

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



Carl E. Gierisch, Jr., Mayor

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

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**APRIL 8, 2025
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

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

D. PRESENTATION

1. Mayor Pro Tem Holly Gray will update the Mayor and City Council on the Legislative Policy Committee.

E. PROCLAMATION

1. Mayor Gierisch will read a proclamation declaring April 2025 as Child Abuse Prevention Month.

F. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember



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

**April 8, 2025
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or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on March 25, 2025.
2. Consider approval to award a bid from Freedom Construction to construct a storage building at Fire Station #1 for an amount not to exceed \$350,000.

G. NEW BUSINESS

1. Consideration and action 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 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 on N. Walnut and Dorman Rd., north of Lois Street.
3. Consideration and action for a façade grant application from Corey Courtney, owner of Sterling Stylez Barber Shop located at 412 N Oak St, Roanoke, TX.
4. Consideration and action to appoint one (1) member to the Keep Roanoke Beautiful board for an unexpired term ending January 2026.

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

H. 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.



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April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2025 - Child Abuse Prevention Month

MEETING DATE: April 8, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Mayor Gierisch will read a proclamation declaring April 2025 as Child Abuse Prevention Month.

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

1. 2025 Child Abuse Prevention Month

Proclamation

Child Abuse Prevention Month April 2025

WHEREAS, there were 577 children affected by abuse and neglect served by Court Appointed Special Advocate (CASA) of Denton County in 2024; and

WHEREAS, more than 204 volunteers from Denton County work with the organization giving annually 20,679 service hours of their time and driving 217,982 miles to ensure safety for our community's children; and

WHEREAS, our youngest citizens need and deserve to be surrounded by love and positive relationships, while being given guidance and protection.

NOW, THEREFORE, I Carl E. Gierisch, Jr., Mayor of Roanoke, in honor of all children in Denton County, hereby proclaim April 2025, as

CHILD ABUSE PREVENTION MONTH

And commend the work of CASA of Denton County volunteers and staff in advocating for children during this difficult time in their lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal to be affixed, this the 8th day of April, 2025.

Carl E. "Scooter" Gierisch, Jr. Mayor

Witness:

April S. Hill, City Secretary





CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 03/25/2025 - CC Minutes

MEETING DATE: April 8, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on March 25, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 03-25-2025

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



Carl E. Gierisch, Jr., Mayor

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

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
MARCH 25, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Council Members: Brian Darby, David Brundage, Hogan Page, Bryan Moyers, and David Thompson; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Fire Chief Chris Addington, Chief of Police Jeff Williams, Parks and Recreation Director Ray McDonald, Public Works Director Shawn Wilkinson, Library Director Kelly Holt, Finance Director Kyle Lester, Finance Administrator Rebecca Tambunga, Accountant Sarah O'Brien, Economic Development Manager Siale Langi, Communication and Public Administrator/Marketing Carissa Katekaru, Special Events Supervisor Michael Davenport, Human Resources Manager Jamie Seil and Executive Assistant Babette Welch.

ABSENT: Mayor Pro Tem Holly Gray.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:01 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

City Manager Cody Petree announced the annual EggAPalooza event will be held on Saturday, April 12th from noon to 3:00 p.m.

C. PUBLIC INPUT

Jonathan Ackmann, Roanoke resident, stated the Parks Board has received a number of public input items requesting improvements to Roanoke's parks/trails. While extremely valuable, some of these improvements are quite expensive and would only be able to be afforded through normal city funding over a long period of time. Mr. Ackmann further stated, the city should explore whether a bond would be appropriate to raise the funds for these park/trail improvements.



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

**March 25, 2025
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D. PRESENTATION

1. Lauren Berry Stamey, Director, and Allie Aycock, Senior Associate with Forvis Mazars provided an overview of the annual audit.

E. CONSENT AGENDA

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

1. Consider approval of the minutes from the regular City Council meeting held on February 25, 2025.
2. Consider approval of the minutes from the City Council Workshop held on March 4, 2025.
3. Consider approval of a contract with Tangram for the purchase of furniture to include freight, delivery, and installation for the new Police and Municipal Court facility.
4. Consider approval to award bid for the annual agreement for concrete repair to ASI Concrete for an amount not to exceed \$150,000.00.
5. Consider approval to award bid for replacement vehicle purchase for a PD unit that was totaled in a collision not to exceed \$95,000.
6. Consider approval of an agreement between the City of Roanoke and Texas Motor Speedway, LLC, concerning signage and promotional activity during May 2025.

Motion made by David Thompson second by Bryan Moyers to approve Consent Agenda Items 1 through 5.

Motion carried unanimously.

Item #E6 was removed for discussion.

Motion made by Hogan Page second by David Brundage to approve Consent Agenda Item 6, subject to revisions deemed necessary by city staff.

Motion carried unanimously.

F. NEW BUSINESS

1. Public hearing on Ordinance No. 2025-104, reviewing the Youth Programs Standards of Care.



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**March 25, 2025
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Public hearing started at 7:18 p.m.

No one wished to speak.

Public hearing ended at 7:18 p.m.

2. Motion made by David Thompson second by David Brundage to approve Ordinance No. 2025-104 adopting the Youth Programs Standards of Care.
Motion carried unanimously.
3. Motion made by Bryan Moyers second by David Thompson to approve Ordinance No. 2025-105 amending the FY 2023-2024 Budget.
Motion carried unanimously.
4. Motion made by David Thompson second by Bryan Moyers to approve, as revised, an agreement between the City of Roanoke and Give One Studio LLC (J. Muzacz) for the design and commission of public artwork.
Motion carried unanimously.
5. Motion made by Bryan Moyers second by David Thompson to approve a façade grant application from Shawn Hearn of Plaidstone Properties, LLC at 701 N. Walnut St. Roanoke, TX.
Motion carried unanimously.
6. Motion made by Bryan Moyers second by David Thompson to appoint Cassidy Kerwin to the Keep Roanoke Beautiful board for a term expiring January 2027.
Motion carried unanimously.

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:23 P.M.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect - hotel project.



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

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RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:53 P.M.

1. **Sections 551.072 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect
No action taken.
2. **Sections 551.087 of the TEXAS GOVERNMENT CODE** To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect – hotel project.

Motion made by Hogan Page second by David Thompson to approve Addendum #2 to the Professional Services Pre-Development Agreement with Garfield Public/Private LLC, on the terms as discussed in executive session.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by David Thompson second by Brian Darby to adjourn the meeting at 7:53 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Honorable Mayor and Council

SUBJECT: Bid Award - Freedom Construction to construct a storage building at Fire Station #1

MEETING DATE: April 8, 2025

DEPARTMENT: Fire

ITEM SUMMARY:

Consider approval to award a bid from Freedom Construction to construct a storage building at Fire Station #1 for an amount not to exceed \$350,000.

INFORMATION:

This building will be constructed behind Fire Station #1, adjacent to the training facility. It will house training supplies for the burn tower, the newly acquired camera trailers, the UTVs utilized for special events and deployments, the emergency fuel trailer, and additional training equipment. A restroom facility will be in the building for use during training to prevent staff and guests from having to come and enter the main building during training events.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The funds used to construct this building were obtained by cost savings from capital expenditures within the fire department in the 2023-2024 budget.

ATTACHMENTS:

1. Storage Building Mock-up
2. FD Storage Building Location
3. Roanoke Fire Station Building 3-9-25 Rev2





March 9, 2025

Clint Harmon
City of Roanoke
108 S Oak St
Roanoke, TX 76262

Subject: City of Roanoke Fire Station #1 Storage Building- Revision #2

This bid includes all the labor and material to accomplish the following scope:

Scope:

- **ARCHITECTURAL:** Provide architectural design services to design create construction drawings for the construction of a prefabricated modular metal panel building. This includes the following phases: Pre-Design Programming Review, Conceptual/Schematic Design, Design Development, Construction Documents and Permitting. Construction documents to include: Site Plan, MEP Utilities, Architectural drawings, and Structural drawings. BuyBoard co-op purchasing does not support architectural services. This would need to be done under a separate contract.
- **BUILDING:** Rough in pathways and stub ups necessary for plumbing and electrical connections as needed. Pour a 40'x40'x6" slab with 24"x12" grade beam around the perimeter and one in the center of the slab, with ½" rebar at 18" OC and #4 rebar in the grade beams. Construct a pre-engineered 40'x40'x12' metal building with gutters and a 1:12 pitched roof. Structure will be outfitted with two 10'x10' roll up doors with motorized capabilities and one 3/0x7/0 and one 6/0x7/0 personnel doors.
- **PLUMBING:** Construct a 8'x8' bathroom complete with hard deck ceiling, FRP panel ¾ up the walls, water heater, toilet, sink, ADA grab bars, mirror, toilet paper dispenser, sanitary napkin dispenser, soap dispenser and paper towel dispenser. Install a shop sink outside of the restroom. Bore under concrete drive way to connect to existing utilities and sewer lines with a concrete sleeve where the sewer line and water line cross over per city requirement.
- **ELECTRICAL:** Install a 2" PVC conduit from the main building panel to a new 125amp 120/240v electrical panel with grounding rod and 50amp 120/240v emergency generator connection with weather tight receptacle and safety lock in new structure. Install a 1" PVC conduit from new electrical panel to existing light pole. Install new receptacles and circuits to service the two motorized roll up doors, radiant heaters, restroom exhaust fan, interior/exterior lighting and various receptables on the north/south walls and in the restroom. Install two 20amp/120v circuits form new electrical panel to existing training tower with GFCI receptacles, switches and weather tight cover. Install three vapor tight LED light fixtures in stairway of training tower. Install six LED security style light fixtures around the training tower.
- **INSULATION:** Spray 2" closed cell insulation on all exterior walls with fire retardant intumescent coating
- **BUILDING:** Rough in pathways and stub ups necessary for plumbing and electrical connections as needed. Pour a 40'x40'x6" slab with 24"x12" grade beam around the perimeter and one in the center of the slab, with ½" rebar at 18" OC and #4 rebar in the grade beams. Construct a Mueller pre-engineered 40'x40'x12' metal building with gutters and a 1:12 pitched roof. Structure will be

Freedom Construction | 1204 Scotland Ave | Azle, TX 76020

Tamyra Franks - Owner | CEO tamyra@freedomconstruct.net 817-456-9263

Glenn Franks - Construction Program Manager glenn@freedomconstruct.net 817-602-4147



outfitted with two 10'x10' roll up doors with manual capabilities and one 3/0x7/0 and one 6/0x7/0 personnel doors.

Schedule: 2 months to complete work, schedule susceptible to weather delays

Notes:

- Permits are not included in this bid
- Bonding id included in this bid
- Bid expires 30 days from the date of this letter.
- Work to be completed during normal business hours.

Total Project: \$324,171.48
(taxes excluded)

Thank you for the opportunity to bid this project. We look forward to working with you on this job and bidding any future projects you might pursue. If you have any questions, please call the undersigned at 817-602-4147 or glenn@freedomconstruct.net.

Sincerely,

Glenn Franks
Freedom Construction



AGENDA ITEM

TO: Mayor and City Council

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

MEETING DATE: April 8, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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-of-way and residential properties.

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



AGENDA ITEM

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
2. Watermere on Oak - Site Plan
3. Watermere on Oak- Landscape Plan



AGENDA ITEM

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



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

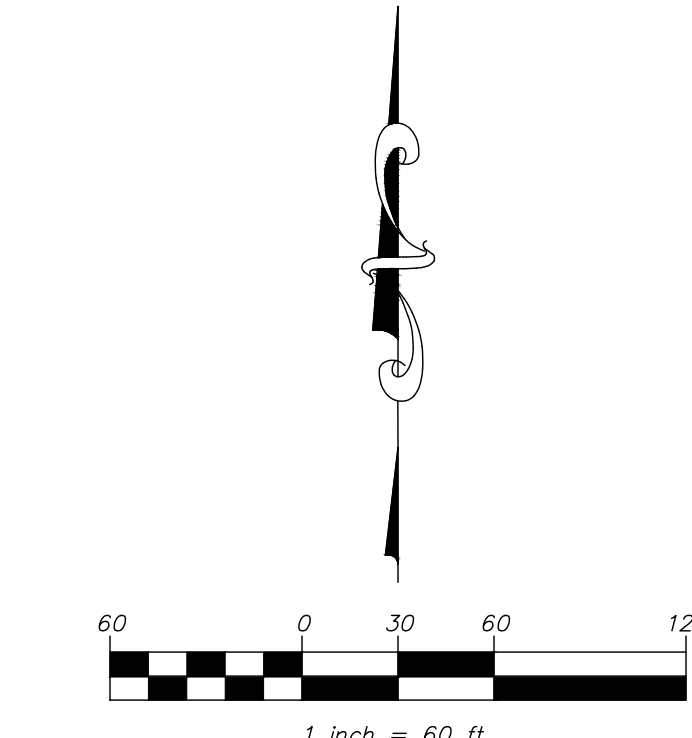
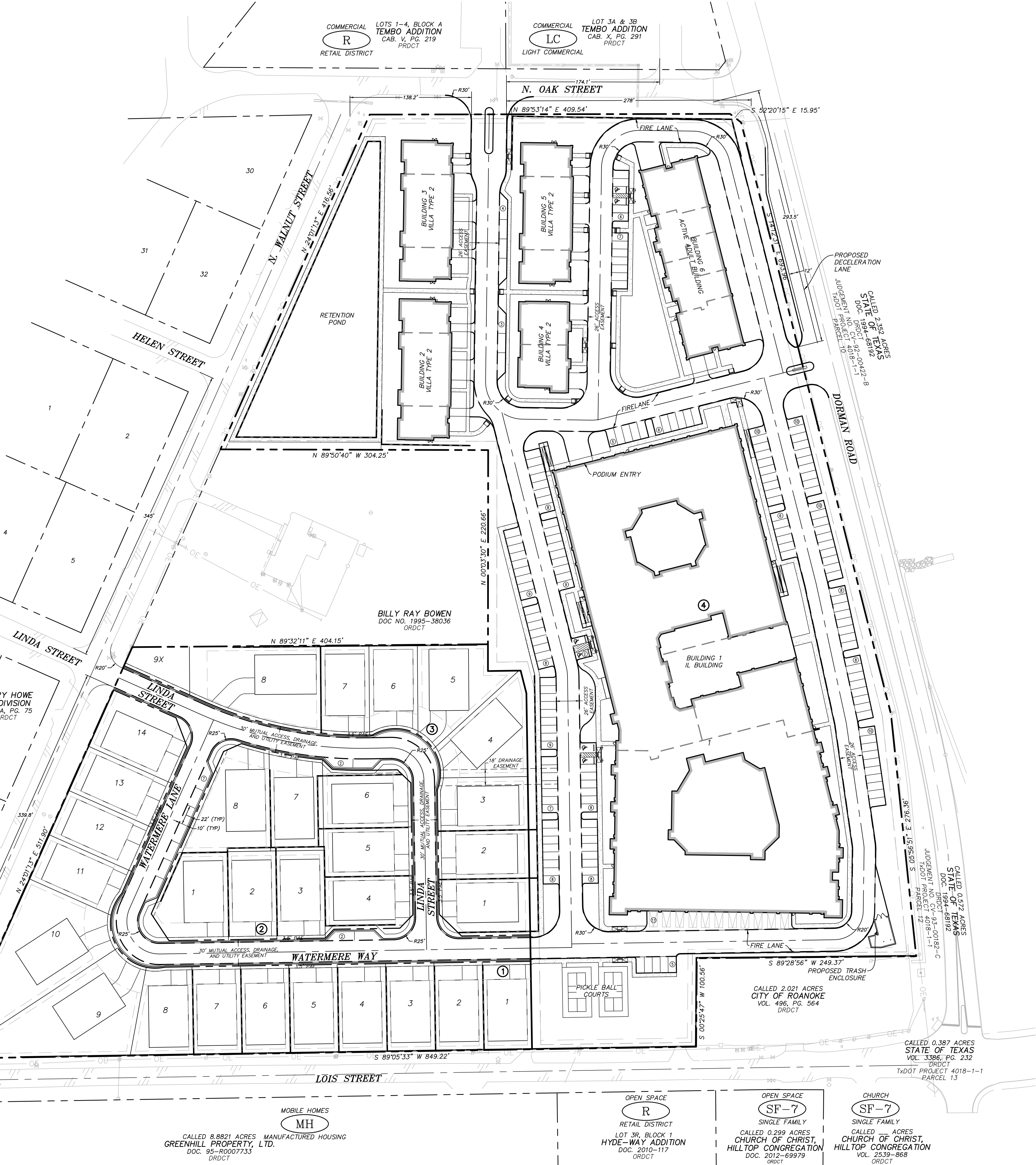
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☐ 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:

