

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



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

**ROANOKE PLANNING AND ZONING AGENDA
MAY 19, 2025
7:00 PM**

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

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 21, 2025.

D. OLD BUSINESS

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

E. NEW BUSINESS



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**May 19, 2025
Page 2 of 2**

1. Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, By Amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. (Ordinance No. 2025-106)
2. Consideration and recommendation on Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

F. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, May 15, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 04/21/2025 - P&Z Minutes

MEETING DATE: May 19, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 21, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 04-21-2025

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



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

**ROANOKE PLANNING AND ZONING MINUTES
APRIL 21, 2025**

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

Present: Chairman Jason Kasal; Vice Chairman Victor Molaschi; Commissioners: Mark McCullough, Donald Glacy, Ernie Adams, Jeannie De Fazio, and Diana Smith. Development Services Manager J.R. Hames, and Executive Assistant Babette Welch.

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Diana Smith to approve the minutes from the regular Planning and Zoning Commission meeting held on April 7, 2025. Motion carried 6-0-1. Commissioner Victor Molaschi abstained, as he was not present at this meeting.

D. NEW BUSINESS

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



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

**April 21, 2025
Page 2 of 2**

Public hearing started at 7:01 p.m.

John Dancer, business owner, stated he is in favor of the Rydables, and asked the commission approve the Special Use Permit request, so they can rent his building.

Public hearing ended at 7:03 p.m.

2. Motion made by Victor Molaschi second by Donald Glacy to table this item, until the May 19, 2025 Planning and Zoning Commission meeting (allowing for submission of Rydables route and opportunity to introduce them at the Roanoke Roundup event), a Specific Use Permit (SUP 2025-02) request from Ken Goodman, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 9, Block 14 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone – Specific Use Permit to allow amusement commercial (outdoors) use for 212 N Oak Street. The property is generally located on the east side of N Oak Street at the southeast corner of N Oak and Austin Street. (Ordinance No. 2025-103).

Motion carried 6-1-0. Commissioner Mark McCullough was opposed.

E. ADJOURNMENT

Motion made by Jeannie De Fazio second by Donald Glacy to adjourn the meeting at 7:56 p.m.

Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: May 19, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

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

INFORMATION:

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

DIVISION 15. - OAK STREET CORRIDOR ZONING DISTRICT

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

Planning Analysis:

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



AGENDA ITEM

STAFF RECOMMENDATION:

Regarding the use of motorized vehicles on downtown sidewalks, staff supports the SUP contingent on the use being limited to no more than 12 units per tour at any time and stay within the pedestrian right-of-way along the Oak St. Zone or Civic Zone only.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2025-02 - Application 212 N Oak St - Amusement - Commercial (1)
2. Lone Star Rydables VisionMission (1)
3. Rydables Public Safety Viewpoint
4. Economic Development Report
5. ORD NO 2025-103 - SUP-2025-02- Rezone - Oak Street Zoning Corridor SUP - Amusement Use - 212 N Oak Street - Rydables
6. oak st hard8 los comp wiseguys bayoujacks
7. Hey Sugar
8. Babes Catch 22
9. Tour Route



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Ken Goodman	Address, City, State, Zip 2128 Santa Fe Trl Grapevine, TX 76051	Phone Number and email 817-300-4648
Type of permit requested entertainment	Name of Business Lone Star Rydables LLC	Email and Website-if applicable info@lonestar Rydables.com
Property Owner(s) John & Irene Dancer	Address, City, State, Zip 14700 Regsdale Ln Roanoke TX 76262	Phone Number and email 817-992 5385
Legal Description - Lot/Block/Subdivision O T ROANOKE BLK 14 LOT 9	Property Address 212 N Oak St Roanoke TX 76262	Present Zoning Retail

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

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

Authorization:

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

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

Owner(s) Signature

Date

Include the following:

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

Ken Goodman
Applicant's Signature

2-15-25
Date

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

FOR OFFICE USE ONLY

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

07/20/2023

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



Meet the Rydables Team



Ken Goodman

- retired law enforcement



Kim Goodman

- teacher



Scott English

- electrical business owner



Kelly English

- CPA



Kayla Murphy

- teacher



Bryce Murphy

- Sales



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





Vision / Mission:

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

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

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





Rydables: a part of city events in Roanoke

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

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



Safety / Features

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



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



Safety / Features

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

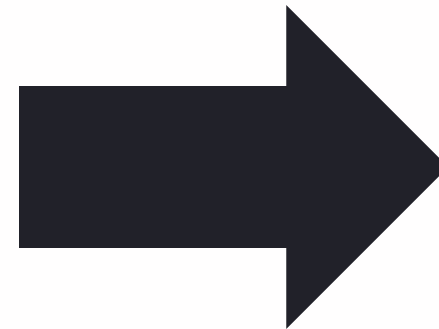
SPEED: They can travel 2 mph or up to 7.5 mph (depending on the setting). Their top speeds can be both manually and/or electronically governed, based on the needs of the rider and/or the venue.

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

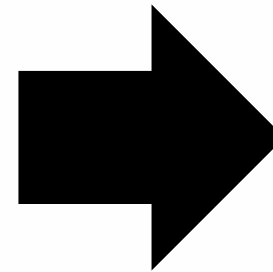
Rydables can easily and safely operate indoors, as well.



We swap the chair for a bench seat



and put an animal skin on top



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



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



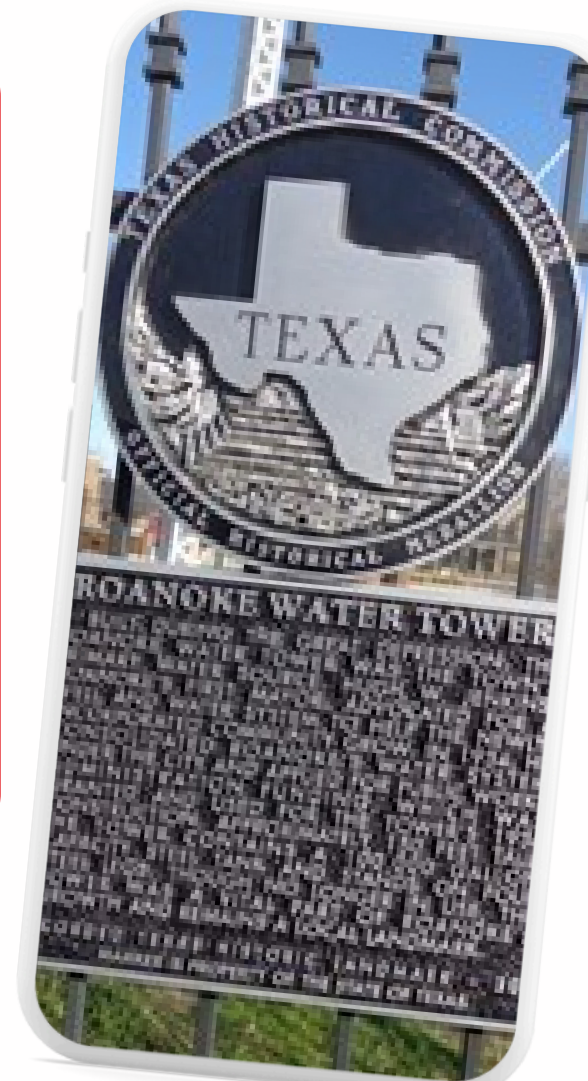
Lone Star Rydables wants to bring this fun, interactive form of entertainment to historic Oak street to celebrate and promote our rich history, shops, food, drinks and fun.



