTH OAK STREET AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114, A VARIABLE WOTH PUBLIC RIGHT-OF-WAY, AS DESCRIBED IN THE AGREED JUDGEMENT FOR A 2.352 ACRE TRACT OF LAND TO THE STATE OF TEXAS AS RECORDED IN VOLUME 4253, PAGE 1162, DRDCT; SOUTH 52°20'15" EAST, A DISTANCE OF 15.95 FEET TO A 1/2" CAPPED IRON ROD STAMPED "G&A MCADAMS" FOUND FOR THE SOUTH END OF SAID CORNER CLIP;

THENCE, SOUTH 14°12'31" EAST, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114 AND THE EAST LINE OF SAID 6.897 ACRE TRACT, AT A DISTANCE OF 608.10 FEET PASSING A TXDOT 3" ALUMINUM RIGHT-OF-WAY MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID 6.897 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 2.352 ACRE TRACT, THE NORTHEAST CORNER OF SAID CALLED 4.613 ACRE TRACT AND THE NORTHWEST CORNER OF AN AGREED JUDGEMENT FOR A 0.572 ACRE TRACT OF LAND TO THE STATE OF TEXAS AS RECORDED IN DOCUMENT NO. 1994-68192, DRDCT, AND CONTINUING FOR A TOTAL DISTANCE OF 693.96 FEET TO A TXDOT 3" ALUMINUM RIGHT-OF-WAY MONUMENT FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 5°56'51" EAST, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114 AND THE EAST LINE OF SAID 4.613 ACRE TRACT, AT A DISTANCE OF 276.36 FEET TO A TXDOT 3" ALUMINUM RIGHT-OF-WAY MONUMENT FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 4.613 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.572 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 2.021 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF ROANOKE, AS RECORDED IN VOLUME 496, PAGE 564, DRDCT AND THE NORTHWEST CORNER OF A CALLED 0.387 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN VOLUME 3386, PAGE 232, DRDCT;

THENCE, WITH THE SOUTH LINE OF SAID 4.613 ACRE TRACT AND THE NORTH LINE OF SAID 2.021 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°28'56" WEST, A DISTANCE OF 249.37 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 2.021 ACRE TRACT AND AN INTERNAL ELL CORNER OF SAID 4.613 ACRE TRACT; SOUTH 0°25'47" WEST, A DISTANCE OF 100.56 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERNAL ELL CORNER OF SAID 2.021 ACRE TRACT AND A SOUTHEAST CORNER OF SAID 4.613 ACRE TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID LOIS STREET; SOUTH 89°05'33" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LOIS STREET AND SAID 2.021 ACRE TRACT AND THE SOUTH LINE OF SAID 4.613 ACRE TRACT, AT A DISTANCE OF 253.64 FEET PASSING THE SOUTHWEST CORNER OF SAID 4.613 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID ANN CLARK ADDITION, FROM WHICH A 1/2" CAPPED IRON ROD FOUND (CAP DAMAGED) BEARS NORTH 53°19'31" EAST, A DISTANCE OF 5.99 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 849.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 727,346 SQUARE FEET, OR 16.698 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, INTEGRATED ROANOKE NORTH HOLDINGS, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-14, BLOCK 1, LOTS 1-8, BLOCK 2, LOTS 1-8 & LOT 9X, BLOCK 3 AND LOT 1 AND LOT 2X, BLOCK 4, WATERMERE OAK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DENTON COUNTY CLERK'S OFFICE. WITNESS MY HAND THIS THE ____ DAY OF _____, 2025.

GRANTOR:

INTEGRATED ROANOKE NORTH HOLDINGS, L.P.
 A TEXAS LIMITED PARTNERSHIP

BY: _____
 ITS: CHIEF OPERATING OFFICER

STATE OF _____ §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY KENNETH W. FAMBRO, II, CHIEF OPERATING OFFICER, INTEGRATED ROANOKE NORTH HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROANOKE, TEXAS.