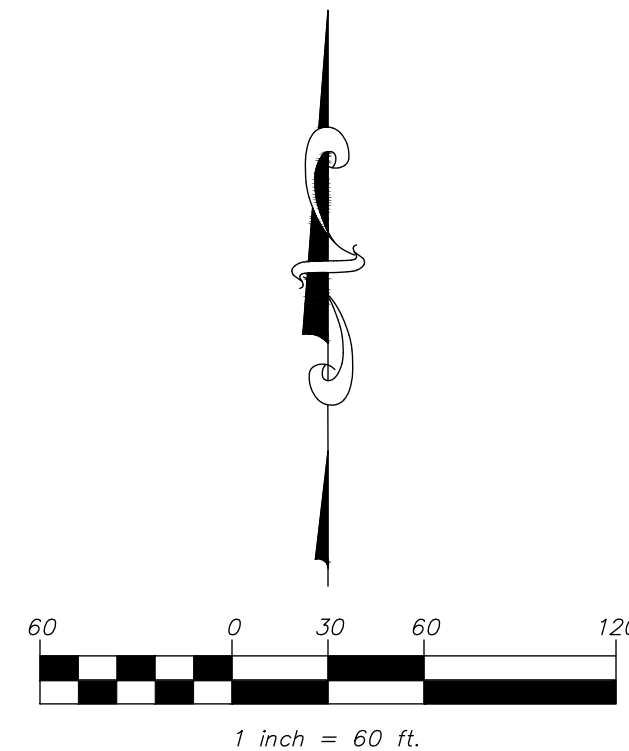
**INTEGRATED REAL ESTATE GROUP
KENNETH FAMBRO, II
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
EMAIL: KFAMBRO@IREG.US
CONTACT: KENNETH FAMBRO, II**

THIS DOCUMENT IS RELEASED
FOR THE PURPOSES OF REVIEW
UNDER THE AUTHORITY OF
MMA TBPELS REGISTRATION
NO. F-2759 ON 03/21/2025 AND
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civil engineering surveying landscape architecture planning

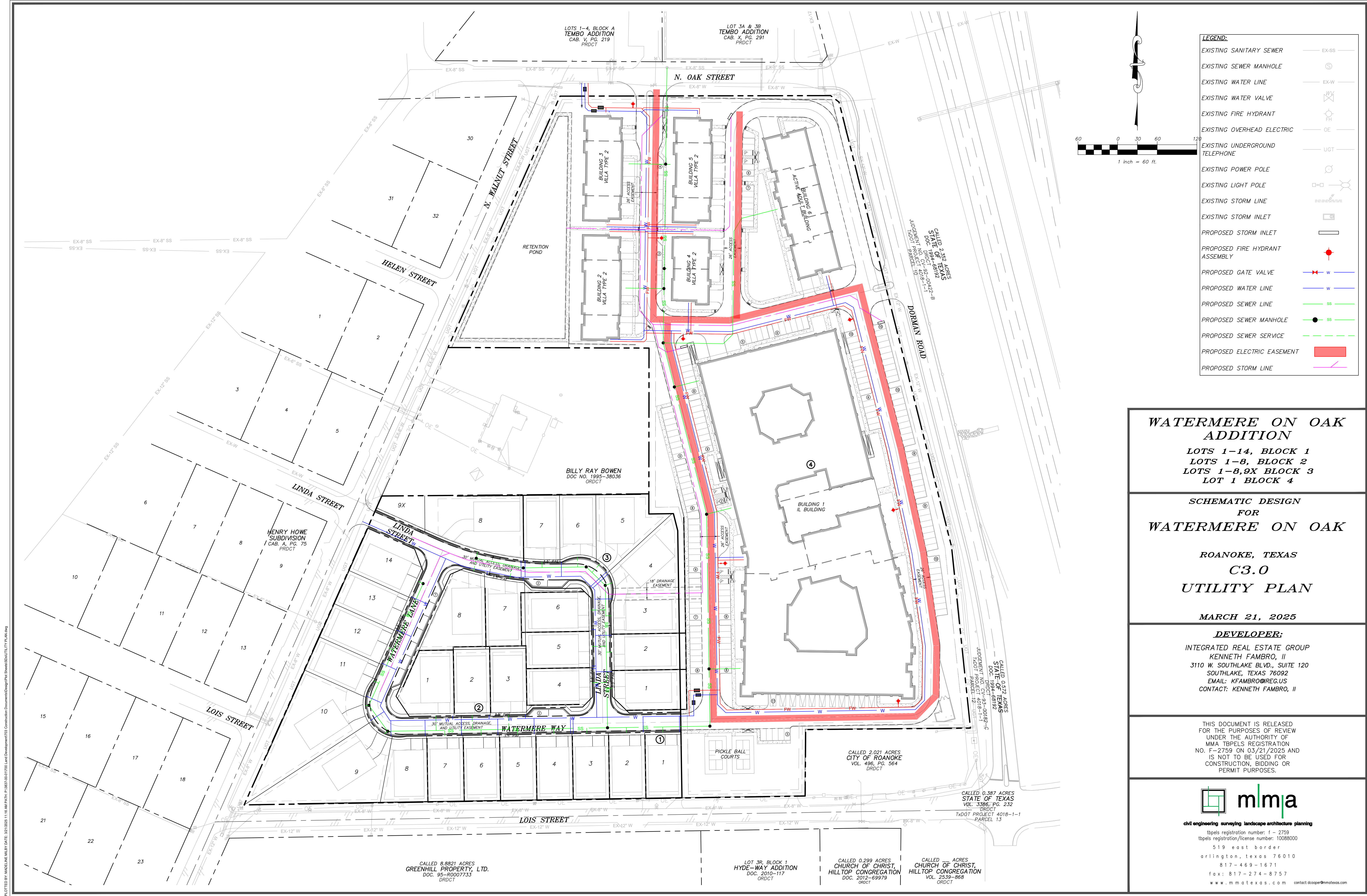
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com contact: dcooper@mmatexas.com



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	

www.mmatexas.com contact:dcooper@mmatexas.com

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>
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CODE REQUIREMENT PLANTING

SHRUB AREAS

GROUND COVERS

FENCE TYPE

KEY MAP

SEAN

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CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
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

SCALE NORTH

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

A horizontal bar chart for 'HORIZ. T = 60'. The x-axis is labeled with values 0, 30, 60, and 120. The bar is divided into four segments: a black segment from 0 to 10, a white segment from 10 to 30, a black segment from 30 to 60, and a white segment from 60 to 120.

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LS1.00

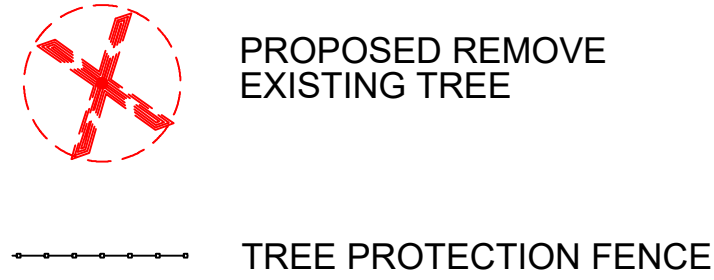
CODE REQUIREMENT PLANTING							
	EXIST	89	EXISTING TO REMAIN / EXISTING TO REMAIN	-	-	-	

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.	18"-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 Diddle' / 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.	



KEY MAP

SEAL

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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

REVISION / ISSUANCE

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

SCALE

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



Category	Number of People
Do not use the Internet	60

SHEET TITLE

TREE REMOVAL PLAN

SHEET NUMBER

TP1.01

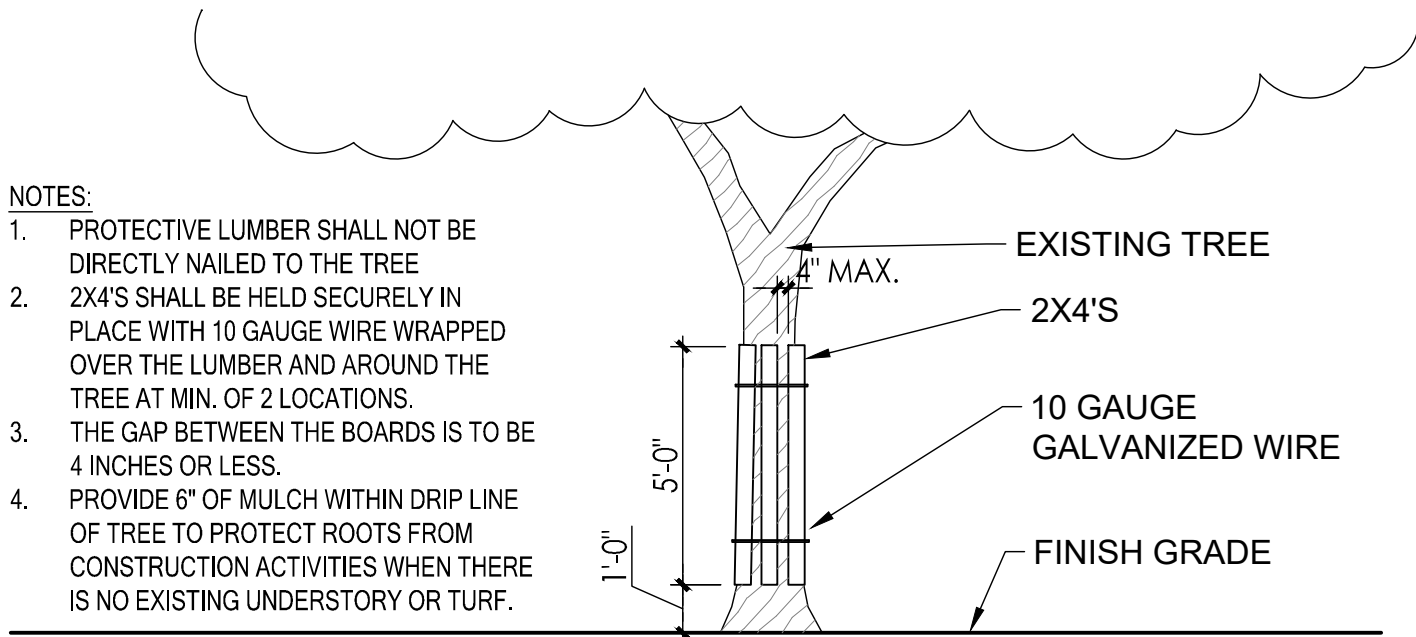
RIV Watermere - Tree Inventory						
Tree Inventory & Canopy Calculations						
TAG #	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	STATUS	PROTECTED	REASON FOR REMOVAL
1501	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1502	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
1503	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
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		
3778	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
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		
4753	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4754	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4755	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4756	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4757	ULMUS AMERICANA	ELM	6	REMOVE	YES	WITHIN BUILDING ZONE
4762	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4763	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4764	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4765	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4766	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4767	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
4768	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4769	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4770	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4771	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
4772	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4773	ULMUS AMERICANA	ELM	4	REMOVE	YES	WITHIN BUILDING ZONE
4774	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4775	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4776	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4777	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4778	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4779	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4780	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4781	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4782	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4783	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4784	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4785	ZANTHOXYLUM CLAVA-HERCULIS	HERCULES CLUB	6	REMOVE		
4786	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4787	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4788	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4789	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4790	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4791	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4792	MACLURA POMIFERA	OSAGE ORANGE	4	REMOVE		
4793	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4794	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4795	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4796	ULMUS AMERICANA	ELM	4	REMOVE	YES	WITHIN BUILDING ZONE
4797	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4798	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4799	ULMUS AMERICANA	ELM	9	REMOVE	YES	WITHIN BUILDING ZONE
			2828	TOTAL (CAL. IN)		
			310	TOTAL PROTECTED REMOVED (CAL. IN)		

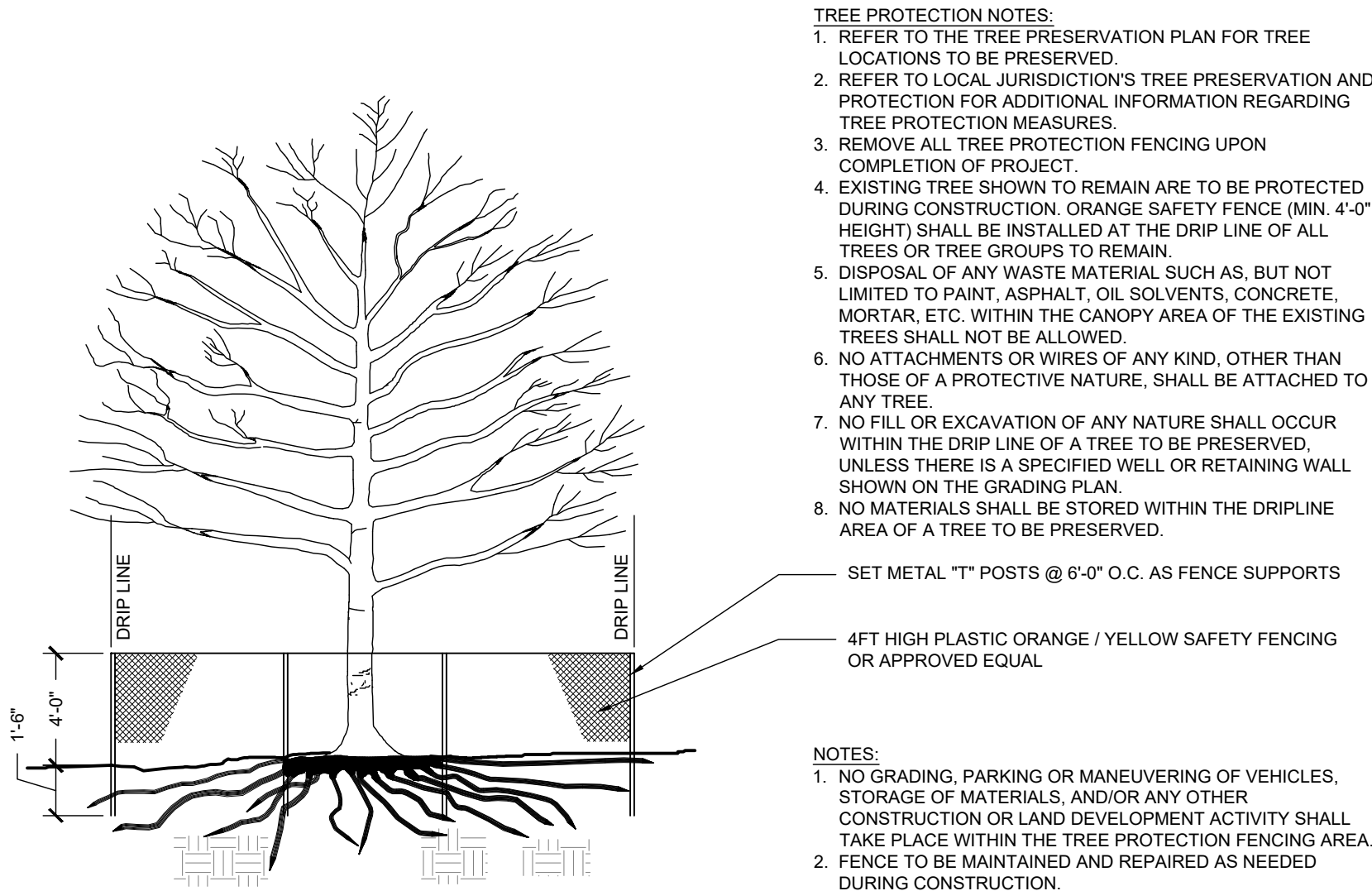
TREE PRESERVATION NOTES

- 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.



TREE TRUNK PROTECTION

1/4"=1'-0"



TREE PROTECTION FENCE

1"=1'-0"

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.

