

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

**JULY 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. Presentation by Mayor Gierisch to the Guns and Hoses Foundation of North Texas and Speedway Children's Charities-Texas.
2. Mayor Pro Tem Holly Gray will update the Mayor and City Council on the Legislative Policy Committee.

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.



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

**July 8, 2025
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1. Consider approval of the minutes from the regular City Council meeting held on June 24, 2025.
2. Consider approval of Resolution No. 2025-109R suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's Requested Rate Change to permit the City time to study the request and to establish reasonable rates.
3. Consider approval to award bid to Apex Concrete Construction Company for the concrete street repairs, in various locations along Cannon Parkway and Litsey Road, for an amount not to exceed \$176,000.00.
4. Consider approval of an interlocal agreement between the City of Roanoke and Denton County authorizing the Denton County Tax Assessor-Collector to act as the City's collection agency for property tax bills for the upcoming fiscal year.

F. NEW BUSINESS

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

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:

Section 551.071 and Section 551.087

To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:
-Amendment to Lease Agreement with 114 Development Group, LLC, concerning the Sports Complex.

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 - US LBM Holdings, LLC.



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

**July 8, 2025
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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:

Section 551.071 and Section 551.087

To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

-Amendment to Lease Agreement with 114 Development Group, LLC, concerning the Sports Complex.

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 - US LBM Holdings, LLC.

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, July 3, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **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: Mayor and City Council

SUBJECT: RES NO 2025-109R - Suspending Oncor's Requested Rate Change

MEETING DATE: July 8, 2025

DEPARTMENT: City Manager

ITEM SUMMARY:

Consider approval of Resolution No. 2025-109R suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's Requested Rate Change to permit the City time to study the request and to establish reasonable rates.

INFORMATION:

PURPOSE

Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, an average residential customer would see a bill increase of about \$7.90 per month. The resolution suspends the July 31, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.**

DISCUSSION

The City of Roanoke is a member of a 170-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early



AGENDA ITEM

1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since May 2022.

Explanation of "Be It Resolved" Paragraphs:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on Oncor's request to raise rates by July 31, 2025.

Section 2. This provision authorizes the Steering Committee, consistent with the City's resolution approving membership in the Steering Committee, to act on behalf of the City at the local level in settlement discussions, in preparation of a rate ordinance, on appeal of the rate ordinance to the PUC, and on appeal to the Courts. Negotiating clout and efficiency are enhanced by the City cooperating with the Steering Committee in a common review and common purpose. Additionally, rate case expenses are minimized when the Steering Committee hires one set of attorneys and experts who work under the guidance and control of the Executive Committee of the Steering Committee.

Section 3. The Company will reimburse the Steering Committee for its reasonable rate case expenses. Legal counsel and consultants approved by the Executive Committee of the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides that both Oncor and Steering Committee counsel will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2025-109R



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. RES NO 2025-109R - Oncor 2025 RC Suspension Resolution

RESOLUTION NO. 2025-109R

**RESOLUTION OF THE CITY OF ROANOKE, TEXAS
SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF
ONCOR ELECTRIC DELIVERY COMPANY'S
REQUESTED RATE CHANGE TO PERMIT THE CITY
TIME TO STUDY THE REQUEST AND TO ESTABLISH
REASONABLE RATES; APPROVING COOPERATION
WITH THE STEERING COMMITTEE OF CITIES SERVED
BY ONCOR TO HIRE LEGAL AND CONSULTING
SERVICES AND TO NEGOTIATE WITH THE COMPANY
AND DIRECT ANY NECESSARY LITIGATION AND
APPEALS; FINDING THAT THE MEETING AT WHICH
THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS
RESOLUTION TO THE COMPANY AND LEGAL
COUNSEL FOR THE STEERING COMMITTEE**

WHEREAS, on or about June 26, 2025, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Roanoke, a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective July 31, 2025; and

WHEREAS, the City of Roanoke is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 170 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

1. That the July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this the 8TH day of July, 2025.

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Award bid to Apex Concrete Construction Company for concrete street repairs along Cannon Pkwy and Litsey.

MEETING DATE: July 8, 2025

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval to award bid to Apex Concrete Construction Company for the concrete street repairs, in various locations along Cannon Parkway and Litsey Road, for an amount not to exceed \$176,000.00.

INFORMATION:

The approval of the bid will include the concrete street repairs in various locations, located along the westbound lane of Cannon Parkway, between Holley Pkwy and Byron Nelson Blvd. Also, this bid includes concrete repairs in various locations along Litsey Road, in both north and southbound lanes between Byron Nelson and Fairway and various locations in the northbound lane between Independence and Fairway.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The total financial impact is not to exceed one hundred seventy six thousand dollars and zero cents. (\$176,000.00)

ATTACHMENTS:

1. Cannon and Litsey repair bid - Apex Concrete

Grapevine, TX 76099
 817-454-1995
 Fax 817-337-8958

Date	Estimate #
6/19/2025	1093

Name / Address
City of Roanoke Public Works Attn: Gregory Davis

Ship To
Street Repair

				Project
Qty	Item	Description	Rate	Total
3,855	concrete	Cannon Parkway from Byron Nelson to Holley Parkway Place 6" Reinforced Concrete Pavement (4000 PSI)	16.25	62,643.75
77	excavation	Unclassified Excavation	65.00	5,005.00
88	curb & gutter	6" Curb and 18" Gutter Including Removal and Disposal	55.00	4,840.00
77	road base	Install flexbase	65.00	5,005.00
1	misc	Traffic control & detours	3,950.00	3,950.00
1	misc	Message board	2,500.00	2,500.00
3,998	concrete	Litsey Rd from Byron Nelson to Independence Parkway Place 8" Reinforced Concrete Pavement (4000 PSI)	18.25	72,963.50
81	excavation	Unclassified Excavation	65.00	5,265.00
47	curb & gutter	6" Curb and 18" Gutter Including Removal and Disposal	55.00	2,585.00
81	road base	Install flexbase	65.00	5,265.00
1	misc	Traffic control & detours	2,950.00	2,950.00
1	misc	Message board	2,500.00	2,500.00
Total				\$175,472.25



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Interlocal Agreement - Denton County Tax Assessor-Collector

MEETING DATE: July 8, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of an interlocal agreement between the City of Roanoke and Denton County authorizing the Denton County Tax Assessor-Collector to act as the City's collection agency for property tax bills for the upcoming fiscal year.

INFORMATION:

Staff requests authorization to continue to utilize the Denton County Tax Assessor-Collector Office as the designated assessor-collector for property tax bills for the City of Roanoke. For FY26, the Assessor-Collector Office will charge its taxing entities a fee of \$1.41 per parcel, an increase of 18%. This is the first increase submitted since 2018. Outsourcing the assessment/collection function saves the City of Roanoke from hiring several new employees along with the hardware, software, and administrative costs of keeping assessments and collections in-house. Staff recommends approval.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Denton County Tax Assessor - Collector Letter
2. Denton County Tax Assessor-Collector - Interlocal Agreement



Office of Dawn Waye
Denton County Tax Assessor – Collector

May 2, 2025

Subject: Updated Contract and Parcel Fee Adjustments

Dear

I hope this message finds you well. Enclosed is the updated contract for services provided by the Denton County Tax Assessor-Collector's Office. We value our partnership and appreciate the opportunity to continue serving your entity.

Following our annual review, we revisited the cost basis and breakeven analysis and will be implementing a modest per-parcel fee of \$1.41, effective October 1, 2025. This breakeven adjustment helps offset increased expenses related to staffing, technology, postage, and materials broken down below.

The last adjustment to the parcel fee was implemented in 2018. In 2021, our printing-mailing partner notified us that uncontrollable costs had escalated by 51% since the original contract had been signed. Although the Commissioners Court authorized an 18% increase at that time, the parcel fee charged to taxing entities remained unchanged.

By statute, parcel fees must achieve a zero net result, meaning the Tax Office is not allowed to profit from these charges but allowed to break even. However, over the past seven to eight years, we have consistently operated at a deficit, unable to recover the actual cost of providing services.

Key cost increases since 2018 include:

- **Paper costs:** Increased by 51%
- **Postage rates:** Increased by 46%, with seven individual rate hikes during this period
- **Cost of living (based on the PCE Index):** Increased by 22.88% from 2018 to 2025
- **Cost of living (based on CPI)** Increased 27.29% over the same period

1505 E. McKinney Street
Denton, TX 75209
940-340-3506



Office of Dawn Waye
Denton County Tax Assessor – Collector

Given these significant cost escalations, the current parcel fee is no longer sufficient to meet statutory requirements for cost recovery.

For entities that do not meet the established parcel benchmark, a minimum annual fee of \$200 will apply to cover the baseline costs of service. Entities that exceed the benchmark and generate fees above this threshold will not be subject to the minimum.

Key updates include:

- A new per-parcel fee of \$1.41
- A \$200 minimum annual fee for entities below the parcel benchmark

Please review the attached contract and return the signed copy by July 1, 2025 to ensure timely continuation of services. We remain committed to sustainability, transparency, efficiency, and maintaining the high standard of service you expect.

If you have questions or need further clarification, feel free to contact me directly.

Thank you for your continued partnership.

Sincerely,

Dawn M. Waye
Denton County Tax Assessor-Collector
940-949-3506 Direct
214-223-6090 Cell

1505 E. McKinney Street
Denton, TX 75209
940-340-3506



THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY TAX

ASSESSMENT AND COLLECTION BETWEEN

**DENTON COUNTY, TEXAS AND CITY/TOWN OF
_____, TEXAS**

INTERLOCAL COOPERATION AGREEMENT –TAX COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and _____, Denton County, Texas, also a political subdivision of the State of Texas, hereinafter referred to as "**MUNICIPALITY**."

WHEREAS, COUNTY and **MUNICIPALITY** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791 (the Interlocal Cooperation Act), and Section 6.24 of the Texas Tax Code; and;

WHEREAS, MUNICIPALITY has the authority to contract with the **COUNTY** for the **COUNTY** to act as tax assessor and collector for **MUNICIPALITY** and **COUNTY** has the authority to so act.

NOW THEREFORE, COUNTY and **MUNICIPALITY**, for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning on the effective date and ending on, September 30, 2026. The initial term of the Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **MUNICIPALITY** no later than one hundred-eighty (180) days prior to the expiration date of the then- current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then-current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **MUNICIPALITY** to

the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor/collector, shall serve as tax assessor/collector for **MUNICIPALITY** for ad valorem tax collection for the tax year. **COUNTY** agrees to perform all necessary ad valorem assessing and collecting duties for **MUNICIPALITY** and **MUNICIPALITY** does hereby expressly authorize **COUNTY** to do and perform all acts necessary and proper to assess and collect taxes for **MUNICIPALITY**. **COUNTY** agrees to collect base taxes, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all current and delinquent tax statements required by statute, supplemental changes for applicable property accounts, as well as prepare and mail any other mailing as deemed necessary and appropriate by **COUNTY**; provide daily, monthly and annual collection reports to **MUNICIPALITY**; prepare tax certificates; develop and maintain both current and delinquent tax rolls, disburse tax monies to **MUNICIPALITY** daily (business day) based on prior day tax postings, approve and refund overpayment or erroneous payment of taxes for **MUNICIPALITY** pursuant to Property Tax Code Chapter 31 from available current tax collections of **MUNICIPALITY**; and to meet the requirements of Section 26.04 and Chapter 42, Subchapter C and develop and maintain such other records and forms as are necessary or required by State law, rules, or regulations. If daily disbursal is to be delayed, **COUNTY** will notify **MUNICIPALITY** in the secured web entity folder the reason for the delay.

3. **COUNTY** further agrees that it will make for **MUNICIPALITY** the property tax rate calculations required by Property Code Section 26.04 (currently identified in the Section by the terms "no new revenue tax rate" and "voter-approval tax rate"), and will do so in accordance with all requirements therein. All such rate calculations will be performed using only the Texas State Comptroller's "Truth In Taxation" formulas, and at no additional cost to **MUNICIPALITY**. The information concerning the rate calculations described in this Article II.3 and publications will be provided to **MUNICIPALITY** in the form prescribed by the Comptroller of Public Accounts of the State of Texas, and as required by Property Tax Code Chapter 26. **MUNICIPALITY** shall be responsible for all publications as required by Chapter 26. In the event **MUNICIPALITY** requires early calculation based on certified estimate values, **COUNTY** will perform the tax rate calculations described in this Article II.3. and provide the required publications to **MUNICIPALITY** in the same manner as performing the tax rate calculations pursuant to the annual appraisal district reports required to be Certified on July 25 of each tax year.

4. **COUNTY** agrees, upon request, to offer guidance and the necessary forms for posting notices as required by Chapter 26 of the Property Tax Code if **MUNICIPALITY** requests such no less than 7 days in advance of the intended publication date. **MUNICIPALITY** must approve all calculations and notices, in the format required by **COUNTY** and Property Tax Code Chapter 26. The accuracy and timeliness of all required notices are the responsibility of **MUNICIPALITY**. **COUNTY** will update tax transparency databases, as required in Property Tax Code Sections 26.17(b),(5A,B),(7),(12),(13) and 26.17(e)(2) with applicable Truth In Taxation

worksheets and Notices. **MUNICIPALITY** is responsible for any other required information posted on a tax transparency database. This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Property Tax Code and all other applicable Texas statutes. **COUNTY** will submit to **MUNICIPALITY** approval forms of the tax rate calculation and required notices. **MUNICIPALITY** must return executed approval forms to tax assessor/collector as required by law and this agreement.

5. Should **MUNICIPALITY** vote to increase its tax rate above the statutory voter approval limit (also known as the "rollback" or the "voter approval" rate), the required publication of notices shall be the responsibility of the **MUNICIPALITY**. Should **MUNICIPALITY** roll back the tax rate as a result of Tax Rate Election, the required publication of notices shall be the responsibility of **MUNICIPALITY**.

6. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **MUNICIPALITY**, and to promptly furnish written reports to keep **MUNICIPALITY** informed of all financial information affecting it.

7. **MUNICIPALITY** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of taxes, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

8. **COUNTY** agrees to allow an audit of the tax records of **MUNICIPALITY** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **MUNICIPALITY**. A copy of any and all such audits shall be furnished to **COUNTY**.

9. If required by **MUNICIPALITY**, **COUNTY** agrees to obtain a surety bond for the County Tax Assessor/Collector. Such bond will be conditioned upon the faithful performance of the tax assessor/collector's lawful duties, will be made payable to **MUNICIPALITY** and in an amount determined by the governing body of **MUNICIPALITY**. The premium for any such bond shall be borne solely by **MUNICIPALITY**.

10. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent tax penalties will apply to all assessed taxes that are not paid by January 31st of the collection year.

11. **COUNTY** agrees that it will post to a secure website collection reports for **MUNICIPALITY** listing current taxes, delinquent taxes, penalties and interest on a daily basis through September 30th of the collection year. **COUNTY** will provide monthly Maintenance and Operation (hereinafter referred to as "MO"), and Interest and Sinking (hereinafter referred to as "IS") collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

12. **MUNICIPALITY** retains its right to select its own delinquent tax collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **MUNICIPALITY** in the collection of delinquent taxes and related activities.

13. **MUNICIPALITY** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **MUNICIPALITY**. The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **MUNICIPALITY**.

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property tax service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

V.

MUNICIPALITY accepts responsibility for the acts, negligence, and/or omissions of all **MUNICIPALITY** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **MUNICIPALITY** to the extent allowed by law.

VI.

MUNICIPALITY understands and agrees that **MUNICIPALITY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY**. **COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **MUNICIPALITY**.

VII.

In this Article VII, the term “Prior TY Parcel Count” means the total number of parcels listed on **MUNICIPALITY**’s preceding tax year Tax Roll on September 30th of the tax year. For the services rendered during the tax year, **MUNICIPALITY** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of tax statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing tax collection services. The collection rate for each tax year, referred to in this Article VII as the “Per Parcel Rate,” is approved by County Commissioners’ Court, and all entities are assessed the same Per Parcel Rate, except that, if that Per Parcel Rate multiplied by the entity’s Prior TY Parcel Count equals less than \$200, the entity will be assessed a flat fee of \$200. Following approval of the Per Parcel Rate for each tax year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **MUNICIPALITY** with written notice of that rate.

