

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald Glacy, Commissioner



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

**ROANOKE PLANNING AND ZONING AGENDA
AUGUST 4, 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 June 16, 2025.

D. OLD BUSINESS

1. 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.

E. NEW BUSINESS

1. Consideration and action on Preliminary Plat (PP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey,



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**August 4, 2025
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abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

2. Consideration and recommendation on Final Plat (FP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.
3. Consideration and recommendation on a Site Plan (SP-2025-03) request from Integrated Roanoke North, LP for a senior living and single family development to be located on an approximate 18.507 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.
4. Consideration and recommendation on a Site Plan (SP-2025-04) request from Triangle Engineering LLC for a commercial building with a restaurant on the first floor and offices above to be located on an approximate 0.4280 acres of land, being a part of the Original Town of Roanoke, Block 1 Lot 2, City of Roanoke Texas, Denton County Texas. The property is generally located at 307 S Oak Street.
5. Consideration and action on Preliminary Plat (PP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.
6. Consideration and recommendation on Final Plat (FP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.

F. ADJOURNMENT

CERTIFICATION



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**August 4, 2025
Page 3 of 3**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, July 31, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 06/16/2025 - P&Z Minutes

MEETING DATE: August 4, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on June 16, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 06-16-2025

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
JUNE 16, 2025**

**7:00 P.M.
ROANOKE CITY HALL
COMMUNITY ROOM #132 – 1ST FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Jason Kasal; Commissioners: Mark McCullough, Donald Glacy, Ernie Adams, and Diana Smith. Development Services Manager J.R. Hames, City Planner Matthew Ellis, and Executive Assistant Babette Welch.

Absent: Vice Chairman Victor Molaschi; Commissioner Jeannie De Fazio.

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 May 19, 2025. Motion carried unanimously.

D. OLD BUSINESS

1. Consideration and recommendation on approval of 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.

Motion made by Donald Glacy second by Mark McCullough to deny Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to



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

**June 16, 2025
Page 2 of 2**

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

Motion failed 2-2-1. Chairman Jason Kasal and Commissioner Diana Smith were opposed to the denial. Commissioner Ernie Adams abstained due to a conflict of interest.

Motion made by Diana Smith to approve this item as presented subject to satisfactory resolution of Howe Road and Marshall Creek Road improvements, updated with 154 unit, and rear entry garages.

Motion failed due to a lack of a second.

Motion made by Donald Glacy second by Diana Smith to move this item to the August 4, 2025 Planning and Zoning Commission meeting.

Motion carried unanimously.

E. NEW BUSINESS

1. Motion made by Ernie Adams second by Mark McCullough to approve 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 approximate 1.041 acre parcel, being a part of the Reno Red Addition, Block A, Lot 1, City of Roanoke, Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

Motion carried 5-1-0. Commissioner Diana Smith was opposed.

F. ADJOURNMENT

Motion made by Ernie Adams second by Donald Glacy to adjourn the meeting at 8:13 p.m.

Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Ordinance 2025-106

MEETING DATE: August 4, 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.

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
6. CFA Support Letter



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

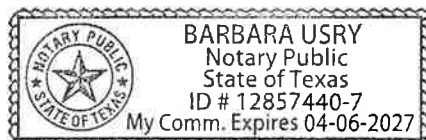
3.17.25
Date

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

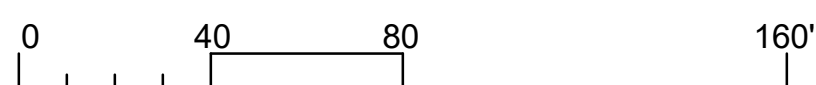
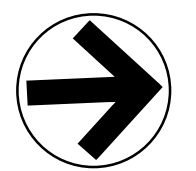
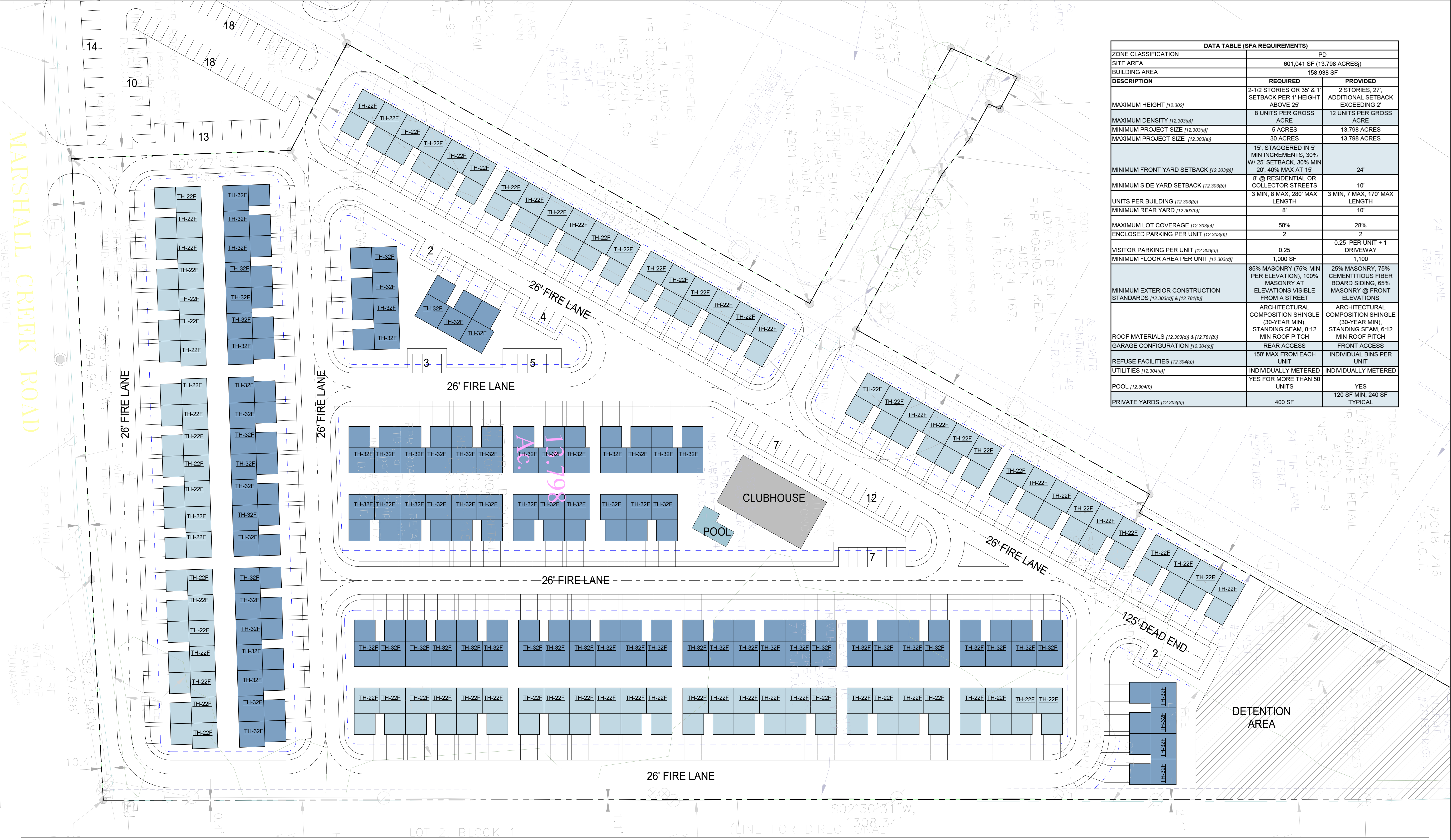
Exhibit A

[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

VICINITY MAP

N US HWY 377

TX HWY 114

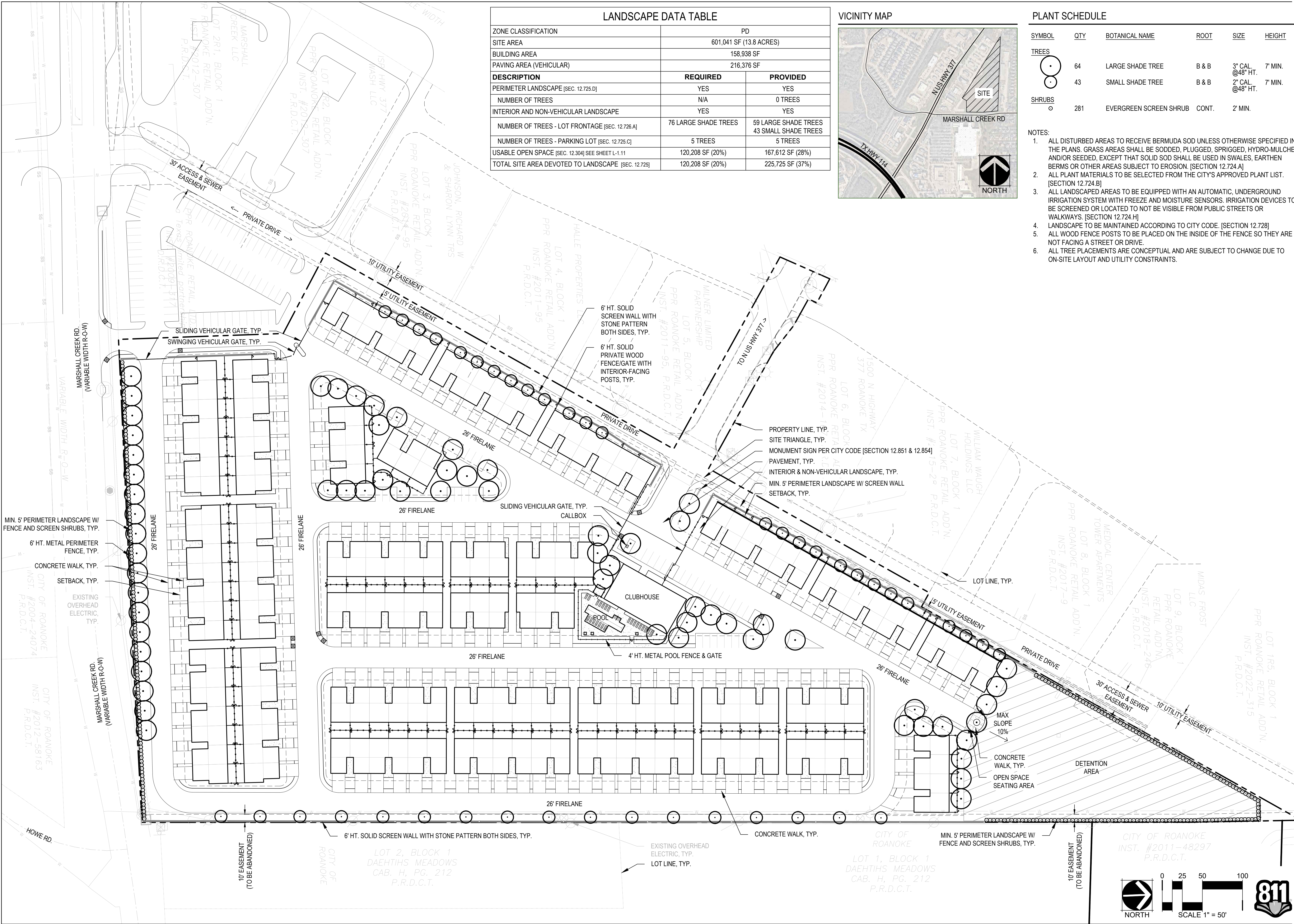
MARSHALL CREEK RD

SITE

NORTH

PLANT SCHEDULE					
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>HEIGHT</u>
<u>TREES</u>					
	64	LARGE SHADE TREE	B & B	3" CAL. @48" HT.	7' MIN.
	43	SMALL SHADE TREE	B & B	2" CAL. @48" HT.	7' MIN.
<u>SHRUBS</u>					
	281	EVERGREEN SCREEN SHRUB	CONT.	2' MIN.	