Roanoke History

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

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



Food Tours:

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



Christmas time: Rydables Rudolph Run:

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





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

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

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

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



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

Thank you for your consideration.



Ken Goodman
General Manager
214-494-9421



Ken@LoneStarRydables.com
www.LoneStarRydables.com





ROANOKE POLICE DEPARTMENT

Jeffrey T. Williams
Chief of Police

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

Overview:

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

1. Pedestrian Safety:

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

Considerations:

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

2. Traffic Congestion:

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

Considerations:

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

3. Infrastructure and Space Availability:

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

Considerations:

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

4. Parking and Storage of Rydables:

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

Considerations:

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

5. Tour Group Size and Timing:

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

Considerations:

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

6. Alcohol Consumption on Tours:

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

Considerations:

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

Conclusion:

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

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

Siale Langi | Economic Development Manager

ORDINANCE No. 2025-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW AMUSEMENT - COMMERCIAL (OUTDOORS) USE FOR 212 N. OAK STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Lot 9, Block 14 of O.T. Roanoke addition, an addition located within the City of Roanoke, Denton County, Texas, and located at 212 N. Oak Street, Roanoke, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone - Specific Use Permit (SUP) to allow amusement-commercial (outdoors) use; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

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

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

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

Section 3.

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

Section 4. PENALTY CLAUSE

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

Section 5. SEVERABILITY CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the _____ day of _____, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property



Permission Signature Page

Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Dak St Pre Co.
- Business Address: 110 N Oak St
- Contact Person: Daniel Southern
- Contact Phone Number: 817 490 0994

Signature

- Authorized Representative: Daniel Southern
- Title: Owner
- Date: 3-24-25
- Signature: [Handwritten Signature]



Permission Signature Page

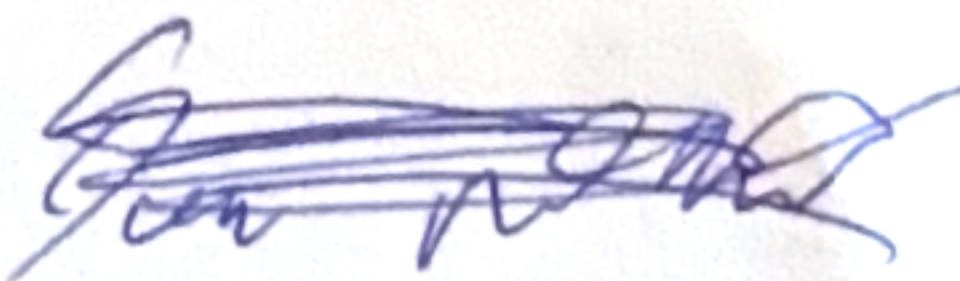
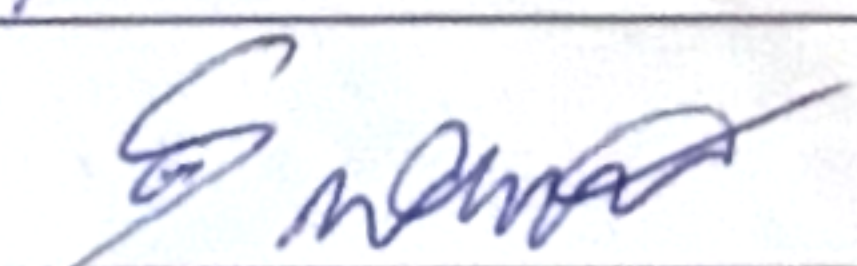
Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Hard Eight BBQ
- Business Address: 209 S Oak St
- Contact Person: Dean McVitt
- Contact Phone Number: 817-320-3926

Signature

- Authorized Representative:  Dean McVitt
- Title: GM
- Date: 3/27/25
- Signature: 



Permission Signature Page

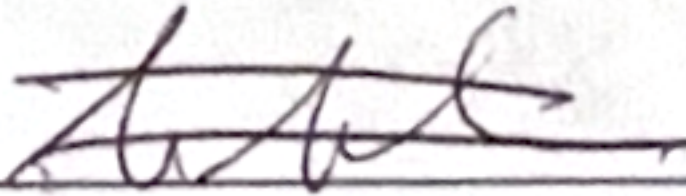
Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Los Capullos Cantine / Bayu Tacos
- Business Address: 2nd N. Oak St
320 S. Oak St, Rounder, TX
- Contact Person: Mila Anderson
- Contact Phone Number: 303-447-4645

Signature

- Authorized Representative:  Mila Anderson
- Title: Director of Operations
- Date: 3/24/2025
- Signature: 



Permission Signature Page

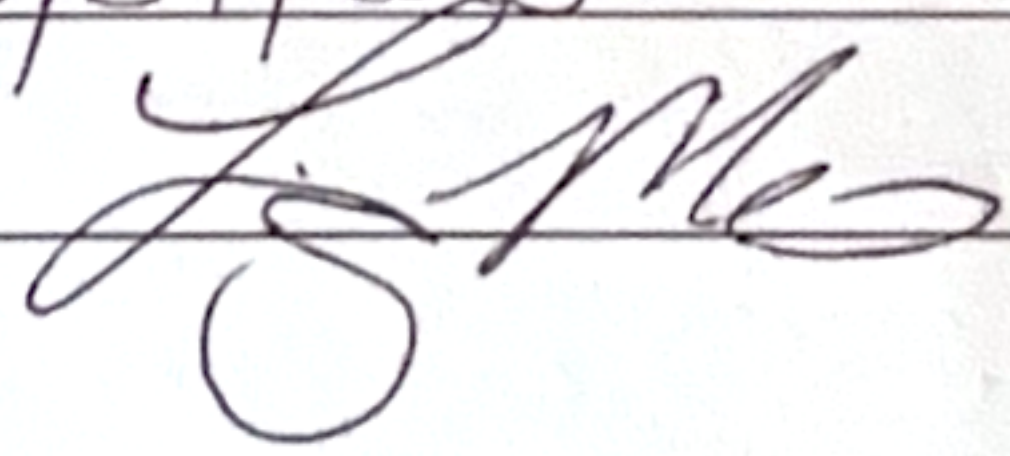
Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Wise Guys Pizzeria
- Business Address: 311 S Oak St
- Contact Person: Larry McClure
- Contact Phone Number: 682-237-2201

Signature

- Authorized Representative: 
- Title: Managing Partner
- Date: 03/24/2025
- Signature: 



Permission Signature Page

Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Hey Sugar Candy Store
- Business Address: 111 S. Oak St Roanoke, TX
- Contact Person: Kacee Sullivan
- Contact Phone Number: 682-831-9900

Signature

- Authorized Representative: Kacee Sullivan
- Title: Senior Store Manager
- Date: 3/29/2025
- Signature: Kacee Sullivan



Permission Signature Page

Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: Babes Chicken
- Business Address: 104 W Oak St
- Contact Person: Troy Scoggins
- Contact Phone Number: 817 491 2900

Signature

- Authorized Representative: Troy Scoggins
- Title: General Manager
- Date: 3/26/25
- Signature: Troy Scoggins