2. The current tax statements will be mailed by October 10th of the tax year or as soon thereafter as practical. The **MUNICIPALITY** must adopt its tax year tax rate on

or before September 30th of the applicable tax year, if that rate does not exceed the voter-approval tax rate. **MUNICIPALITY** must adopt a tax rate that exceeds the voter-approval tax rate not later than the deadline set forth in Property Tax Code Section 26.05(a) and Election Code 3.005 and 41.001. In order to expedite mailing of tax statements, **MUNICIPALITY** shall adopt and then deliver its adopted tax rate to **COUNTY** no later than the applicable adoption deadline described herein. Failure by **MUNICIPALITY** to adopt and then deliver the adopted tax rate to **COUNTY** by said applicable adoption deadline may result in delay of processing and mailing **MUNICIPALITY** tax statements. **MUNICIPALITY** agrees to assume the costs for additional delayed tax statements, processing and mailing as determined by **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **MUNICIPALITY** has requested such a notice on or before February 28th of the collection year.

3. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

4. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

5. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent taxes.

6. For accounts that become delinquent on February 1st of the tax year,

COUNTY, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent taxes not including February 33.11 notices.

7. In event of a tax rate change resulting from a rollback or tax approval election that takes place after tax bills for **MUNICIPALITY** have been mailed, **MUNICIPALITY** agrees to pay **COUNTY** a programming charge of \$5,000.00. **COUNTY**, pursuant to Property Tax Code Section 26.07(f) or 26.075(j) will mail corrected statements to the owner of each property. The fee for this service will be the same Per Parcel Rate described in paragraphs 1, 9 and 10 of this Article VII. When a refund is required per Property Tax Code Section 26.07(g) or 26.075(k) **COUNTY** will charge a \$1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a successful rollback election, will be the responsibility of the **COUNTY**. **MUNICIPALITY** will be billed for the refunds, postage and processing fees.

8. **MUNICIPALITY** understands and agrees that **COUNTY** will, no later than January 31st of the tax year, deduct from current collections of **MUNICIPALITY** the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

9. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **\$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **MUNICIPALITY's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of \$1.41 multiplied by the Prior TY Parcel Count equals less than \$200.00 (if the total number of parcels listed on **MUNICIPALITY's** preceding tax year Tax Roll on September 30th of the tax year is 141 or less), then the "Total Cost" of

providing all services described in paragraphs 2-6 shall be a flat amount of \$200.00.

10. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **MUNICIPALITY** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the “Total Cost” of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **MUNICIPALITY**’s then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than \$200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of \$200. In the event **COUNTY** does not provide **MUNICIPALITY** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

11. In the event that a rollback or tax rate approval election as described in paragraph 7 of this Article VII takes place, **COUNTY** shall bill **MUNICIPALITY** for the applicable programming charge, check processing fees, refunds paid, and refund postage costs. **MUNICIPALITY** shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 2 of this Article VII, **COUNTY** shall bill **MUNICIPALITY** for such amounts. **MUNICIPALITY** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all taxes, penalties, and interest collected on **MUNICIPALITY's** behalf and to deposit such funds into the **MUNICIPALITY's** depositories, as designated:

1. For deposits of tax, penalties, and interest, payment shall be by wire transfer or ACH to **MUNICIPALITY's** depository accounts only, and segregated into the appropriate MO and IS accounts, as applicable, specified on the Direct Deposit Authorization executed between the **MUNICIPALITY** and **COUNTY**. Only in the event of failure of electronic transfer protocol will a check for deposits of tax, penalty and interest be sent by mail to **MUNICIPALITY**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding tax debt of **MUNICIPALITY**, the **MUNICIPALITY** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected taxes until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the tax year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this

Agreement during such period.

X.

This Agreement represents the entire agreement between **MUNICIPALITY** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **MUNICIPALITY** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76209
Telephone: 940-349-2820

MUNICIPALITY:

XII.

MUNICIPALITY hereby designates _____ to act on behalf of **MUNICIPALITY**, and to serve as Liaison for **MUNICIPALITY** to ensure the performance of all duties and obligations of **MUNICIPALITY** as stated in this Agreement. **MUNICIPALITY**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **MUNICIPALITY** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **MUNICIPALITY** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **MUNICIPALITY** and **COUNTY**.

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of _____
20____.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

MUNICIPALITY

City/Town:
Streetaddress:
City, state,zip:
Email:
Phone:

BY: _____
Honorable Andy Eads
County Judge

BY: _____
Name: _____
Title: _____

ATTEST:

ATTEST:

BY: _____
Juli Luke
Denton County Clerk

BY: _____
Name _____
Title _____

APPROVED FORM AND CONTENT:

Dawn Waye
Denton County
Tax Assessor/Collector



CITY COUNCIL AGENDA ITEM

TO: City Council

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

MEETING DATE: July 8, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

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

INFORMATION:

The applicant is proposing two (2) buildings.

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

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

Landscape - The plan demonstrates new permanently maintained landscaping.

Drainage - A drainage plan will be accepted by the engineering consultant prior to construction.

Utilities - A utility plan will be accepted by the engineering consultant prior to construction.

Parking - The parking provided exceeds the required amount for the proposed uses. Required: 54 spaces Provided: 58 spaces

STAFF RECOMMENDATION:

It is the staff's recommendation to approve the site plan and design as submitted.

SPECIAL CONSIDERATION:

At their June 16 meeting, the Planning and Zoning Commission unanimously voted to recommend approval of this item.



CITY COUNCIL AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2025-01 - 304 S HWY 377 - Liquor King
2. Liquor King Roanoke Pre-Development Set



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

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

Proposed Site Plan Contains:

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

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

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

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

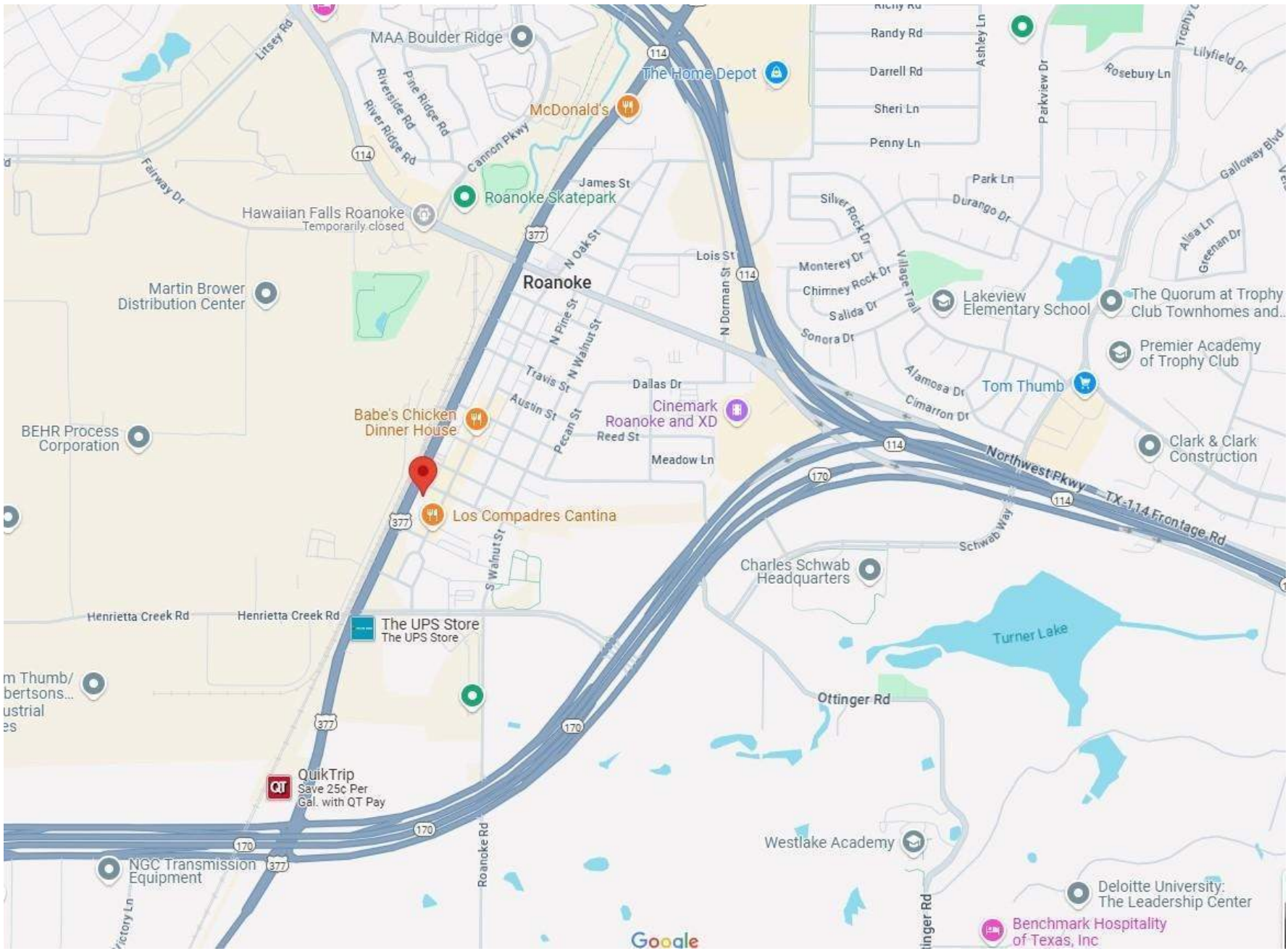

Applicants Signature
FOR OFFICE USE ONLY

17 FEB 25
Date

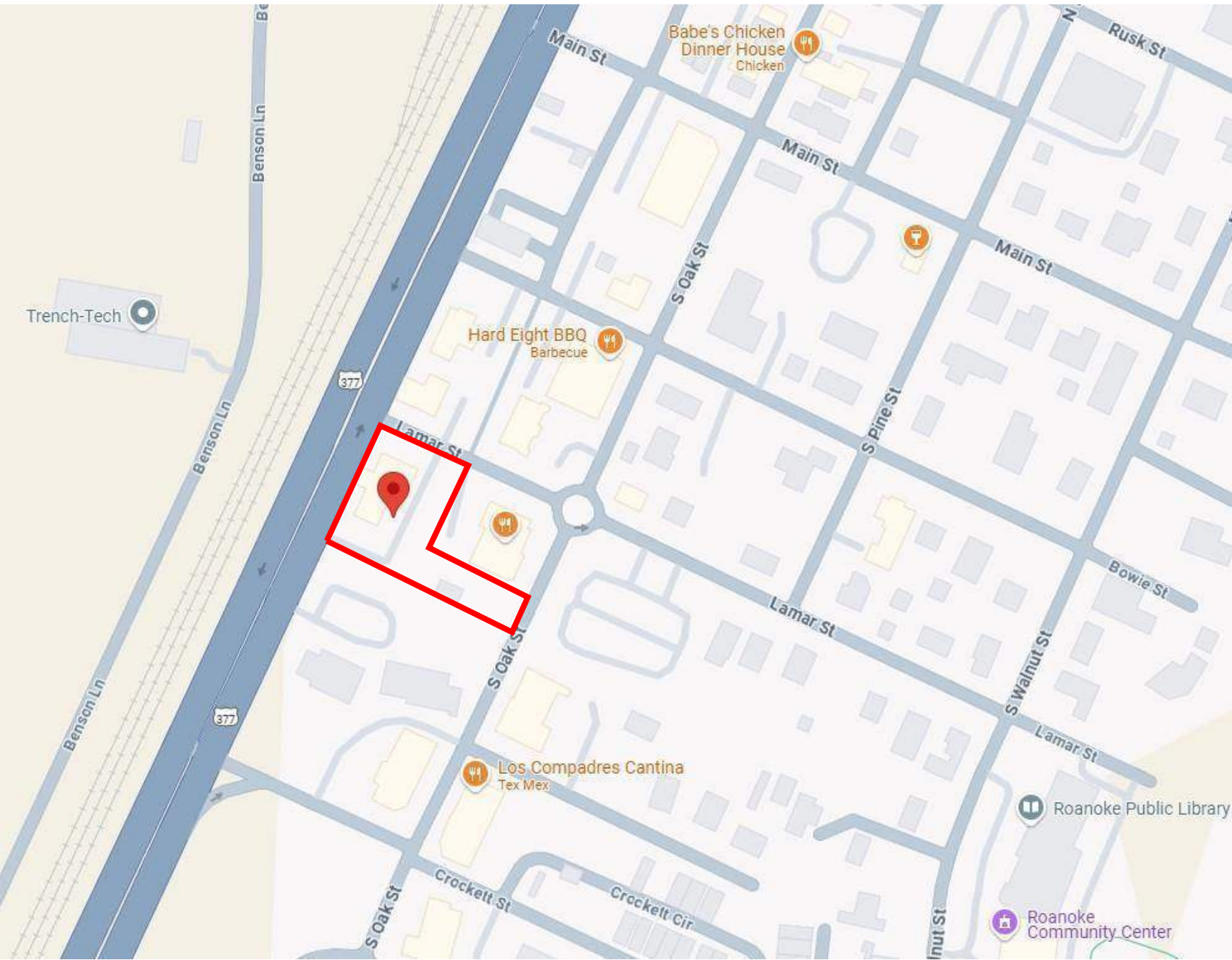
Site Plan Fee PD VS \$400.00 02/27/2025 REC #759480 JM	P&Z Meeting <u>03/17/2025</u>	CC Meeting <u>03/25/2025</u>	File for Record SP- <u>2025</u> - <u>01</u>
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PROPOSED SITE PLAN FOR