1. ALL DISTURBED AREAS TO RECEIVE BERMUDA SOD UNLESS OTHERWISE SPECIFIED IN THE PLANS. GRASS AREAS SHALL BE SODDED, PLUGGED, SPRIGGED, HYDRO-MULCHED AND/OR SEEDDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES, EARTHEN BERMS OR OTHER AREAS SUBJECT TO EROSION. [SECTION 12.724.A]
2. ALL PLANT MATERIALS TO BE SELECTED FROM THE CITY'S APPROVED PLANT LIST. [SECTION 12.724.B]
3. ALL LANDSCAPED AREAS TO BE EQUIPPED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH FREEZE AND MOISTURE SENSORS. IRRIGATION DEVICES TO BE SCREENED OR LOCATED TO NOT BE VISIBLE FROM PUBLIC STREETS OR WALKWAYS. [SECTION 12.724.H]
4. LANDSCAPE TO BE MAINTAINED ACCORDING TO CITY CODE. [SECTION 12.728]
5. ALL WOOD FENCE POSTS TO BE PLACED ON THE INSIDE OF THE FENCE SO THEY ARE NOT FACING A STREET OR DRIVE.
6. ALL TREE PLACEMENTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO ON-SITE LAYOUT AND UTILITY CONSTRAINTS.



CHECKED BY: RL, JW
DRAWN BY: EH

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

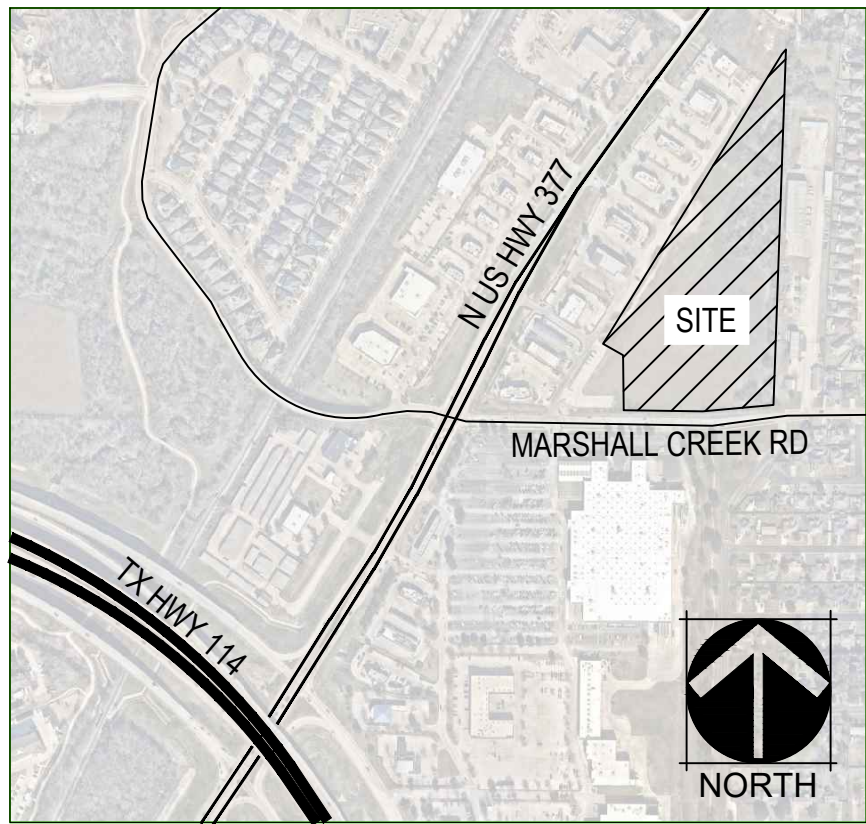
NOT FOR
CONSTRUCTION

DATE:
04/07/2025 SITE PLAN

SHEET TITLE:
OPEN SPACE
PLAN

L 1.11

VICINITY MAP



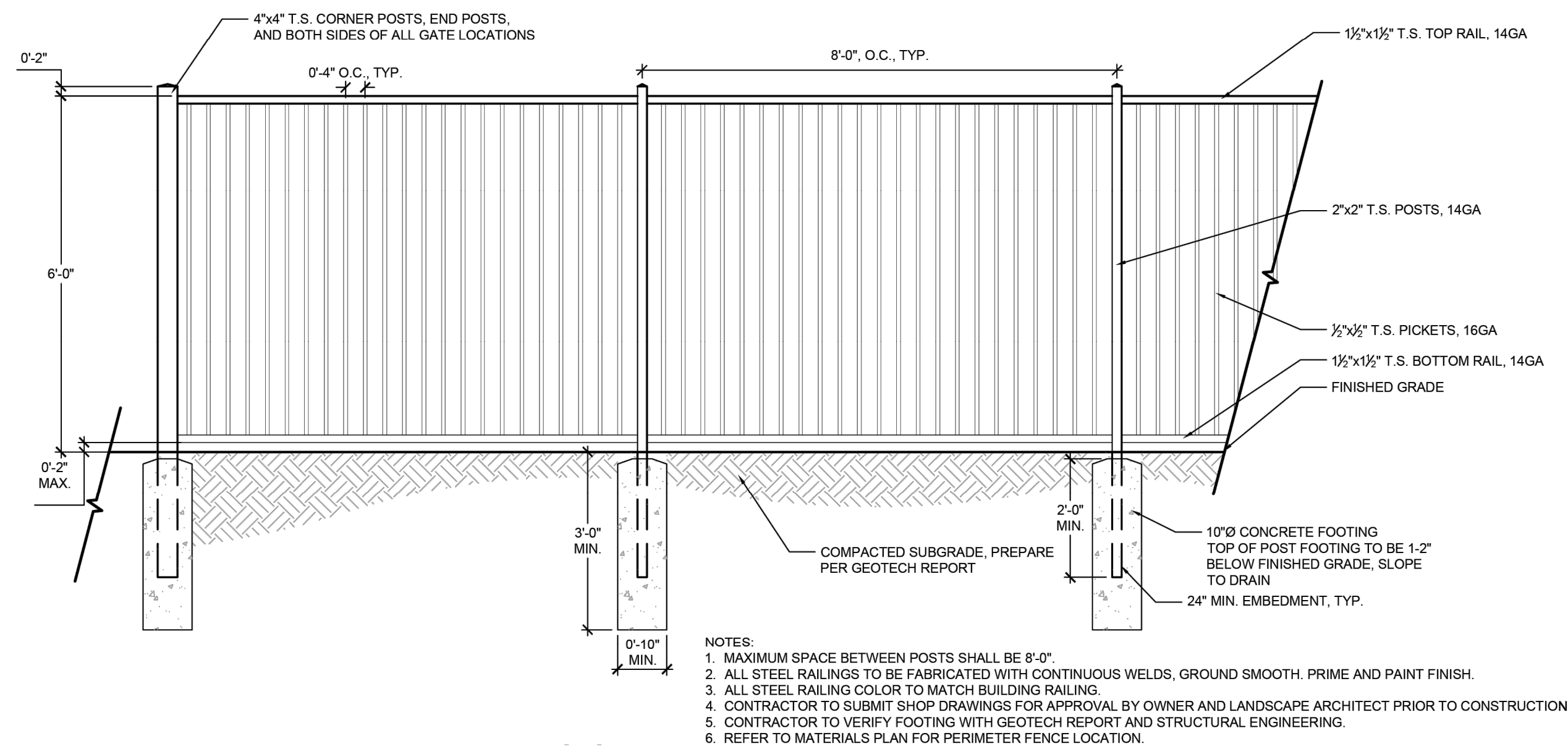
GENERAL LEGEND

USABLE OPEN SPACE

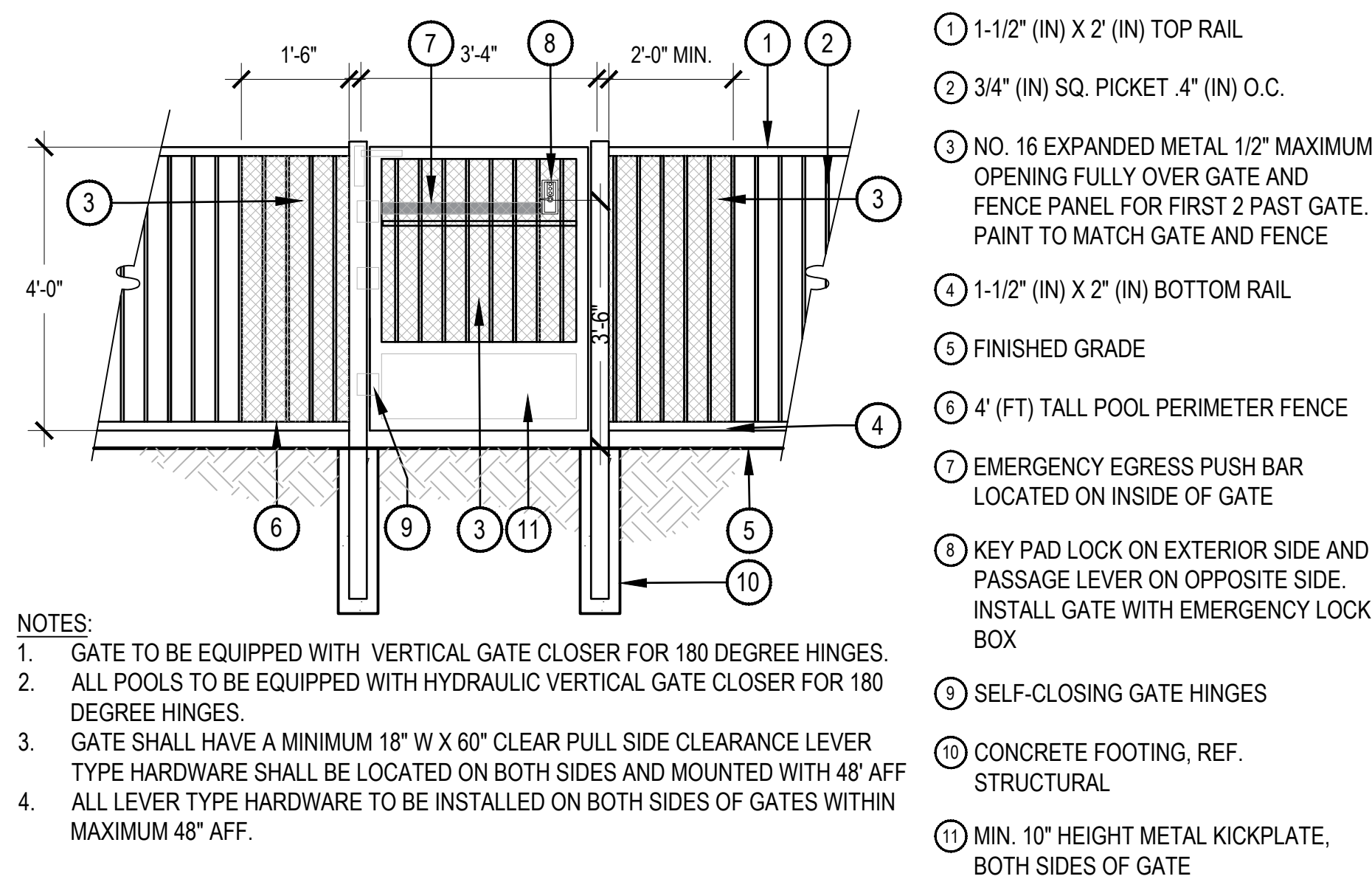
NOTES:
1. SEE CHART ON SHEET L-1.10 FOR QUANTITIES.