Permission Signature Page

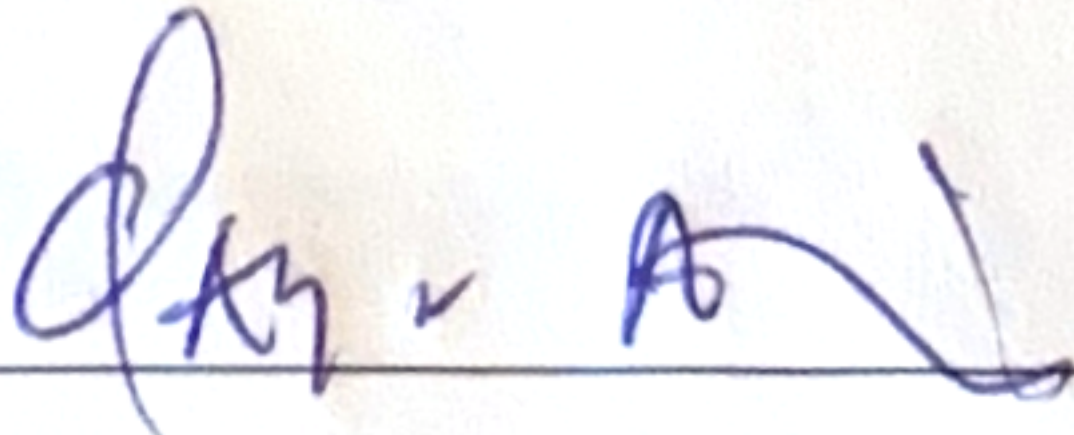
Authorization for Temporary Use of Adjacent Parking Spaces

We, the undersigned, hereby grant permission to use our available adjacent parking spaces for a Rydable mobility scooter for a duration of 15 to 20 minutes at a time while conducting food tours by the Rydables business.

Business Information

- Business Name: CATCH 22
- Business Address: 400 SOAK ST STE 100
- Contact Person: CLAY ARLING
- Contact Phone Number: 832 904 5029

Signature

- Authorized Representative: 
- Title: G.M.
- Date: 27 MAR 25
- Signature: CLAY M. ARLING





AGENDA ITEM

TO: Mayor and City Council Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2025-106

MEETING DATE: May 19, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, By Amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. (Ordinance No. 2025-106)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2025 -106 - Zoning Text Amendment - Amend 2000-124 - townhome use - jlm draft - 041825



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

CITY OF ROANOKE NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 19, 2025, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2000-124, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 2000-124 TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798-ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 27, 2025, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2000-124, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING ORDINANCE NO. 2000-124 TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798-ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, April 30, 2025, by 5:00 p.m.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Ordinance 2025-106

MEETING DATE: May 19, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

INFORMATION:

The applicant is requesting an amendment to this PD to change the permitted uses from commercial retail to residential attached single-family dwelling townhomes. The proposed development would include 164 total units and one amenity center with a swimming pool located outdoors. a complete data table with proposed setbacks and area regulations are included in the concept plan as an attachment.

Planning Analysis

- **Sec. 12.622. - Planned Development Requirements.**

Any development requirements for a particular PD district that deviate from those of the base zoning district(s) shall be set forth in the amending ordinance granting the PD district. These shall include, but may not be limited to: allowed or additional uses, lot/tract area, lot/tract width, lot/tract depth, yard depths and widths, building height and size, building exterior construction, lot/tract coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, property management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.



AGENDA ITEM

Access - One new access point will be provided on Marshall Creek Rd in addition to exiting access along Hwy 377.

Height - 2 stories, 27ft.

Masonry - 25% masonry, 75% cementitious fiber board. 65% masonry on front elevations.

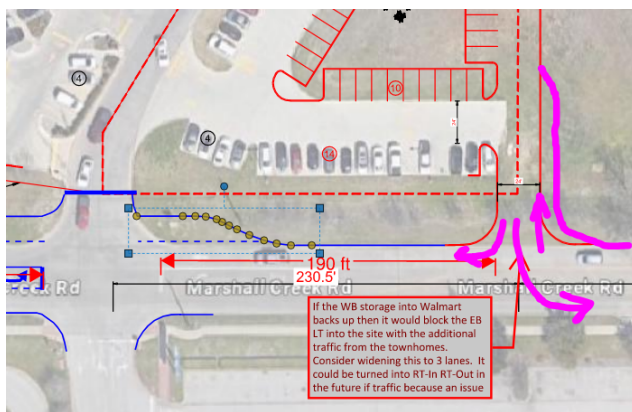
Garage Configuration - Proposed, front access. Required, rear access.

A minimum of two (2) enclosed parking spaces for each dwelling unit, located behind, beside or incorporated into the dwelling unit, and accessed only from the rear via an alley, and located on the same lot/tract as each dwelling unit (see article VII, division 2 of this chapter, Off-Street Parking and Loading Requirements).

Densities - Required, 8 units per gross acre, Provided, 12 units per gross acre.

Please see the comments from our engineering consultant on the traffic study.

The improvements to Chick-fil-A parking with the new driveway to the east does not include an EB to NB Left Turn lane. There is not enough distance from the Walmart driveway to add a new left turn lane. With the Chick-Fil-A improvement, this driveway would not receive much traffic since the primary entrance is closer and across from the Walmart driveway. The townhome concept shows tying into the expanded parking lot at the east driveway and this is their only access to Marshall Creek Rd. This could potentially create backup issues. Since the two access points to Marshall Creek are so close, traffic should naturally migrate to the shorter line/delay but the townhome TIA will clarify these traffic operations. It may be a good approach to have the current project construct the east driveway with 3-lanes; LT, RT and ingress. This would provide increased LOS for the current design. In the future, this could more easily be converted to a porkchop with RT-In and Rt-Out that would prevent traffic backups on Marshall Creek. It could also be beneficial to move the driveway for the potential development further east to allow for more space from US 377 and also to allow for fully developed turn lanes.





AGENDA ITEM

STAFF RECOMMENDATION:

It is staff's recommendation this property remain retail, as it is currently zoned. The proposed amendment does not meet the area regulations listed in our Comprehensive Zoning Ordinance for single-family attached residential. The densities are higher than what is currently permitted for attached residential units and garages are required to be located in the rear portion of the lots, accessed by an alley.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application- Marshall Creek Townhomes - Use for CivicClerk
2. ORD NO 2025-106 - Zoning Amendment - PD2000-124 - Allow Townhomes - jlm draft - 041825
3. JPI_Concept Plan
4. JPI_Landscape Plan
5. Roanoke Vista Traffic Impact Analysis



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

ZONING APPLICATION

Applicant/Agent Name Rich Darragh		Home Phone	Mobile Phone 314-954-2051
Address 9001 Cypress Waters Blvd.		City / State Irving	Zip 75019
Property Owner(s) Darrell Lake		Home Phone	Work Phone 817-657-1180
Address, City, State, Zip			
Present Zoning Classification PD	Requested Zoning Classification PD "As Is" with the addition of SFA	Acreage/Lot of Requested Zoning Classification 13.3 Acres	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use: Townhomes

Justification for requested zoning change: Tough visibility and site shape for retail to succeed. Furthermore, this site could be developed as multiple hotel sites and townhomes fit in better with the surroundings.

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

[Signature]
Applicant Signature and Date

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

Authorization:

I/We PPR Roanoke Retail Ltd owner(s) of the above described property do hereby authorize _____ to act on my/our behalf in making and representing this zoning change application.

[Signature]
Signature of owner

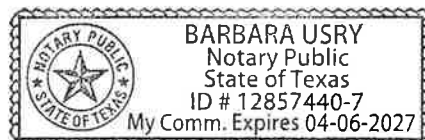
3.17.25
Date

State of Texas

County of Harris

Sworn to and subscribed before me on the 17 day of March, 2025 by William Darrell Lake
(year) (name of owner).