NEW LIQUOR KING - ROANOKE



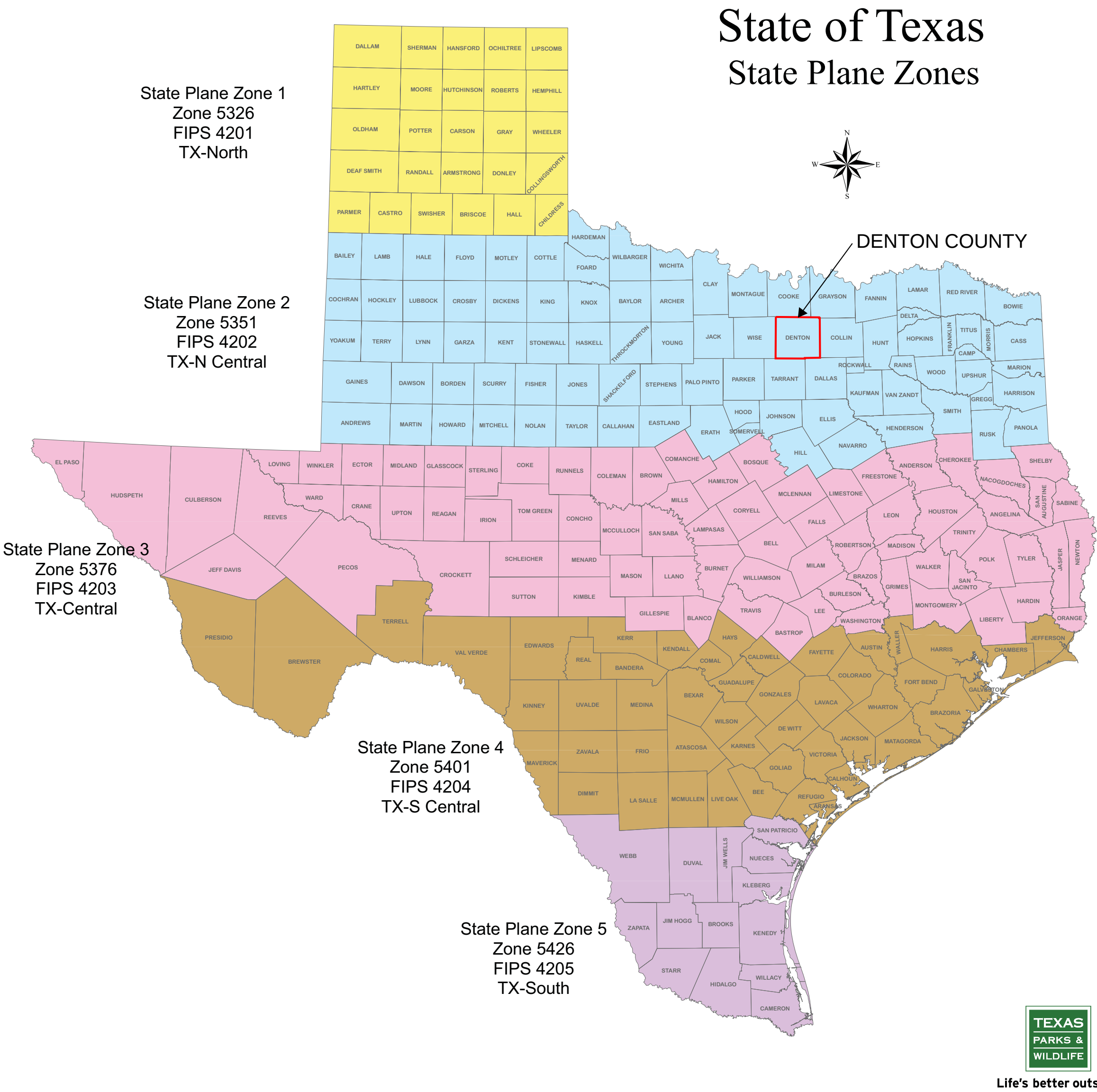
LOCATION MAP



VICINITY MAP



304 S Hwy 377
ROANOKE TX 76262



G0.0	COVER
G0.01	SITE DATA
G0.02	EXISTING SURVEY
A100	PROPOSED ANNOTATED SITE PLAN
A100.1	PROPOSED DIMENSIONED SITE PLAN
A100.2	OVERALL TRAFFIC SITE PLAN
A101	PROPOSED SITE PLAN BUILDING '1'
A102	PROPOSED SITE PLAN BUILDING '2'
A103	PROPOSED EXTERIOR ELEVATIONS BUILDING '1'
A104	PROPOSED EXTERIOR ELEVATIONS BUILDING '2'
A105	3D VIEWS BUILDING '1'
A106	3D VIEWS BUILDING '2'
AD100	DEMOLITION ARCHITECTURAL SITE PLAN
AD101	DEMOLITION ARCHITECTURAL SITE PLAN
L101	PROPOSED LANDSCAPE PLAN

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreeage:	1.041 (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	April 21, 2025

OWNER

LIQUOR KING

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

ENGINEER

2CMD Engineering
& Consulting, Inc.

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

SURVEY

Barron Stark
Engineers

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

DEVELOPER

TBD CONSTRUCTION LLC

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

PROPOSED SITE PLAN FOR NEW LIQUOR KING - ROANOKE

SITE DATA

SITE DATA SUMMARY TABLE

PROPOSED USE:	MIXED USE
SQUARE FEET BUILDING 1:	10,000 S.F. LIQUOR STORE AND BAR LOUNGE
SQUARE FEET BUILDING 2:	8,000 S.F. RESTAURANT AND OPEN LEASE SPACE

NO AREA INCREASE PROPOSED

EXISTING ZONING DISTRICT:	COMMERCIAL/RETAIL
GROSS SITE AREA:	1.041 ACRES
REQUIRED LANDSCAPE AREA:	(N/A)
PROVIDED LANDSCAPE AREA:	0.167 ACRES (16%)
LOT COVERAGE:	84%
FLOOR AREA RATIO (FAR):	0.41

SETBACKS:

FRONT	10 FT.
SIDE INTERIOR	15 FT.
SIDE STREET	15 FT.
REAR	25 FT.
(REFER TO SURVEY DRAWING FOR ADDITIONAL INFO)	

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

BUILDING FRONTAGE

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

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

EXISTING PARKING SPACES:

STANDARD	58 ON SITE & 7 ON STREET = 65
ACCESSIBLE	3 ON SITE

TOTAL PARKING SPACES: 65

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

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,000 S.F. New Restaurant & Bar Lounge
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	April 21, 2025



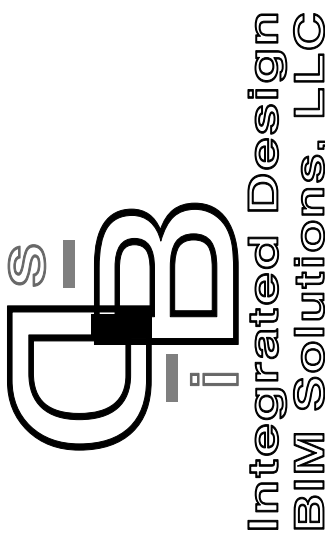
SITE LOCATION



ZONING DATA



ZONING DISTRICTS 300 FEET ADJACENT TO PROPERTY



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

RELEASE:
No. Description Date

SITE DATA

Project number	2024-064
Date	03.30.2025
Drawn by	Author
Checked by	Checker

G0.01

Scale 1/8" = 1'-0"

4/20/2025 4:41:45 PM

Page 33 of 44

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

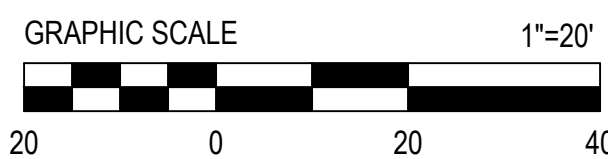
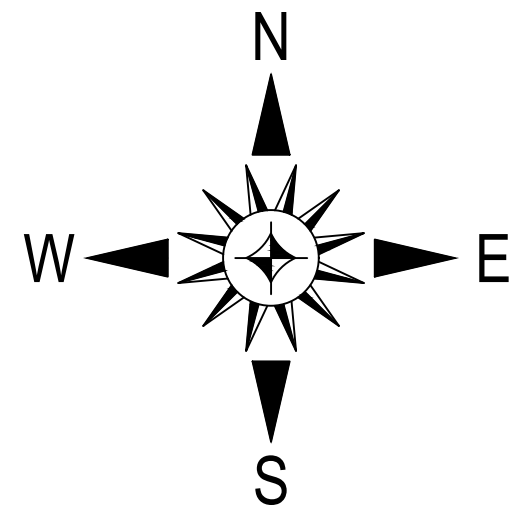
FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0655G FOR THE CITY OF ROANOKE WITH AN EFFECTIVE DATE OF 04/18/2011 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS PROPERTY LIES WITHIN THE NON-SHADED ZONE "X" AREA, DEFINED BY FEMA AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LEVEL, DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.

- ### **GENERAL NOTES:**
1. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
 2. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 3. SITE HAS DIRECT PHYSICAL ACCESS TO E. LANCASTER AVE, BOSWELL DRIVE & BUTTERCUP LANE
 4. THE RECORD DESCRIPTION OF PROPERTY MATHEMATICALLY CLOSES WITH NO GAPS, GORES OR OVERLAPS.

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

Tree Table	
Point #	Description
239	8" Oak
241	20" Oak
242	11" Oak



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



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

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

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

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

(AFFECTS, PLOTTED & SHOWN)

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

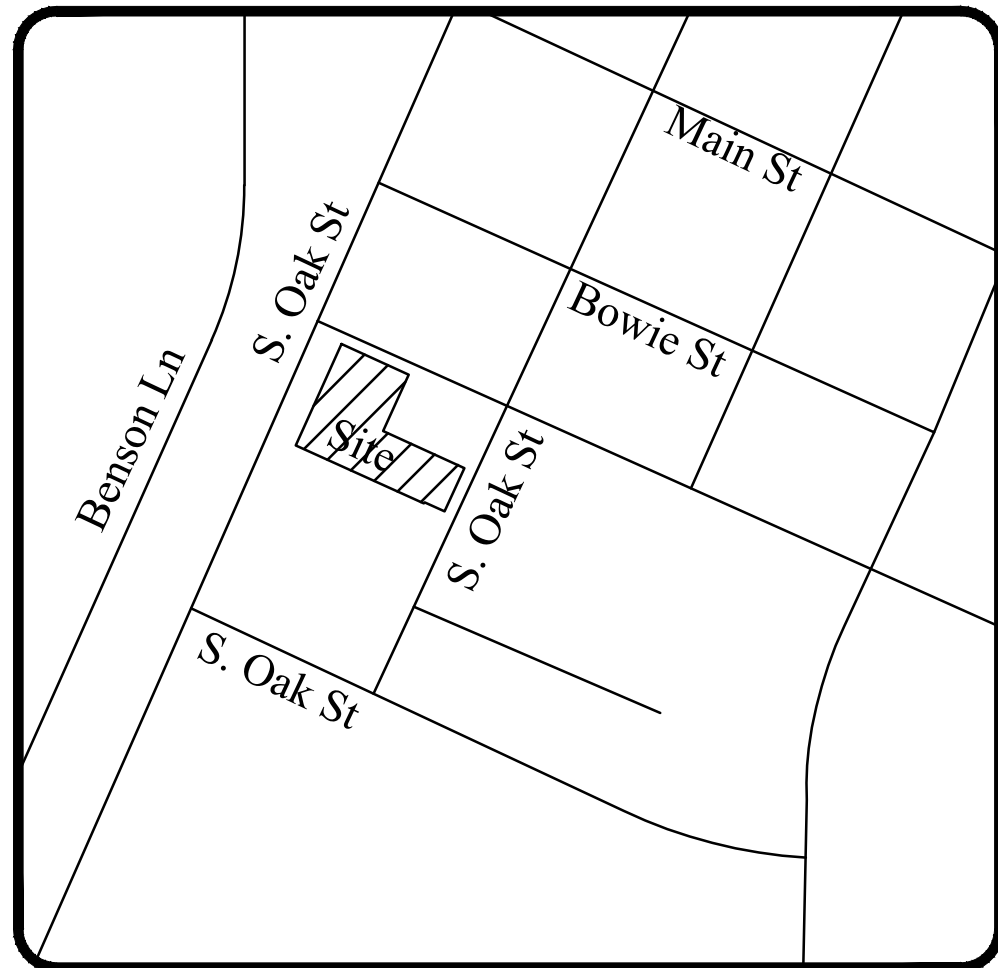
10.j.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: December 20, 1961
Recording No: Volume 475, Page 641, Real Property Records, Denton County, Texas
(MAY AFFECT, DOCUMENT IS AMBIGUOUS)

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

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

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

Vicinity Map



ALTA/NSPS Land Title Survey

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

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

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

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



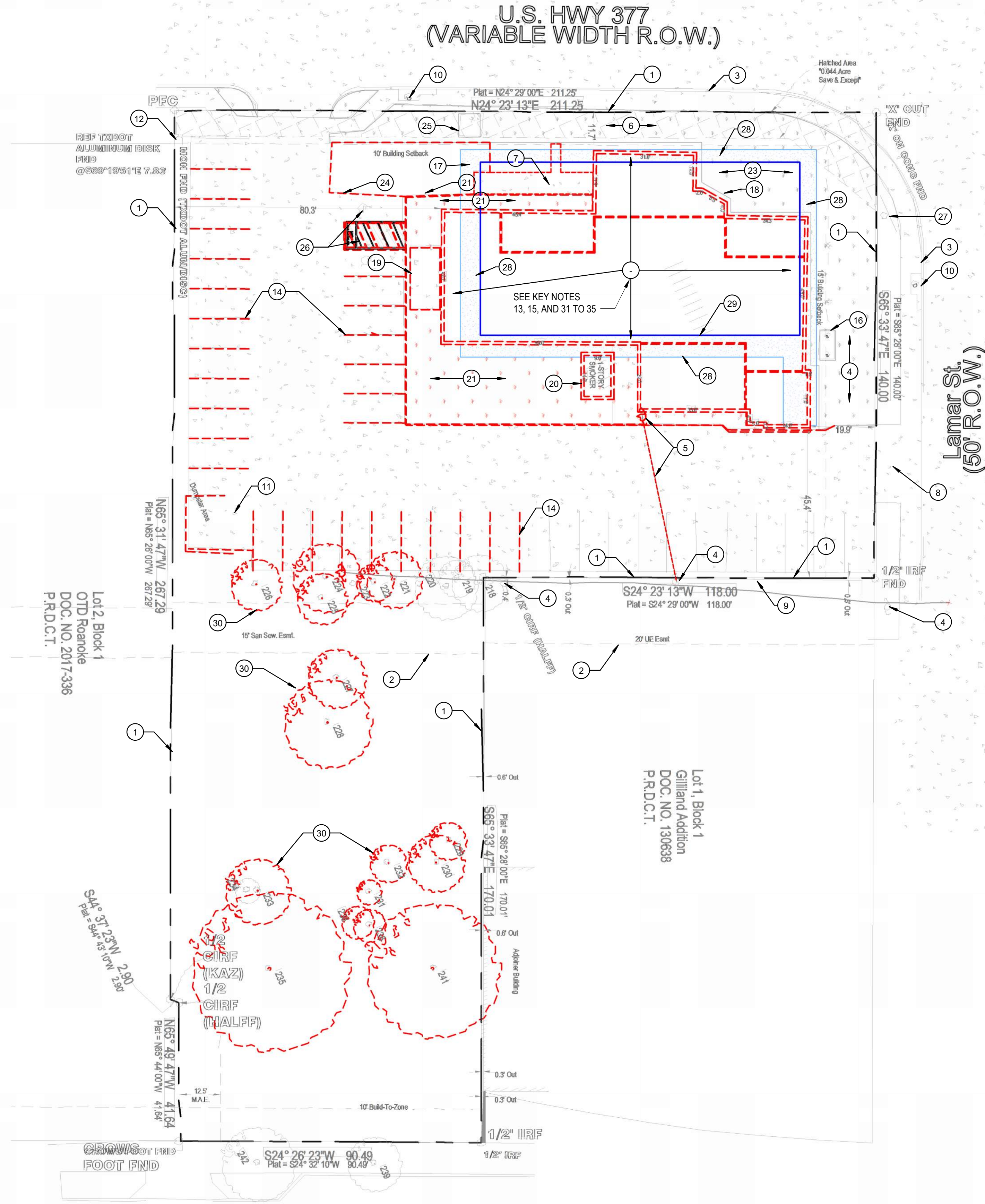
USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, R.P.L.S.
TEXAS REGISTRATION NO. 5084

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

EXISTING BUILDING INFO

LOCATION: 304 US-377 ROANOKE TX 76262

EXISTING BUILDING ONE STORY CINDER BLOCK BUILDING
BUILDING HEIGHT = 11.6' FFE = 649.354' (6.123 S.F.)