CHECKED BY: RL, JW
DRAWN BY: EH





1 PERIMETER FENCE

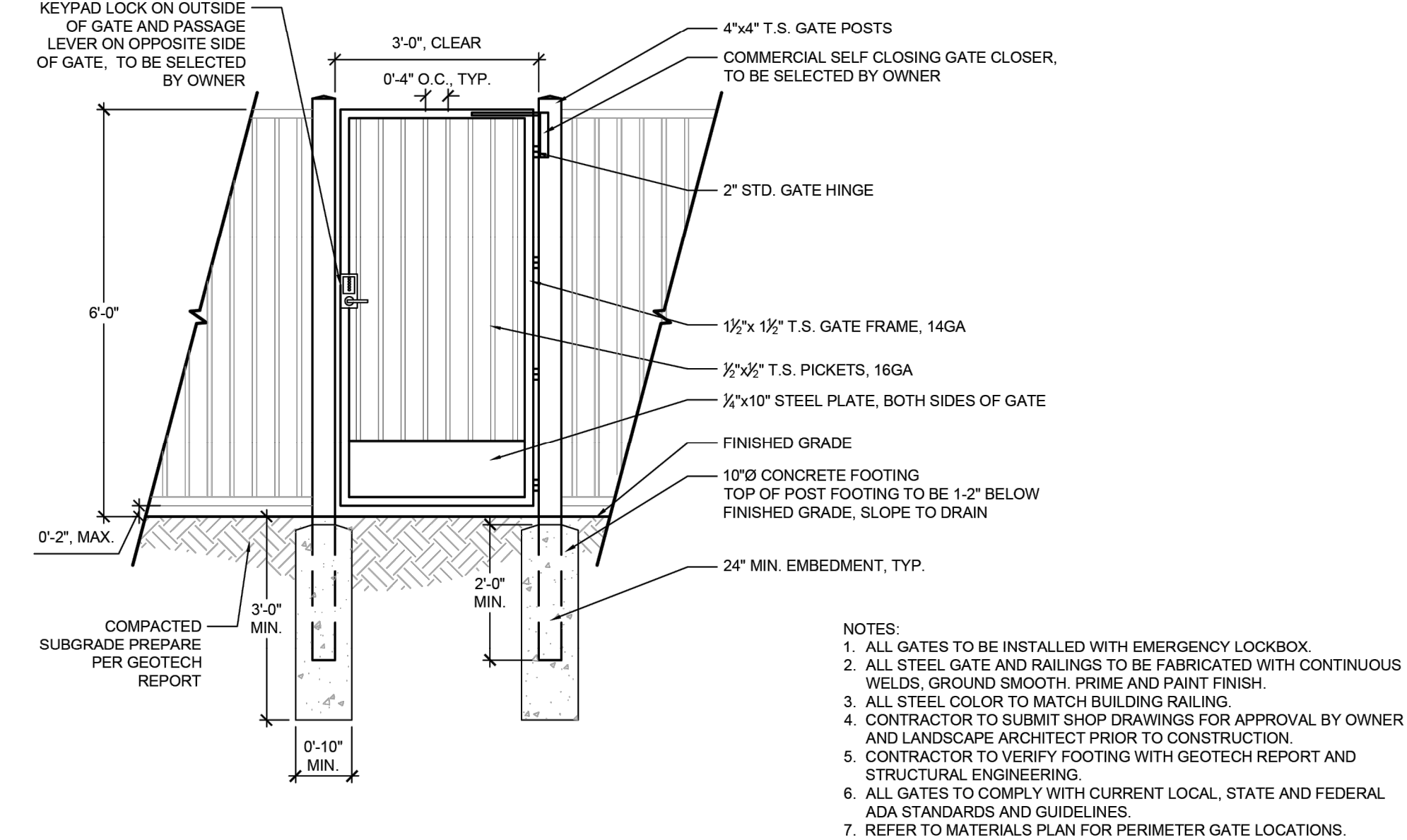


NOTES:

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 STRINGERS TO BE MOUNTED TO THE INSIDE OF THE LOT TO NOT BE SEEN FROM A STREET OR DRIVE.

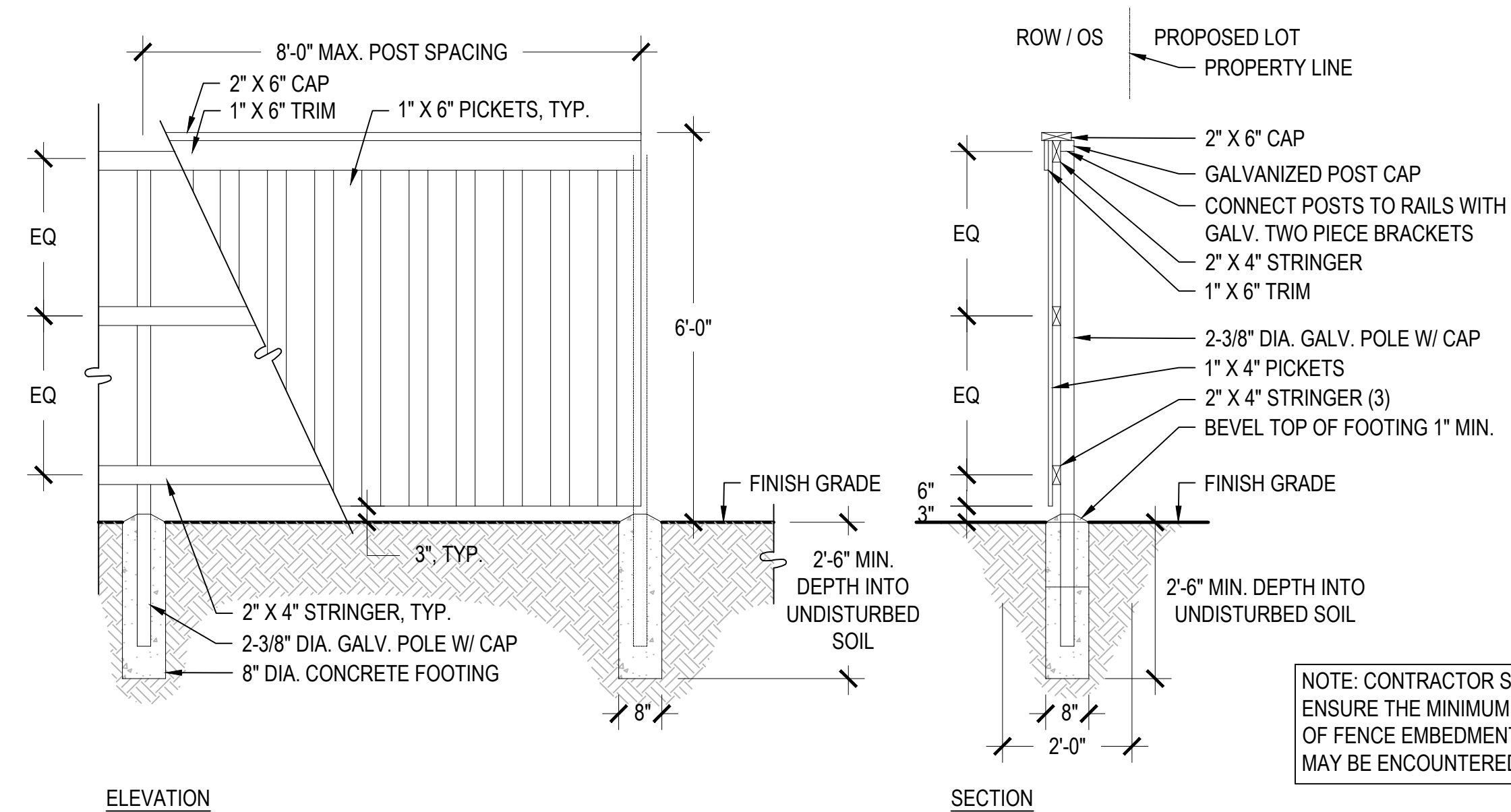
③ POOL FENCE & GATE

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



② PERIMETER GATE

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



④ 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



May 19, 2025

Hello Members of the Planning & Zoning Commission for Roanoke, Texas!

My name is James Spitzer and I've had the pleasure of meeting recently with both Roanoke's City Manager, Cody Petree, and J.R. Hames, Development Services Manager, to review and discuss Chick-fil-A's reinvestment plans to purchase just over one-acre of adjoining property owned by an entity managed by Darrell Lake. Our existing CFA restaurant in Roanoke at 1300 N. Hwy 377 has consistently been a strong performing restaurant thanks to both the strong residential and business growth within the Roanoke community and surrounding trade area, and the excellent leadership and exceptional service from our Roanoke Operator Sandy Lamb and her team!

The primary purpose for my letter this evening to each of you Commissioners and Roanoke's Leadership is to express Chick-fil-A's strong support for Amending the existing Planned Development District Ordinance No. 2000-124 from Commercial Retail Zoning to allow for JPI's proposed \$80M quality development of 164 Residential attached Single-Family Townhomes and related Amenity Center/Clubhouse.