Notary Seal



[Signature]
Notary Public's Signature

07/20/2023

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

ORDINANCE No. 2025-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NO. 2000-124, TO ALLOW A TOWNHOME USE ON AN APPROXIMATELY 13.798 ACRES OF LAND, BEING A PORTION OF LOT 1R5, BLOCK 1, PPR ROANOKE RETAIL ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN *EXHIBIT A* OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, and the Code of Ordinances of the City of Roanoke, 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 Zoning Ordinance should be amended.

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended for an approximately 13.798-acres of land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes, by amending Table 1 of Ordinance Number 2000-124 approved by the City Council of the City of Roanoke, Texas, on November 14, 2000, entitled “Allowed Uses” to allow a Townhome use on said 13.798-acres of land.

Section 3. 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 4. SEVERABILITY CLAUSE

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

Section 5. REPEALER CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 27th day of May, 2025.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

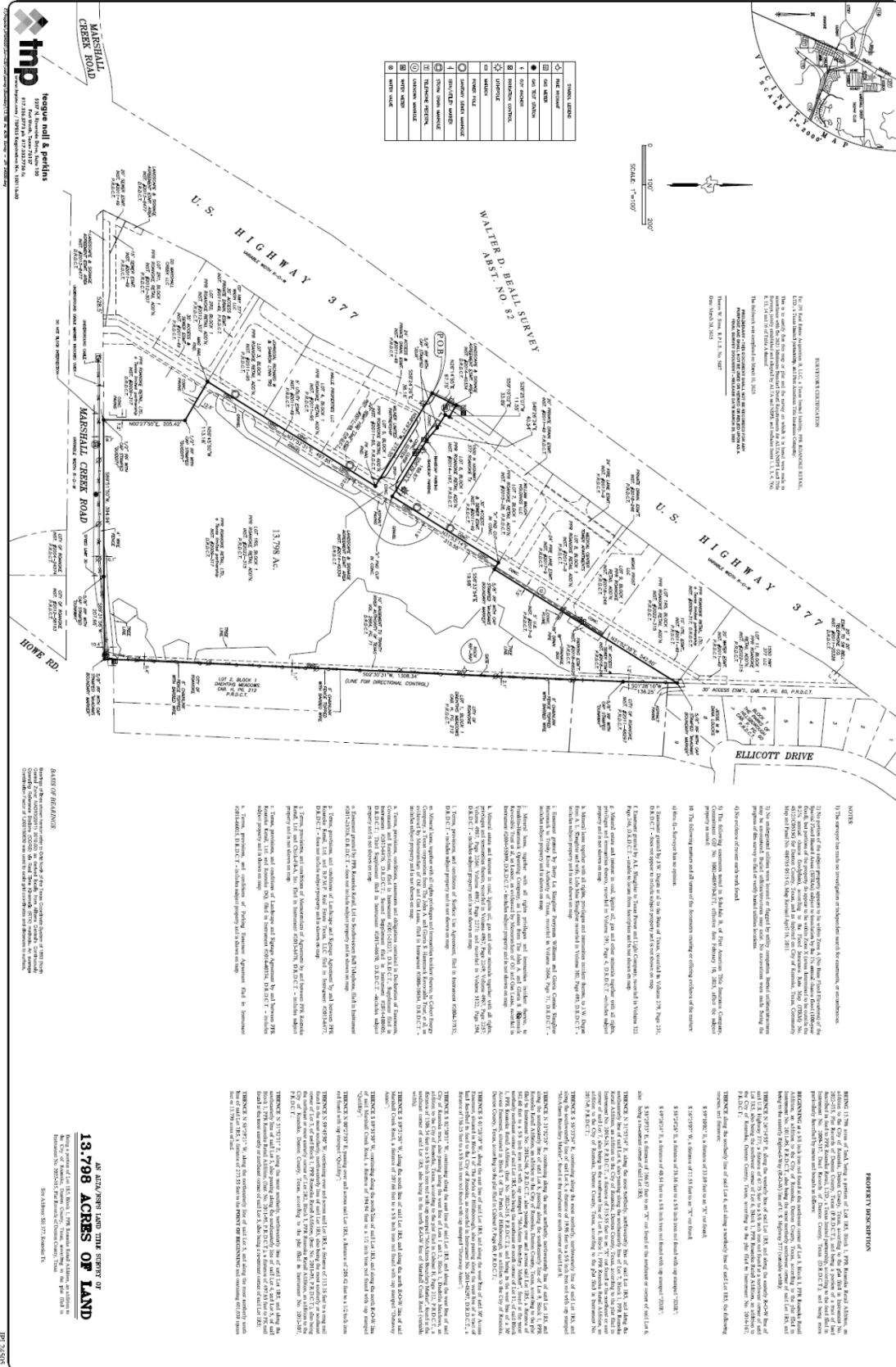
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

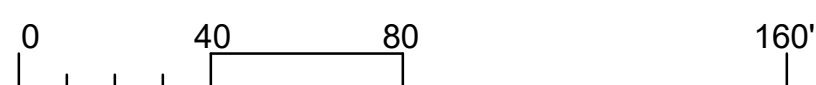
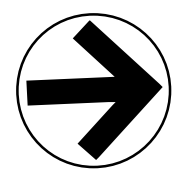
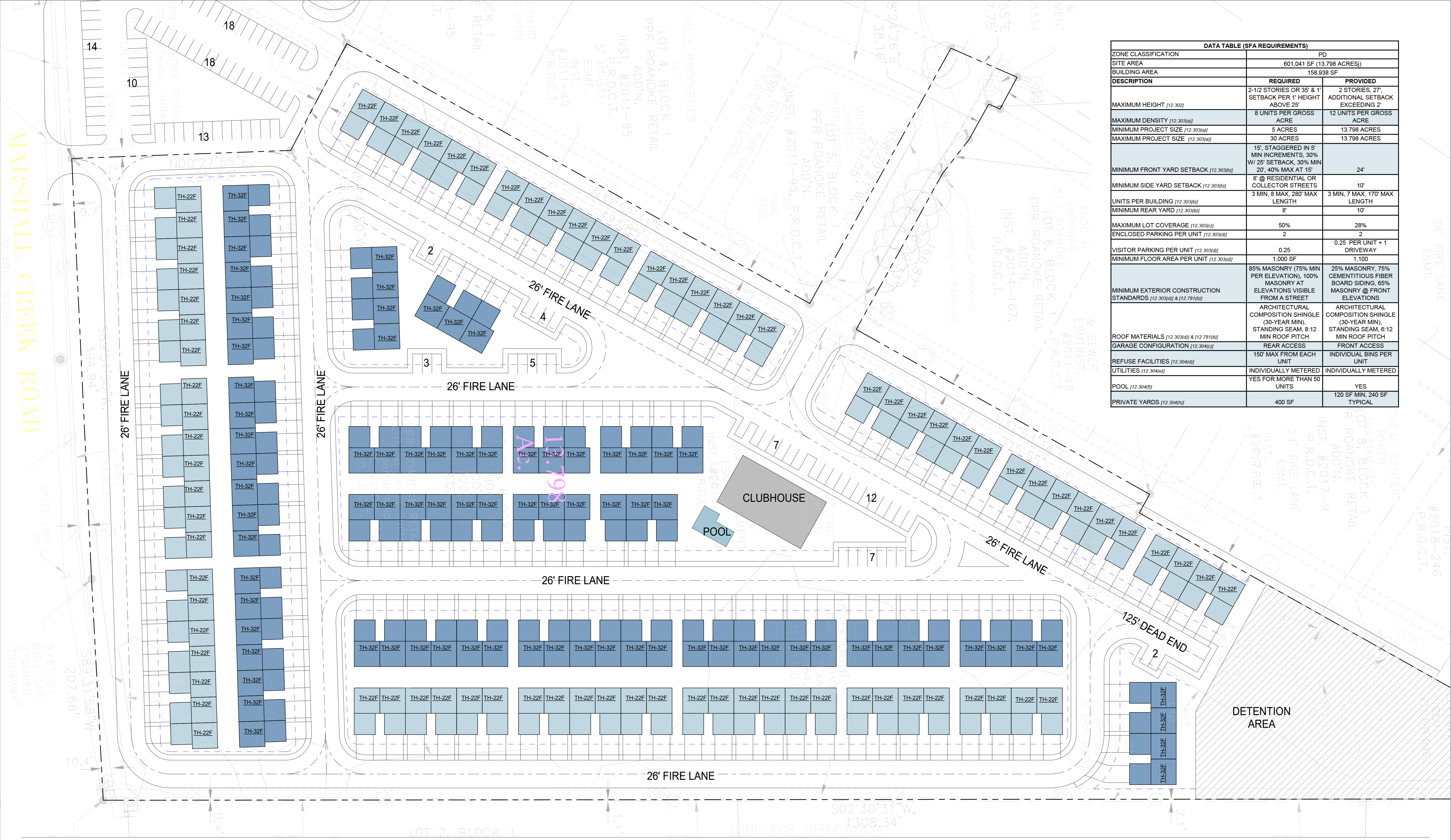
Exhibit A