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Released for review by:

LON E. WHITTEN DATE: MARCH 21, 2025
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5893

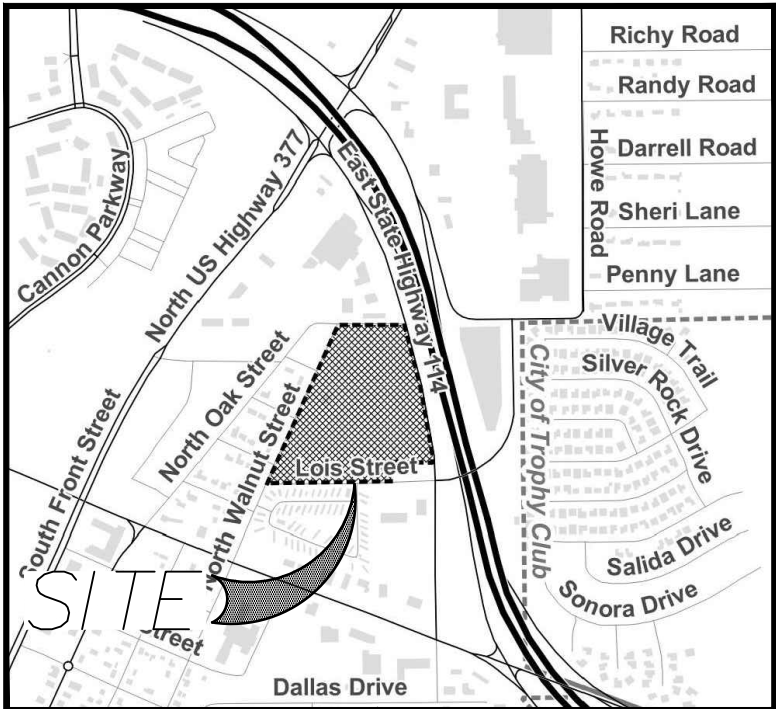
STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

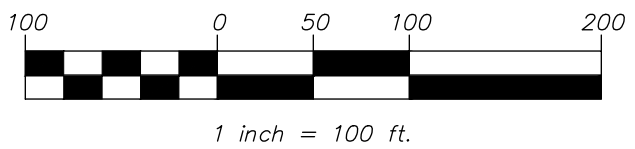
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



VICINITY MAP

NO SCALE



1 inch = 100 ft.

LEGEND/ABBREVIATIONS

CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)

CIRF CAPPED IRON ROD FOUND

DRDCT DEED RECORDS DENTON COUNTY, TEXAS

PRDCT PLAT RECORDS DENTON COUNTY, TEXAS

ORDCT OFFICIAL RECORDS DENTON COUNTY, TEXAS

VOL. VOLUME

PG. PAGE

UE UTILITY EASEMENT

BL BUILDING LINE

DE DRAINAGE EASEMENT

SSE SANITARY SEWER EASEMENT

WE WATER EASEMENT

MAE MUTUAL ACCESS EASEMENT

POB POINT OF BEGINNING

FND. FOUND

IRF IRON ROD FOUND

MFF MINIMUM FINISHED FLOOR ELEVATION

* FEMA ELEVATION CERTIFICATE NOT REQUIRED

Doc. No. COUNTY CLERK'S DOCUMENT NUMBER

ZONING (SF) CLASSIFICATION

LAND USE TABLE

LAND USE	LOTS	ACREAGE	SQUARE FEET
SINGLE FAMILY	30	4.772	207,835
MULTI-FAMILY	1	10.834	471,949
OPEN SPACE	2	1.092	47,562
TOTAL	33	16.698	727,346

PRELIMINARY PLAT

LOTS 1-14, BLOCK 1,
 LOTS 1-8, BLOCK 2,
 LOTS 1-8 & LOT 9X, BLOCK 3
 LOT 1 & LOT 2X, BLOCK 4

WATERMERE OAK ADDITION

BEING 16.698 ACRES OF LAND SITUATED IN THE M.E.P. & P.R.R. Co. SURVEY, ABSTRACT NO. 923 AND THE JOHN BACON SURVEY, ABSTRACT NO. 1565, CITY OF ROANOKE, DENTON COUNTY, TEXAS

OWNER:

INTEGRATED ROANOKE NORTH HOLDINGS, L.P.
 3110 W. SOUTHLAKE BLVD., SUITE 120
 SOUTHLAKE, TEXAS 76092
 EMAIL: kfambro@reg.us
 CONTACT: KENNETH FAMBRO, II

DEVELOPER:

INTEGRATED REAL ESTATE GROUP
 3110 W. SOUTHLAKE BLVD., SUITE 120
 SOUTHLAKE, TEXAS 76092
 EMAIL: kfambro@reg.us
 CONTACT: KENNETH FAMBRO, II

MARCH 2025

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

tpeals registration number: 1-2759
 tpeals registration/license number: 10088000

519 east border
 orillion, texas 76010

817-469-1671
 fax: 817-274-8757

www.mmatexas.com

CONTACT: DOUGLAS COOPER, AICP
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SHEET 1 OF 1

MMA PROJECT NO. 3837-00-01



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Final Plat (FP2025-01) Watermere Oak Addition

MEETING DATE: April 7, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Final Plat (FP 2025-01) request from Watermere on Oak for an approximate 16.698 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

INFORMATION:

- **Zoning** - Planned Development
- **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.
- **Proposed Uses**: Seniors-only apartments and single-family detached

STAFF RECOMMENDATION:

Recommend Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. FP-2025-01 - Watermere on Oak - Final Plat App
2. Watermere Oak - Second Submittal Final Plat (1)



Plat Application

City of Roanoke 500 S. Oak Street Roanoke, Texas 76262
Planning Department (817) 491-2411

☐ Preliminary Plat ☒ Final Plat ☐ Re-plat ☐ Minor/Amended Plat

Date Filed:		File No.	
Name of Applicant Douglas Cooper, AICP	Address of Applicant 3110 W Southlake Blvd., Ste 120, Southlake, TX 76092	Phone Number & E-Mail (817)993-9382 tarmstrong@ireg.us	
Engineer or Land Planner mma, Inc.	Address 519 E Border Street, Arlington, TX 76010	Phone Number & E-Mail (817)469-1671 development@mmatexas.com	
		Fax Number	
Location of Property N Oak & Dorman Rd.	Name of Addition/Subdivision Watermere on Oak	Acres 16.697	Lot / Block see attached

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☐ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☐ No

Type of Subdivision

- ☐ Re-subdivision of existing lot or lots
☒ Original subdivision of acreage
☒ Platting of Streets or Alleys
☐ Correcting error or omission

Proposed Use

- ☒ Residential Lots
☐ Industrial
☐ Commercial or Retail
☐ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☒ City of Roanoke Sewer
☐ Septic Tank
☐ Other _____

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

In submitting this application for approval of the above described subdivision, I understand that if said subdivision is within the corporate limits or within the extraterritorial jurisdiction of the City of Roanoke that all improvements installed shall be in conformance with the standards and requirements of the City of Roanoke.

Fees for Preliminary and Final Plat are \$300.00 plus \$10.00 per acre and \$250.00 for a Re-plat, Minor and Amended Plat. Fees are subject to change if amended by Ordinance.

Applicants Signature

2.20.25

Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee PD \$465.00 REC#762262 \$465.00 JM	Final Plat Filing Fee 04/07/2025	P&Z Meeting 04/08/2025	CC Meeting	File for Record FP-2025-01
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Plat Checklist

City of Roanoke
500 S. Oak St. Roanoke TX 76262
Planning (817) 491-2411

Planning & Zoning meetings are held on the 1st and 3rd Monday of each month at 7:00 p.m.

City Council meetings are held on the 2nd and 4th Tuesday of each month at 7:00 p.m.

SUBMITTAL INFORMATION

All plats require a completed application, filing fee, and transmittal letter. All plats require a minimum of ten (10) business days to be reviewed prior to being submitted to the Planning and Zoning Commission.

Review Requirements:

A copy of the plat, including supplementary material in pdf format.

Once plat has been approved, please contact April S. Hill, City Secretary at ahill@roanoketexas.com or 817-491-2411 for instructions on print requirements and filing with Denton County.

Preliminary Plats:

The Subdivider shall cause a surveyor and/or engineer to prepare the necessary preliminary drawings showing the proposed arrangement of streets, lots and blocks for the tract of land proposed to be divided, the method of accomplishing storm drainage and the location and size of proposed water and sewer mains for the subdivision.

The preliminary plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Final Plats:

No final plat shall be submitted by a subdivider nor shall it be accepted for consideration by the City until a preliminary plat has been submitted, revised as necessary, and approved by the Planning and Zoning Commission.