My first and foremost reason for Chick-fil-A's complete support for approving the Townhome development is JPI's significant financial commitment with a long-standing reputation as first-class Developer's to help the City of Roanoke, CFA and Roanoke residents solve the long-standing daily traffic congestion at the Hwy 377 & Marshall Creek intersection adjacent to our restaurant! We are excited and 100% onboard with JPI's plan to widen Marshall Creek east of Hwy 377 to install 2 left-turn lanes going southbound on Hwy 377 to help morning traffic flow, 1 thru lane for access to Briarwyck & Roanoke Elementary, and 1 right-turn lane for northbound traffic on Hwy 377. The Marshall Creek widening completion alone will be a tremendous benefit to Chick-fil-A, WalMart, and all the other retail/restaurant tenants near this intersection, as well as the residents of Roanoke!

Secondly, after reviewing the JPI Traffic Impact Analysis, the proposed 164 Townhomes to be developed on under 14-acres will generate significantly less additional traffic flow and daily trips at this already busy intersection than a traditional retail shopping center or potential Grocery tenant. A first-class, well-maintained Townhome development by JPI with only 164 units will be a more complimentary use for the existing Roanoke retail & restaurant tenants, without compounding the daily traffic congestion.

Lastly, JPI has a long-standing reputation as one of the premier Developer's in the country, and these Townhome Units should be excellent housing options for a diverse range of residential prospects looking to live in Roanoke from young couples with or without children. Also, these attractive Townhomes will be appealing to empty-nester residents of Roanoke ready to downsize and forego the burden of ongoing home maintenance! Either way, in my opinion the JPI Townhome development will be

a positive addition to the City of Roanoke, and Chick-fil-A welcomes their new residents as our future neighbors!!

Sincerely,

A handwritten signature in black ink, appearing to read "James Spitzer".

James Spitzer
Director, Real Estate
Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP-2025-02) Watermere Oak Addition

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Preliminary Plat (PP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

INFORMATION:

The Planning and Zoning Commission previously heard a substantially similar application on April 7, 2025, and unanimously voted to recommend approval. The application is being presented a second time because the development is adding eight (8) more single-family lots on the Billy Ray Bowne tract to the north of the existing approved lots.

- Zoning: Planned Development
- Drainage: A drainage plan will be accepted by the engineering consultant prior to construction.
- Utilities: A utility plan will be accepted by the engineering consultant prior to construction.
- Proposed Uses: Seniors-only apartments and single-family detached

STAFF RECOMMENDATION:

As was the case previously, staff recommends approval of this request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. Watermere on Oak - Second Submittal Preliminary Plat Application
2. Watermere on Oak - Second Submittal Preliminary Plat



Plat Checklist

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

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

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

SUBMITTAL INFORMATION

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

Review Requirements:

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

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

Preliminary Plats:

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

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

Final Plats:

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

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

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

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

Re-Plats:

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

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

30-DAY WAIVER:

I, Douglas Cooper

PRINT NAME

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



Applicant Signature

NOTE:

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

MINOR PLATS**Review Requirements:**

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

Minor Plats:

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

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

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

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

Submission Requirements

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

Staff Review

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

Planning & Zoning Commission

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

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

City Council

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

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

Plats

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

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

Plat Continued

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



Plat Application

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

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

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

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

☐ Yes ☒ No

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

☐ Yes ☐ No

Type of Subdivision

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

Proposed Use

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

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

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- ☒ City of Roanoke Standards
☐ Existing paved street
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Type of Storm Drainage

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

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


Applicants Signature

3.22.25
Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee	Final Plat Filing Fee	P&Z Meeting	CC Meeting	File for Record
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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Final Plat (FP-2025-02) Watermere Oak Addition

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Final Plat (FP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

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STAFF RECOMMENDATION:

As was the case previously, staff recommends approval of this request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

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Plat Application

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Planning Department (817) 491-2411

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

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Engineer or Land Planner mma, Inc.	Address 519 E Border Street, Arlington, TX 76010	Phone Number & E-Mail (817)469-1671 development@mmatexas.com	
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Applicants Signature

3.22.25

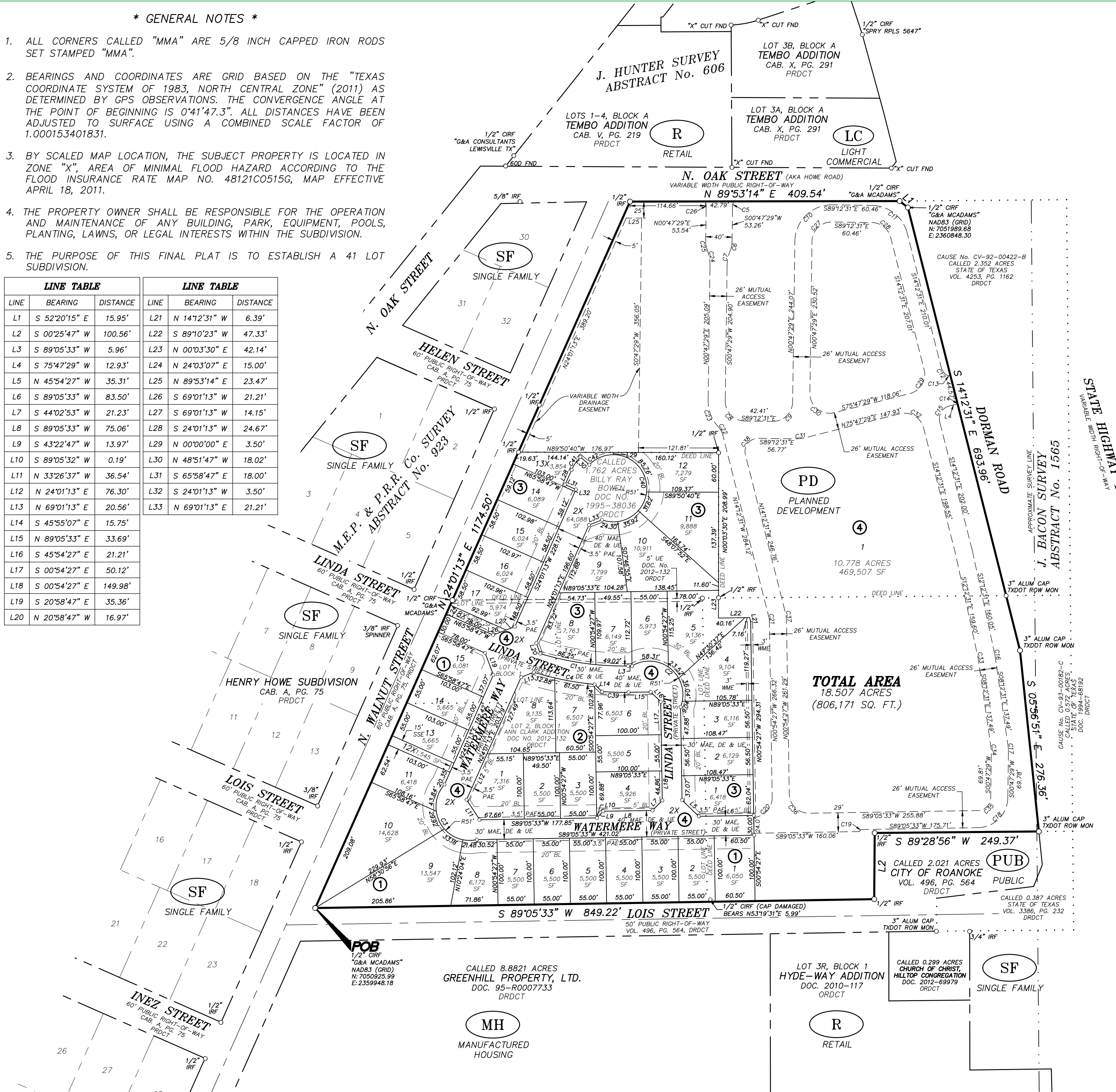
Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee	Final Plat Filing Fee	P&Z Meeting	CC Meeting	File for Record

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

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 52°20'15" E	15.95'	L21	N 14°12'31" W	6.39'
L2	S 00°25'47" W	100.56'	L22	S 89°02'31" W	47.33'
L3	S 89°05'33" W	5.96'	L23	N 00°03'30" E	42.14'
L4	S 75°24'29" W	12.93'	L24	N 24°03'07" E	15.00'
L5	N 54°54'27" E	35.31'	L25	N 89°53'14" E	23.47'
L6	S 89°05'33" W	83.50'	L26	S 69°01'13" W	21.21'
L7	S 44°02'53" W	21.23'	L27	S 69°01'13" W	14.15'
L8	S 89°05'33" W	75.06'	L28	S 24°01'13" W	24.67'
L9	S 43°22'47" W	13.97'	L29	N 00°00'00" E	3.50'
L10	S 89°05'32" W	0.19'	L30	N 48°51'47" W	18.02'
L11	N 33°26'37" W	36.54'	L31	S 65°58'47" E	18.00'
L12	N 24°01'13" E	76.30'	L32	S 24°01'13" W	3.50'
L13	N 69°01'13" E	20.56'	L33	N 69°01'13" E	21.21'
L14	S 45°55'07" E	15.75'			
L15	N 89°05'33" E	33.69'			
L16	S 45°54'27" E	21.21'			
L17	S 00°54'27" E	50.12'			
L18	S 00°54'27" E	149.98'			
L19	S 20°58'47" E	35.36'			
L20	N 20°58'47" W	16.97'			