[Legal Description and/or Depiction of the Property]



MARSHALL CREEK ROAD

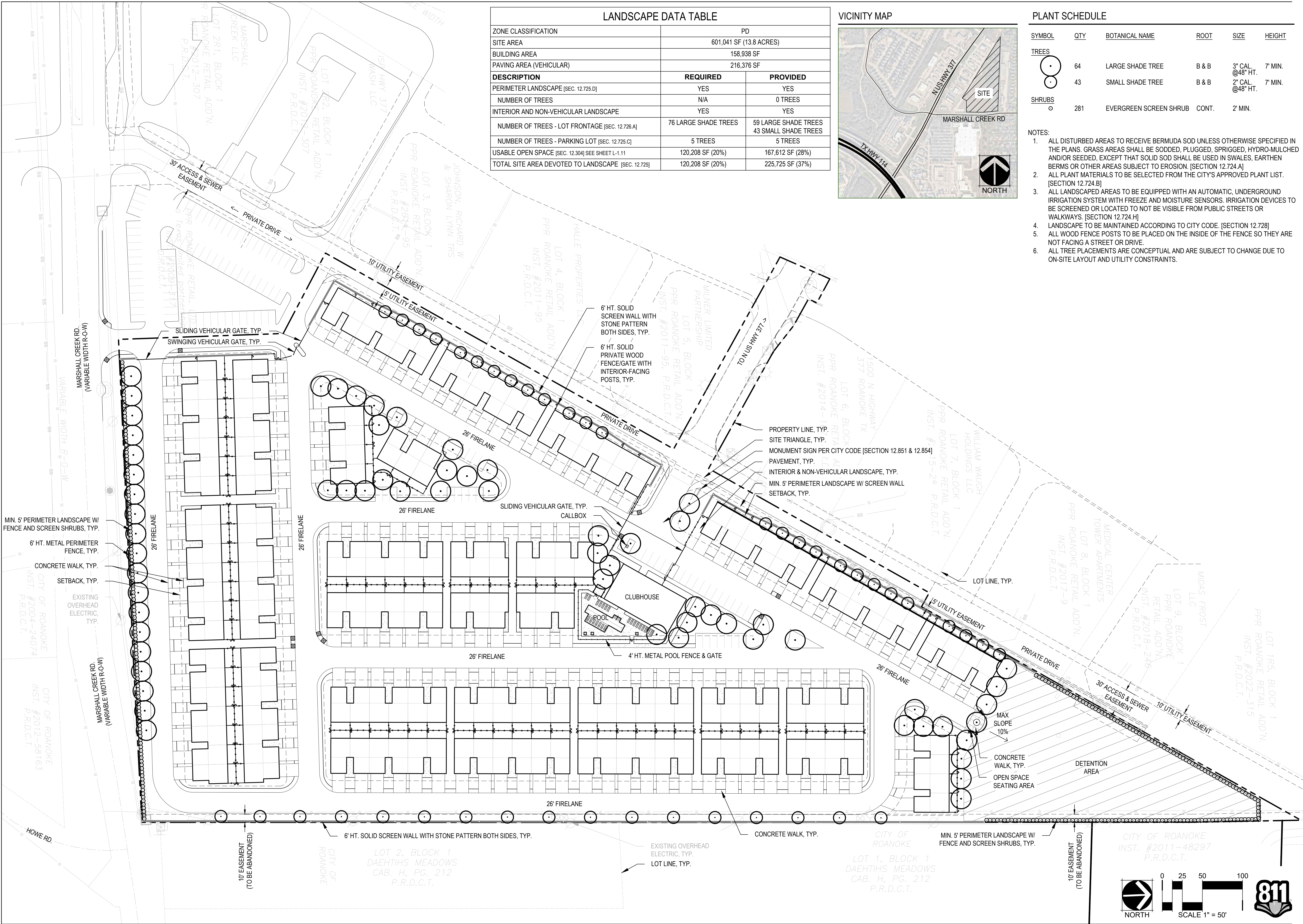
DATA TABLE (SFA REQUIREMENTS)		
ZONE CLASSIFICATION	PD	
SITE AREA	601,041 SF (13.798 ACRES)	
BUILDING AREA	158,938 SF	
DESCRIPTION	REQUIRED	PROVIDED
	2-1/2 STORIES OR 35' & 1' SETBACK PER 1' HEIGHT ABOVE 25'	2 STORIES, 27' ADDITIONAL SETBACK EXCEEDING 2'
MAXIMUM HEIGHT [12.302]	8 UNITS PER GROSS ACRE	12 UNITS PER GROSS ACRE
MAXIMUM DENSITY [12.303(a)]	5 ACRES	13.798 ACRES
MINIMUM PROJECT SIZE [12.303(a)]	30 ACRES	13.798 ACRES
MAXIMUM PROJECT SIZE [12.303(a)]	15', STAGGERED IN 5' MIN INCREMENTS, 30% W/ 25' SETBACK, 30% MIN 20', 40% MAX AT 15'	24'
MINIMUM FRONT YARD SETBACK [12.303(b)]	8' @ RESIDENTIAL OR COLLECTOR STREETS	10'
MINIMUM SIDE YARD SETBACK [12.303(b)]	3 MIN, 8 MAX, 280' MAX LENGTH	3 MIN, 7 MAX, 170' MAX LENGTH
UNITS PER BUILDING [12.303(b)]	8'	10'
MINIMUM REAR YARD [12.303(b)]	50%	28%
MAXIMUM LOT COVERAGE [12.303(c)]	2	2
ENCLOSED PARKING PER UNIT [12.303(d)]	0.25	0.25 PER UNIT + 1 DRIVEWAY
VISITOR PARKING PER UNIT [12.303(d)]	1,000 SF	1,100
MINIMUM FLOOR AREA PER UNIT [12.303(d)]	85% MASONRY (75% MIN PER ELEVATION), 100% MASONRY AT ELEVATIONS VISIBLE FROM A STREET	25% MASONRY, 75% CEMENTITIOUS FIBER BOARD SIDING, 65% MASONRY @ FRONT ELEVATIONS
MINIMUM EXTERIOR CONSTRUCTION STANDARDS [12.303(d)] & [12.781(b)]	ARCHITECTURAL COMPOSITION SHINGLE (30-YEAR MIN), STANDING SEAM, 8:12 MIN ROOF PITCH	ARCHITECTURAL COMPOSITION SHINGLE (30-YEAR MIN), STANDING SEAM, 8:12 MIN ROOF PITCH
ROOF MATERIALS [12.303(d)] & [12.781(b)]	REAR ACCESS	FRONT ACCESS
GARAGE CONFIGURATION [12.304(c)]	150' MAX FROM EACH UNIT	INDIVIDUAL BINS PER UNIT
REFUSE FACILITIES [12.304(d)]	INDIVIDUALLY METERED	INDIVIDUALLY METERED
UTILITIES [12.304(e)]	YES FOR MORE THAN 50 UNITS	YES
POOL [12.304(f)]	400 SF	120 SF MIN, 240 SF TYPICAL
PRIVATE YARDS [12.304(h)]		