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



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"



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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

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



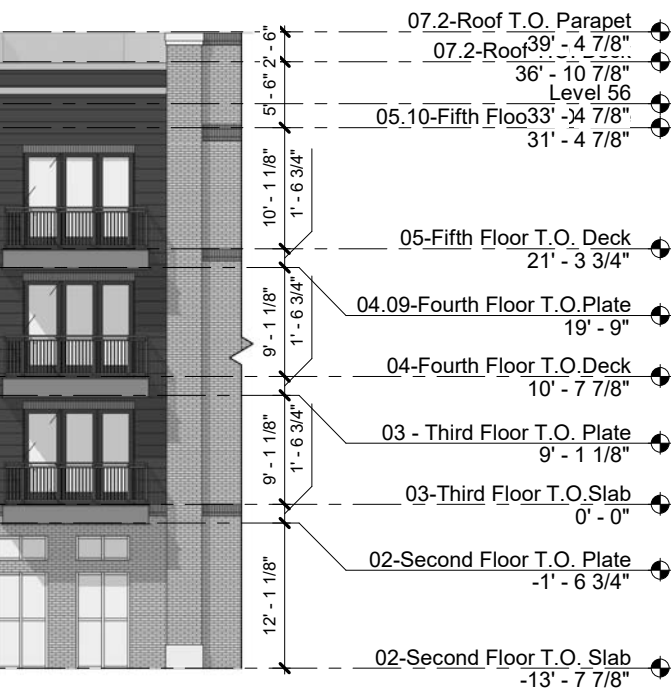
02 IL BUILDING - WEST ELEVATION CONT.
1/16" = 1'-0"



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



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



04 IL BUILDING - EAST ELEVATION
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WATERMERE ON OAK
Roanoke, TX

ARRIVE
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AS.11c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: SD	
SUBMITTAL DATE: 12/15/2024	SHEET NO. A5.11c
SCALE: As indicated	

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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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REVISION

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

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



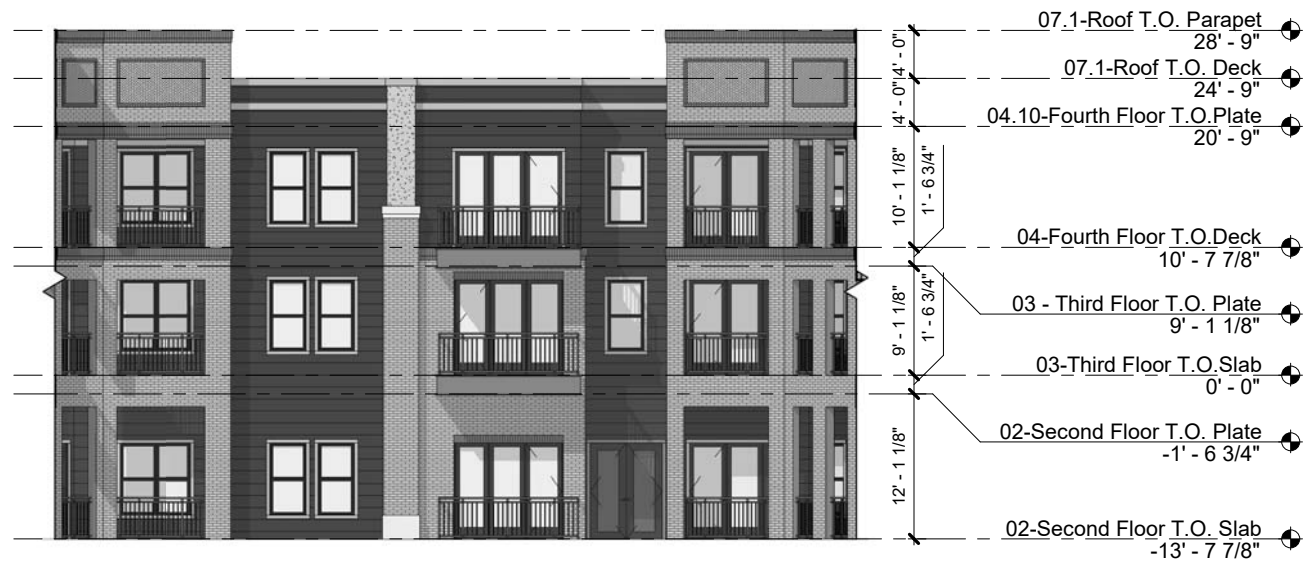
02 IL BUILDING - NORTH ELEVATION
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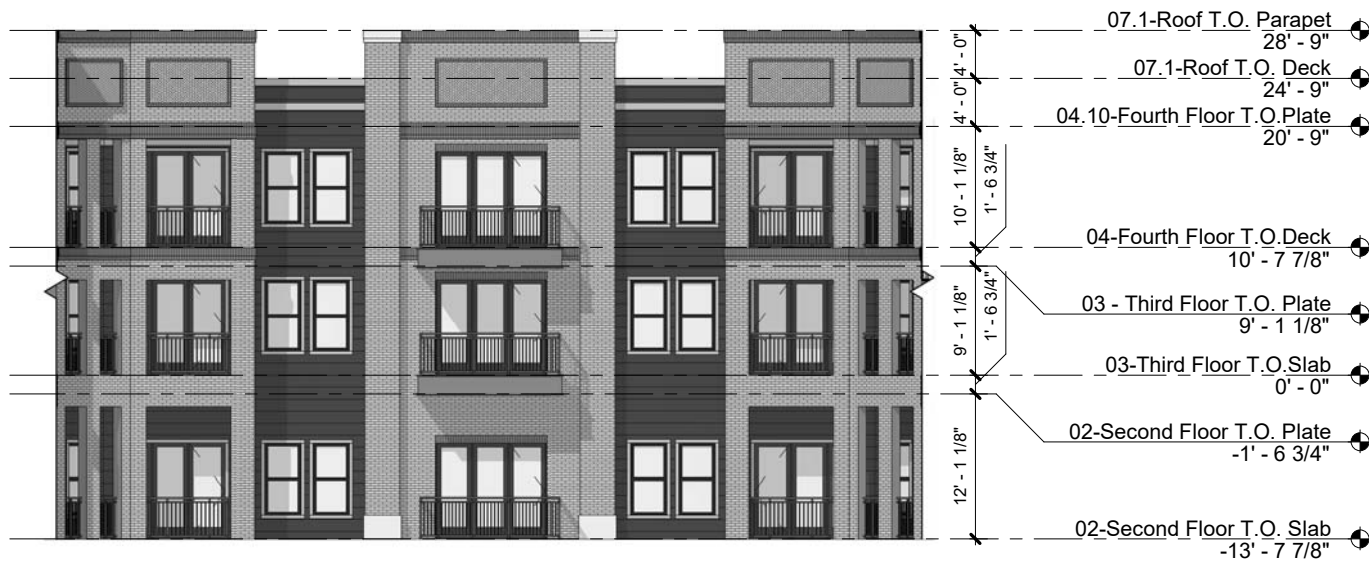
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04 IL BUILDING - PODIUM COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



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



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

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COMPOSITION ROOF - CR1: FIELD COLOR - TBD	AWNING - A1: FIELD COLOR - TBD
METAL ROOF - BERRIDGE METAL MR1: FIELD COLOR - TBD	RAILING - R1: FIELD COLOR - TBD

WATERMERE ON OAK
Roanoke, TX

Architecture
Planning
Project Management

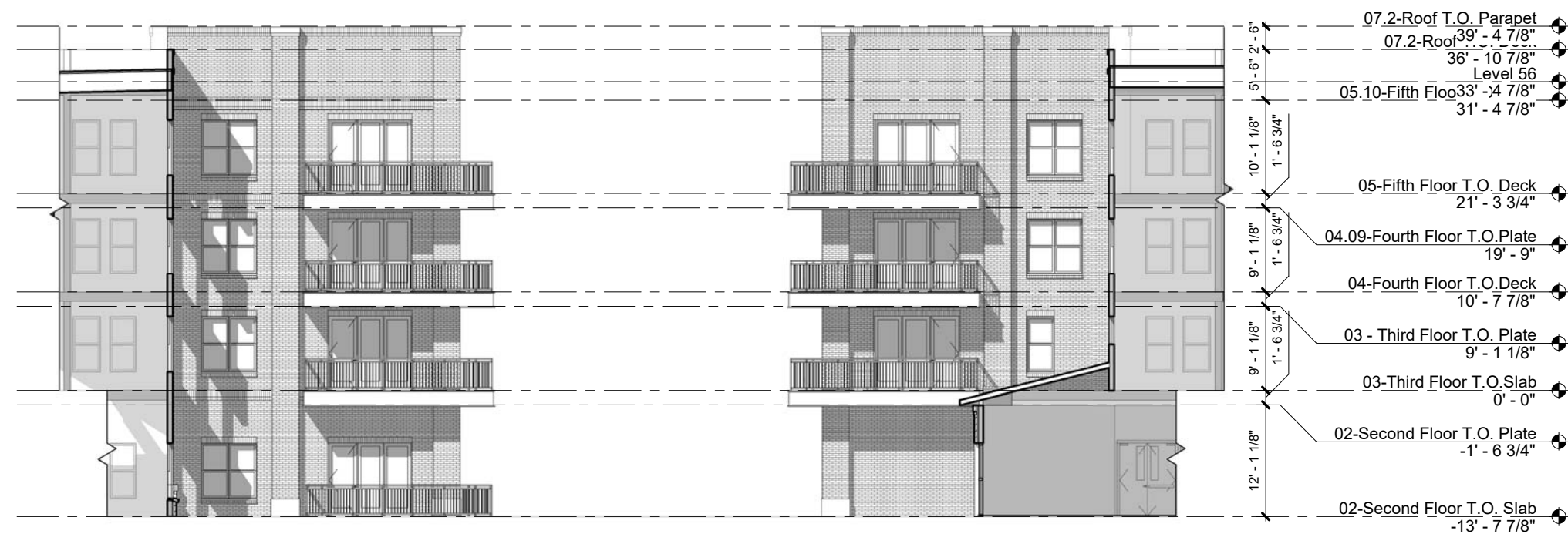
ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
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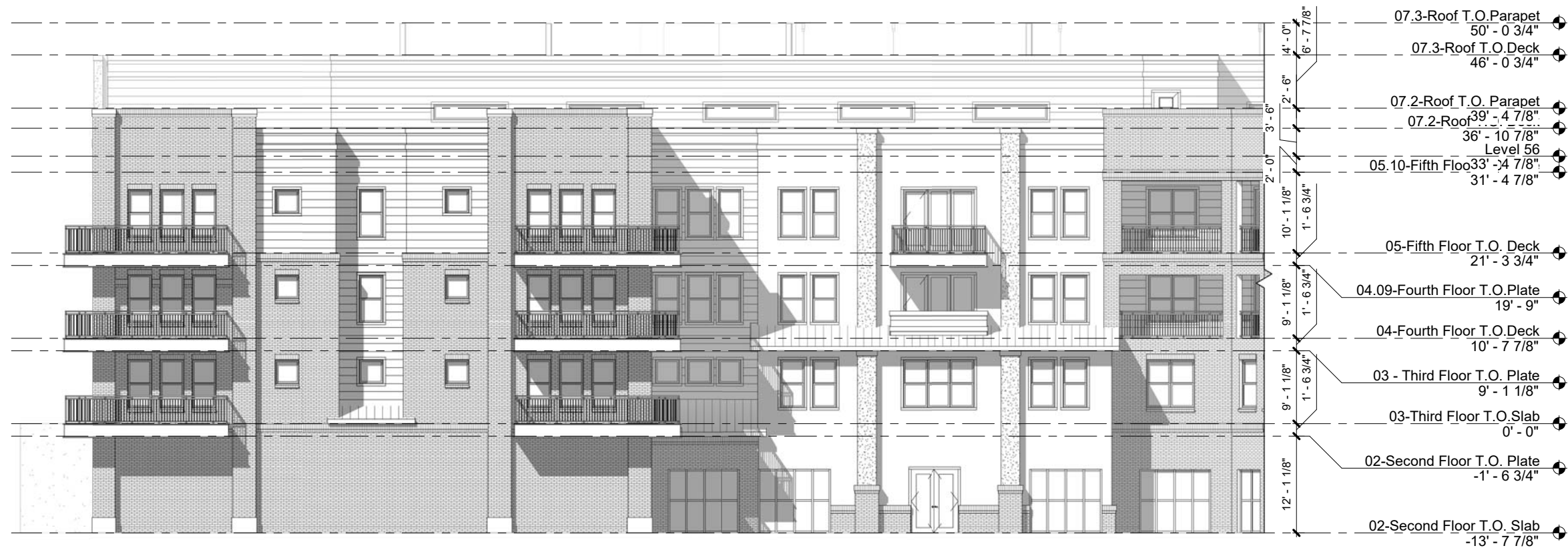
A5.12c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: SD	
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"



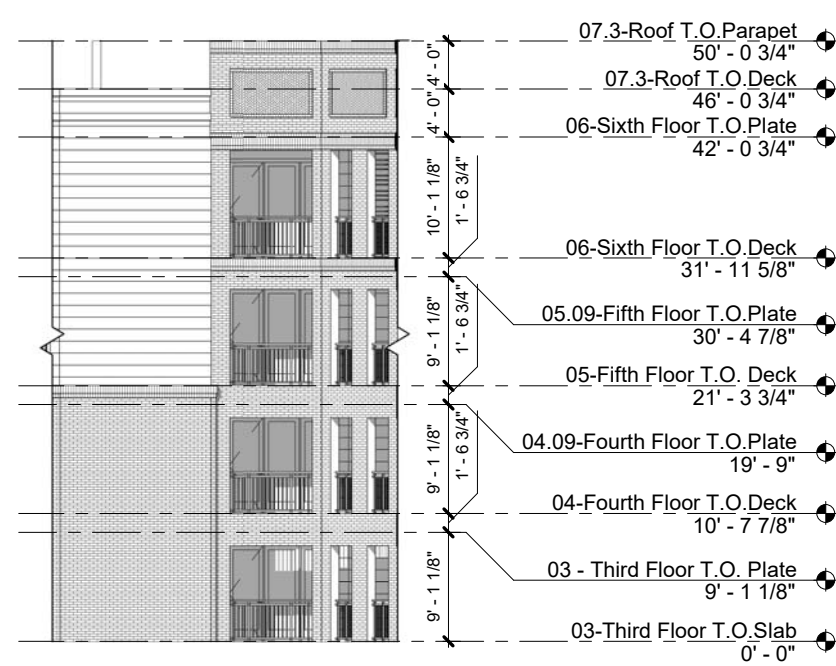
03 IL BUILDING - CLUBHOUSE COURTYARD WEST ELEVATION
1/16" = 1'-0"



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



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



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



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



08 IL BUILDING - COURTYARD WEST ELEVATION
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09 IL BUILDING - COURTYARD NORTH ELEVATION
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01 ACTIVE ADULT BUILDING - WEST ELEVATION
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02 ACTIVE ADULT BUILDING - SOUTH ELEVATION
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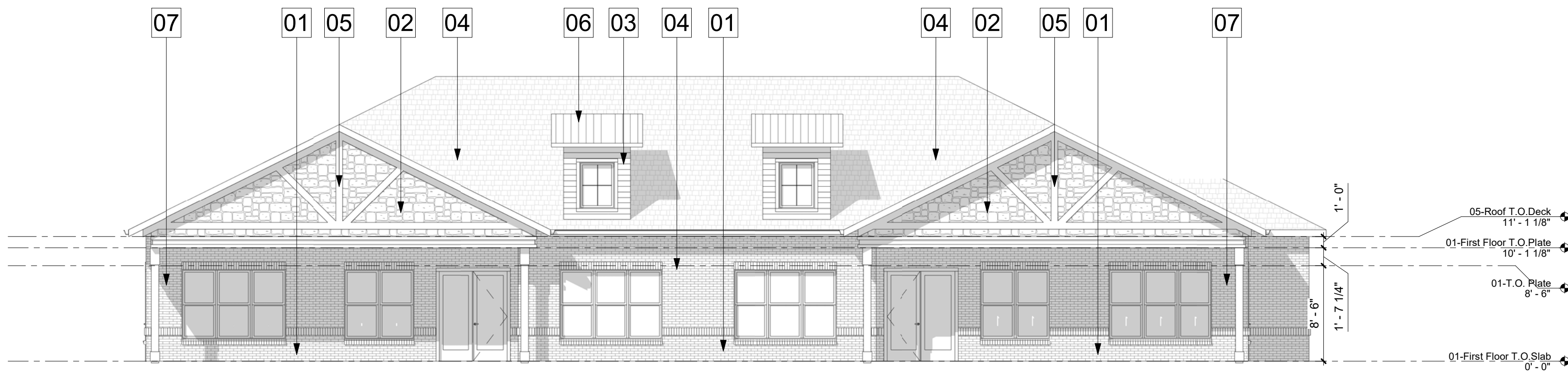
04 ACTIVE ADULT BUILDING - EAST ELEVATION
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ELEVATION GENERAL NOTES