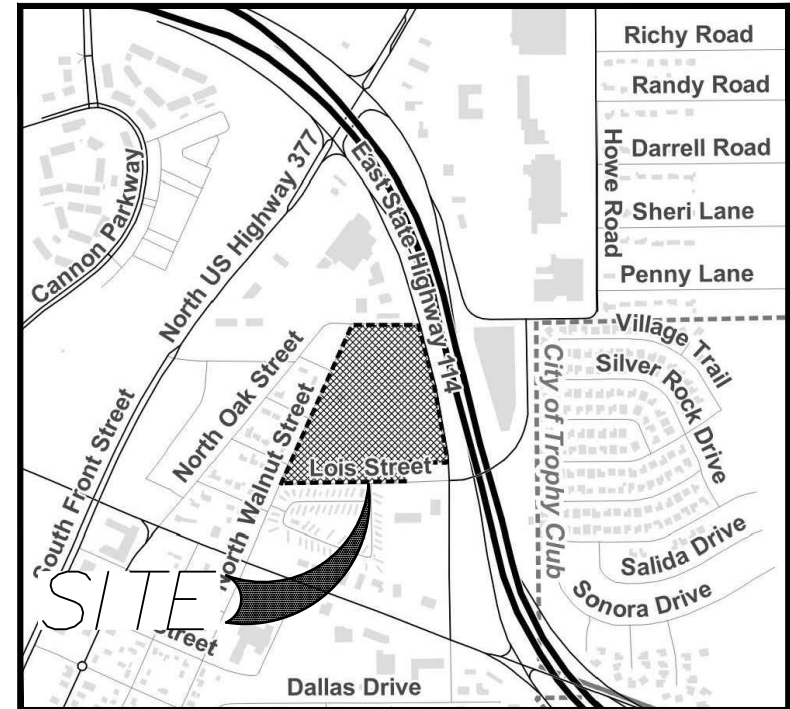


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.00'	138.28"	17° 49' 06"	S 81°59'55" E	134.73'
C2	51.00'	126.90"	142° 33' 42"	S 49°45'03" E	96.60'
C3	51.00'	128.42"	144° 16' 32"	N 30°28'01" W	97.08'
C4	465.00'	94.39"	11° 37' 50"	S 78°45'30" E	94.23'
C5	30.00'	9.66"	18° 26' 25"	S 10°00'42" W	9.61'
C6	28.00'	10.87"	22° 15' 05"	S 11°55'01" W	10.81'
C7	66.00'	25.63"	22° 15' 05"	S 11°55'01" W	25.47'
C8	30.00'	47.12"	90° 00' 00"	S 44°12'31" E	42.43'
C9	30.00'	47.12"	90° 00' 00"	N 45°47'29" E	42.43'
C10	56.00'	87.96"	90° 00' 00"	N 45°47'29" E	79.20'
C11	56.00'	73.30"	75° 00' 00"	S 51°42'31" E	68.18'
C12	20.00'	15.60"	44° 42' 03"	S 36°33'32" E	15.21'
C13	4.95'	5.14"	59° 25' 39"	S 88°03'47" E	4.91'
C14	20.00'	0.07"	0° 11' 27"	S 75°53'31" W	0.07'
C15	20.00'	31.42"	90° 00' 00"	S 40°47'29" W	28.28'
C16	56.00'	3.91"	4° 00' 00"	S 10°12'31" E	3.91'
C17	56.00'	8.80"	9° 00' 00"	S 14°36'31" E	8.79'
C18	46.00'	70.89"	88° 18' 03"	S 44°56'31" W	64.08'
C19	5.00'	5.86"	67° 11' 32"	S 55°29'46" W	5.53'
C20	30.00'	45.62"	87° 08' 02"	N 42°39'34" E	41.35'
C21	37.00'	8.59"	13° 18' 03"	N 27°32'29" W	8.57'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CORRECTION BEARING	CORRECTION LENGTH
C22	30.00'	15.11'	28° 51' 19"	N 28°38'10" W	14.95'
C23	56.00'	42.86'	43° 51' 19"	N 21°08'10" W	41.82'
C24	66.00'	25.62'	22° 14' 42"	N 10°19'52" W	25.46'
C25	28.11'	10.42'	21° 14' 52"	N 10°49'47" W	10.36'
C26	29.99'	8.93'	17° 03' 35"	N 05°73'36" W	8.90'
C27	30.00'	47.12'	90° 00' 00"	N 45°42'29" E	42.43'
C28	30.00'	39.27'	75° 00' 00"	S 51°42'31" E	36.53'
C29	30.00'	47.12'	90° 00' 00"	S 30°47'29" W	42.43'
C30	30.00'	54.98'	105° 00' 00"	N 51°42'30" W	47.60'
C31	56.00'	14.66'	15° 00' 00"	N 83°17'29" E	14.62'
C32	30.00'	47.12'	90° 00' 00"	S 59°12'31" E	42.43'
C33	30.00'	2.09'	4° 00' 00"	S 10°12'31" E	2.09'
C34	30.00'	4.71'	9° 00' 00"	S 03°42'31" E	4.71'
C35	20.00'	30.82'	88° 18' 03"	S 44°56'31" W	27.86'
C36	30.00'	47.12'	90° 00' 00"	N 45°54'27" W	42.43'
C37	63.00'	14.63'	13° 18' 03"	N 07°33'29" W	14.59'
C38	20.00'	36.65'	105° 00' 00"	N 38°17'29" E	31.73'
C39	475.00'	40.21'	4° 51' 02"	S 88°28'57" E	40.20'
C40	51.00'	218.09'	245° 00' 45"	N 12°59'04" W	86.02'
C41	69.00'	23.61'	19° 36' 31"	S 33°49'28" W	23.50'
C42	51.00'	40.49'	45° 29' 27"	S 67°51'17" W	39.44'

COMMISSION EXPIRES:

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



NOT REQUIRED

Doc. No. COUNTY CLERK'S DOCUMENT NUMBER

WME WALL MAINTENANCE EASEMENT

ZONING

SF

CLASSIFICATION

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
SINGLE FAMILY	38	6.104	265,895
MULTI-FAMILY	1	10.778	469,507
OPEN SPACE	4	1.625	70,769
TOTAL	41	18.507	806,171

LOTS 1-11, LOT 12X & LOTS 13-15, BLOCK 1,
LOTS 1-8, BLOCK 2,
LOTS 1-12, LOT 13X, LOTS 14-17
& LOT 18X, BLOCK 3,
LOT 1 & LOT 2X, BLOCK 4

BEING 18.507 ACRES OF LAND SITUATED
IN THE M.E.P. & P.R.R. Co. SURVEY,
ABSTRACT NO. 923 AND THE
JOHN BACON SURVEY, ABSTRACT NO. 1565
CITY OF ROANOKE, DENTON COUNTY, TEXAS

SURVEYOR/ENGINEER:



tlpels registration number: f - 2759
 tlpels registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671

fax: 817-274-8757
www.mmatexas.com

CONTACT: DOUGLAS COOPER, A
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SHEET 1 OF 1



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2025-04) Watermere on Oak

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2025-03) request from Integrated Roanoke North, LP for a senior living and single family development to be located on an approximate 18.507 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.

INFORMATION:

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

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

PLANNING ANALYSIS:

Screening: A six (6) foot masonry-like screening wall is proposed adjacent to the right-of-way and residential properties.

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

Tree Preservation: A tree preservation plan details trees to be removed and preserved
Drainage: A drainage plan will be accepted by the engineering consultant prior to construction.

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

Site Data for Senior Housing:

Land area: 10.846 acres

Proposed Use: Senior Apartments and Villas

Total No. of Units: 252

Bldg. Height: 50'6"



AGENDA ITEM

Lot Coverage: 37%
Parking: (1.3 per unit)
Spaces Required: 328
Spaces Provided: 370

Site Data for Single Family:

Land area: 7.729 acres
Proposed Use: Single Family Detached Homes
Total No. of homes: 38
Bldg. Height: 2 story / 35' max
Lot Coverage: 70%
Parking Spaces Required/Provided: 2-car garage, 2-car driveway for each home, and additional street parking

STAFF RECOMMENDATION:

As was the case previously, staff recommends approval of this request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

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



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

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

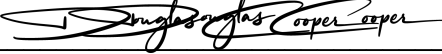
Proposed Site Plan Contains:

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

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

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

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


Applicants Signature

3.22.25

Date

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting	CC Meeting	File for Record SP- _____ - _____
---------------	-------------	------------	--------------------------------------

07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

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

Total Site Area devoted to landscape: _____ %

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

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

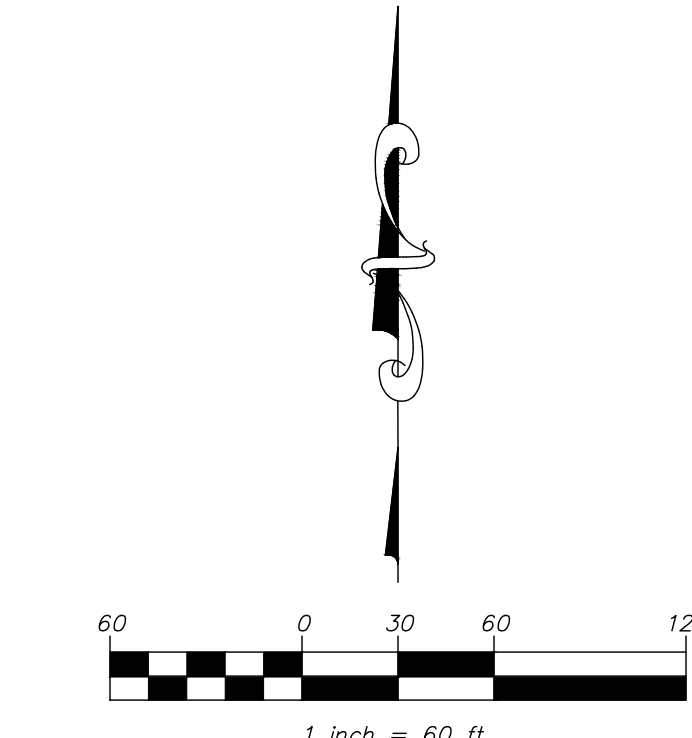
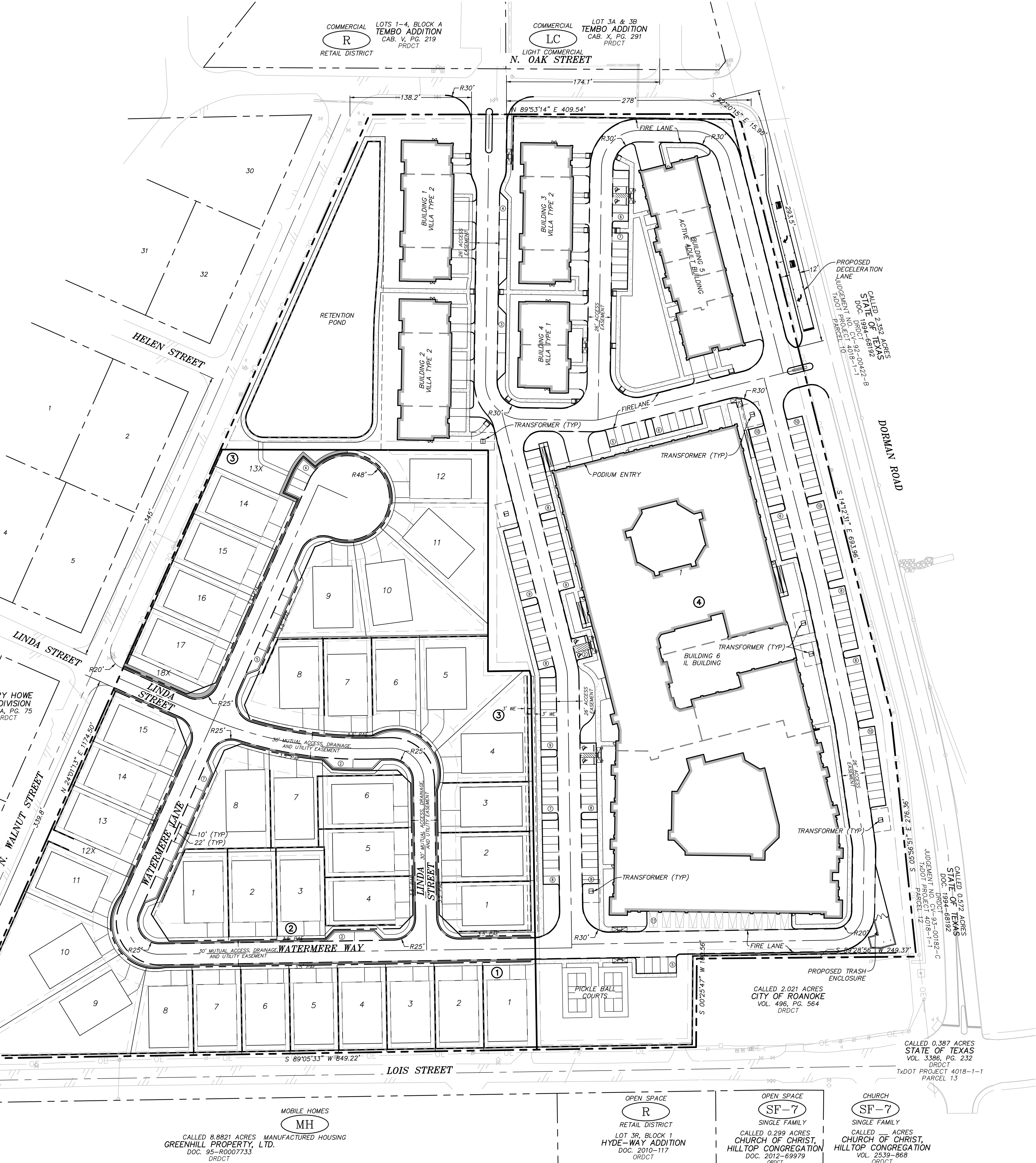
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