Townhome Schedule 2	
Name	Count
TH-22F	81
TH-32F	83
	164

LOT 1R5, BLOCK 1
PPR ROANOKE RETAIL ADD'N.
INST. #2022-315
P.R.D.C.T

SITE PLAN
JPI Roanoke
JPI
4/3/25
LAS #P0186-24



ROANOKE TOWNHOMES

US 377 AND MARSHALL CREEK ROAD

ROANOKE, TEXAS

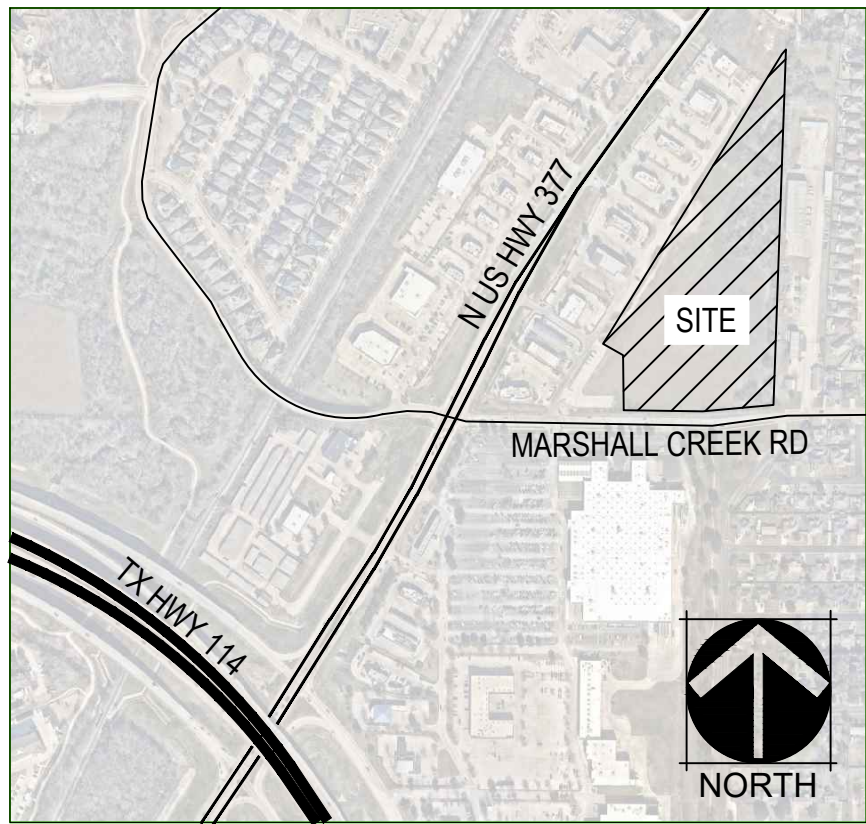
OWNER:
JPI DEVELOPMENT
9001 CYPRESS WATERS BLVD.
SUITE 2A
DALLAS, TX 75019
CONTACT: ANISH JOSPEH