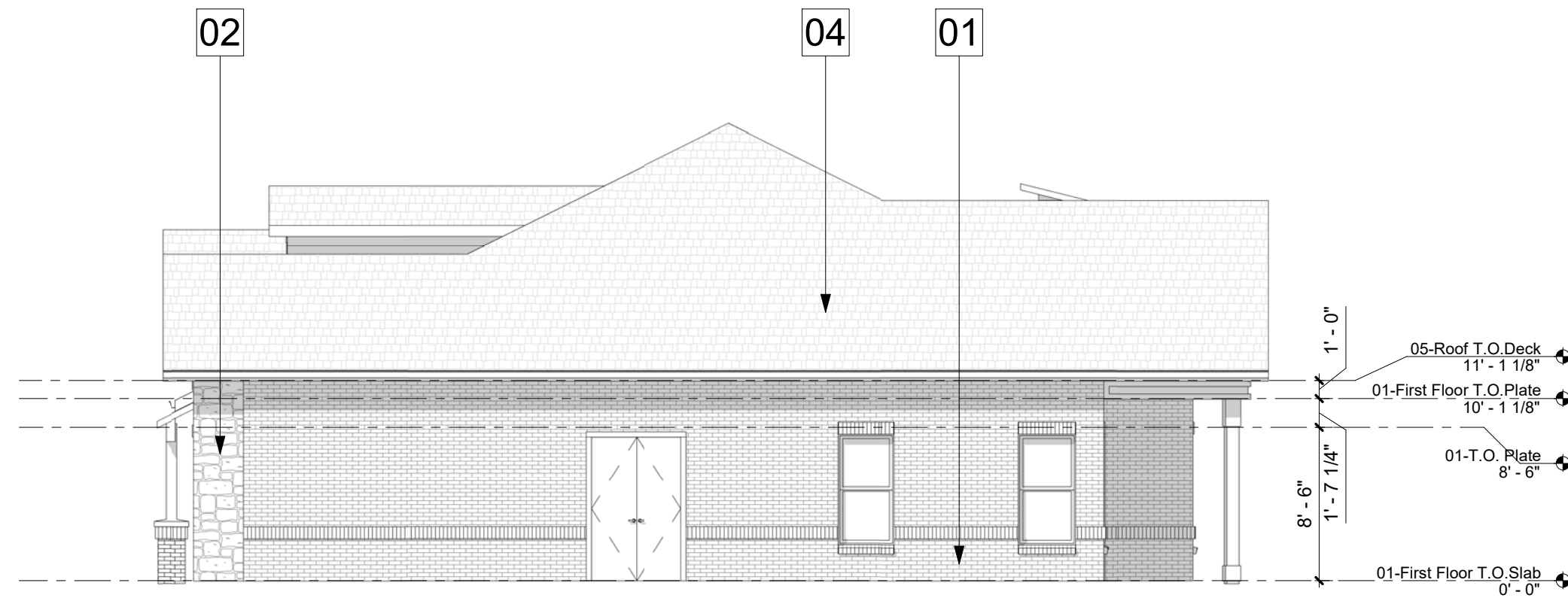
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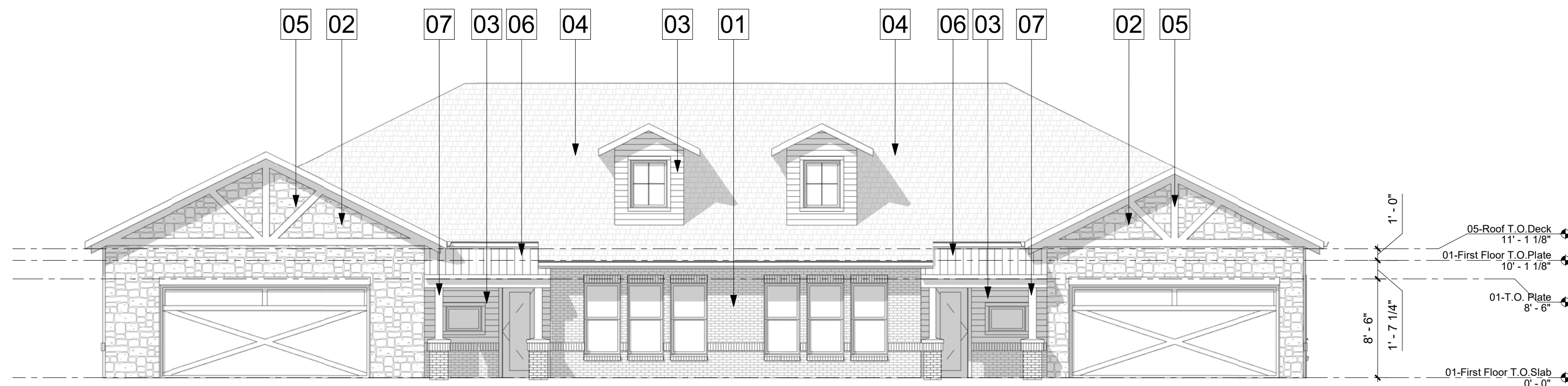
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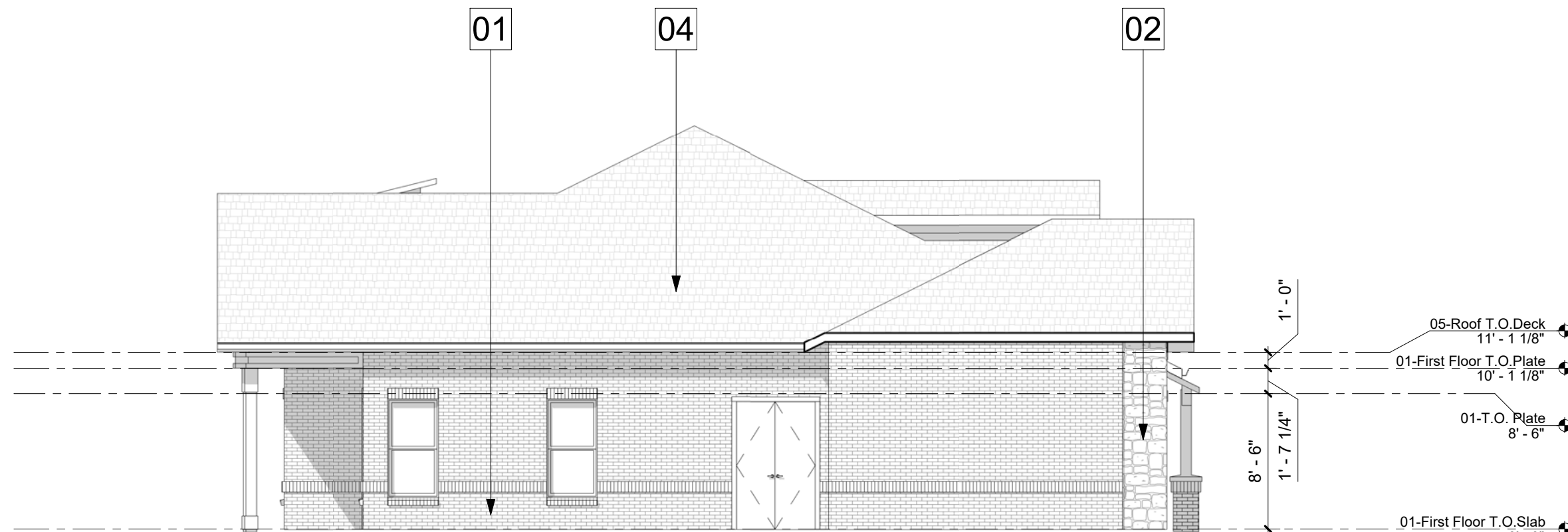
3 VILLA TYPE 1 - NORTH
1/8" = 1'-0"



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



1 VILLA TYPE 1 - SOUTH
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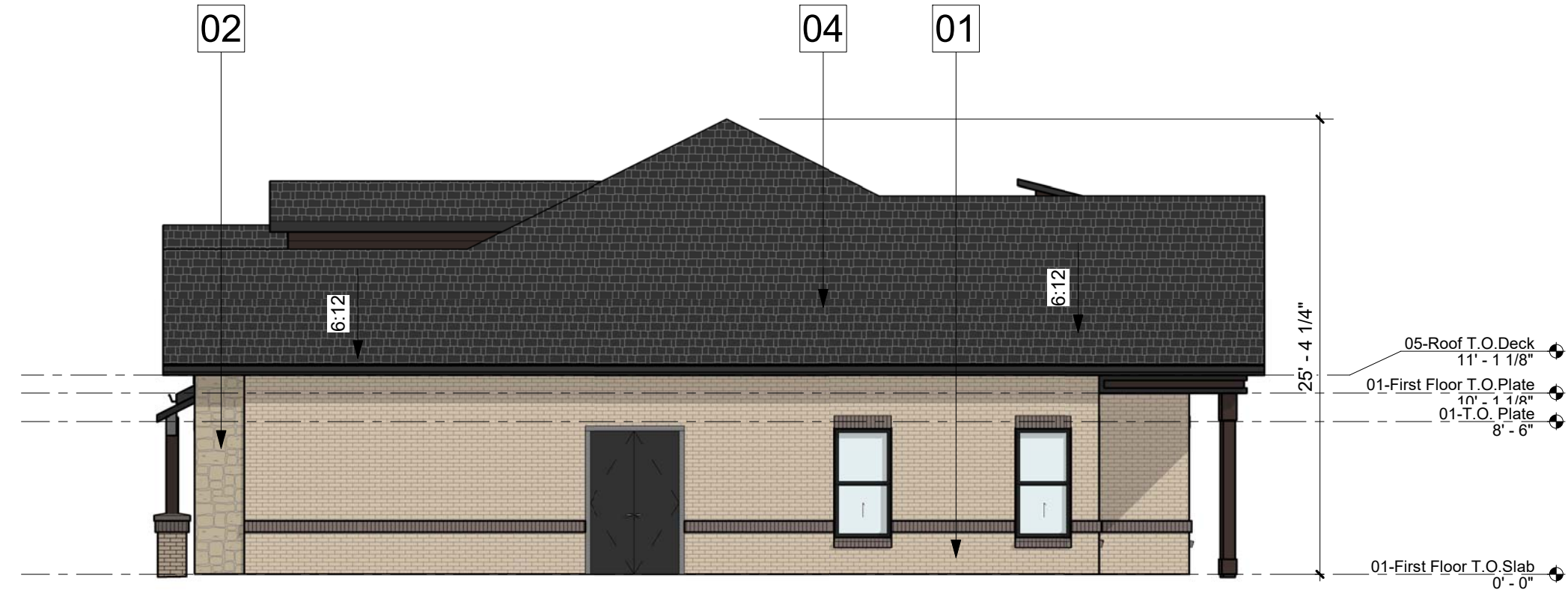
4 VILLA TYPE 1 - WEST
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MATERIAL LEGEND

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		



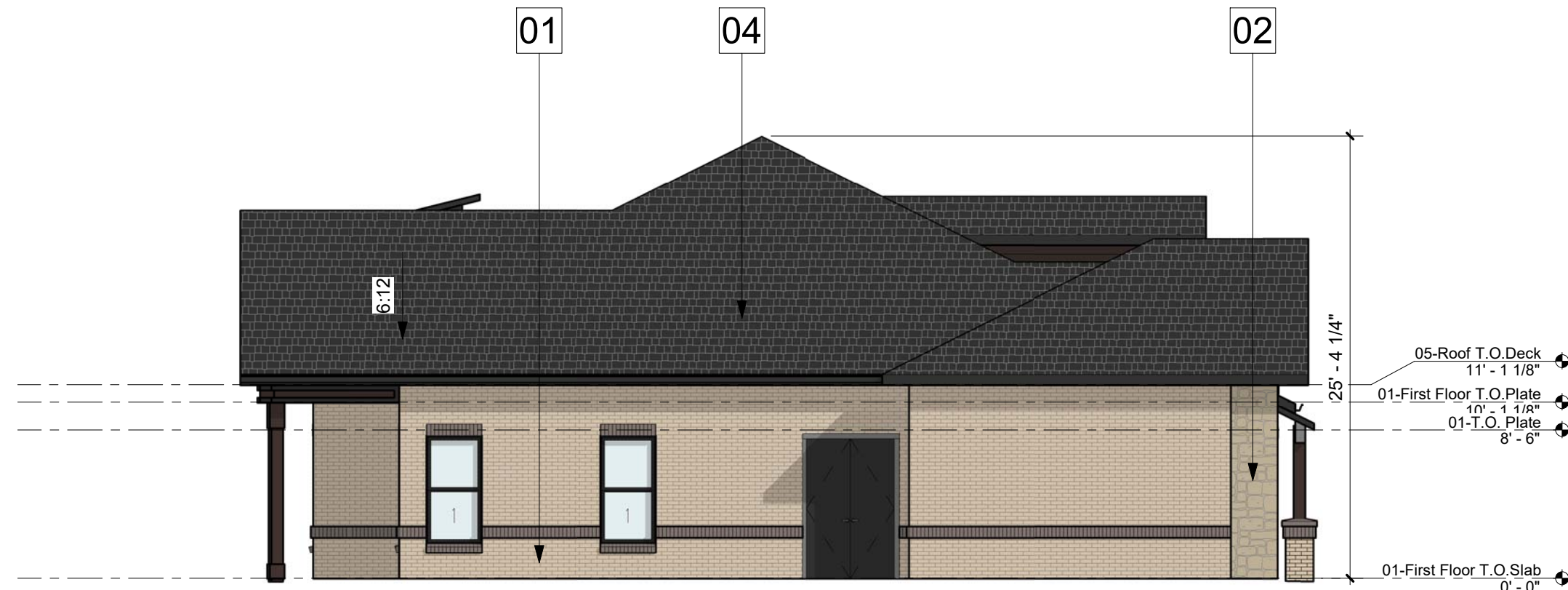
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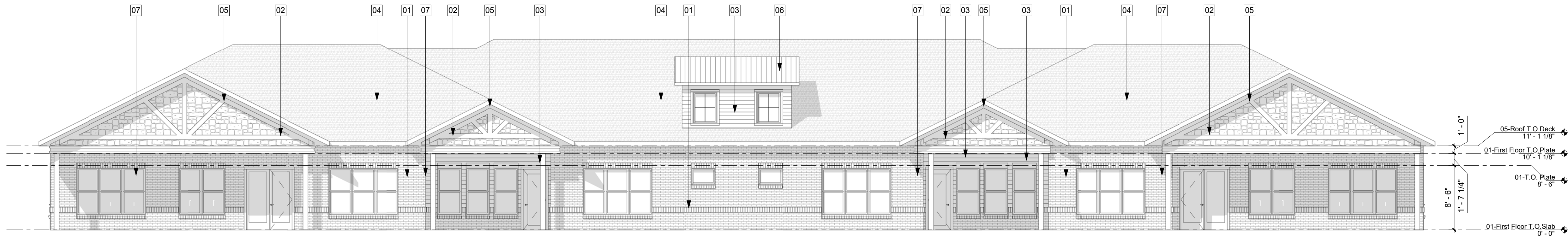
MATERIAL LEGEND

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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		

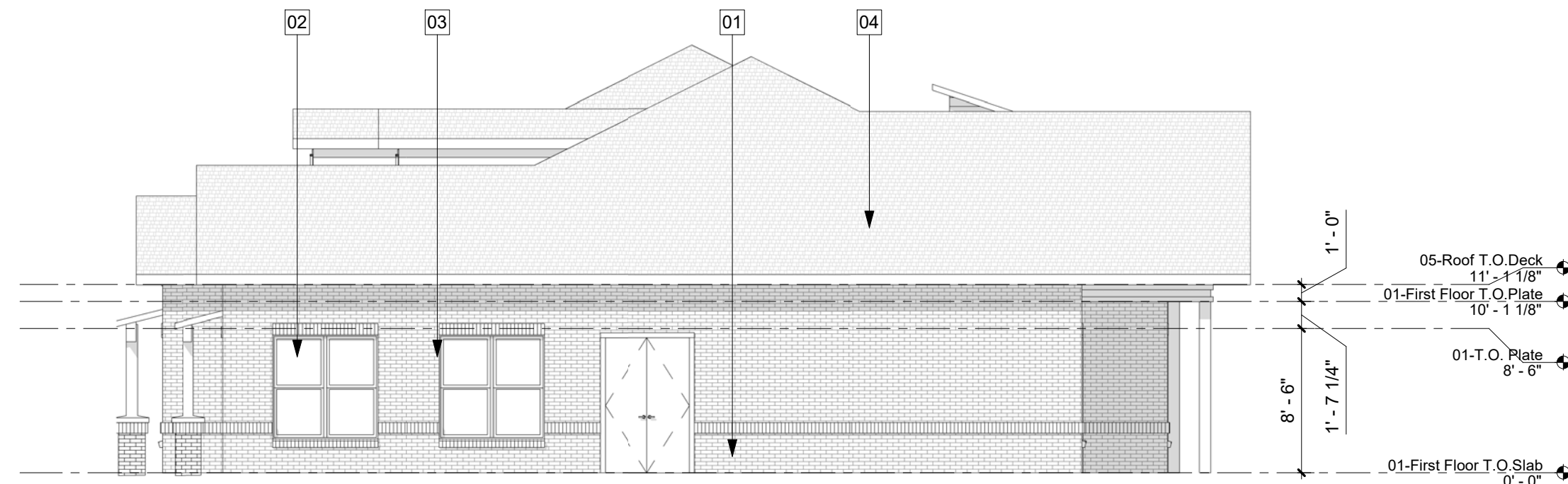
NOTES:

- 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.