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

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

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

SITE DATA TABLE FOR SINGLE FAMILY	
EXISTING ZONING	PD FOR SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY HOMES
TOTAL SQUARE FOOTAGE	7.729 AC / 336,692 SF
TOTAL BUILDING AREA	3,150 SF PER LOT, 119,700 SF TOTAL
BUILDING HEIGHT	2.5 STORIES MAX OR 35' MAX
TOTAL LOT COVERAGE	70% MAX
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	5'
REQUIRED PARKING (4 SPACES/UNIT, 38 UNITS)	152
PROVIDED PARKING	SURFACE PARKING 16 GARAGE PARKING 76 FRONT DRIVE PARKING 76 TOTAL PARKING 168



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

**WATERMERE OAK
ADDITION**

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

**SCHEMATIC DESIGN
FOR**

WATERMERE OAK

ROANOKE, TEXAS

C1.0

SITE PLAN

MAY 7, 2025

DEVELOPER:

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

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tbpels registration/license number: 10088000

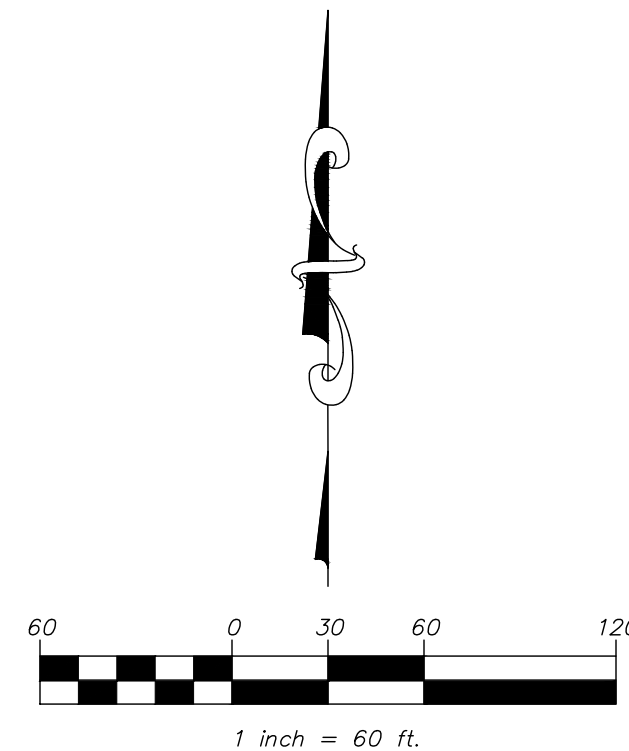
519 east border
arlington, texas 76010

817-469-1671

fax: 817-274-8757

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

PLOTTED BY: MARLENE MILBY DATE: 5/7/2025 11:41 AM PLOT: P:\3837-00-01700 Land Development\703 Construction Documents\Drawings\94d Streets\Grading\PLAN.dwg



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

WATERMERE OAK ADDITION

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

SCHEMATIC DESIGN FOR WATERMERE OAK ROANOKE, TEXAS C2.0 GRADING PLAN

MAY 7, 2025

DEVELOPER:

INTEGRATED REAL ESTATE GROUP
KENNETH FAMBRO, II
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
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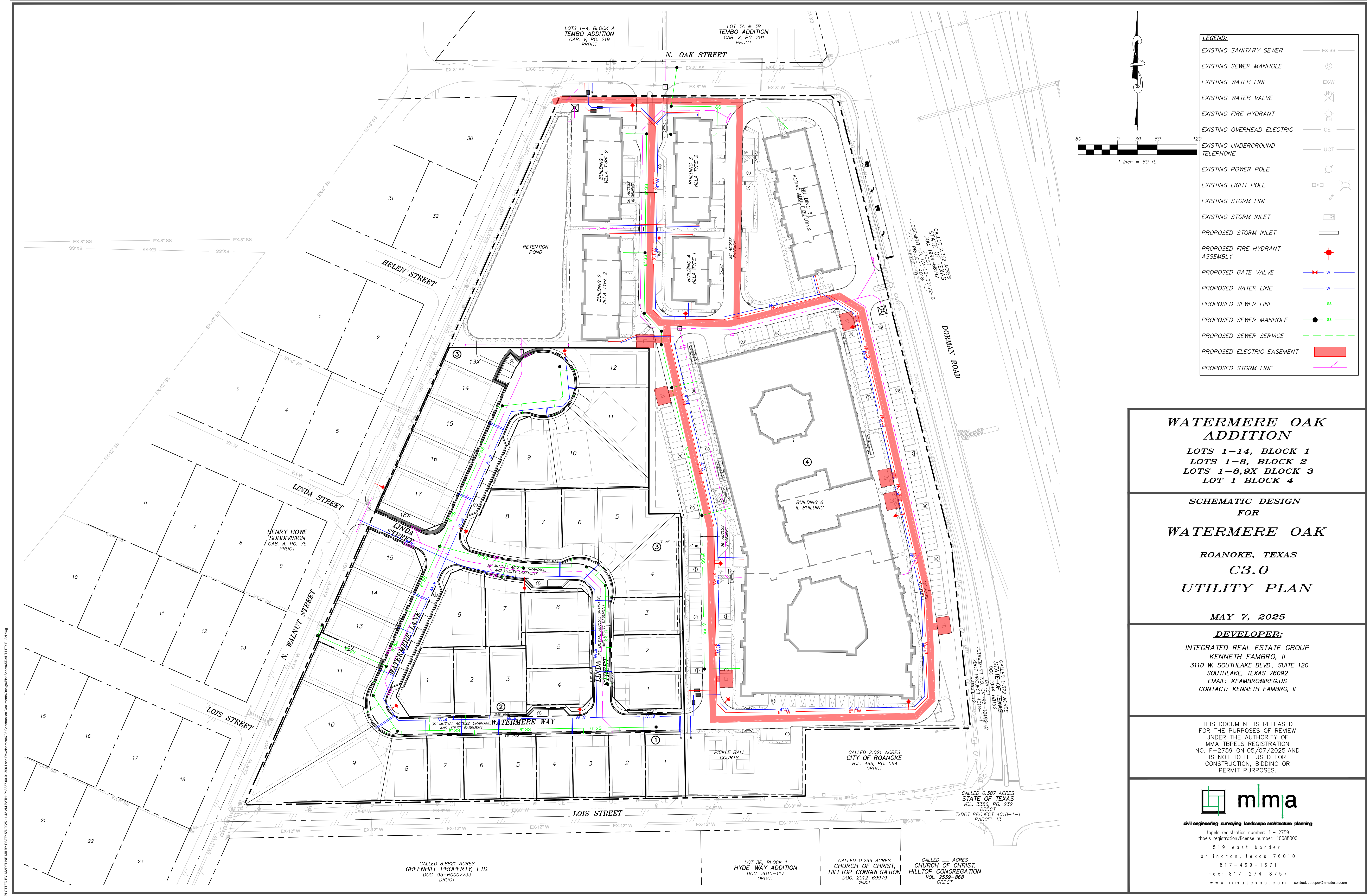
www.mmatexas.com contact: dcooper@mmatexas.com

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT FILL	1.00	1.00	818473.27 Sq. Ft.	72995.49 Cu. Yd.	50234.19 Cu. Yd.	22761.30 Cu. Yd.<Cut>
Totals			818473.27 Sq. Ft.	72995.49 Cu. Yd.	50234.19 Cu. Yd.	22761.30 Cu. Yd.<Cut>

NOTES:

- VOLUMES ARE TO FINISHED GRADE.
 - FOR THE SENIOR LIVING SITE, ASSUME 6822 CY OF 6" PAVEMENT AND 11" OF FOUNDATION.
 - FOR THE SINGLE FAMILY SITE, ASSUME 1428 CY OF 6" PAVEMENT.
- APPROXIMATELY 31012 CY OF CUT TO SUBGRADE.