NOT FOR
CONSTRUCTION

DATE:
04/07/2025 SITE PLAN

SHEET TITLE:
LANDSCAPING
PLAN

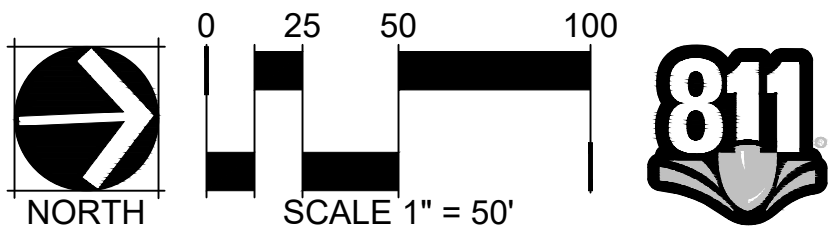
L 1.10



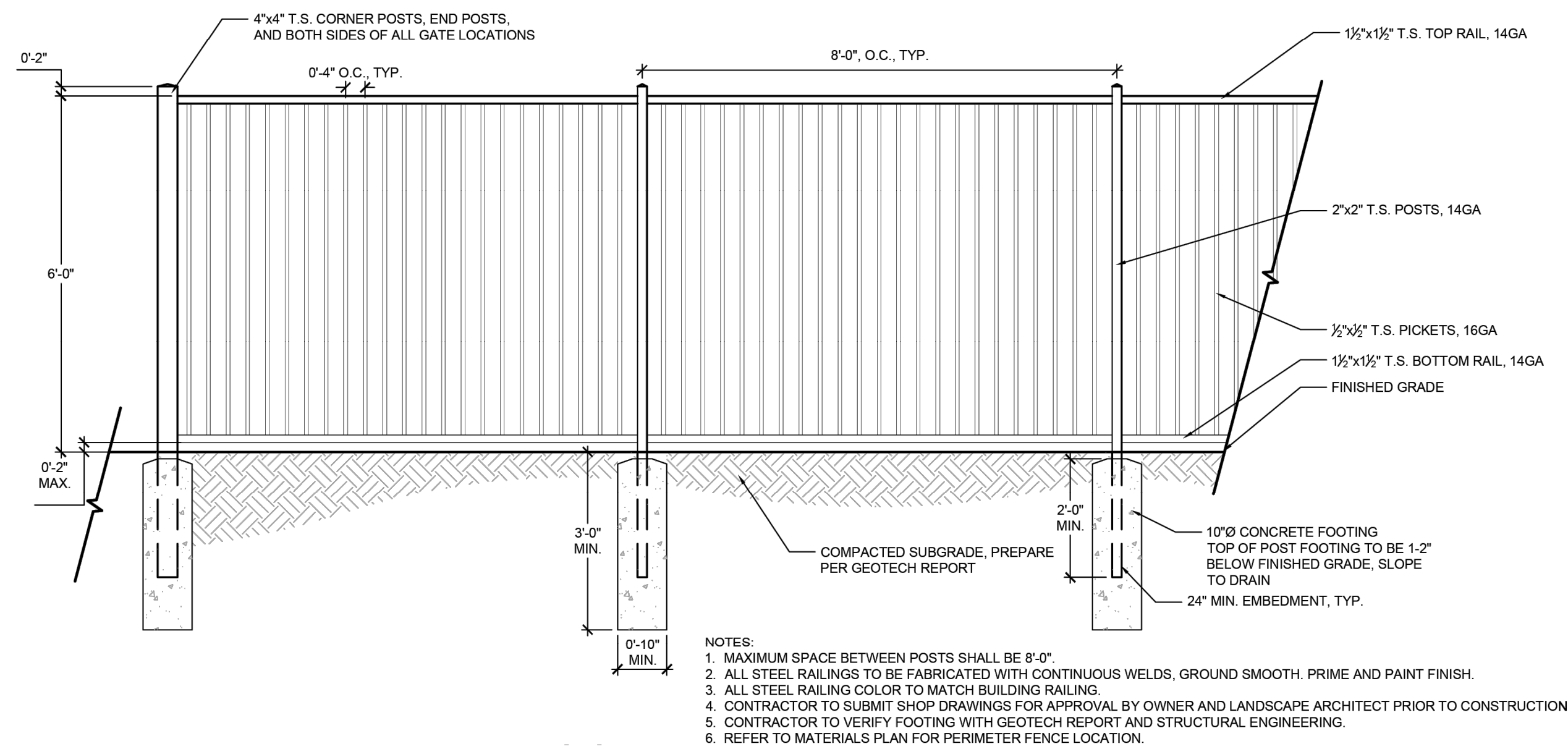
USABLE OPEN SPACE

NOTES:

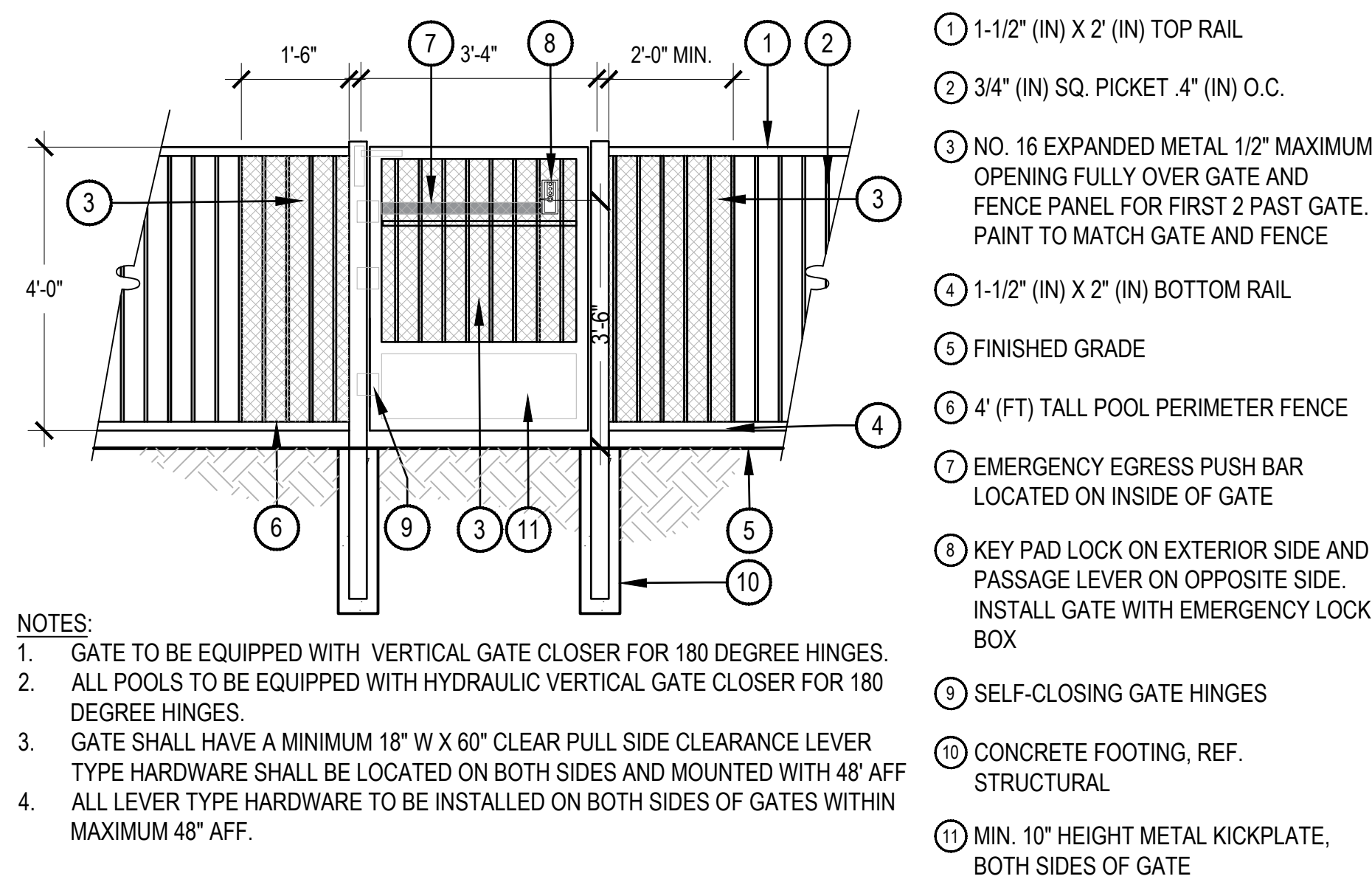
1. SEE CHART ON SHEET L-1.10 FOR QUANTITIES.