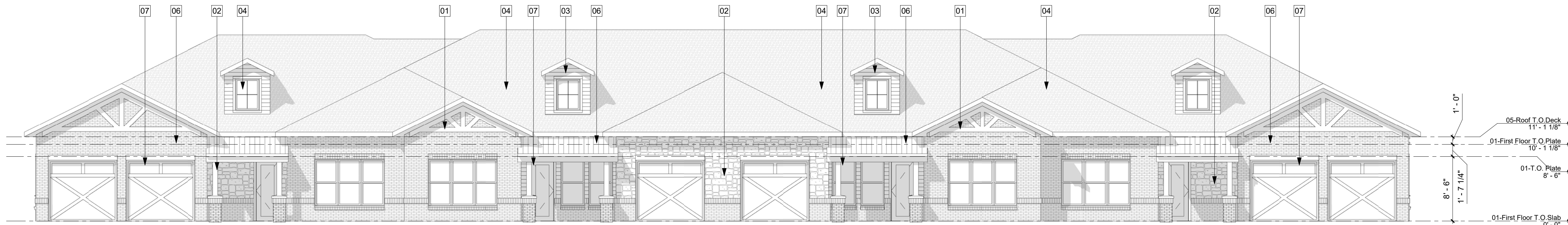
- REFERENCE TO DIRECTIONAL ORIENTATION FOR EACH RESPECTIVE FACADE FOR EACH BUILDING, WILL BE CLARIFIED AT SITE PLAN APPLICATION



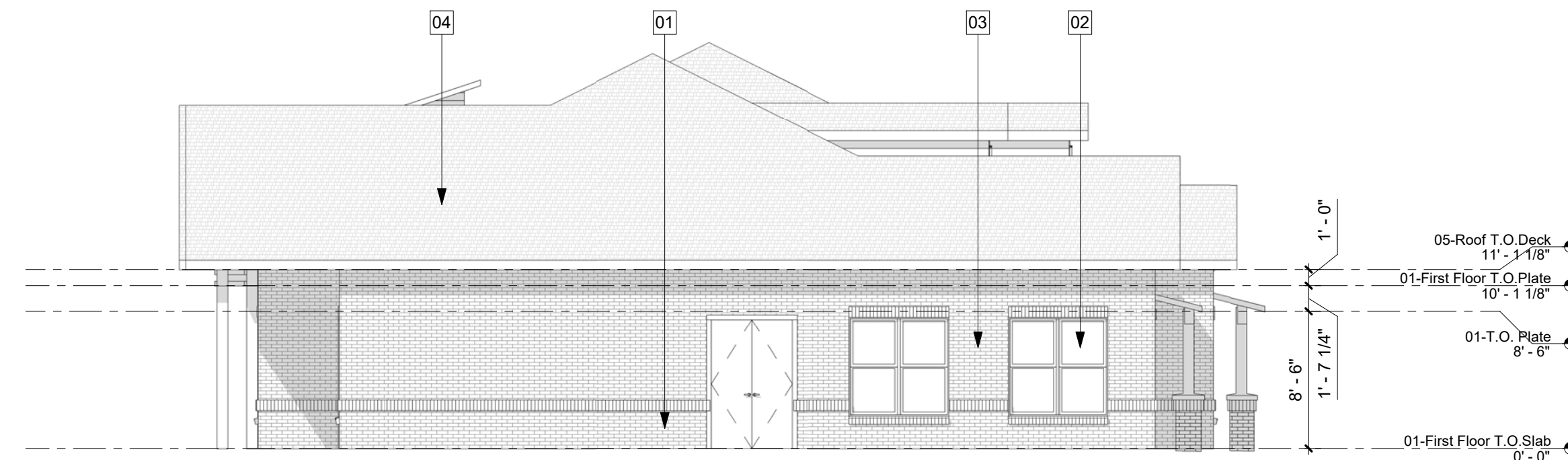
1 VILLA TYPE 2 - NORTH ELEVATION
1/8" = 1'-0"



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

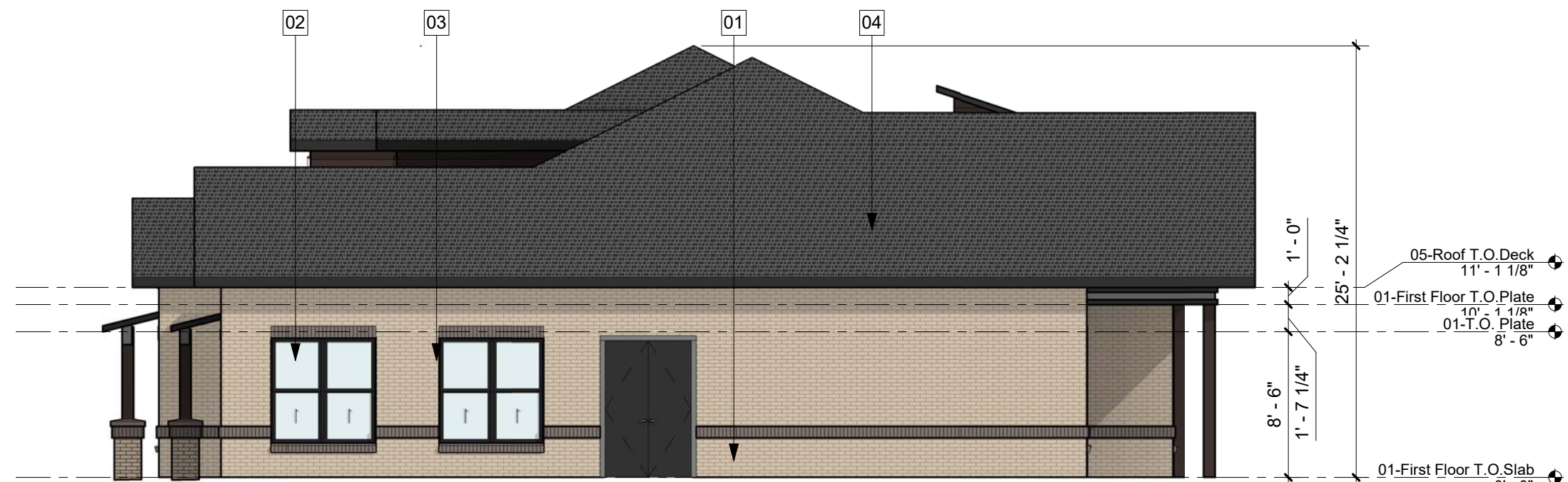
01	BRICK MASONRY VENEER- ACME CEDAR VALLEY	05	STAINED CEDAR DETAIL- FIELD COLOR 1
02	STONE VENEER- TEXAS CREAM	06	METAL ROOF- SEALSKIN
03	HARDI SIDING- CARAIBE	07	WOOD COLUMN- FIELD COLOR 1
04	ROOF COMP. SHINGLES- ONYX BLACK		