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



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



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



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

ELEVATION GENERAL NOTES

- ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01.
- FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REFER TO SHEET A10.02.
- 3/8" BRICK EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER PER SHEET A10.01; AT RUNS LONGER THAN 20'-0", PROVIDE EXPANSION JOINT AT CENTER OF RUN, MAX 20'-0".
- MIN. 22GA BRICK TIES AT 16" VERTICAL & 16"-24" HORIZONTAL (PER STUD SPACING) NAILED TO STUDS REFER TO STRUCTURAL.
- STUCCO CONTROL JOINTS TO BE NO GREATER THAN 18'-0", IN EITHER DIRECTION. NO STUCCO SECTION TO EXCEED 144 SF FOR VERTICAL APPLICATION, OR 100 SF FOR HORIZONTAL, CURVED OR ANGULAR SECTION.
- STUCCO (PAINTED W/ 2 COATS ELASTO-METRIC PAINT). INSTALL PER MANUFACTURER.
- REFER TO SHEET A9.07 FOR FLASHING AND WATERPROOFING NOTES, DIMENSIONS AND DETAILS.
- ENTIRE BUILDING TO BE GUTTERED - REFER TO DETAIL 11/A4.20. DOWNSPOUTS TO BE COORDINATED WITH OTHER ELEVATION ELEMENTS IN DIRECT GUTTER PATH.
- ALL COURTYARD GUTTERS TO BE TIED UNDERGROUND REFER TO CIVIL / LANDSCAPE FOR CONNECTION TO STORM DRAINAGE SYSTEM & DETAIL.
- MIN. 24 GA METAL ROOF OVER HIGH TEMPERATURE SELF-ADHERING MATERIAL OR SYNTHETIC UNDERLAYMENT.
- HARDI-PANEL SOFFIT BOARD AT CEILING OF BALCONIES AND EXTERIOR CEILING AREAS.
- BLOCKING AND ROUGH INS FOR CANOPIES, AWNINGS, EXTERIOR SIGNAGE, BRACKETS, ETC. TO BE COORDINATED WITH SUBMITTALS.
- BOTTOM OF ALL EXTERIOR LIGHTING (EMERGENCY LIGHTING, DECORATIVE WALL SCONCES, ETC.) TO BE 80" A.F.F. COORDINATE W/ MEP. WALL PACKS HIGHER THAN 80" A.F.F.
- GUARDRAILS (METAL RAILING) SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION. RAIL SHALL ALSO BE DESIGNED TO RESIST A MOMENT OF 50 LB FT. APPLIED IN ANY DIRECTION, AND ANY ADDITIONAL CODE REQUIREMENTS. MAX OPENINGS AT GUARDRAIL CANNOT ALLOW A 4" DIAMETER SPHERE PASS THRU.
- ALL EXTERIOR VENTS TO BE COORDINATED AND EQUALLY SPACED BETWEEN EXTERIOR ELEMENTS: WINDOWS, WALLS, VENTS, GUTTERS, AND/OR CANOPIES ETC. NO VENTS TO BE PLACED ON THE FACE OF BALCONIES. REF. TO MEP FOR VENT SPECS.
- EXHAUST AND INTAKE VENTS TO BE LOCATED MIN. 36" AWAY FROM OPERABLE WINDOWS. REF. TO MEP DRAWINGS FOR ADDITIONAL VENT LOCATION REQUIREMENTS.
- ALL MATERIALS WILL BE SELECTED FROM REVIEWED SUBMITTALS. MOCK-UP WALL WILL BE REVIEWED FOR COLOR AND PRODUCT FINISH.

MATERIAL LEGEND

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



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

WATERMERE ON OAK
Roanoke, TX

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

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

REVISION

A5.11 IL BUILDING - EXTERIOR ELEVATIONS

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

12/13/2024 11:06:59 AM



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



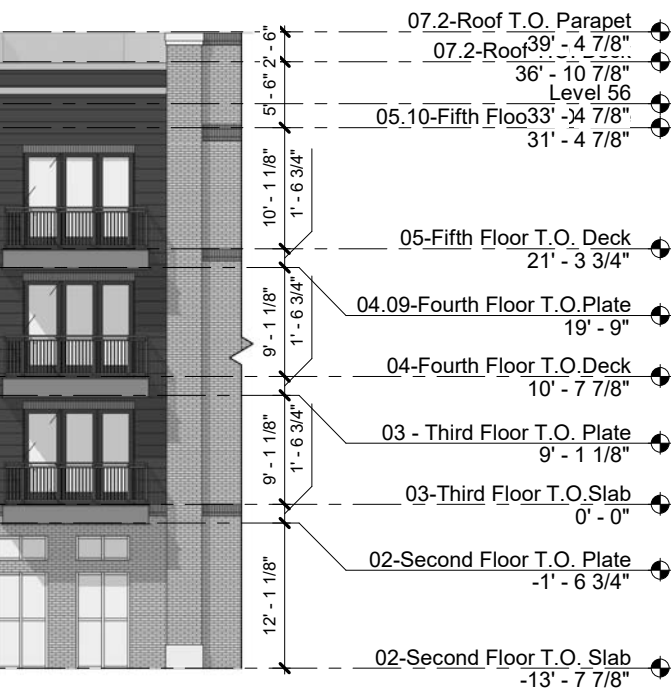
02 IL BUILDING - WEST ELEVATION CONT.
1/16" = 1'-0"



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



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



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

ELEVATION GENERAL NOTES

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MATERIAL LEGEND

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ST1: FIELD COLOR -	T1: FIELD COLOR - TBD
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COMPOSITION ROOF -	AWNING -
CR1: FIELD COLOR - TBD	A1: FIELD COLOR - TBD
METAL ROOF - BERRIDGE METAL	RAILING -
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WATERMERE ON OAK
Roanoke, TX

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AS.11c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

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

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



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



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



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



05 IL BUILDING - PODIUM COURTYARD WEST ELEVATION
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06 IL BUILDING - PODIUM COURTYARD NORTH ELEVATION
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A5.12 IL BUILDING - EXTERIOR ELEVATIONS

REVISION

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



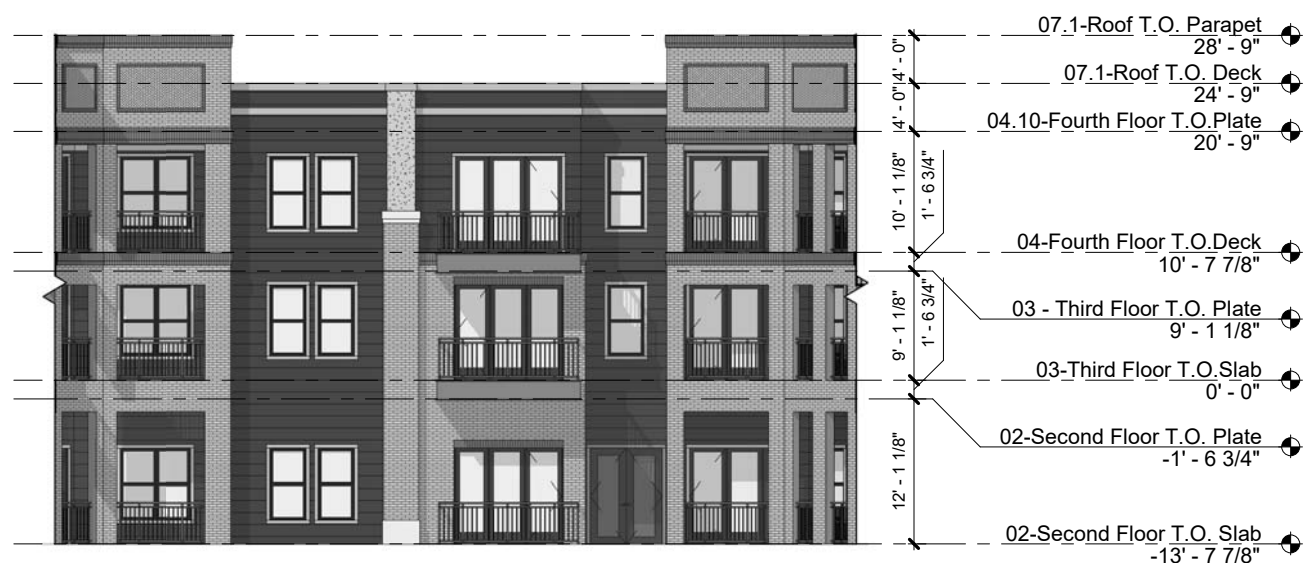
02 IL BUILDING - NORTH ELEVATION
1/16" = 1'-0"



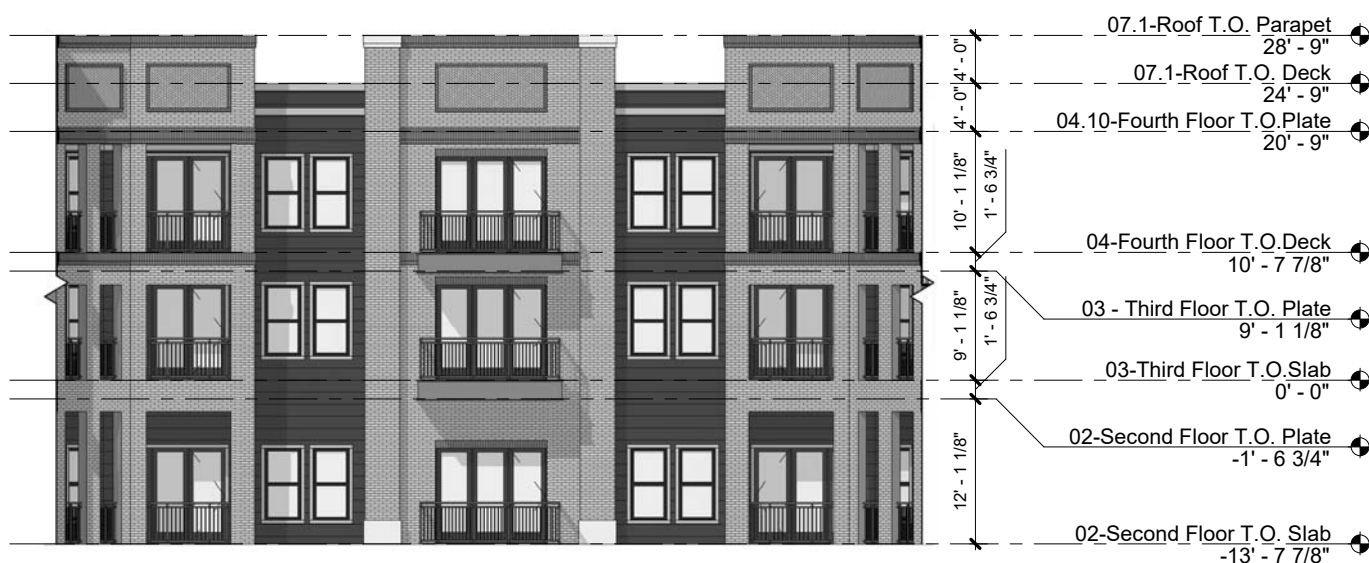
03 IL BUILDING - PODIUM COURTYARD EAST ELEVATION
1/16" = 1'-0"