DEMOLITION SITE PLAN GENERAL NOTES

1. ATTENTION ALL USERS OF THESE DRAWINGS, GENERAL CONTRACTORS, SUB-CONTRACTORS, MANUFACTURERS AND SUPPLIERS: CAREFULLY AND THOROUGHLY REVIEW THESE GENERAL NOTES. IT IS YOUR RESPONSIBILITY TO KNOW AND ADHERE TO THESE REQUIREMENTS. IF CONFLICT OCCURS, CONTACT DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
2. DO NOT SCALE DRAWINGS.
3. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. NOTIFY DESIGNER/ENGINEER IF DISCREPANCIES ARISE IN THE FIELD WHICH MAY ALTER DESIGN PRIOR TO COMMENCEMENT OF WORK.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL AND GENERAL CONSTRUCTION WORK SHOWN AT VARIOUS LOCATIONS THROUGHOUT THE DRAWINGS WHETHER OR NOT CROSS-REFERENCED. EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL ITEMS MAY OCCUR WHICH ARE NOT SHOWN ON PLANS.
5. ALL DEMOLITION WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS, HAVING JURISDICTION OVER THIS PROJECT.
6. REMOVE ALL EXISTING SITE DEBRIS AND OTHER ASSOCIATED ITEMS THROUGHOUT THE SCOPE OF WORK.
7. PRIOR TO REMOVAL OF EXISTING MECHANICAL, PLUMBING, SEWER, ELECTRICAL, FIXTURES, TELEPHONE BOXES, POWER POLES, LIGHT POLES OR OTHER ASSOCIATED ITEMS, TERMINATE SERVICE, REMOVE FITTINGS AND ALL ASSOCIATED ITEMS. DISCONNECT AND CAP LINES, REMOVE UNUSED LINES TO THE FULLEST EXTENT POSSIBLE, AT LEAST TO BELOW SUBSTRATE OF SCHEDULED WORK.
8. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON PLAN. THE INTENT IS TO REMOVE ALL MECHANICAL, PLUMBING, ELECTRICAL, AND DESIGNER/ENGINEER ITEMS TO FACILITATE NEW CONSTRUCTION. PATCH AND REPAIR AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
9. ANY WORK WHICH INTERFERES, OR CAUSES INTERRUPTION OF SERVICES, INCLUDING THE SHUTDOWN OF UTILITIES, SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
10. PRIOR TO DEMOLITION, CONTRACTOR SHALL INSPECT ALL AREAS IN WHICH WORK WILL BE PERFORMED. DOCUMENT ALL PROPERTIES WHICH MAY BE CONSTRUED AS DAMAGE RESULTING FROM DEMOLITION AND NOTIFY DESIGNER/ENGINEER PRIOR TO STARTING WORK.
11. NOTIFY DESIGNER/ENGINEER IF ANY EXISTING ITEMS, OR DRAWING DISCREPANCIES, CONFLICT WITH THE INTENDED FINAL PRODUCT PRIOR TO DEMOLITION OR CONSTRUCTION.
12. THE EXISTING SITE INFORMATION SHOWN WAS COMPILED FROM DRAWINGS FURNISHED BY THE SURVEYOR. ACTUAL CONDITIONS MAY VARY. CONTRACTOR IS TO VERIFY ALL CONDITIONS PRIOR TO START OF WORK.
13. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION, AS REQUIRED, TO PROTECT ALL PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DURING DEMOLITION AND CONSTRUCTION.
14. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, DAMAGE, OR COLLAPSE OF EXISTING OR NEW STRUCTURES, FINISHES, UTILITIES, AND OTHER ITEMS DURING DEMOLITION OR CONSTRUCTION WORK.
15. ALL AREAS EXISTING TO REMAIN SHALL BE PROTECTED AND IF DAMAGED, SHALL BE PATCHED, REPAIRED, AND FINISHED, OR REPLACED, TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR TO PROTECT ADJACENT PROPERTIES FROM EXCESSIVE DUST, DEBRIS, NOISE, OR DISRUPTION OF DAILY OPERATIONS.
17. ALL DEBRIS CAUSED BY DEMOLITION AND CONSTRUCTION SHALL BE CLEARED AND REMOVED FROM SITE ON A DAILY BASIS.
18. IN ADDITION TO WORK SHOWN ALTERING EXISTING CONSTRUCTION, ALL HOLES AND OPENINGS CREATED BY DEMOLITION, OR REMOVAL, SHALL BE PATCHED, REPAIRED, AND MADE READY FOR NEW CONSTRUCTION.

DEMOLITION PLAN KEY NOTES

1. EXISTING PROPERTY LINE
2. EXISTING EASEMENT TO REMAIN
3. EXISTING SIDEWALK TO REMAIN
4. EXISTING POWER POLE/O H. POWER TO REMAIN
5. EXISTING POWER POLE/O H. POWER TO BE DEMOLISHED
6. EXISTING LANDSCAPE TO REMAIN THIS AREA.
7. REMOVE EXISTING PAVING AND ASSOCIATED ITEMS. PREP AREA TO RECEIVE NEW CONSTRUCTION
8. EXISTING CONCRETE APRON TO REMAIN
9. EXISTING SITE FENCING AND ASSOCIATED ITEMS TO REMAIN
10. EXISTING STORM DRAIN AND ASSOCIATED ITEMS TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
11. EXISTING DUMPSTER TO BE REMOVED
12. EXISTING TXDOT ALUM/DISC TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
13. REMOVE EXISTING BUILDING AND ASSOCIATED ITEMS. PREP EXISTING CONCRETE SITE TO RECEIVE NEW CONCRETE SITE CONSTRUCTION
14. REMOVE EXISTING PARKING STRIPING
15. REMOVE EXISTING ANTIQUE ITEMS. COORDINATE WITH THE OWNER
16. EXISTING GREASE INTERCEPTOR TO REMAIN. PROTECT TO FULLEST EXTENT DURING CONSTRUCTION
17. REMOVE PORTION OF EXISTING PARKING; PREP AREA TO RECEIVE NEW CONSTRUCTION
18. REMOVE/RELOCATE EXISTING SITE ITEMS THIS AREA AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE WITH THE OWNER. PREP AREA TO RECEIVE NEW CONSTRUCTION
19. REMOVE EXISTING CONCRETE APRON AND ASSOCIATED ITEMS. PREP AREA TO RECEIVE NEW CONSTRUCTION
20. REMOVE EXISTING ONE STORY SMOKER. PREP AREA TO RECEIVE NEW CONSTRUCTION
21. REMOVE EXISTING LANDSCAPING THIS AREA. PREP AREA TO RECEIVE NEW CONSTRUCTION
22. REMOVE EXISTING WOOD CURB AND ASSOCIATED ITEMS FULL WIDTH. PREP AREA TO RECEIVE NEW CONSTRUCTION
23. PORTION OF EXISTING LANDSCAPE TO BE REMOVED
24. REMOVE PORTION OF CONCRETE. PREP AREA TO RECEIVE NEW CONSTRUCTION.
25. EXISTING CONCRETE CULVERT AND INLET TO REMAIN.
26. REMOVE EXISTING ACCESSIBLE AISLE STRIPING. PREP AREA TO RECEIVE NEW ACCESSIBLE AISLE STRIPING
27. EXISTING SIGNAGE TO REMAIN
28. LIGHT BLUE HATCHED AREA INDICATES FUTURE CONCRETE SIDEWALK; PREP AREA TO RECEIVE NEW CONSTRUCTION.
29. BLUE LINE INDICATES EXTENTS OF PROPOSED FUTURE CONSTRUCTION FOOTPRINT
30. REMOVE EXISTING TREES
31. REMOVE CONCRETE AND ALL FLOORING TO ALLOW FOR NEW FOUNDATION.
32. EXISTING EXTERIOR DOOR/WINDOW/STOREFRONT TO BE DEMOLISHED.
33. REMOVE ALL INTERIOR PARTITION WALLS, DOORS, AND ANY ASSOCIATED MEP CONNX..
34. REMOVE ALL MILLWORK AND ANY ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING CONNECTIONS.
35. REMOVE ALL KITCHEN EQUIPMENT. REMOVE COOLER&FREEZER.

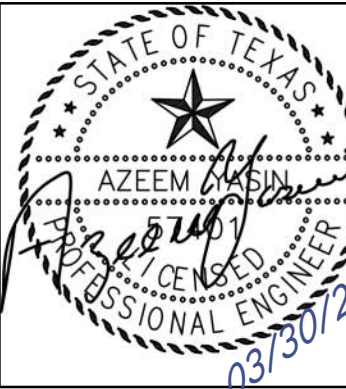
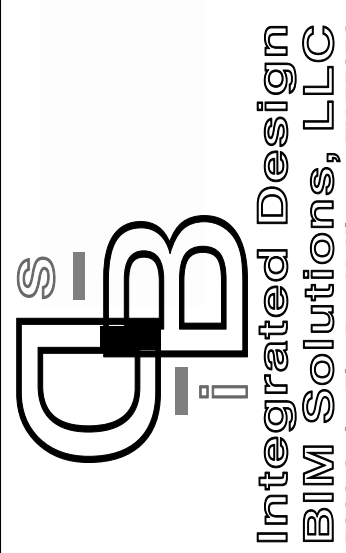
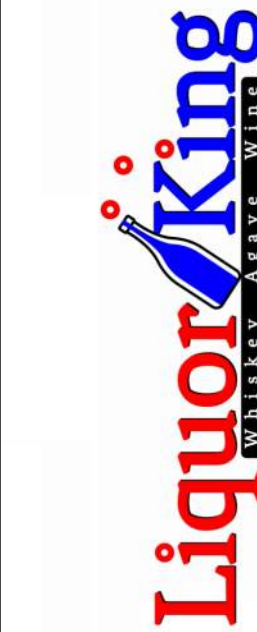
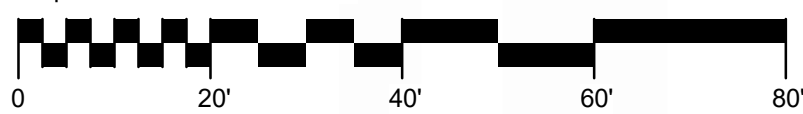
LEGEND

- INDICATES ITEM TO BE DEMOLISHED
- INDICATES ITEM TO REMAIN

DEMOLITION PLAN

1" = 20'-0"

Graphic Scale: 1 inch = 20 feet



DEMOLITION FOR NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No. Description Date

DEMOLITION PLAN

Project number 2024-064

Date 03.30.2025

Drawn by AA

Checked by AA

AD-100

Scale As indicated

EXISTING BUILDING INFO

LOCATION: 304 US-377 ROANOKE TX 76262

EXISTING BUILDING ONE STORY CINDER BLOCK BUILDING
BUILDING HEIGHT = 11'.6" FFE = 649.354' (6.123 S.F.)

NOTE:

SHADED AREA (IN RED) INDICATES EXISTING BUILDING
TO BE DEMOLISHED ENTIRELY



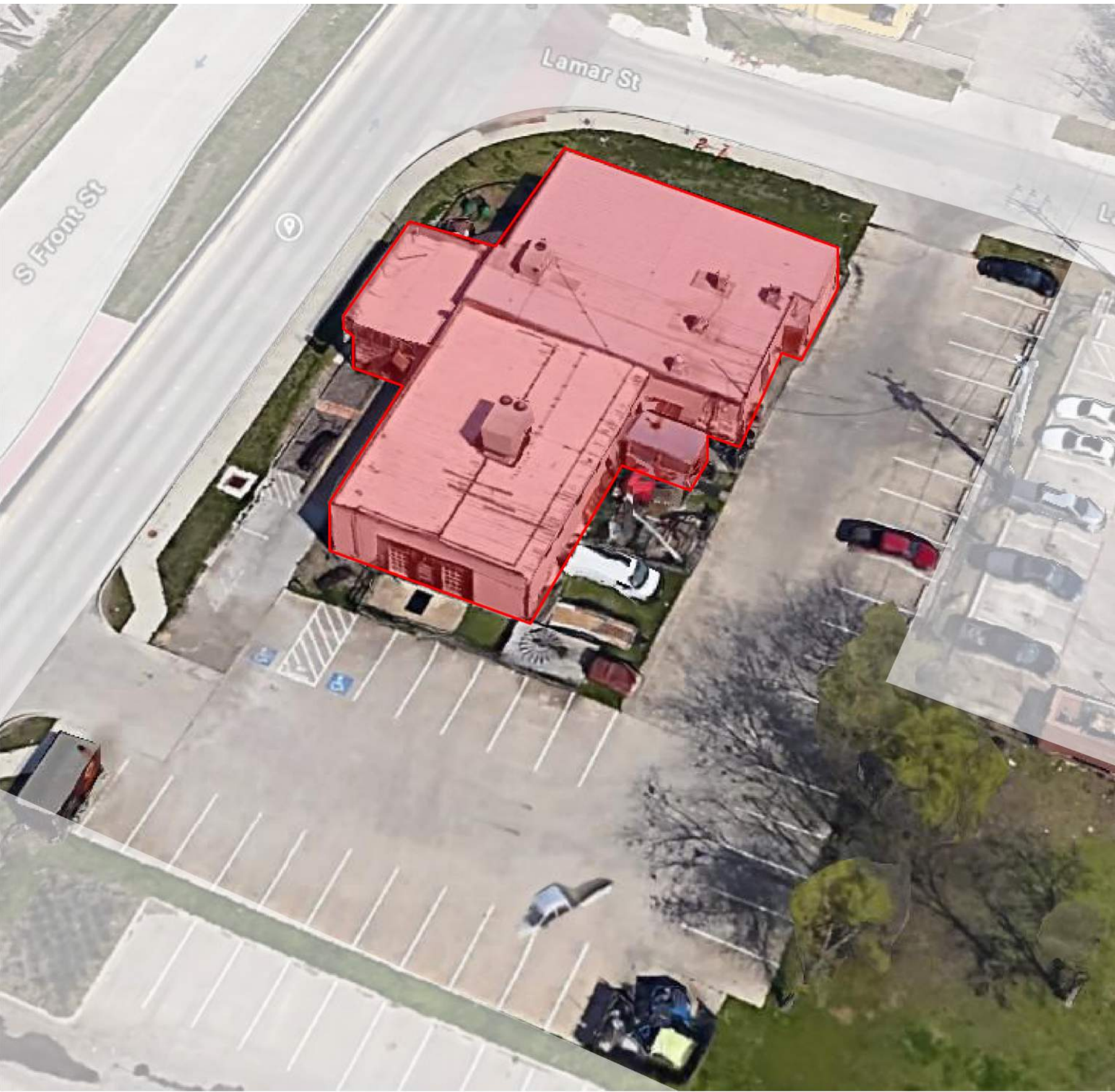
NORTH EAST



SOUTH EAST



NORTH WEST



SOUTH WEST

DEMOLITION SITE PLAN GENERAL NOTES

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F: 817 423 6724
AZEEM@2CMDNC.COM