01 VILLA TYPE 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"

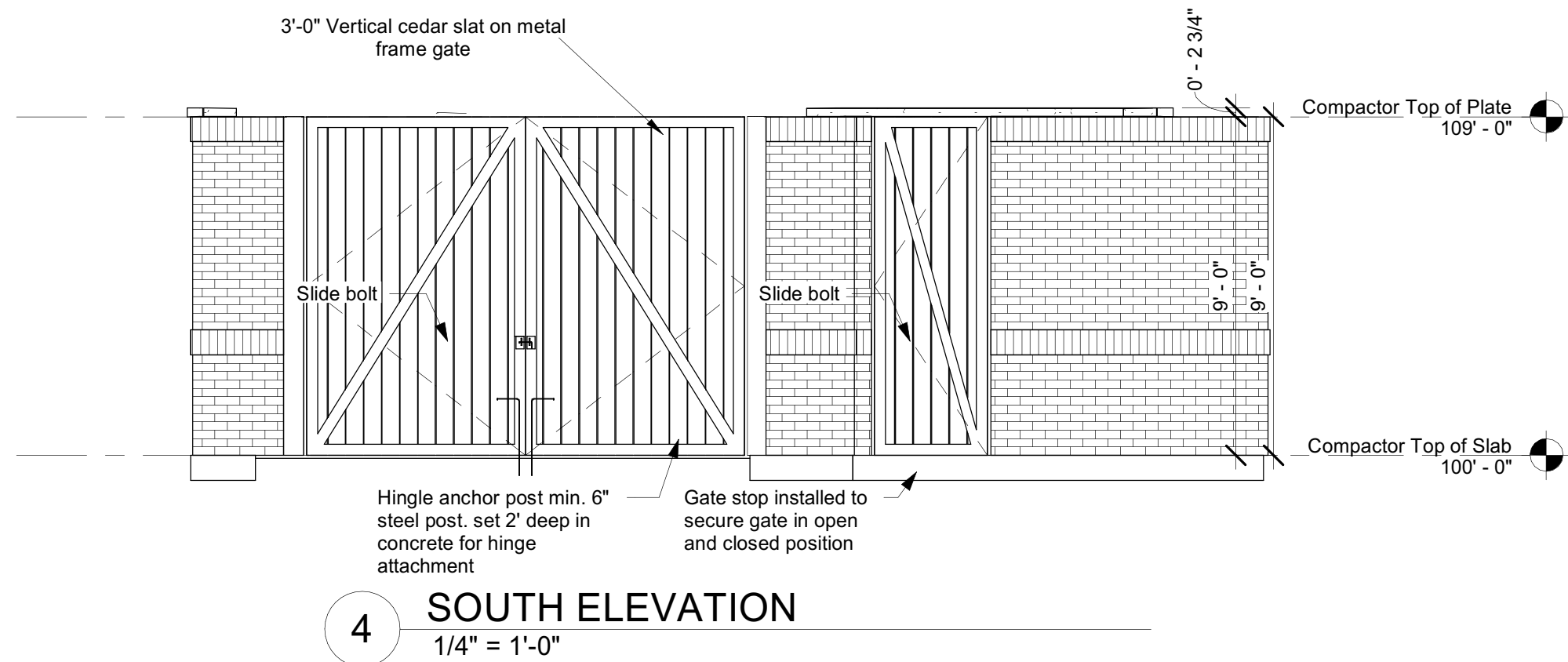


04 VILLA TYPE 2 - WEST COLOR ELEVATION
1/8" = 1'-0"

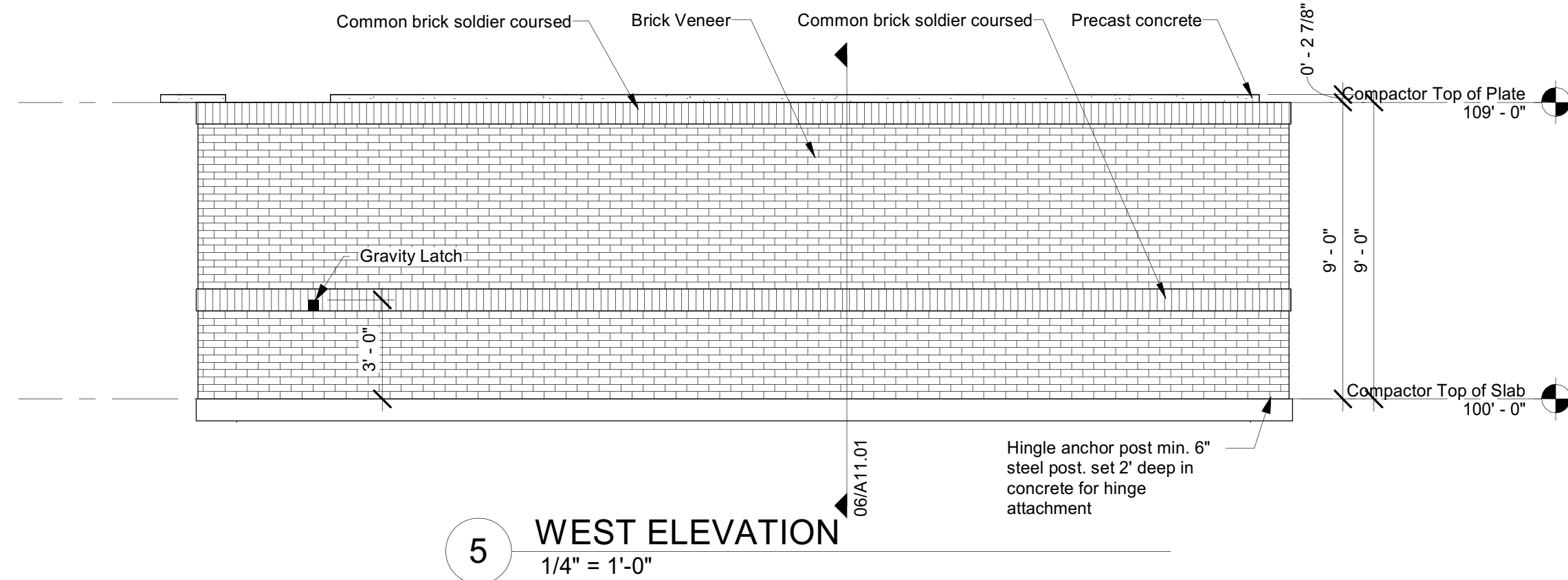
MATERIAL LEGEND

- 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

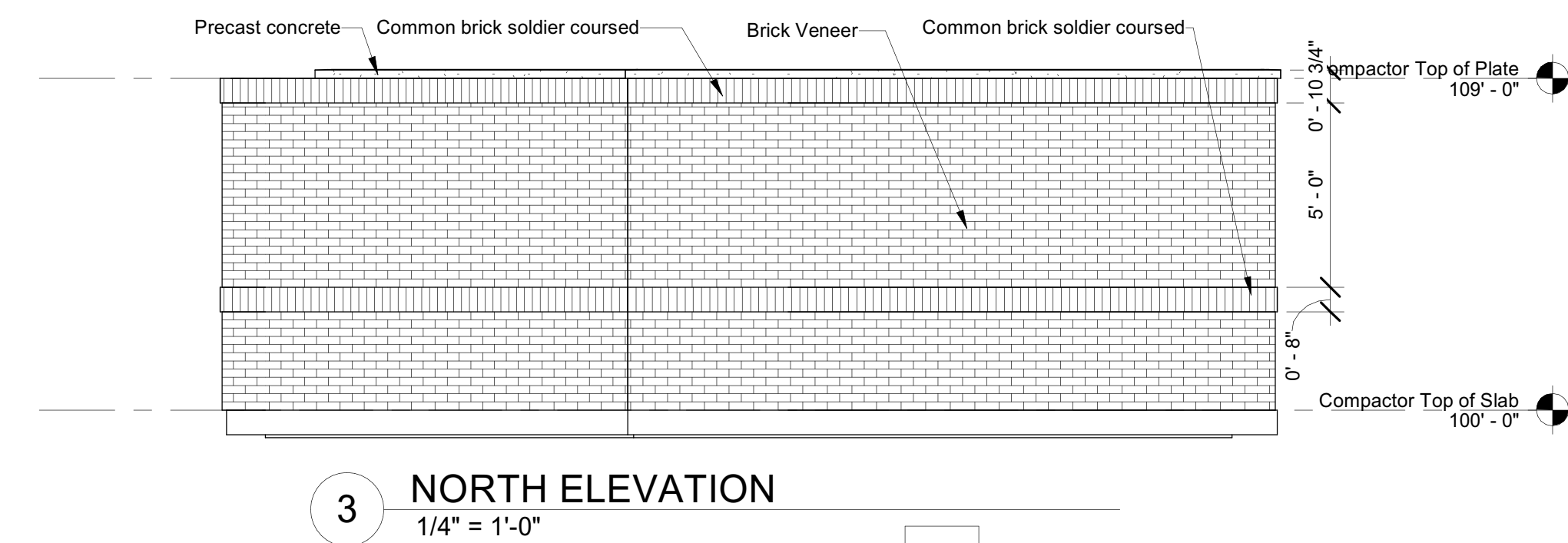
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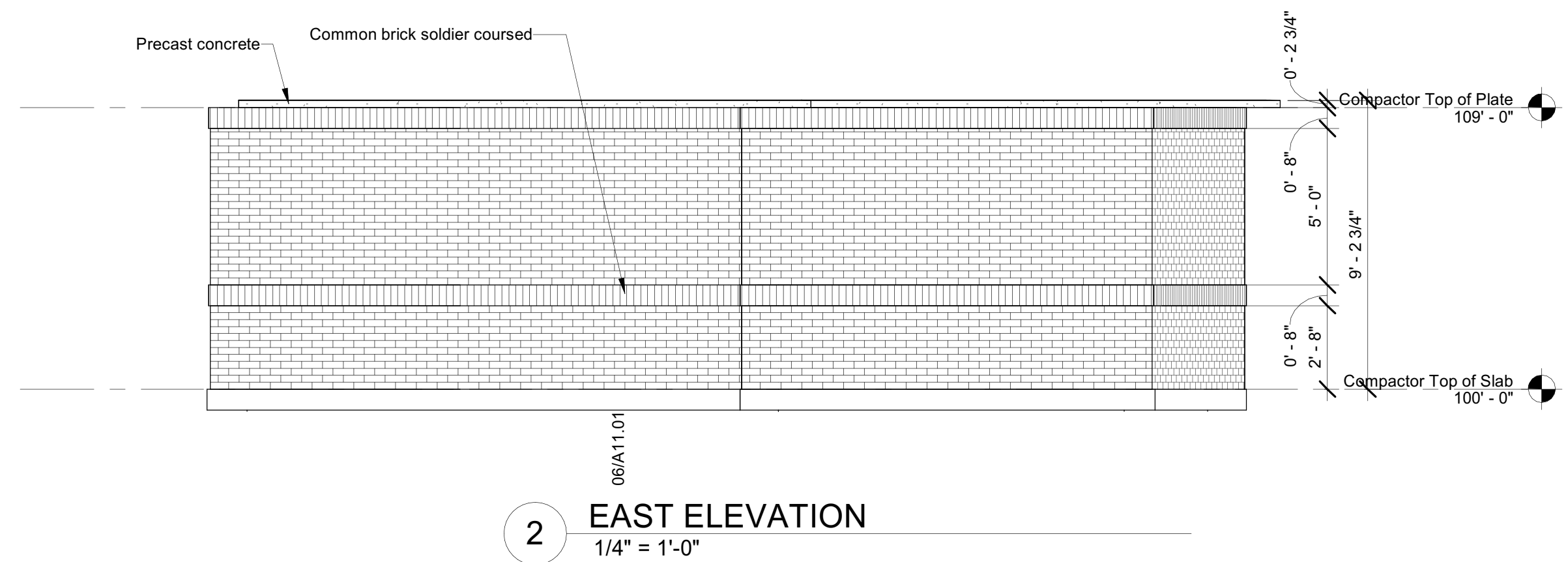
4 SOUTH ELEVATION
1/4" = 1'-0"



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



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

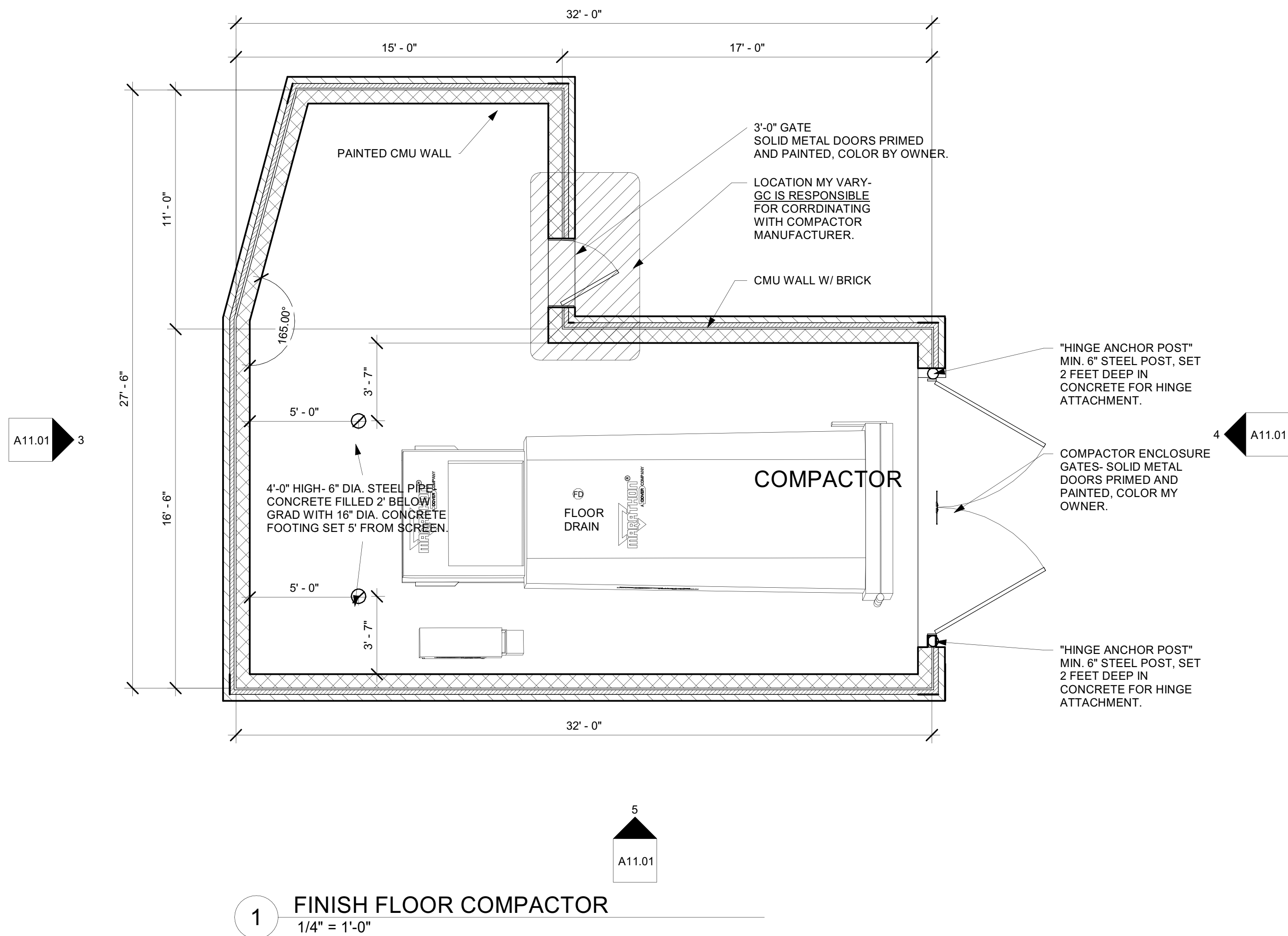


2 EAST ELEVATION
1/4" = 1'-0"

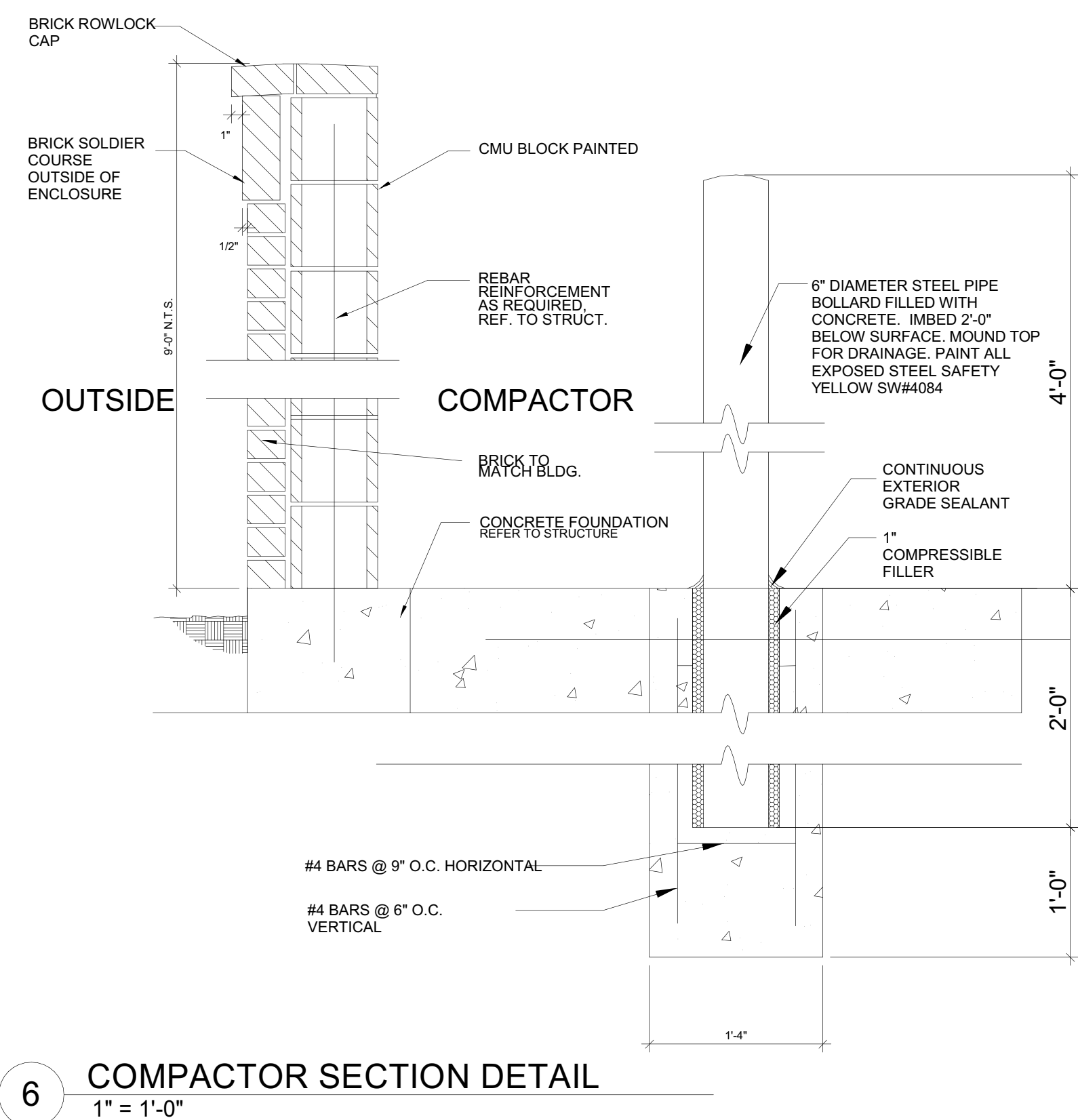
NOTE:

-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:



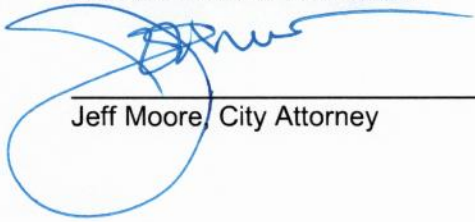
Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



Jeff Moore, City Attorney



Exhibit A

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

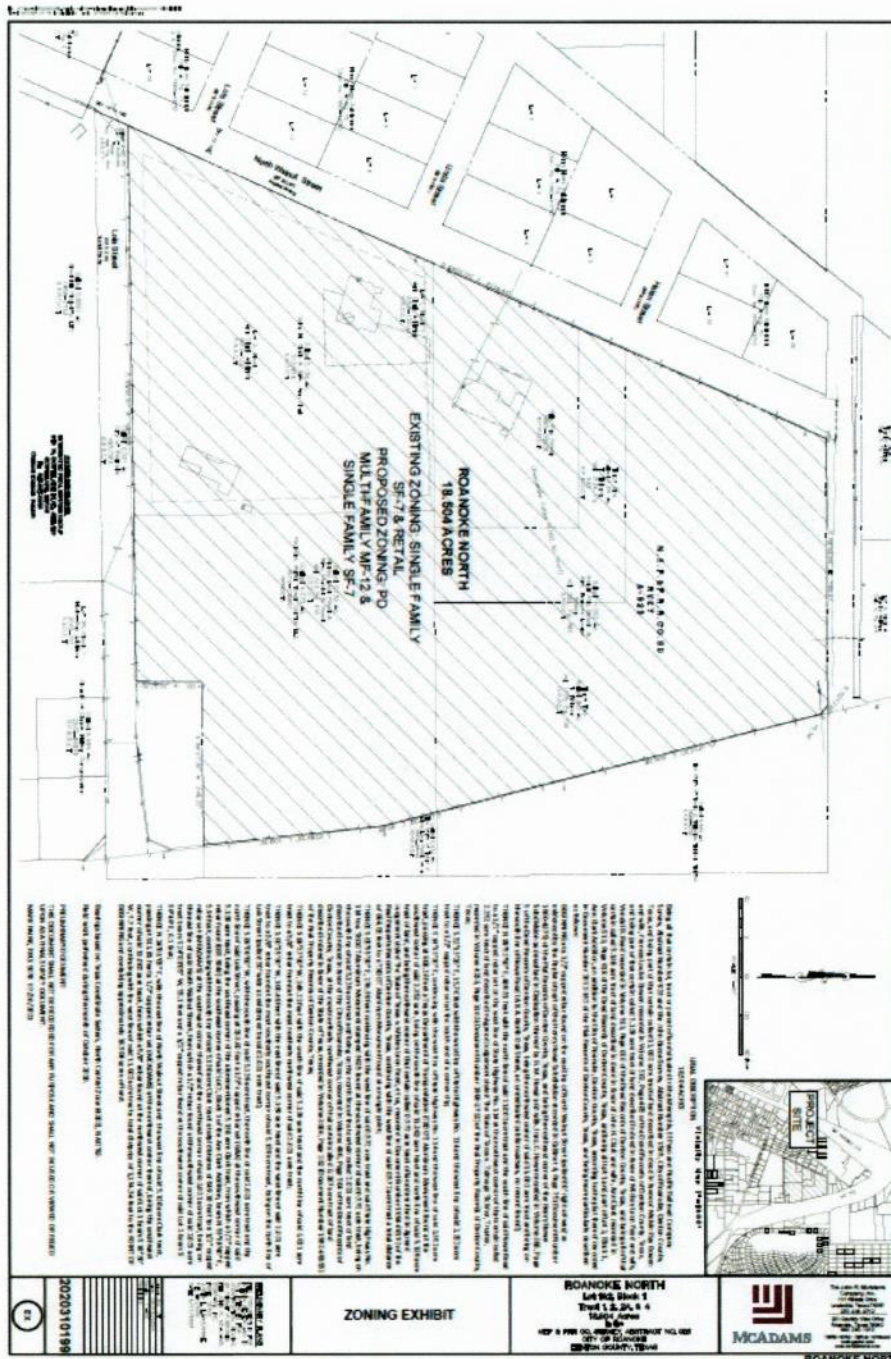


Exhibit B

Development Standards

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

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

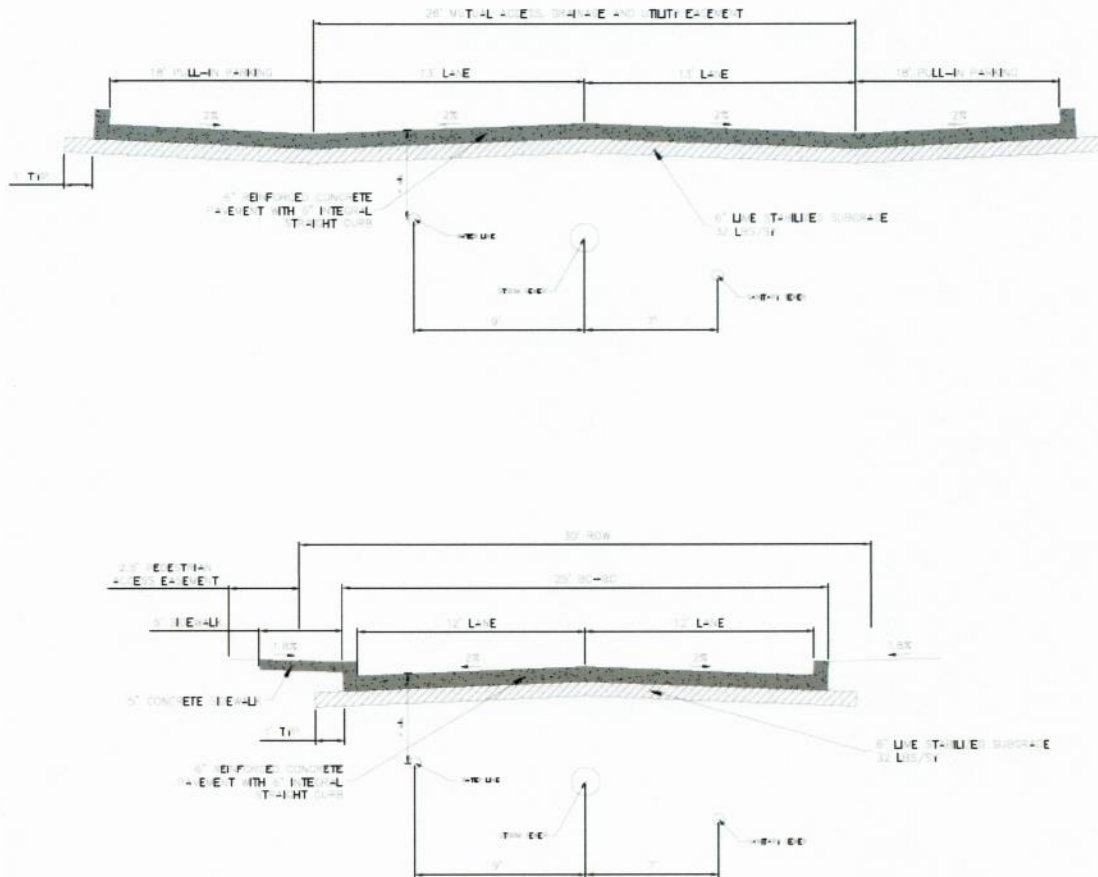
1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
2. Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen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