Roanoke Code of Ordinance, Chapter 9, Article 9.200, Section 9.201(b) – No final subdivision plat shall be approved on any development until the dedication requirements of this section have been met.

For a complete list of this requirement please go to the following web site:

http://library.municode.com/HTML/13617/level3/PTIICOOR_CH9SU_ART9.200PAREDERE.html#TOPTITLE

Re-Plats:

Re-plats require a public hearing notice to be given before the 15th day of the date of the hearing. To meet publication requirements, please add an additional 3 (business) days to have notice published.

Waiver from Section 212.009. Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the accepted application submittal. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because 30 days is generally not enough time for a plat to be reviewed by City Staff, considered by the Planning & Zoning Commission, and submitted to City Council for approval, a waiver for this section has been provided. If the waiver is not signed, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within 30 days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on a letter of authorization.

30-DAY WAIVER:

I, Douglas Cooper

PRINT NAME

, hereby waive the 30-day review period recognizing that some applications may require additional time due to the level of complexity or because it lacks complete information.



Applicant Signature

NOTE:

The City of Roanoke will make every effort to process applications within a 30-day time frame. Applications that require a public hearing may take additional time to process.

MINOR PLATS**Review Requirements:**

One copy of the plat, including supplementary material in pdf format.

Minor Plats:

In accordance with Section 212.0065 of the Texas Local Government Code, as amended, the City delegates to the City Manager, upon a recommendation of the Director of Public Works, the authority to approve minor plats and amendments to minor plats and the authority to approve amending plats under certain conditions.

Please visit the following web site for a complete list of criteria:

http://library.municode.com/HTML/13617/level3/PTIICOOR_CH9SU_CH9EXA.html#PTIICOOR_CH9SU_CH9EXA_S6FIPL

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision Regulations and Construction Specifications.

Submission Requirements

- ☐ Completed Application Form
- ☐ Filing Fee
- ☐ Transmittal Letter

Staff Review

- ☐ One copy of the plat, including supplementary material in pdf format.

Planning & Zoning Commission

- ☐ One copy of the plat, including supplementary material in pdf format. (Plans shall be received two (2) weeks prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All additional information must be received one week prior to the meeting date.

City Council

- ☐ One (1) electronic copy (PDF) of the complete site package with and revisions made by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Plats

- ☐ Title block, titled Preliminary or Final Plat, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and fax numbers of the owner, applicant and engineer or architect.
- ☐ North arrow and scale.
- ☐ Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of another subdivision located within the City or within five (5) miles of the current City limits.
- ☐ Name of contiguous subdivisions and the name of owners of contiguous parcels of unsubdivided land and an indication of whether or not contiguous properties are platted and filed of record. All shall be shown in dotted lines, letters, and figures.
- ☐ Boundary lines of the total area proposed for subdivision and the computed acreage of the total area. Bearing and length of each boundary line shall be shown and description by metes and bounds shall be supplied separately on 8½ by 11 or 8½ by 14 inch paper.
- ☐ Property boundaries with dimensions.
- ☐ Zoning districts adjacent to the property.
- ☐ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☐ The location of lots and blocks, including number designations, proposed for inclusion in the first section of development.

- ☐ Front building setback lines on all lots and sites. Side yard building setback lines at street intersections and crosswalk ways.

Plat Continued

- ☐ Location of City limits line, the outer border of the City's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or contiguous to such boundary.
- ☐ Indicate spacing between driveways within the subject property and adjacent properties.
- ☐ Dedicated fire lanes if required, access easements, existing and proposed drainage and utility easements.
- ☐ Show existing and proposed Waste Water.
- ☐ Show existing and proposed Water
- ☐ If curved streets are proposed, the radius of the curve on curve data shall be shown.
- ☐ Show location of the FEMA 100 year flood plain.
- ☐ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☐ Preliminary Engineering. (conceptual utility plan)
- ☐ Show all existing and proposed sidewalks.
- ☐ Show Fire hydrant layout.
- ☐ Cite the map projection used (assumed North Central Texas State Plane, NAD 83, FIPS 4202)
- Provide the Northing / Easting values for the POB and one opposite corner.
- Provide the ground-to-grid conversion angle and scale factor for the cited projection.