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

STATE OF TEXAS
AZEEM AZEEM
Professional Engineer
03/30/2025

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

RELEASE:
No. Description Date

DEMOLITION 3D
VIEWS

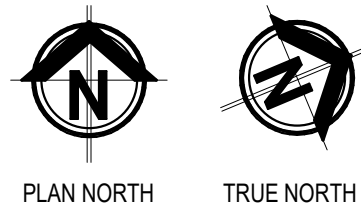
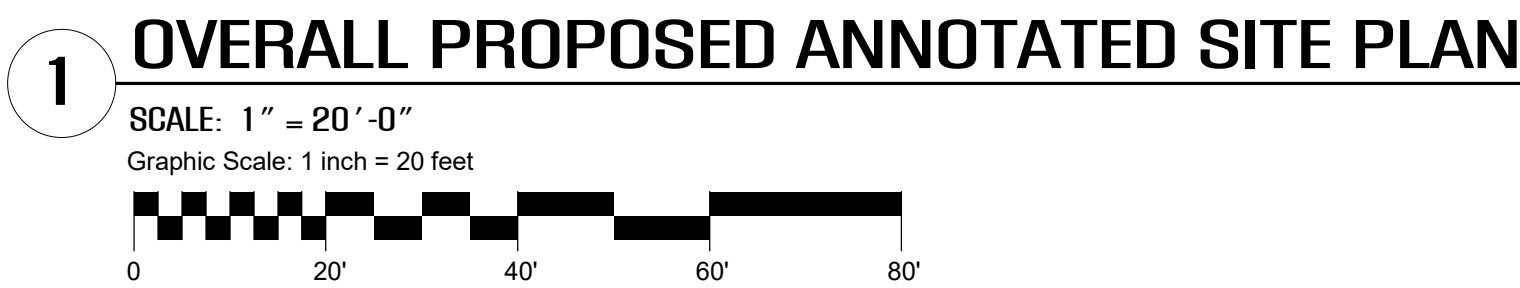
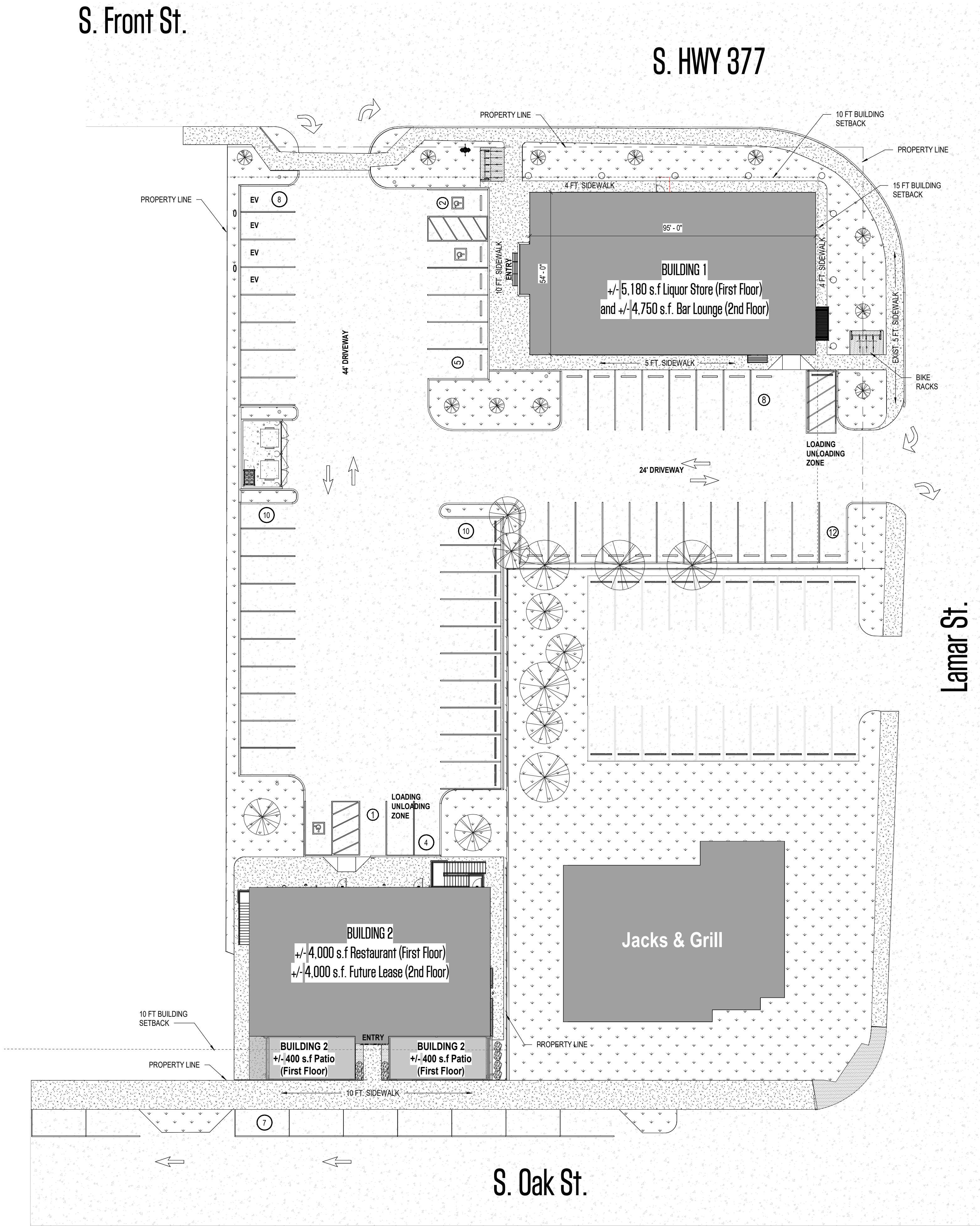
Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

AD-101

Scale As indicated

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Page 36 of 44



BUILDING 1 PROJECT INFO & PLANS AREAS	
LOCATION:	304 US-377 ROANOKE TX 76262
NEW CONSTRUCTION	FIRST FLOOR - LIQUOR STORE SECOND FLOOR - OFFICES
OVERALL CONDITIONED LIVING AREAS UNDER ROOF	
FIRST FLOOR HVAC GROSS AREA	5,180 S.F.
SECOND FLOOR HVAC GROSS AREA	4,750 S.F.
TOTAL GROSS HVAC AREA	9,930 S.F.

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

PARKING TABULATIONS:

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

"Site Plan Zoning Exhibit"

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

Liquor King
LIQUOR STORE & OFFICES

2CM_D
#F-007510
1307 HILLARY LANE
ARLINGTON, TX 76011
T: 817 459 1420
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AZEEM@2CMDINC.COM

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

STATE OF TEXAS
AZEEM AZEEM
Professional Engineer
04/20/2025

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

RELEASE:
No. Description Date

PROPOSED
ANNOTATED SITE
PLAN

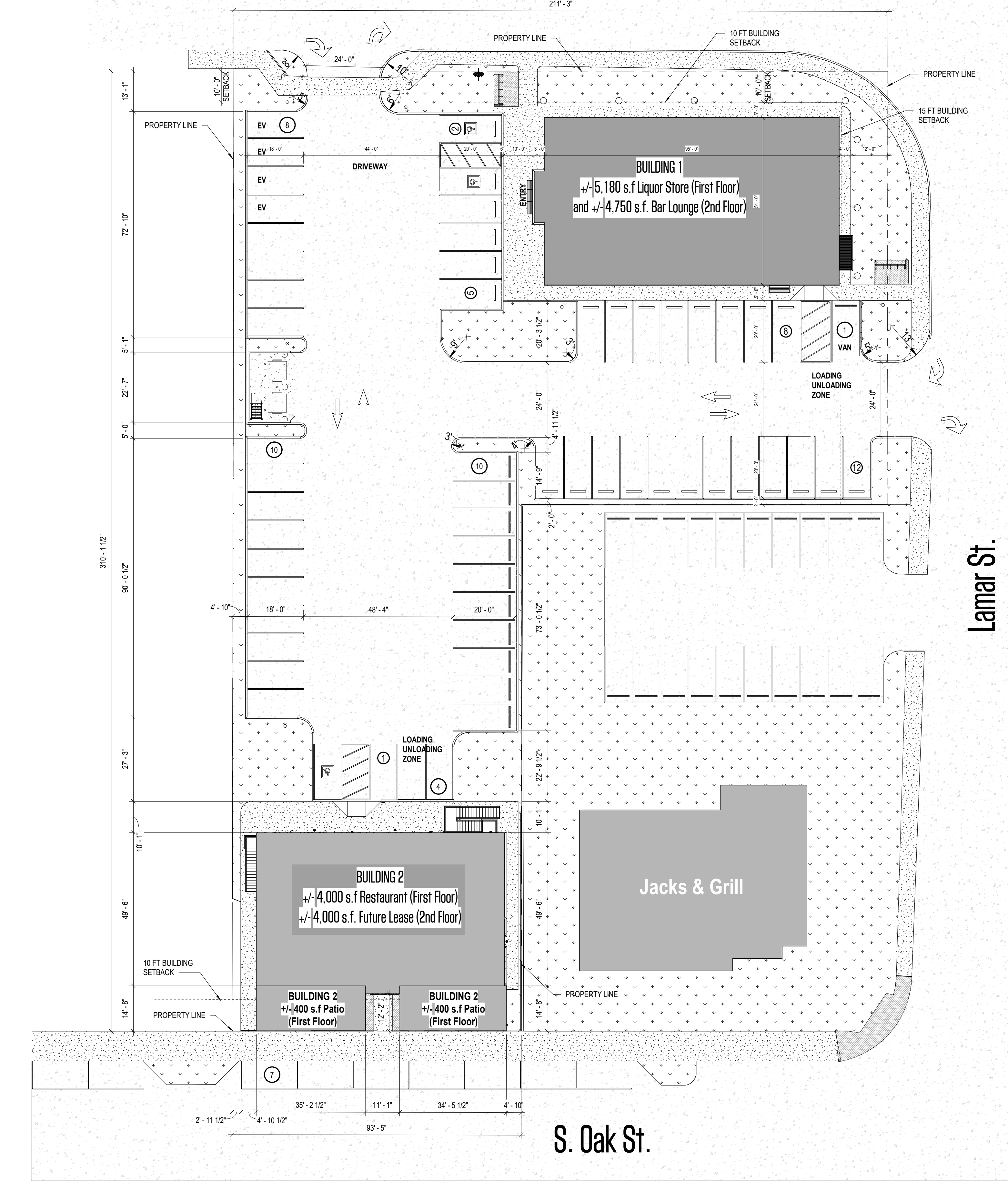
Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

A100

Scale 1" = 20'-0"

S. Front St.

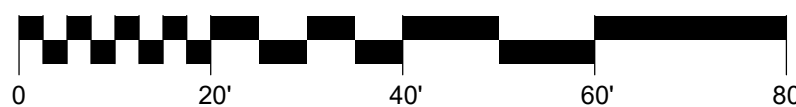
S. HWY 377



1 OVERALL PROPOSED DIMENSIONED SITE PLAN

SCALE: 1" = 20'-0"

Graphic Scale: 1 inch = 20 feet



PLAN NORTH



TRUE NORTH

BUILDING 1 PROJECT INFO & PLANS AREAS

LOCATION: 304 US-377 ROANOKE TX 76262

NEW CONSTRUCTION FIRST FLOOR - LIQUOR STORE
SECOND FLOOR - BAR LOUNGE

OVERALL CONDITIONED LIVING AREAS UNDER ROOF

FIRST FLOOR HVAC GROSS AREA 5,180 S.F.
SECOND FLOOR HVAC GROSS AREA 4,750 S.F.
TOTAL GROSS HVAC AREA 9,930 S.F.

BUILDING 2 PROJECT INFO & PLANS AREAS

LOCATION: 304 US-377 ROANOKE TX 76262

NEW CONSTRUCTION FIRST FLOOR - RESTAURANT
SECOND FLOOR - BAR HOOKAH LOUNGE

OVERALL CONDITIONED LIVING AREAS UNDER ROOF

FIRST FLOOR HVAC GROSS AREA 4,000 S.F.
SECOND FLOOR HVAC GROSS AREA 1,660 S.F.
TOTAL GROSS HVAC AREA 5,660 S.F.

UNCONDITIONED PATIO AREA

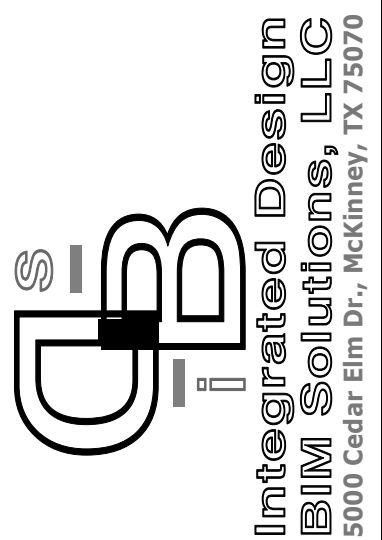
FIRST FLOOR OUTDOOR PATIO 1,020 S.F.
SECOND FLOOR OUTDOOR PATIO 2,120 S.F.
TOTAL PROPOSED S.F. 8,800 S.F.

PARKING TABULATIONS:

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

"Site Plan Zoning Exhibit"

Project Name: Liquor King
Acreage: 1.041 ACRES (45,334 S.F.)
Property Sq Ft: 6,123 Existing Restaurant
PROPOSED USE 10,000 S.F. New Liquor Store & Offices
8,800 S.F. New Restaurant & Bar Lounge
(Including Outdoor Patios)
Subdivision: DIVISION 15. OAK STREET CORRIDOR
ZONING DISTRICT¹
Legal Description: Reno Red's Addition,
LOT 1, Block A
Property ID: 2018-306
City of Roanoke: Denton County
Submission Date: November 25, 2024



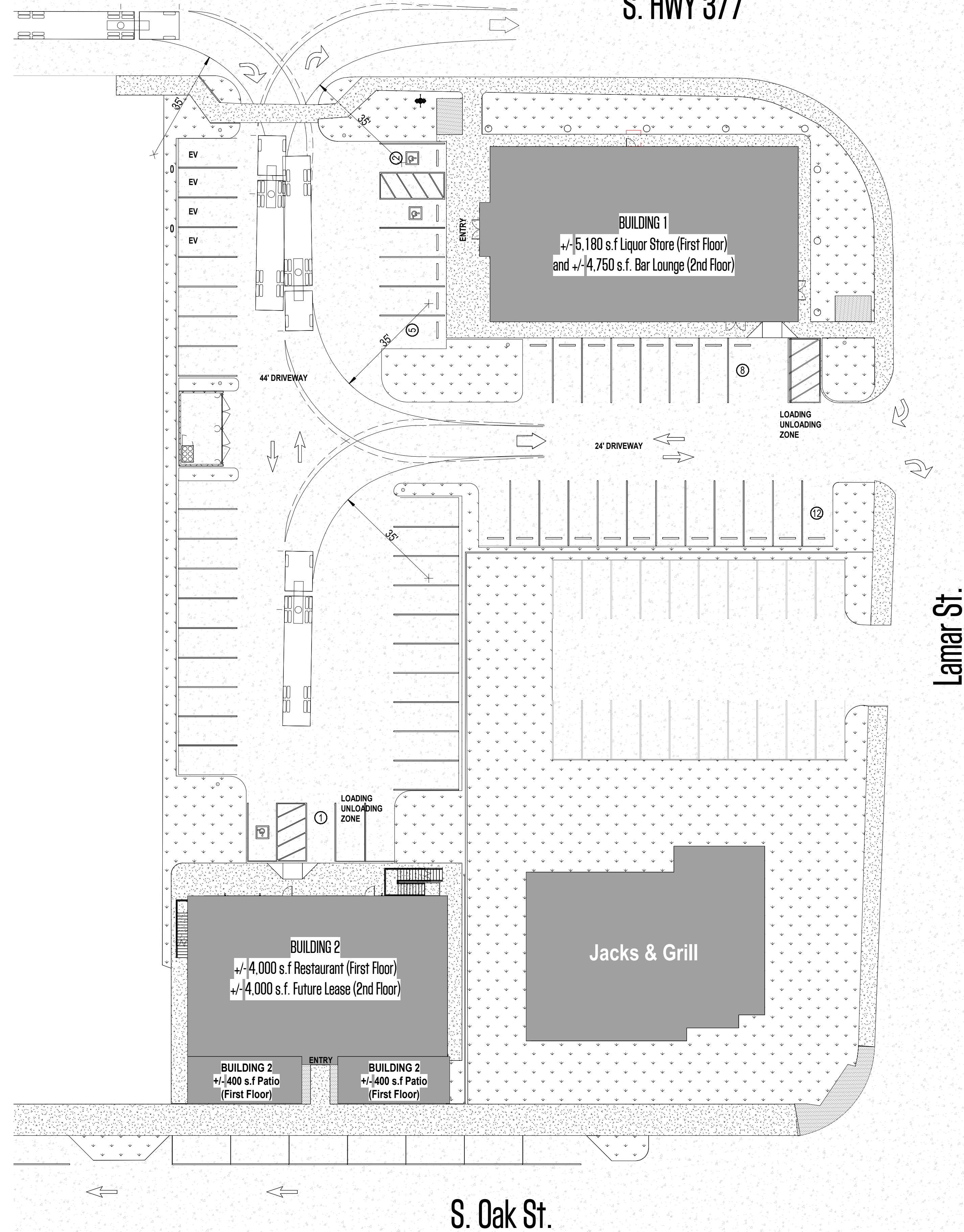
NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