CHECKED BY: RL, JW
DRAWN BY: EH



1 PERIMETER FENCE

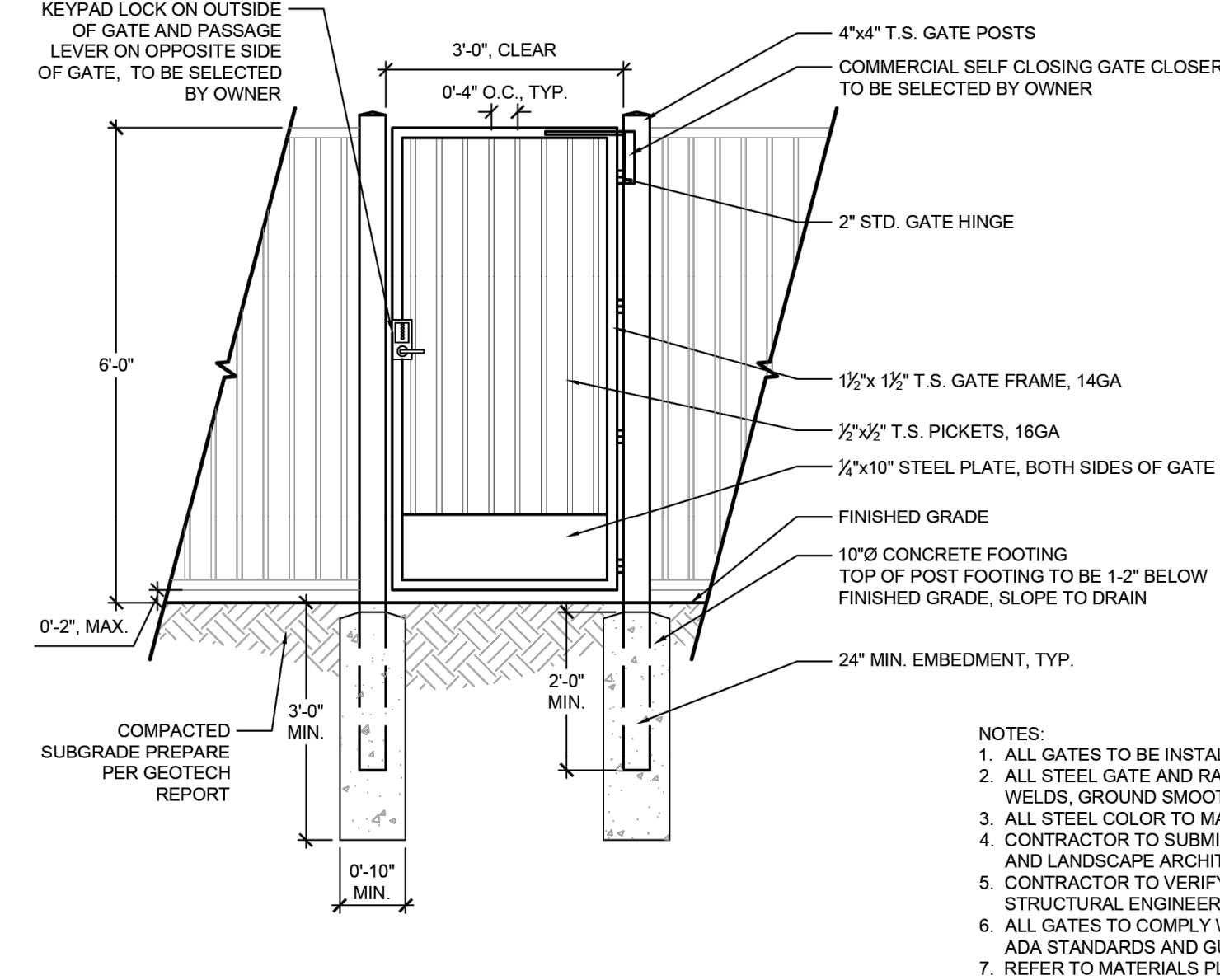


NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
3. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISH GRADE.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER.
5. GATES TO HAVE MIN. 18"W X 60"D NET CLEAR PULL SIDE CLEARANCE AND MIN. 12"W X 48"D NET CLEAR PUSH SIDE CLEARANCES.
6. GATE HARDWARE TO BE LEVER TYPE, LOCATED ON BOTH SIDES OF GATES, MOUNTED WITHIN 48" A.F.F., AND OPERATING FORCE NOT TO EXCEED MAX. 8.5 LBS.
7. STRUCTURAL PLANS, FOOTINGS, AND REINFORCEMENTS TO BE PROVIDED BY CONTRACTOR.
8. PICKET DIMENSIONS MEASURED TO CENTERLINE OF PICKET.
9. FENCE POLES AND STRINGS TO BE MOUNTED TO THE INSIDE OF THE LOT TO NOT BE SEEN FROM A STREET OR DRIVE.

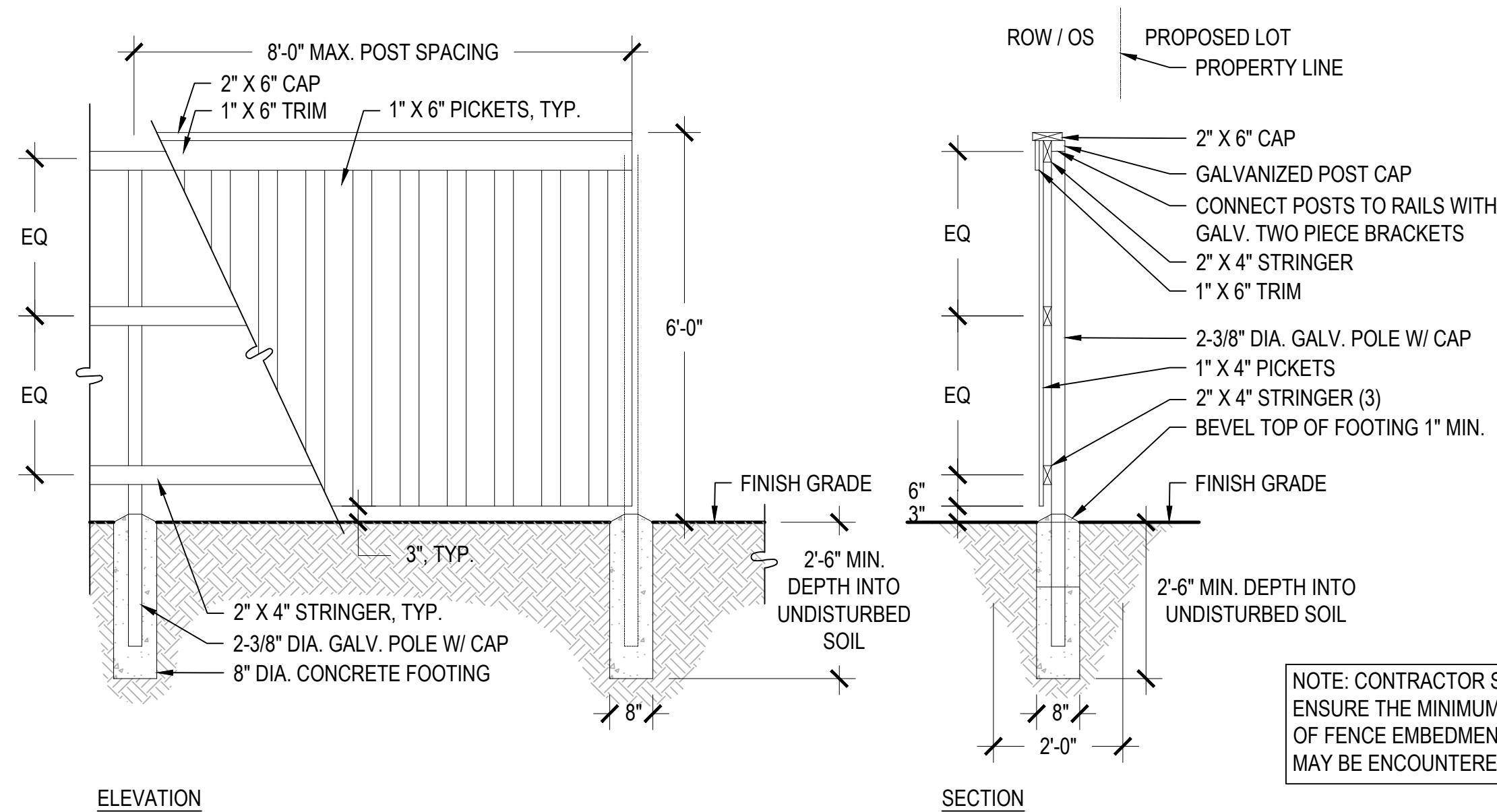
3 POOL FENCE & GATE

SCALE: 1/2" = 1'-0"



2 PERIMETER GATE

SCALE: 1/2" = 1'-0"



3 POOL FENCE & GATE 1 6' WOOD FENCE

SCALE: 1/2" = 1'-0"

SCENARIO	LAND USE	QUANTITY	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)			PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)		
				In	Out	Total	In	Out	Total
Site Plan	Townhomes 164 Dwelling Units ITE LUC #215 (Single Family Attached)	164	1,199	20	60	80	56	39	94
	SubTotal		1,199	20	60	80	56	39	94
Scenario 1	3 Hotels 125 keys each ITE LUC #312 (Business Hotel)	375	1,508	53	82	135	64	52	116
	Retail/Medical Space 25,000 sqft ITE LUC #822 (Strip Retail Plaza <40k)	25	1,361	35	24	59	82	82	165
	SubTotal		2,869	88	106	194	146	135	281
Scenario 2	Retail 135,800 sqft ITE LUC #821 (Shopping Plaza 40-150k, Supermarket - Yes)	135.8	12,832	297	182	479	589	638	1,226
	SubTotal		12,832	297	182	479	589	638	1,226