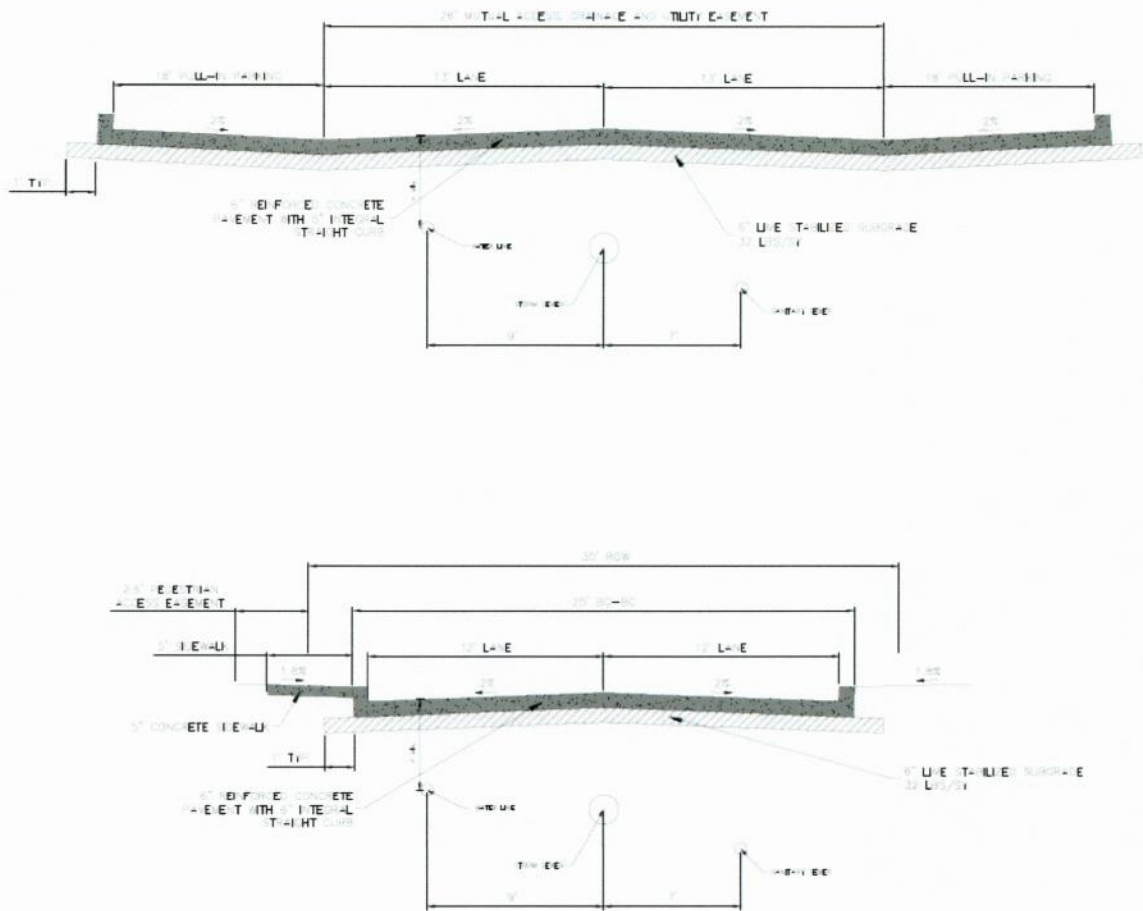
H. Landscaping:

- 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":



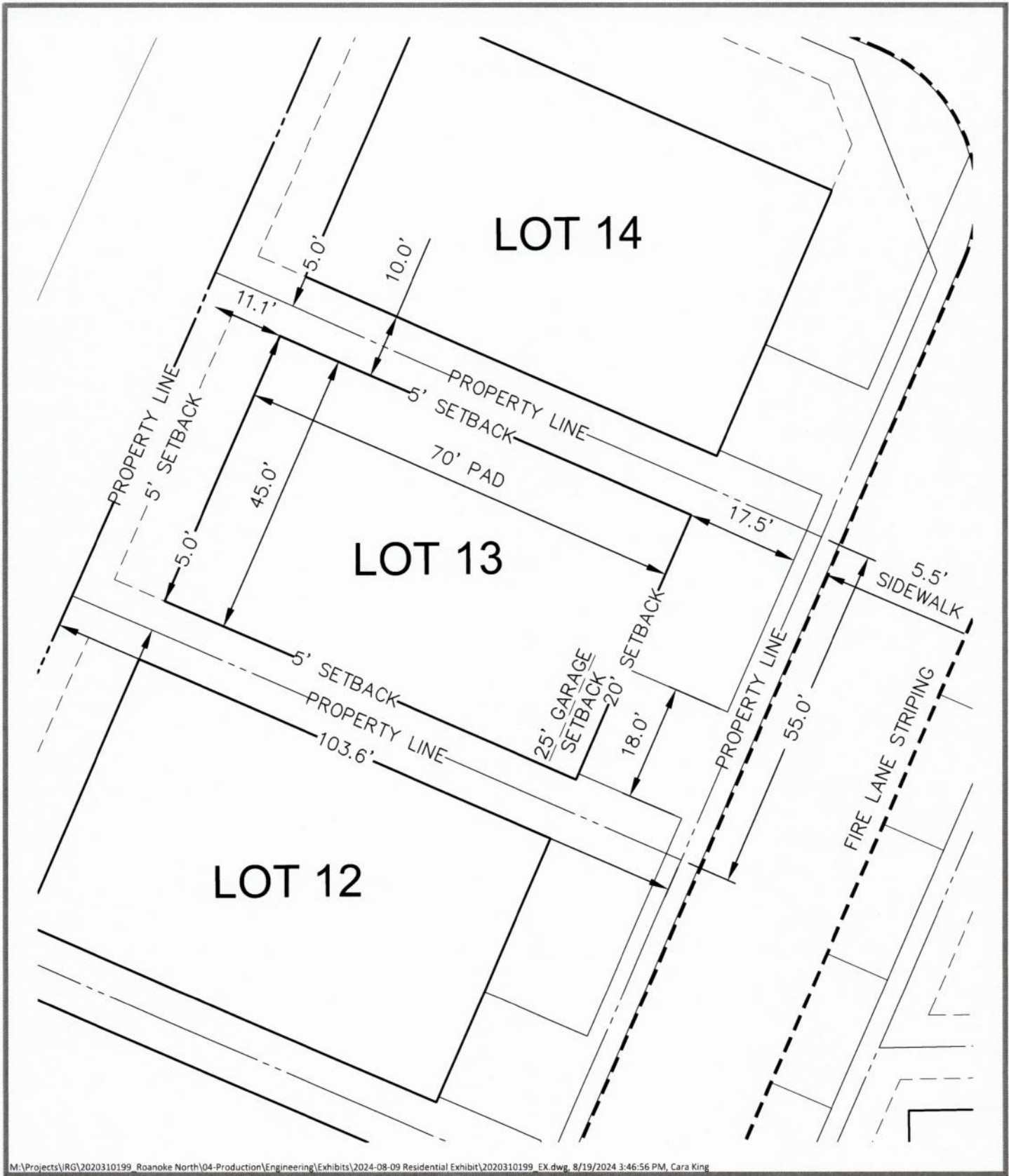
and according to the following.

- 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

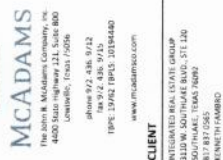
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

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

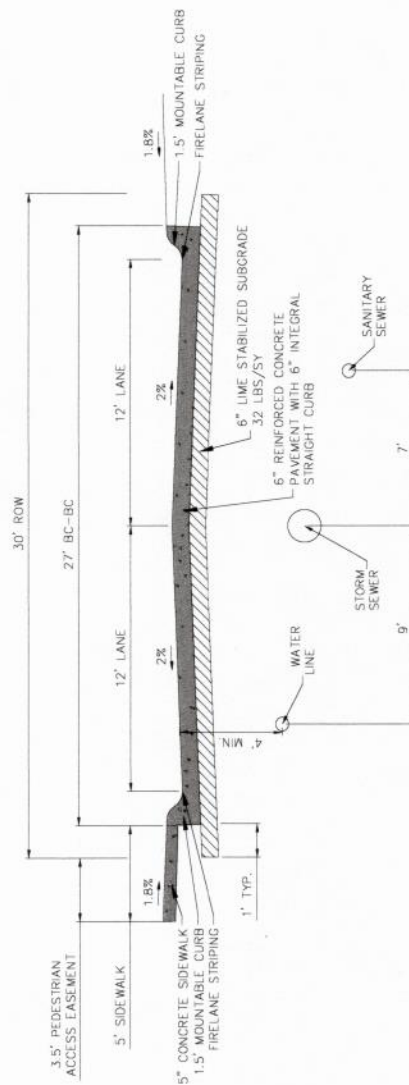
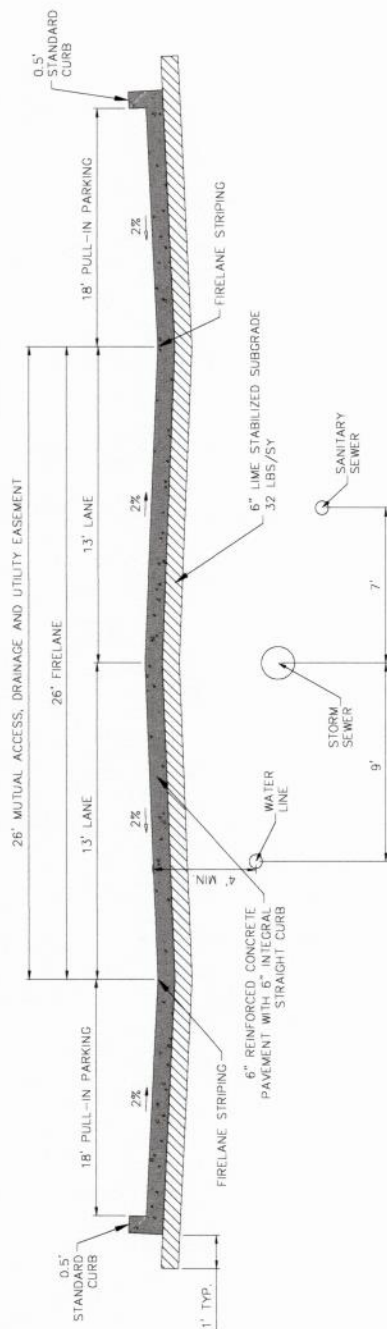
[illegible]

PLAN INFORMATION

PROJECT NO.	2020110199
SURVEILLANCE	2020110199
FILE NAME	2020110199
CHECKED BY	JL
DRAWN BY	CMR
SCALE	N.T.S.
DATE	2024.08.19
SHEET	

TYPICAL SECTIONS

EX



2025 RELEASE UNDER E.O. 14176



MCADAMS

The John R. McAdams Company, Inc.
1800 Main Highway 121, Suite 800
Lawrenceville, Texas 76044

Phone 972.436.9712

Fax 972.436.9713

Email info@mcadams.com

Website www.mcadams.com

CLIENT

INTEGRATED REAL ESTATE GROUP

3110 W. SOUTHLAKE BLVD., STE 120

SOUTH LAKE, TEXAS 76092

817.831.2650

KENNETH GARNING

ROANOKE NORTH
RESIDENTIAL EXHIBIT
SW CORNER OAK ST & WALNUT ST
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: Mayor and City Council

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

MEETING DATE: April 8, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action 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 on 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.

1. ALL CORNERS CALLED "MMA" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
2. 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.
3. 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.
4. 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.
5. THE PURPOSE OF THIS FINAL PLAT IS TO ESTABLISH A 33 LOT SUBDIVISION.

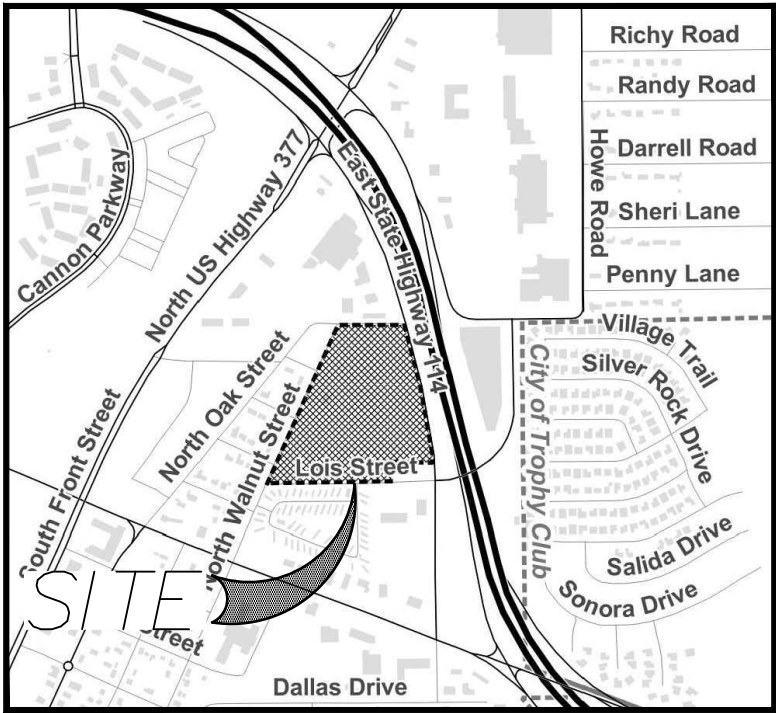
<i>LINE TABLE</i>		
<i>L1NE</i>	<i>BEARING</i>	<i>DISTANCE</i>
L1	S 52°20'53" E	15.95'
L2	S 00°25'47" W	100.56'
L3	N 89°05'33" E	5.96'
L4	S 74°45'29" W	12.93'
L5	N 45°54'27" W	35.31'
L6	S 89°05'33" W	78.00'
L7	S 44°02'53" W	21.23'
L8	S 89°05'33" W	75.06'
L9	S 43°22'47" W	13.97'
L10	S 89°05'32" W	0.19'
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 20°58'47" E	149.98'
L19	S 00°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'