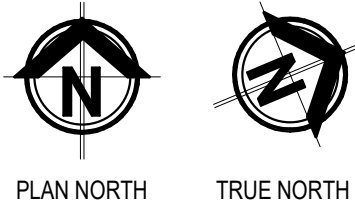
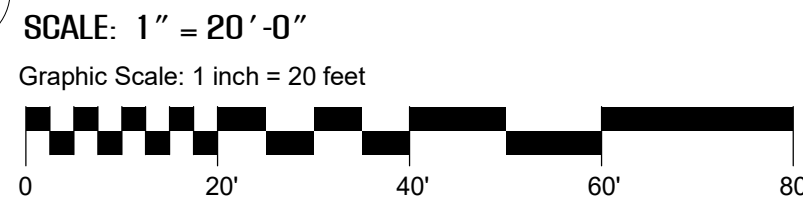
PROPOSED
DIMENSIONED SITE
PLAN
Project number 2024-064
Date 03.30.2025
Drawn by AA
Checked by AA
A100.1
Scale 1" = 20'-0"

S. Front St.

S. HWY 377



1 OVERALL SITE PLAN-TRAFFIC CIRCULATION



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

"Site Plan Zoning Exhibit"

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

Liquor King
ESTABLISHED 1977

2CMDC
#F-007510
1307 HILLARY LANE
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AZEEM@2CMDINC.COM

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

STATE OF TEXAS
AZEEM AZEEM
Professional Engineer
04/20/2025

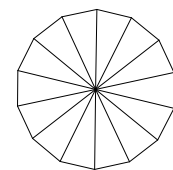
NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

OVERALL TRAFFIC
SITE PLAN

Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

A100.2
Scale 1" = 20'-0"



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

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



CHINESE PISTACHE
DAMIANITA
GULF COAST MUHLY

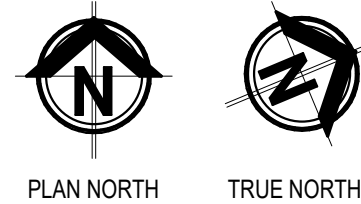
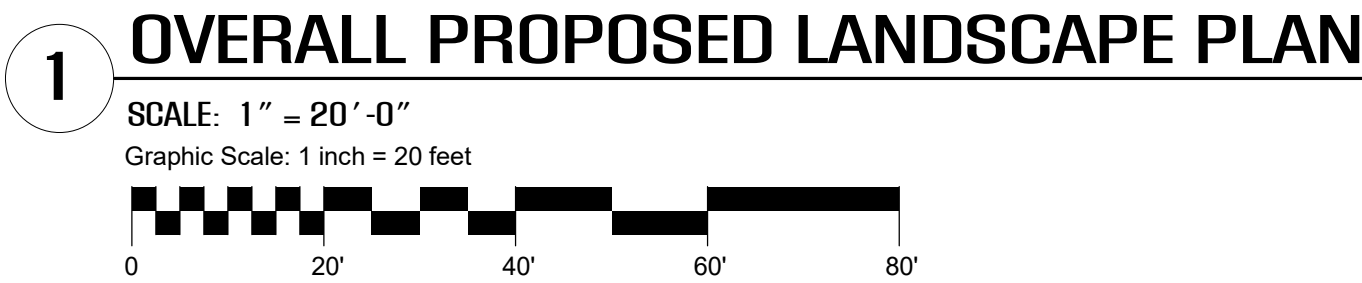


TEXAS LANTANA
YAUPON SHRUB

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

S. Front St.

S. HWY 377



REQUIRED LANDSCAPING

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

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

LANDSCAPE PROVIDED: = 6,806 SF

PARKING TABULATIONS:

BUILDING 1 AREA = 9,930 S.F.

BUILDING 2 AREA = 8,800 S.F. (INCLUDING OUTDOOR PATIOS)

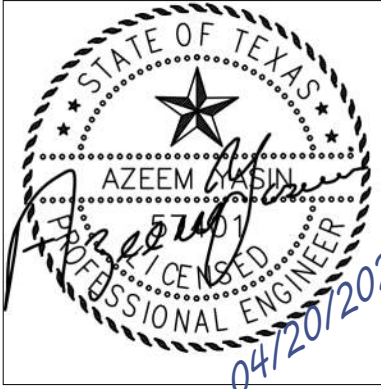
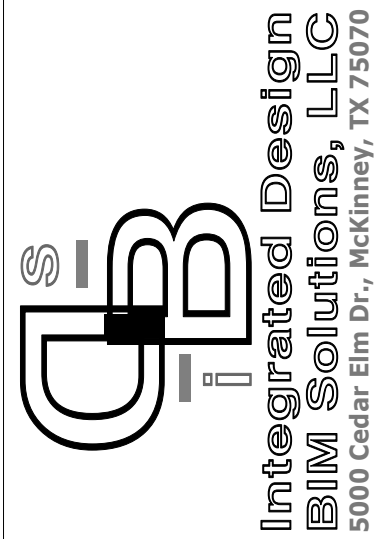
TOTAL BUILDINGS AREAS = 18,730 S.F.

TOTAL PARKING SPACES REQUIRED: 18,800 S.F. / 350 S.F. = 54 SPACES

PARKING SPACES PROVIDED:	60 SPACES ON SITE, 56 REGULAR & 4 E.V. SPACES
PARKING SPACES PROVIDED:	7 SPACES ON STREET
PARKING SPACES PROVIDED:	67 SPACES TOTAL
ACCESSIBLE REQUIRED	1 PER 25 = 3 SPACES
ACCESSIBLE PROVIDED	3 SPACES ON SITE

"Site Plan Zoning Exhibit"

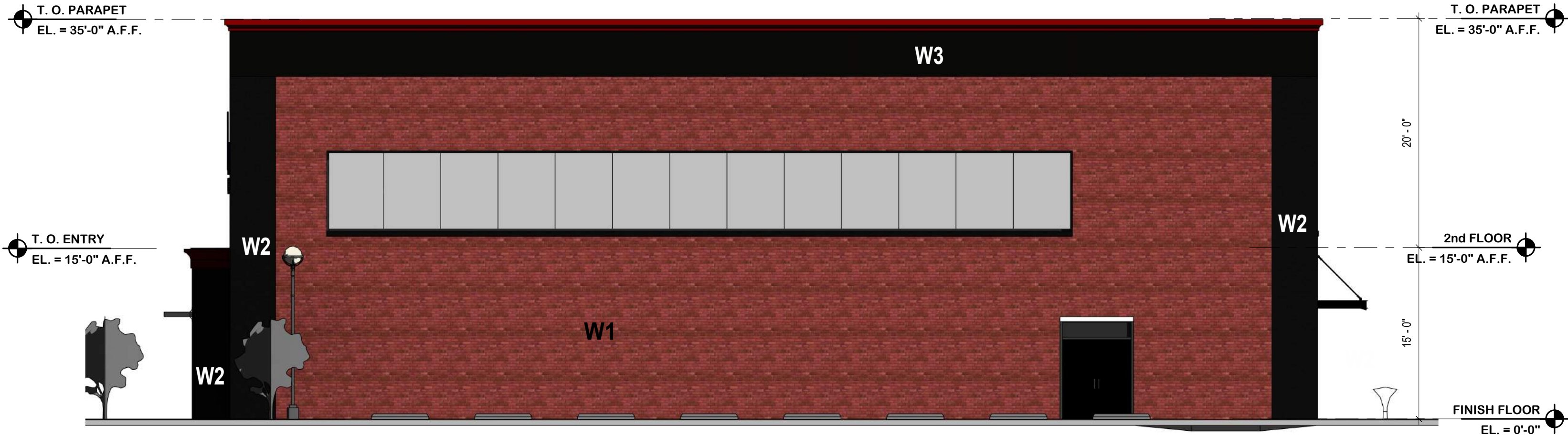
Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,000 S.F. New Liquor Store & Offices 8,800 S.F. New Restaurant & Bar Lounge (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	April 21, 2025



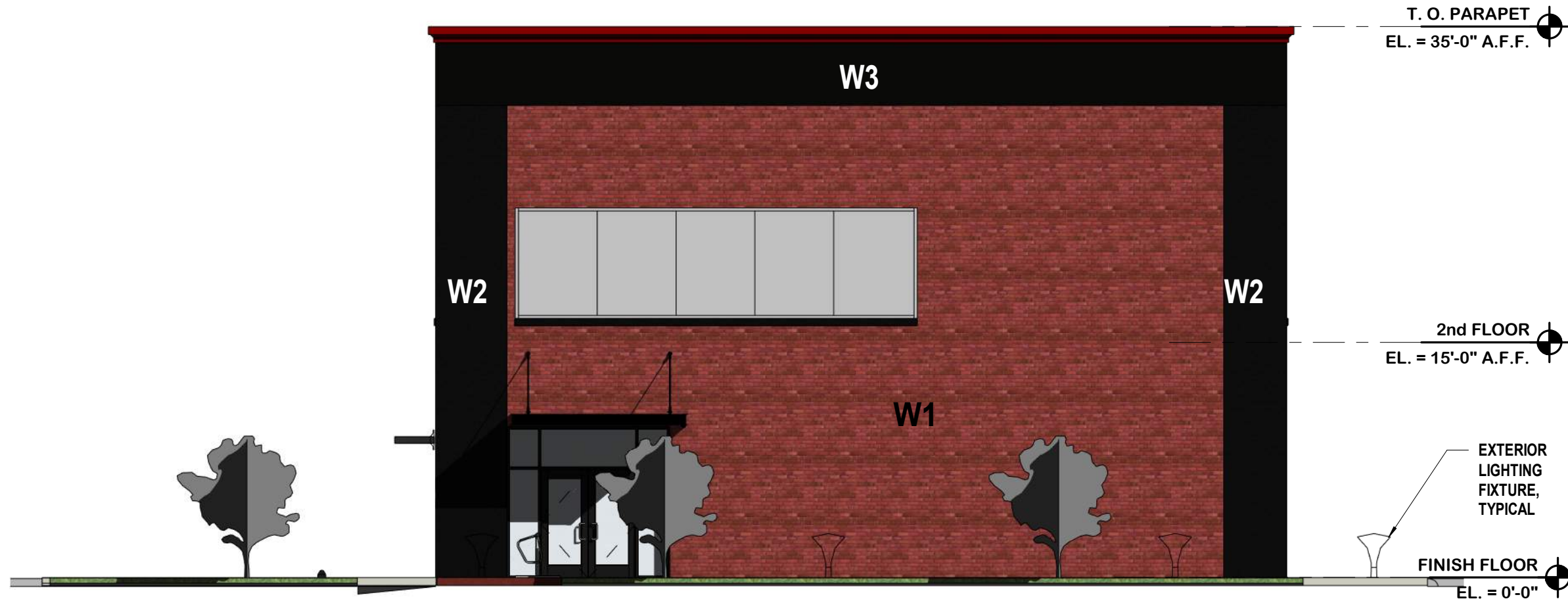
NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76262

RELEASE:
No. Description Date

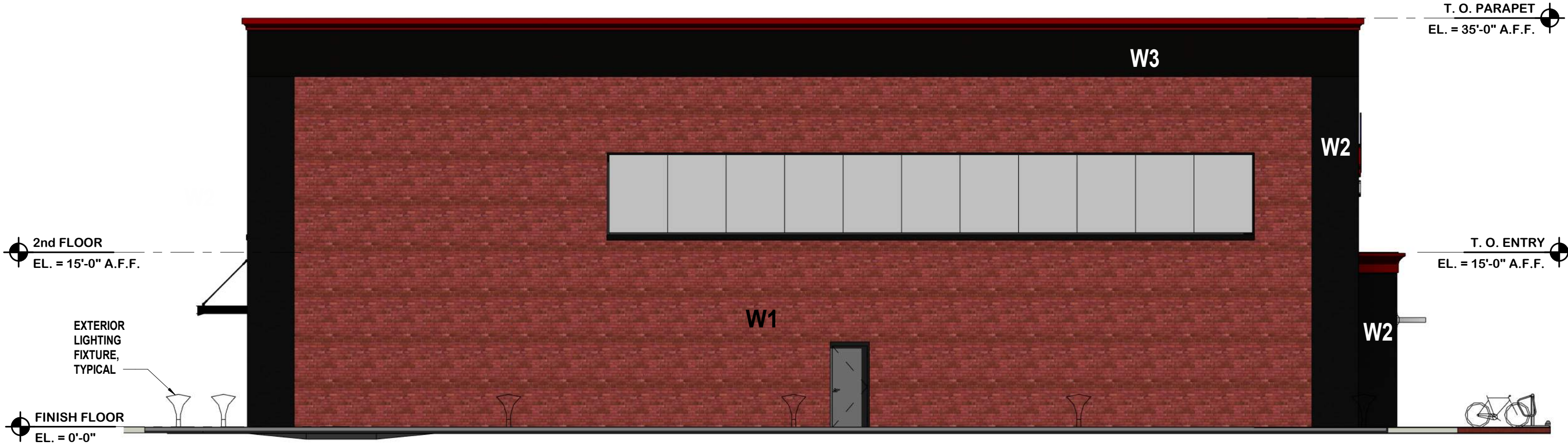
PROPOSED LANDSCAPE PLAN	
Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA
L101	
Scale	As indicated



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



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

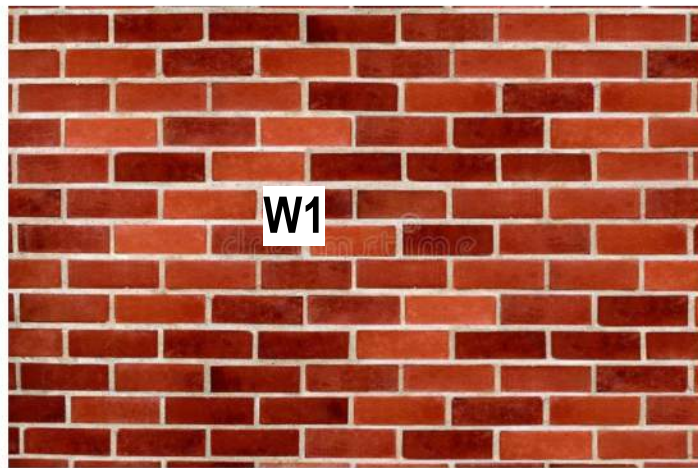


3 EXTERIOR ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



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

EXTERIOR ELEVATIONS/FACADE MATERIALS KEY



NATURAL RED BRICK VENEER
(all PERIMETER WALLS)

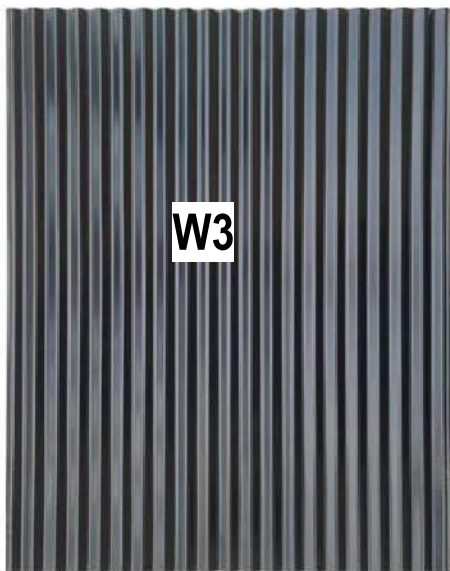
ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com



Onyx Standard Black Colored Brick

<https://www.realstonesystems.com/product/onyx-standard-brick>



"The Black Rock" - Corrugated Metal Siding Panels with DualCoat™ - Loose Metal

<https://barrierbossusa.com/products/matte-black-corrugated-metal-siding-sheet-7-8-gauge>

NEW LIQUOR KING - ROANOKE

304 S HWY 377
ROANOKE TX 76262

RELEASE:

No.	Description	Date
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PROPOSED EXTERIOR ELEVATIONS BUILDING '1'

Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

A103

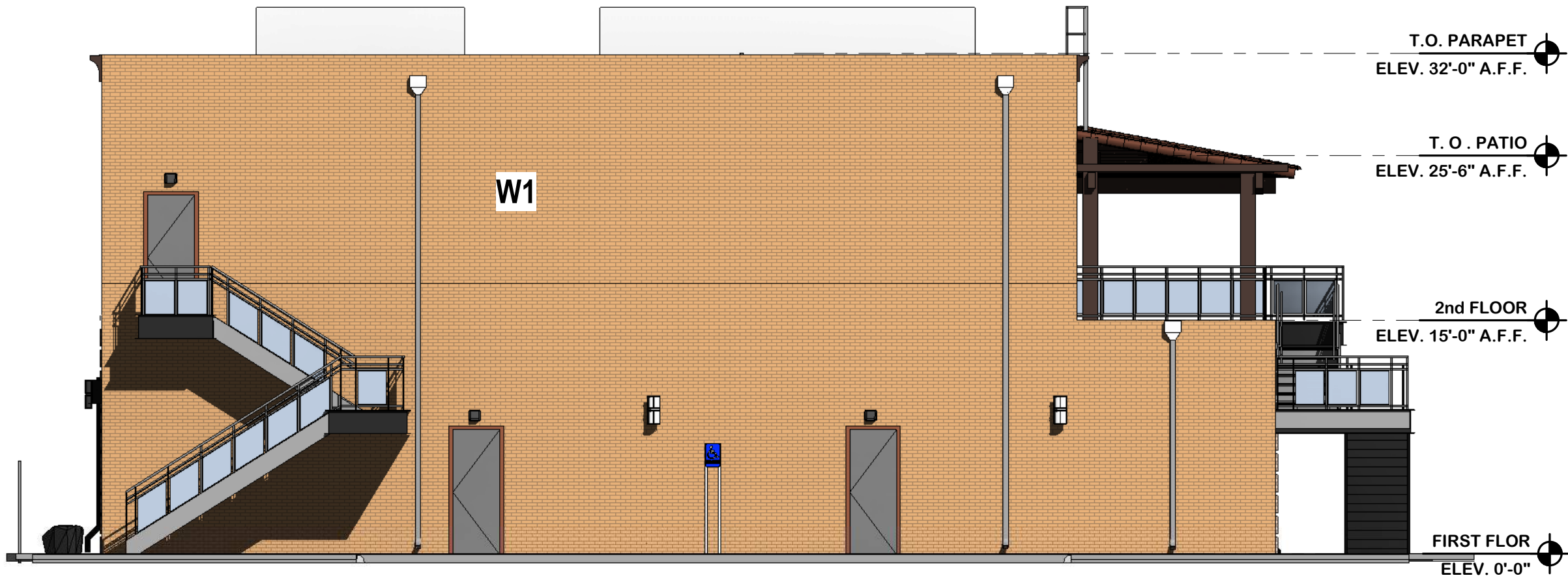
Scale 1/8" = 1'-0"

4/20/2025 4:42:23 PM

Page 41 of 44



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



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



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



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

EXTERIOR ELEVATIONS/FACADE MATERIALS KEY



NATURAL BEIGE BRICK VENEER
(1ST FLOOR PERIMETER WALLS)

ANTICO ELEMENTS

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support@anticoelements.com



NATURAL ORANGE BRICK VENEER
(2ND FLOOR PERIMETER WALLS)

ANTICO ELEMENTS

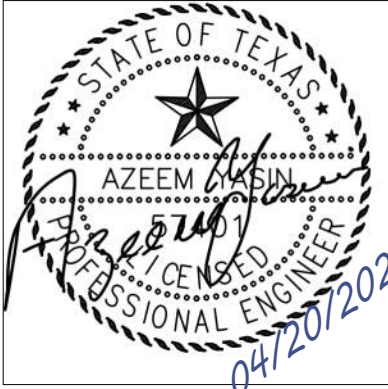
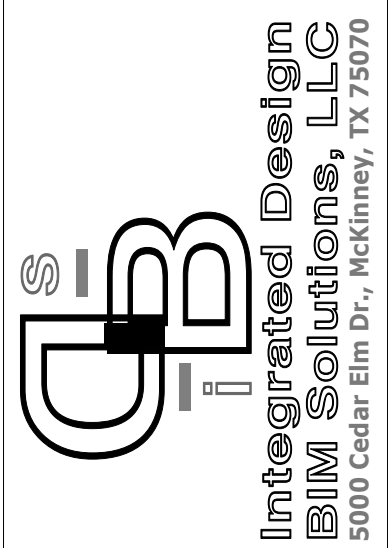
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support@anticoelements.com



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

ANTICO ELEMENTS

877-326-8426 / support@anticoelements.com

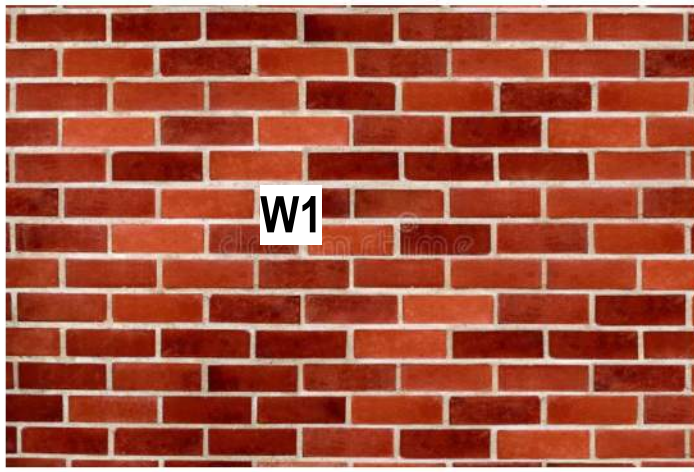


NEW LIQUOR KING - ROANOKE
304 S HWY 377
ROANOKE TX 76262

RELEASE:
No. Description Date

PROPOSED
EXTERIOR
ELEVATIONS
BUILDING '2'
Project number 2024-064
Date 03.30.2025
Drawn by AA
Checked by AA
A104
Scale 1/8" = 1'-0"

EXTERIOR ELEVATIONS/FACADE MATERIALS KEY



W1

NATURAL RED BRICK VENEER
(all PERIMETER WALLS)

ANTICO ELEMENTS

877-326-8426 /
support@anticoelements.com



W2

Onyx Standard Black Colored Brick

<https://www.realstonesystems.com/product/onyx-standard-brick>



W3

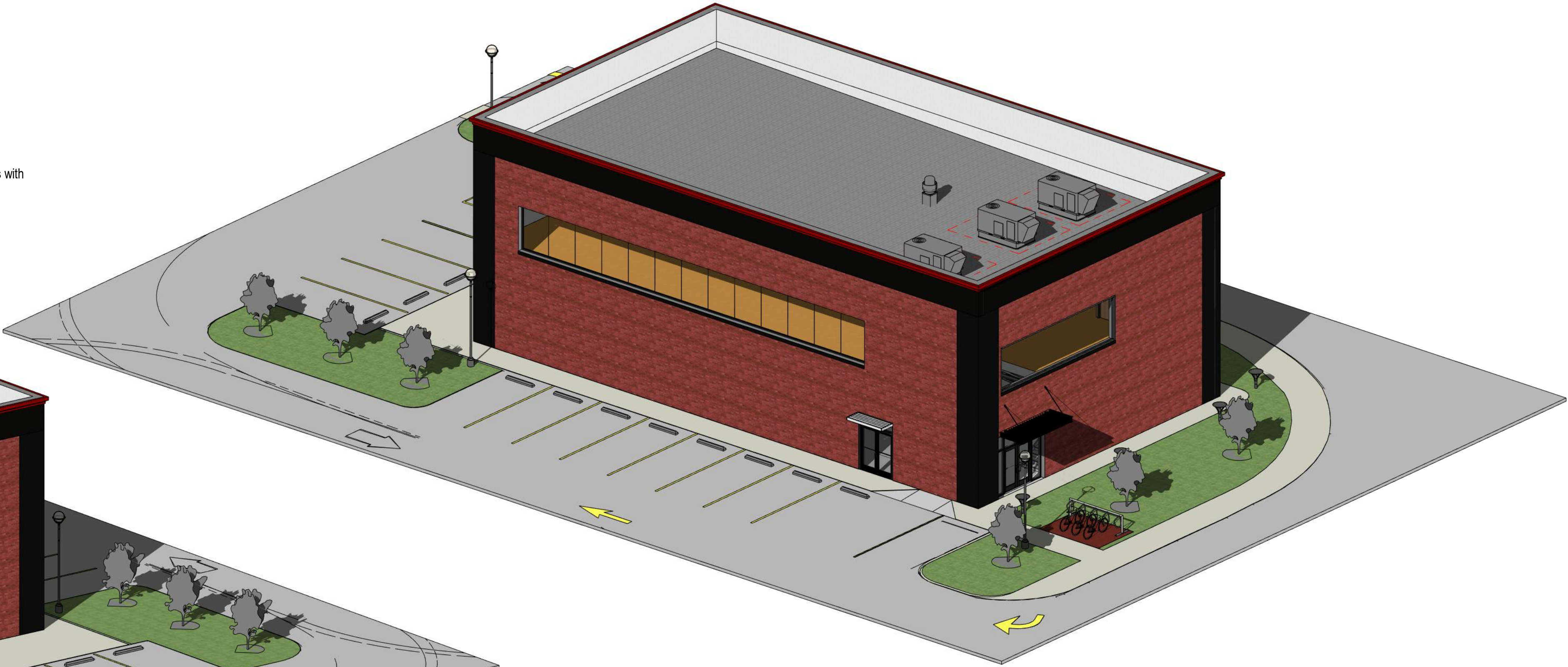
"The Black Rock" - Corrugated Metal Siding Panels with DualCoat™ - Loose Metal

<https://barrierbossusa.com/products/matte-black-corrugated-metal-siding-sheet-7-8-gauge>



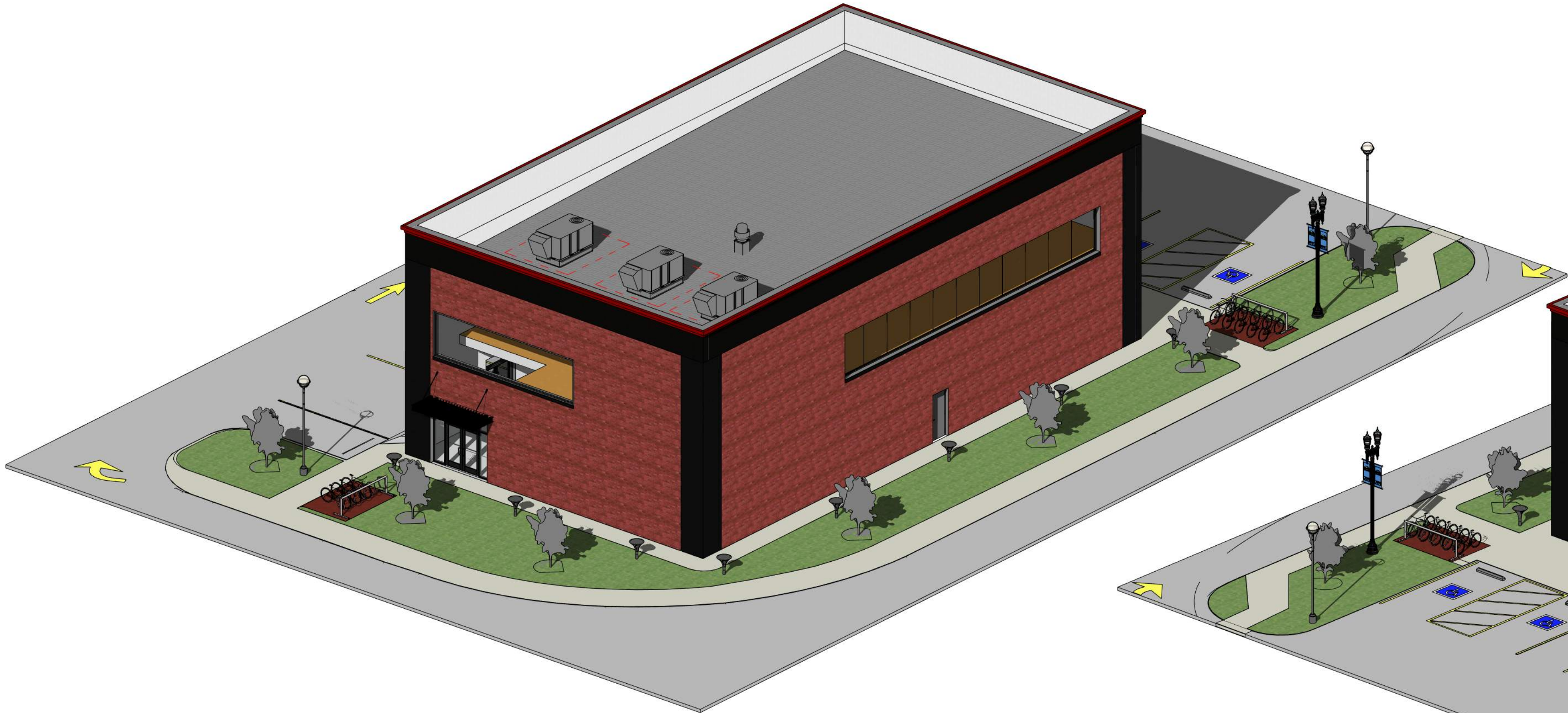
1 ISOMETRIC VIEW BUILDING 1

SCALE:



3 ISOMETRIC VIEW BUILDING 1

SCALE:



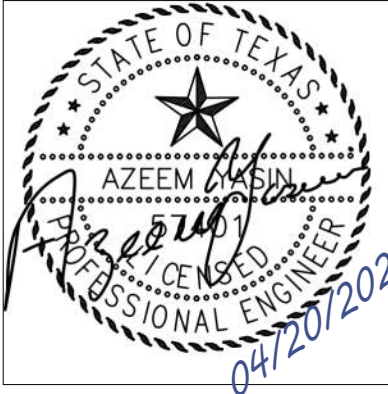
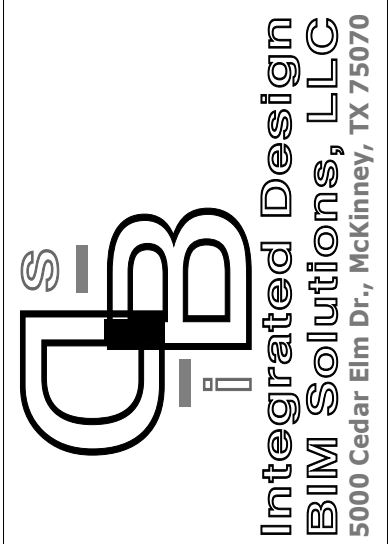
2 ISOMETRIC VIEW BUILDING 1

SCALE:



4 ISOMETRIC VIEW BUILDING 1

SCALE:



NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No.	Description	Date
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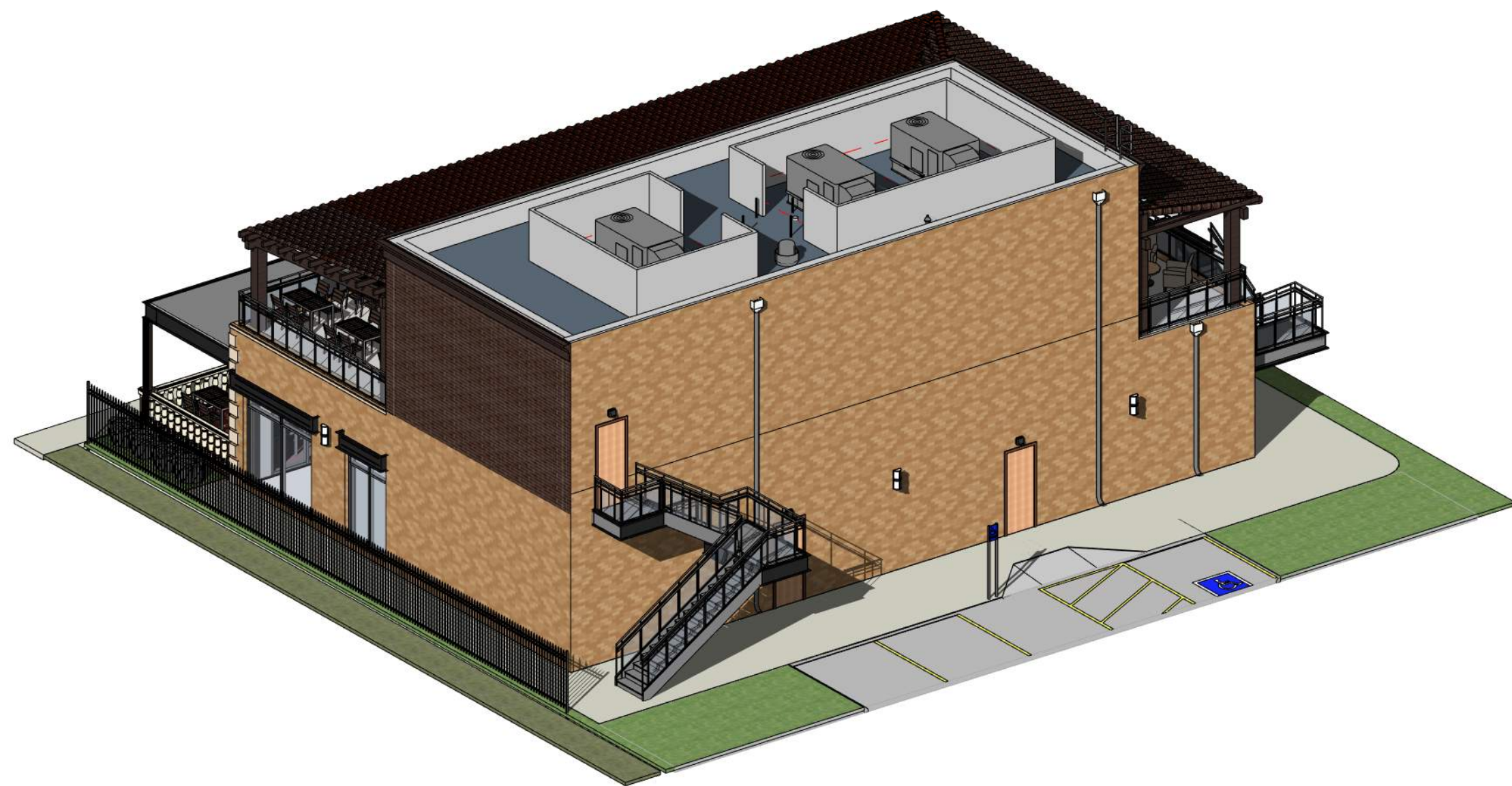
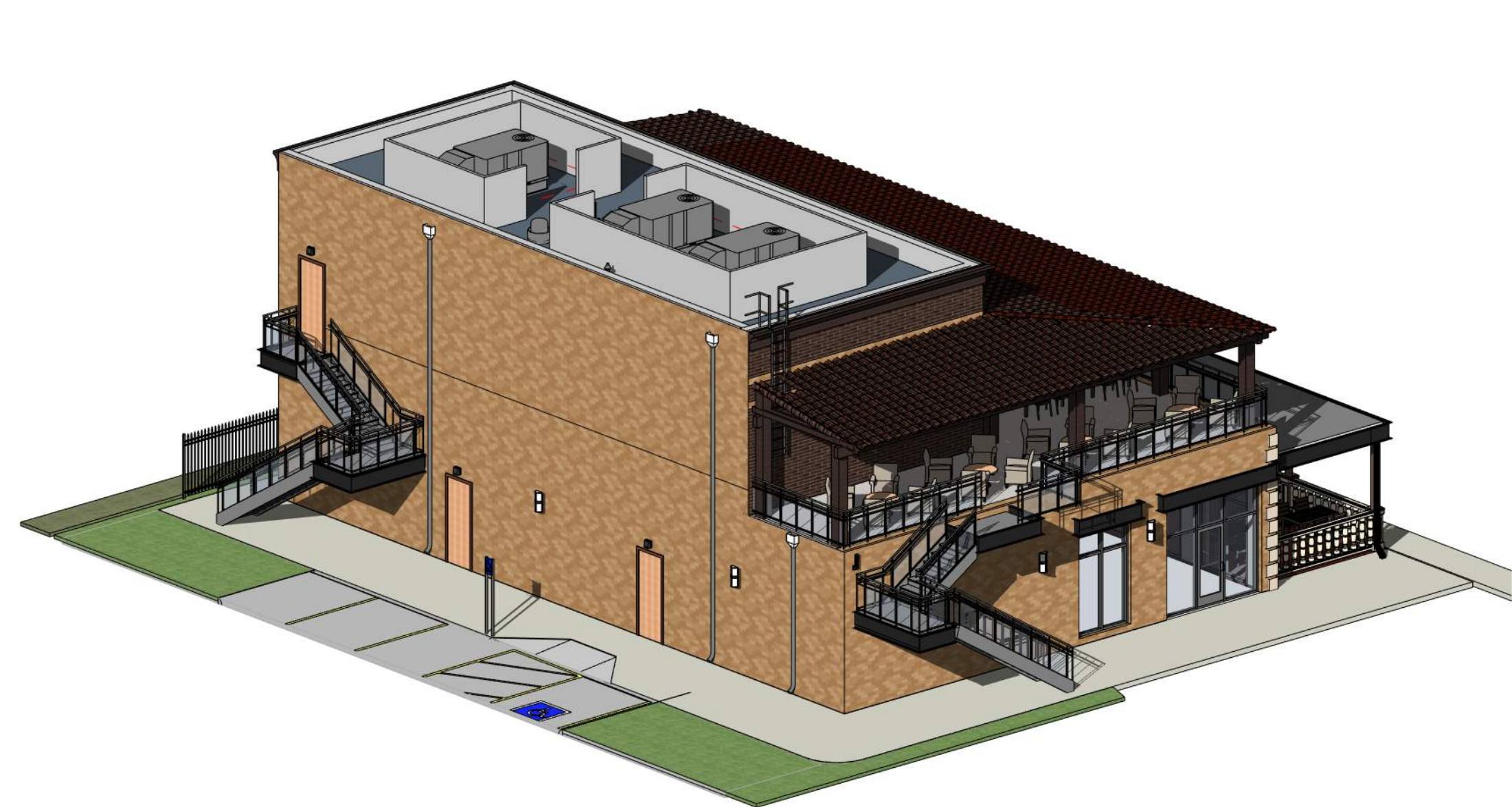
3D VIEWS BUILDING '1'

Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

A105

Scale

EXTERIOR ELEVATIONS/FACADE MATERIALS KEY

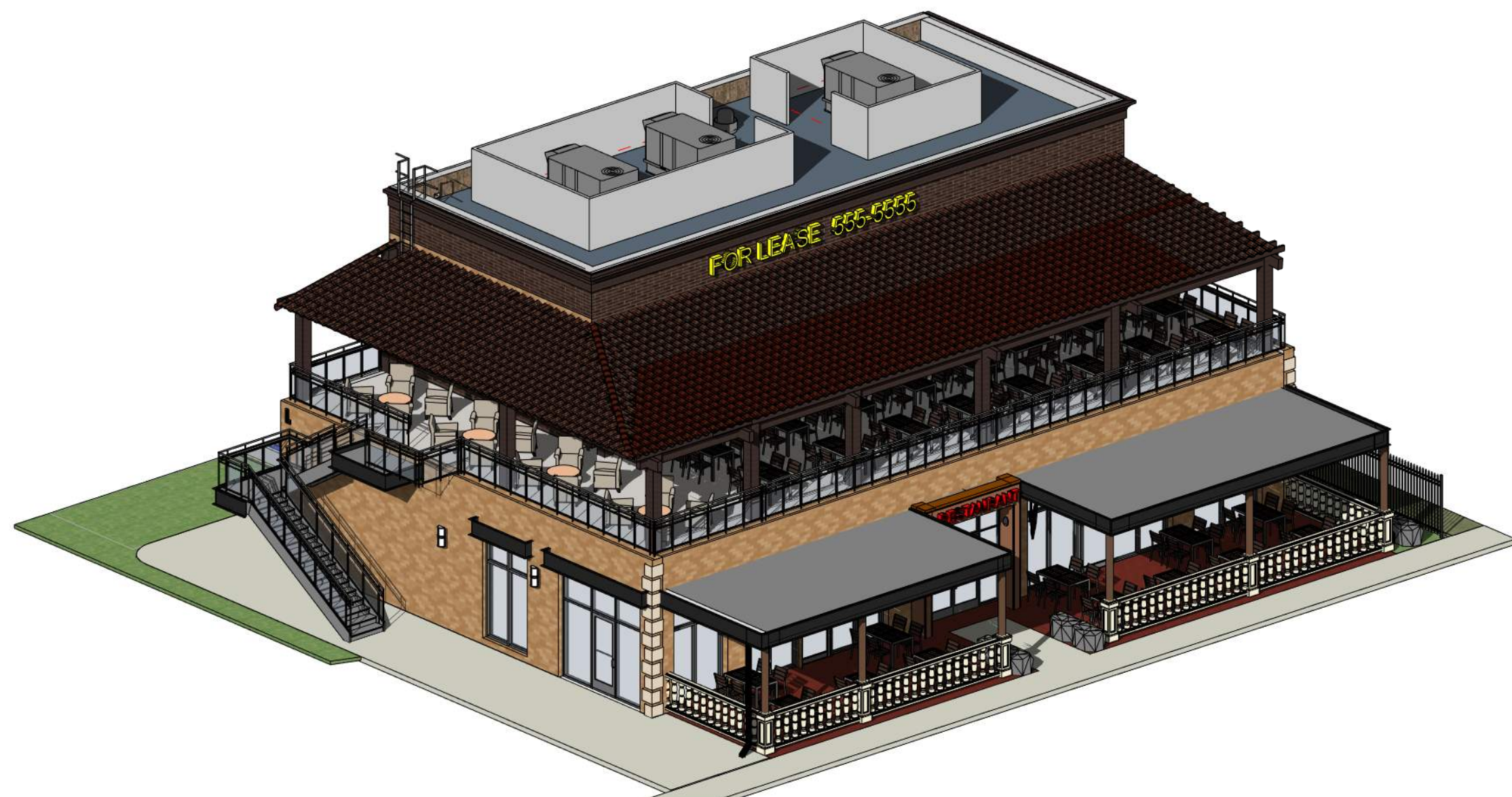


1 ISOMETRIC VIEW BUILDING 2

SCALE:

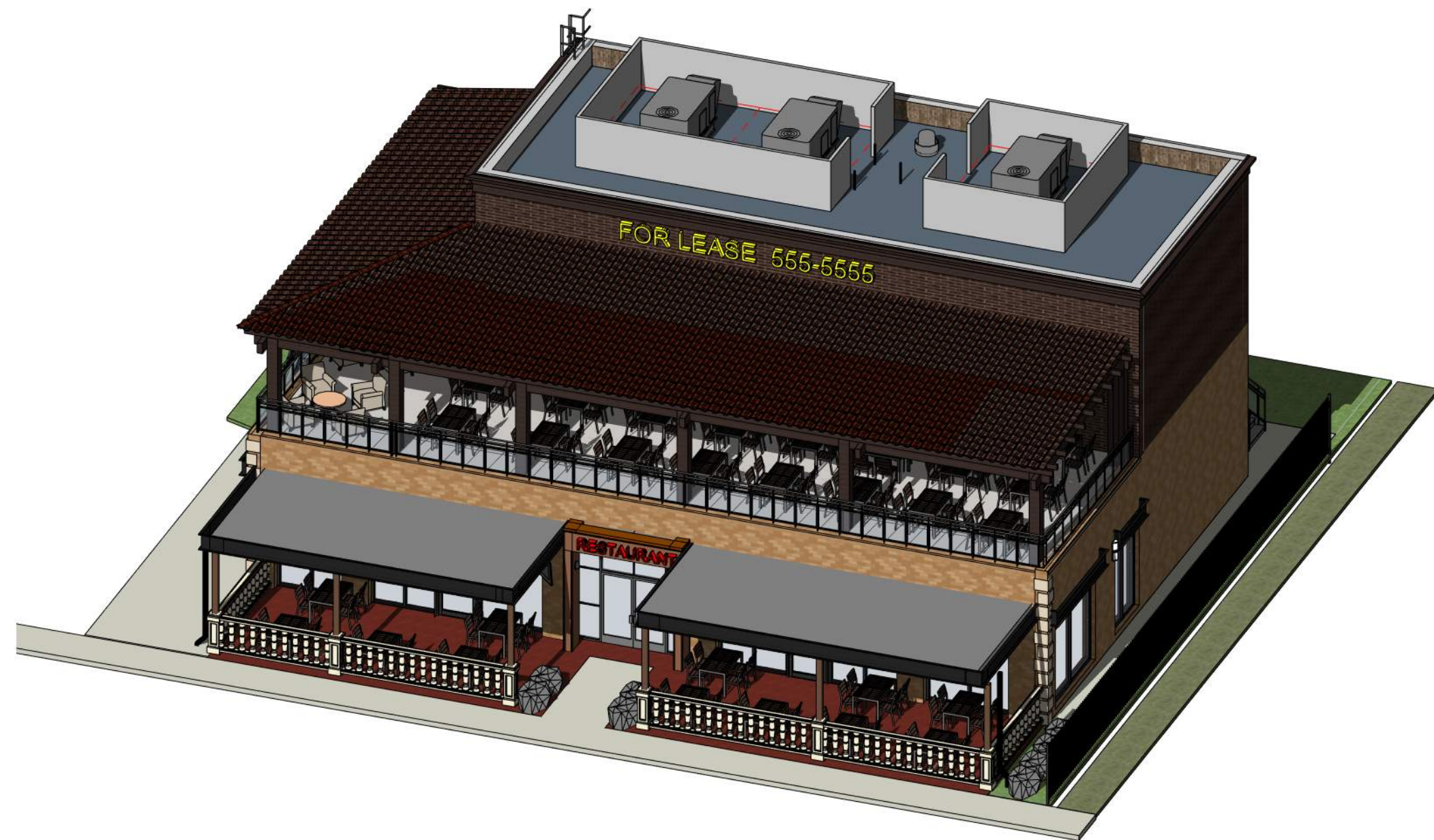
2 ISOMETRIC VIEW BUILDING 2

SCALE:



3 ISOMETRIC VIEW BUILDING 2

SCALE:



4 ISOMETRIC VIEW BUILDING 2

SCALE:



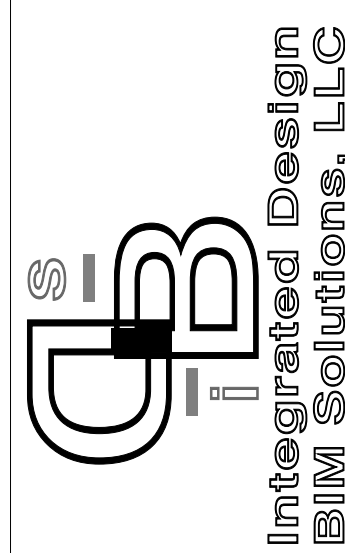
Liquor King



2CMDC

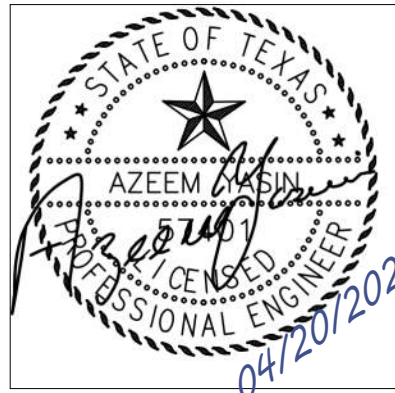
#F-007510

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AZEEM@2CMDINC.COM



Integrated Design
BIM Solutions, LLC

5000 Cedar Elm Dr., McKinney, TX 75070



STATE OF TEXAS
AZEEZ AKIN
Professional Engineer
04/20/2025

NEW LIQUOR KING - ROANOKE

304 S Hwy 377
ROANOKE TX 76262

RELEASE:

No.	Description	Date
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3D VIEWS BUILDING '2'

Project number	2024-064
Date	03.30.2025
Drawn by	AA
Checked by	AA

A106

Scale