<i>CURVE</i>	<i>RADIUS</i>	<i>ARC LENGTH</i>	<i>DELTA ANGLE</i>	<i>CHORD BEARING</i>	<i>CHORD LENGTH</i>
<i>C1</i>	<i>435.00'</i>	<i>189.26'</i>	<i>24° 55' 40"</i>	<i>S 78°26'37" E</i>	<i>187.77'</i>
<i>C2</i>	<i>51.00'</i>	<i>126.90'</i>	<i>142° 33' 42"</i>	<i>S 49°45'03" E</i>	<i>96.60'</i>
<i>C3</i>	<i>51.00'</i>	<i>128.42'</i>	<i>144° 16' 32"</i>	<i>N 30°28'01" W</i>	<i>97.08'</i>
<i>C4</i>	<i>465.00'</i>	<i>94.04'</i>	<i>11° 35' 14"</i>	<i>S 78°46'48" E</i>	<i>93.88'</i>
<i>C5</i>	<i>30.00'</i>	<i>9.66'</i>	<i>18° 26' 25"</i>	<i>S 10°00'42" W</i>	<i>9.61'</i>
<i>C6</i>	<i>28.00'</i>	<i>10.87'</i>	<i>22° 15' 05"</i>	<i>S 11°55'01" W</i>	<i>10.81'</i>
<i>C7</i>	<i>66.00'</i>	<i>25.63'</i>	<i>22° 15' 05"</i>	<i>N 11°55'01" W</i>	<i>25.47'</i>
<i>C8</i>	<i>30.00'</i>	<i>47.12'</i>	<i>90° 00' 00"</i>	<i>S 44°12'31" E</i>	<i>42.43'</i>
<i>C9</i>	<i>30.00'</i>	<i>47.12'</i>	<i>90° 00' 00"</i>	<i>N 45°47'29" E</i>	<i>42.43'</i>
<i>C10</i>	<i>56.00'</i>	<i>87.96'</i>	<i>90° 00' 00"</i>	<i>N 45°47'29" E</i>	<i>79.20'</i>
<i>C11</i>	<i>56.00'</i>	<i>73.30'</i>	<i>75° 00' 00"</i>	<i>S 51°42'31" E</i>	<i>68.18'</i>
<i>C12</i>	<i>20.00'</i>	<i>15.60'</i>	<i>44° 42' 03"</i>	<i>S 36°33'32" E</i>	<i>15.21'</i>
<i>C13</i>	<i>4.95'</i>	<i>5.14'</i>	<i>59° 25' 39"</i>	<i>S 88°03'47" E</i>	<i>4.91'</i>
<i>C14</i>	<i>20.00'</i>	<i>0.07'</i>	<i>0° 11' 27"</i>	<i>S 75°53'31" W</i>	<i>0.07'</i>
<i>C15</i>	<i>20.00'</i>	<i>31.42'</i>	<i>90° 00' 00"</i>	<i>S 30°47'29" W</i>	<i>28.28'</i>
<i>C16</i>	<i>56.00'</i>	<i>3.91'</i>	<i>4° 00' 00"</i>	<i>S 10°12'31" E</i>	<i>3.91'</i>
<i>C17</i>	<i>56.00'</i>	<i>8.80'</i>	<i>9° 00' 00"</i>	<i>S 03°42'31" E</i>	<i>8.79'</i>
<i>C18</i>	<i>46.00'</i>	<i>70.89'</i>	<i>88° 18' 03"</i>	<i>S 44°56'31" W</i>	<i>64.08'</i>
<i>C19</i>	<i>5.00'</i>	<i>5.86'</i>	<i>67° 11' 32"</i>	<i>S 55°29'46" W</i>	<i>5.53'</i>
<i>C20</i>	<i>30.00'</i>	<i>47.12'</i>	<i>90° 00' 00"</i>	<i>N 44°55'33" E</i>	<i>42.43'</i>

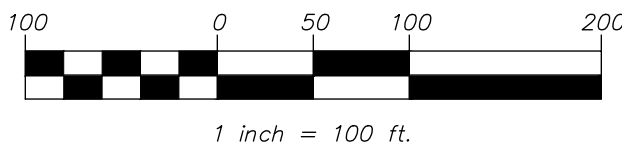
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	37.00'	8.59'	13° 18' 03"	N 07°33'29" W	8.57'
C22	30.00'	15.11'	28° 51' 19"	N 28°38'10" W	14.95'
C23	56.00'	42.86'	43° 51' 19"	N 21°08'10" W	41.82'
C24	66.00'	25.62'	22° 14' 42"	N 10°19'52" W	25.46'
C25	28.11'	10.42'	21° 14' 52"	N 10°49'47" W	10.36'
C26	29.99'	8.93'	17° 03' 35"	N 07°15'36" W	8.90'
C27	30.00'	11.21'	90° 00' 00"	N 45°47'29" E	42.43'
C28	30.00'	39.27'	75° 00' 00"	S 51°42'31" E	36.53'
C29	30.00'	47.12'	90° 00' 00"	S 30°47'29" W	42.43'
C30	30.00'	54.98'	105° 00' 00"	N 51°42'30" W	47.60'
C31	56.00'	14.66'	15° 00' 00"	N 83°17'29" E	14.62'
C32	30.00'	47.12'	90° 00' 00"	S 59°12'31" E	42.43'
C33	30.00'	2.09'	4° 00' 00"	S 10°12'31" E	2.08'
C34	30.00'	4.71'	9° 00' 00"	S 03°42'31" E	4.71'
C35	20.00'	30.82'	88° 18' 03"	S 44°56'31" W	27.86'
C36	30.00'	47.12'	90° 00' 00"	N 45°54'27" W	42.43'
C37	63.00'	14.13'	13° 18' 03"	N 07°33'29" W	14.59'
C38	20.00'	36.65'	105° 00' 00"	N 38°17'29" E	31.73'
C39	475.00'	40.21'	4° 51' 02"	S 88°28'57" E	40.20'

COMMISSION EXPIRES:

MY COMMISSION EXPIRES: _____ MMA PROJECT NO. 3837-00-01



NO SCALE



* FEMA ELEVATION CERTIFICATE
NOT REQUIRED

ZONING **SF** CLASSIFICATION

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
SINGLE FAMILY	30	4.722	207,835
MULTI-FAMILY	1	10.834	471,949
OPEN SPACE	2	1.092	47,562
TOTAL	33	16.698	727,346

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

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



civil engineering surveying landscape architecture planning

DEVELOPER:

3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
EMAIL: kfambro@ireg.us
CONTACT: KENNETH FAMBRO, II



AGENDA ITEM

TO: Mayor and Council

SUBJECT: Façade Grant Request: Corey Courtney of Sterling Stylez Barber Shop - 412 N Oak St.

MEETING DATE: April 8, 2025

DEPARTMENT: Economic Development

ITEM SUMMARY:

Consideration and action for a façade grant application from Corey Courtney, owner of Sterling Stylez Barbershop located at 412 N Oak St, Roanoke, TX.

INFORMATION:

A façade grant application was received and reviewed by staff for improvements to the subject property for the amount of \$4,050, which is 50% of the estimated project cost of \$8,100. The eligible improvements include creating a new landscaping area along the property facing Oak St which includes the installation of Texas Sage, Red Salvia or Lantana, Red Yucca, and Mexican Feather grass. Beds will be filled with black mulch and the remainder of the yard will be leveled and filled with decomposed granite bordered with metal edging. If approved, applicant will also be required to complete a landscaping agreement ensuring proper care of improvements included within the request.

STAFF RECOMMENDATION:

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

SPECIAL CONSIDERATION:

The City Council approved funding in the amount of \$75,000 for the Façade Grant Program for the 2024-2025 fiscal year.

FINANCIAL CONSIDERATION:

The current fund balance for the Façade Grant Program is \$4,186.76. If approved, it will most likely be the last application accepted by staff this grant cycle. In total, 9 awards have been granted in the 2024-2025 fiscal year. Another business owner has been referred to the Arts Committee, who may qualify for a public mural.



AGENDA ITEM

ATTACHMENTS:

1. 412 N Oak Complete application



Received: 3/18/25
by SL

FACADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s) C RE Y C URTNEY
2. Name of Business STERLING STYLEZ LLC
3. Mailing Address of Applicant: 412 N OAK ST, ROANOKE, TX 76 26 2
4. Project Address 412 N OAK ST, ROANOK TX 76262
5. Does the applicant own the building? Yes ☒ No ☐

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ 8,100

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

7. Total Grant Request (not to exceed 50% of project cost or \$5,000)
\$ 5,000

(Matching funds will be provided up to \$5,000 for applicants who receive grant an approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)

8. Proposed project start date: 3/24/25
9. Proposed project completion date: 3/27/25

10. What is (are) the existing uses of the building?
Barber Shop/ Salon services

11. Will the proposed project result in a change of the use of the building?

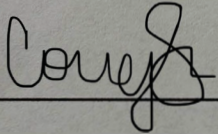
Yes ___ No X If Yes, please explain the change

12. The following are attached to this application:

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

The undersigned applicant affirms that:

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

Applicant Signature:  Date: 18Mar25

Business Name: STERLING STYLEZ LLC
 Address: 412 N OAK ST
ROANOKE, TX 76262
 Phone: 817-718-3382

Text

Simpson Properties LLC

PO Box 497
Roanoke, TX 76262

Monday, March 17, 2025

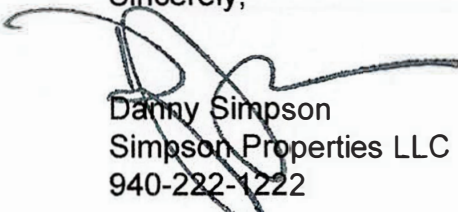
Stylz Salon
412 N Oak
Roanoke, TX 76262

Corey:

Thank you for your recent request for lease hold improvements to 412 N. Oak, Roanoke, TX. The improvements as presented on your Facade Application with the City of Roanoke have been reviewed and we approve the proposal for landscape as per the attached drawing. Please present a copy of this letter with your application to the City of Roanoke as verification of our approval.

If you have any questions or need any further information please do not hesitate to contact us at 940-222-1222.

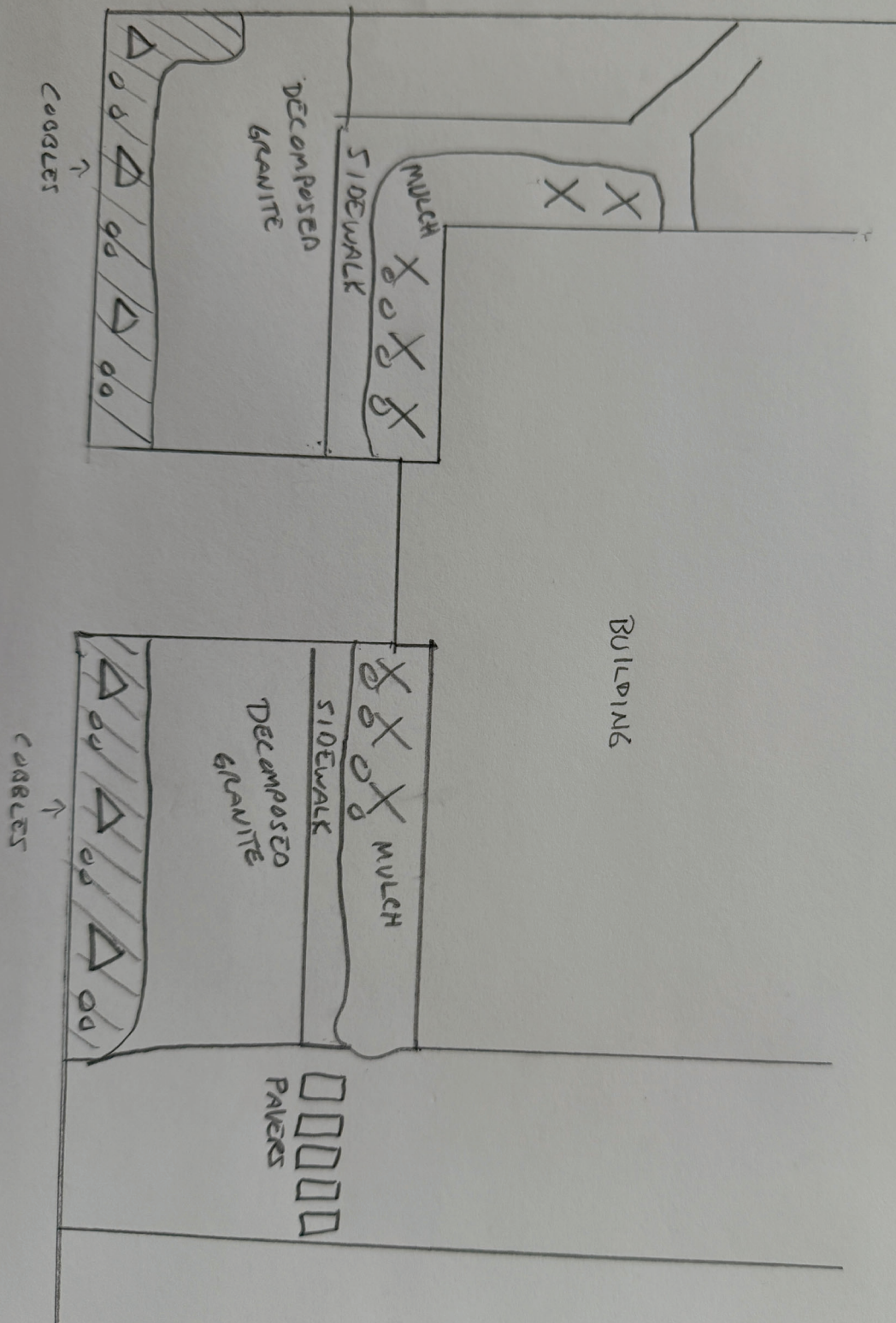
Sincerely,



Danny Simpson
Simpson Properties LLC
940-222-1222

X - Texas Sage
O - Red Salvia or Lantana
Δ - Red Yucca

412 N Oak, Roanoke, TX



A Cut Above Landscaping



TO: Corey Courtney
412 N Oak St
Roanoke, Tx 76262

From: **John C. Chen**
2530 Kensington Ln
Trophy Club, Texas 76262
(214) 293-0554

Invoice Number: 101
Date Submitted: 3/06/2025

Date	Description	Charge
TBD	Clean out front beds and remove existing bushes. Plant Texas Sage and Red Salvia or Lantana on both sides of front door. Fill beds with black mulch	
	Create New beds along front sidewalk on both sides of entrance to building. Plant Red Yuccas and Mexican Feather grass. Fill beds with 2-4 inch Colorado Cobbles	
	Clean and level front yard and fill with decomposed granite. Border with metal edging	
	Clean out bed around front tree. Re-mulch if needed	
	Clean up, labor, delivery, taxes, and all materials. Price included is an esti-	

	mate and is subject to change if materials and labor are added or removed while project is being worked.	
--	--	--

TOTAL: \$8100

50% due before start of work. 50% due at completion of job

**Please send your payment to: John Chen
 2530 Kensington Ln
 Trophy Club, Texas 76262
 (214) 293-0554**

Thank you for your business!

The best compliment you could give us is a referral to a friend.

Customer Signature:_____



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 2025 - KRB Appointment

MEETING DATE: April 8, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to appoint one (1) member to the Keep Roanoke Beautiful board for an unexpired term ending January 2026.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 2025 - KRB Application - Eric Heimbrecht
2. 2025 - KRB Application - Michelle Sark

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WARD 1

Keep Roanoke Beautiful

To be eligible to serve on a board or commission, you must be a Roanoke resident for a minimum of twelve (12) months.

Meeting Time, Day and Location *

6:00 PM

First (1st) Wednesday every other month

Roanoke City Hall

500 S. Oak Street

Roanoke, TX 76262

☒ Available to attend on specified day and time

☐ Unavailable to attend on specified day and time

Do you agree to the attendance requirements? *

Roanoke Home Rule Charter

Section 8.01 - Authority, composition and procedures.

(5) Any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve-month (12-month) period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall, upon approval of the City Council forfeit his or her position on the board, commission, or committee.

☒ Yes

☐ No

Applicant First & Last Name *

Eric Heimbrecht

Address *

Home/Cell Phone *

Email Address *

Eligibility

How long have you lived within the Roanoke City Limits? *

5 years

Are You Registered to Vote in Roanoke? *

☒ Yes

☐ No

Voter Registration (VUID) Number *

You can obtain your VUID from the [Denton County Elections Administration](#) website.

Occupation *

Southwest Airlines. Owner Heimbakers Market/Deli

Work Experience Applicable to the board position to which you are applying.

Other Special Knowledge or Experience Applicable to the board position to which you are applying.

Previous Volunteer Experience (Church Civic, Youth, etc.)

Have you attended a meeting of the board/commission for which you have applied?

☐ Yes

☒ No

This form was created inside of City of Roanoke, Texas.

Google Forms

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WARD 3

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☒ Yes

☐ No

Applicant First & Last Name *

Michelle Sark

Address *

Home/Cell Phone *

Email Address *

Eligibility

How long have you lived within the Roanoke City Limits? *

2 years

Are You Registered to Vote in Roanoke? *

☒ Yes

☐ No

Voter Registration (VUID) Number *

You can obtain your VUID from the [Denton County Elections Administration](#) website.

Occupation *

Education

Work Experience Applicable to the board position to which you are applying.

Community involvement

Other Special Knowledge or Experience Applicable to the board position to which you are applying.

Previous Volunteer Experience (Church Civic, Youth, etc.)

Birthday Party Project, local school functions

Have you attended a meeting of the board/commission for which you have applied?

☐ Yes

☒ No

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