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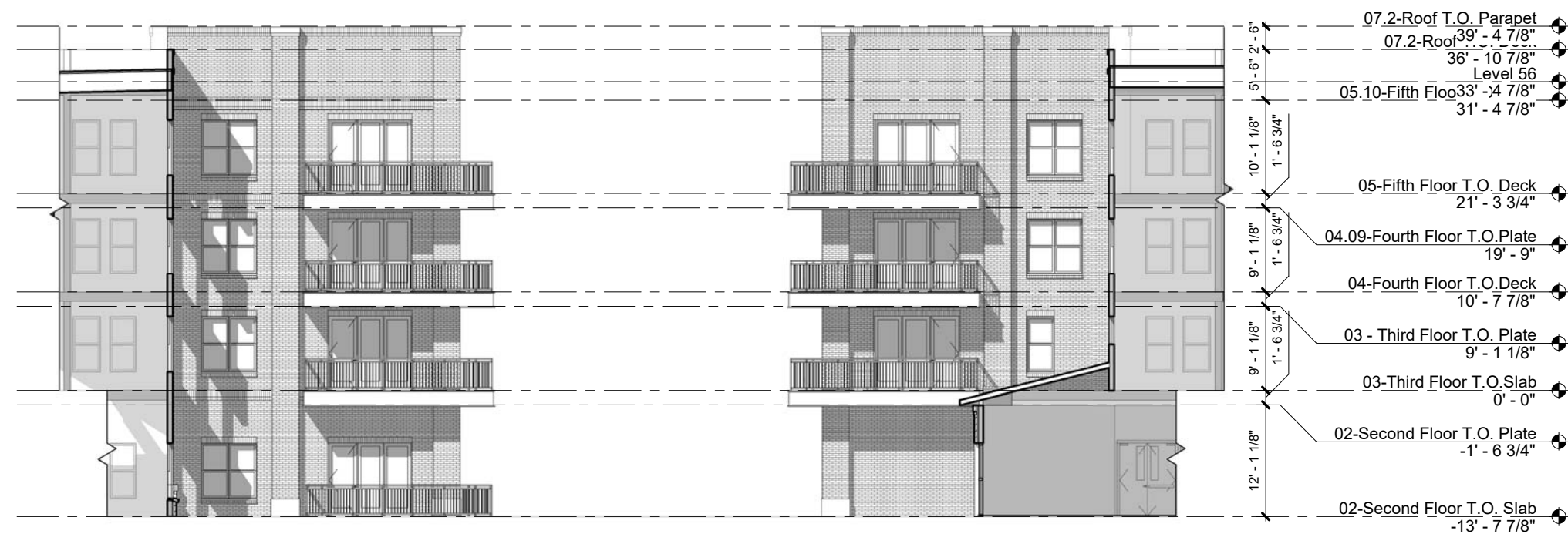
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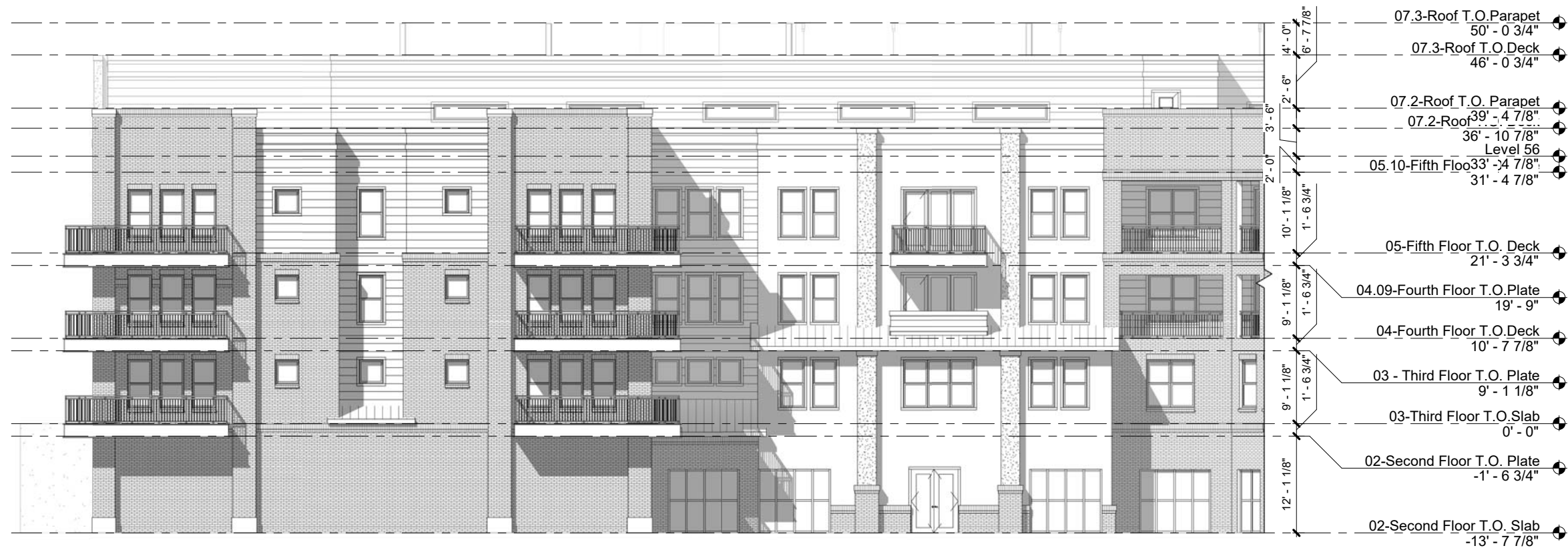
A5.12c IL BUILDING - EXTERIOR ELEVATIONS

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
ISSUED FOR: SD	
SUBMITTAL DATE: 12/15/2024	SHEET NO. A5.12c
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01 IL BUILDING - CLUBHOUSE COURTYARD EAST ELEVATION
1/16" = 1'-0"



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



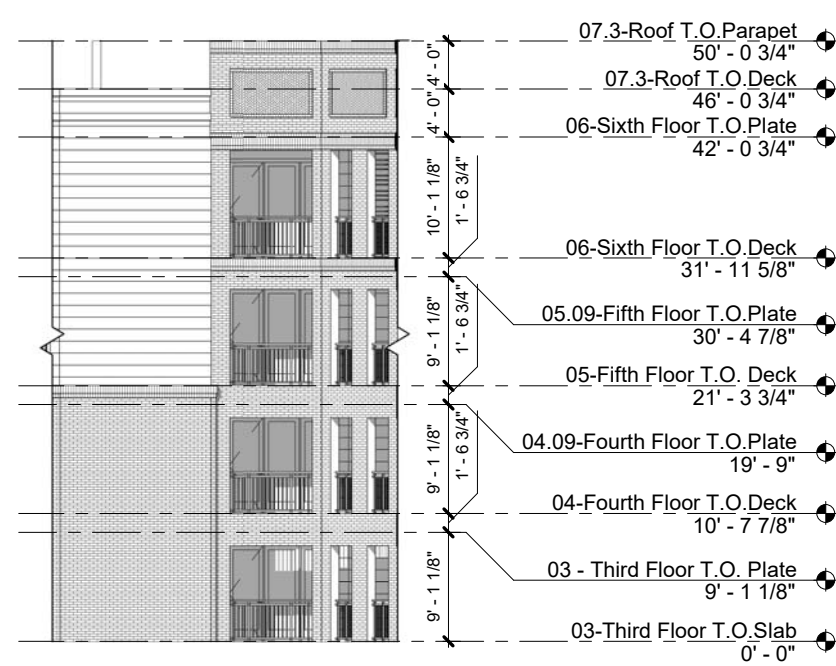
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04 IL BUILDING - CLUBHOUSE COURTYARD NORTH ELEVATION
1/16" = 1'-0"



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



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



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



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01 ACTIVE ADULT BUILDING - WEST ELEVATION
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- ALL COURTYARD GUTTERS TO BE TIED UNDERGROUND REFER TO CIVIL / LANDSCAPE FOR CONNECTION TO STORM DRAINAGE SYSTEM & DETAIL.
- MIN. 24 GA METAL ROOF OVER HIGH TEMPERATURE SELF ADHERING MATERIAL OR SYNTHETIC UNDERLAYMENT.
- HARDI-PANEL SOFFIT BOARD AT CEILING OF BALCONIES AND EXTERIOR CEILING AREAS.
- BLOCKING AND ROUGH INS FOR CANOPIES, AWNINGS, EXTERIOR SIGNAGE, BRACKETS, ETC. TO BE COORDINATED WITH SUBMITTALS.
- BOTTOM OF ALL EXTERIOR LIGHTING(EMERGENCY LIGHTING, DECORATIVE WALL SCONCES, ETC.) TO BE 80" A.F.F. COORDINATE W/ MEP. WALL PACKS HIGHER THAN 80" A.F.F.
- GUARDRAILS (METAL RAILING) SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION. RAIL SHALL ALSO BE DESIGNED TO RESIST A MOMENT OF 50 LB FT. APPLIED IN ANY DIRECTION, AND ANY ADDITIONAL CODE REQUIREMENTS. MAX OPENINGS AT GUARDRAIL CANNOT ALLOW A 4" DIAMETER SPHERE PASS THRU.
- ALL EXTERIOR VENTS TO BE COORDINATED AND EQUALLY SPACED BETWEEN EXTERIOR ELEMENTS: WINDOWS, WALLS, VENTS, GUTTERS, AND/OR CANOPIES ETC. NO VENTS TO BE PLACE ON THE FACE OF BALCONIES. REF. TO MEP FOR VENT SPEC'S.
- EXHAUST AND INTAKE VENTS TO BE LOCATED MIN. 36" AWAY FROM OPERABLE WINDOWS. REF. TO MEP DRAWINGS FOR ADDITIONAL VENT LOCATION REQUIREMENTS.
- ALL MATERIALS WILL BE SELECTED FROM REVIEWED SUBMITTALS. MOCK-UP WALL WILL BE REVIEWED FOR COLOR AND PRODUCT FINISH.

MATERIAL LEGEND

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



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



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



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



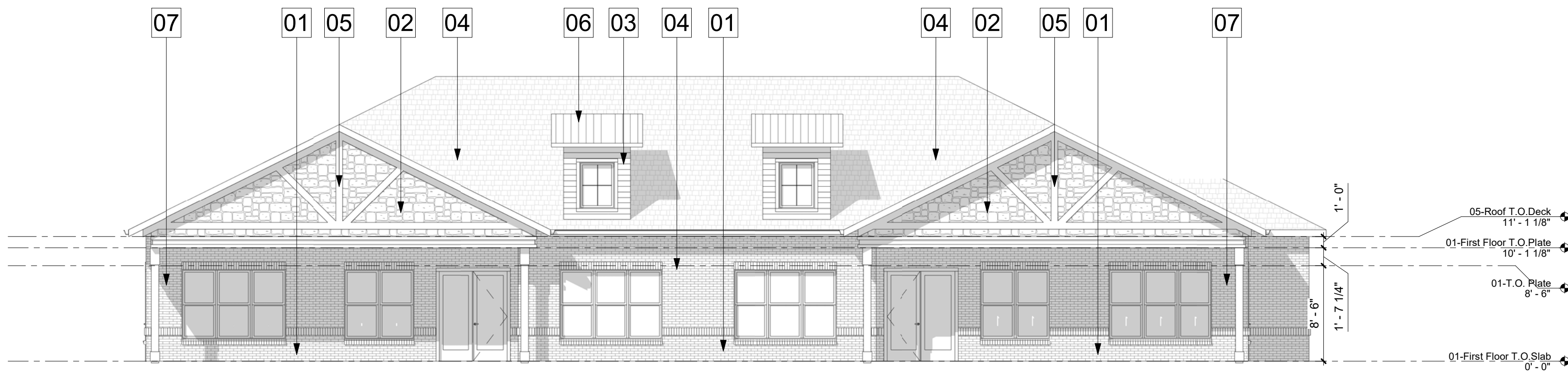
04 ACTIVE ADULT BUILDING - EAST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES

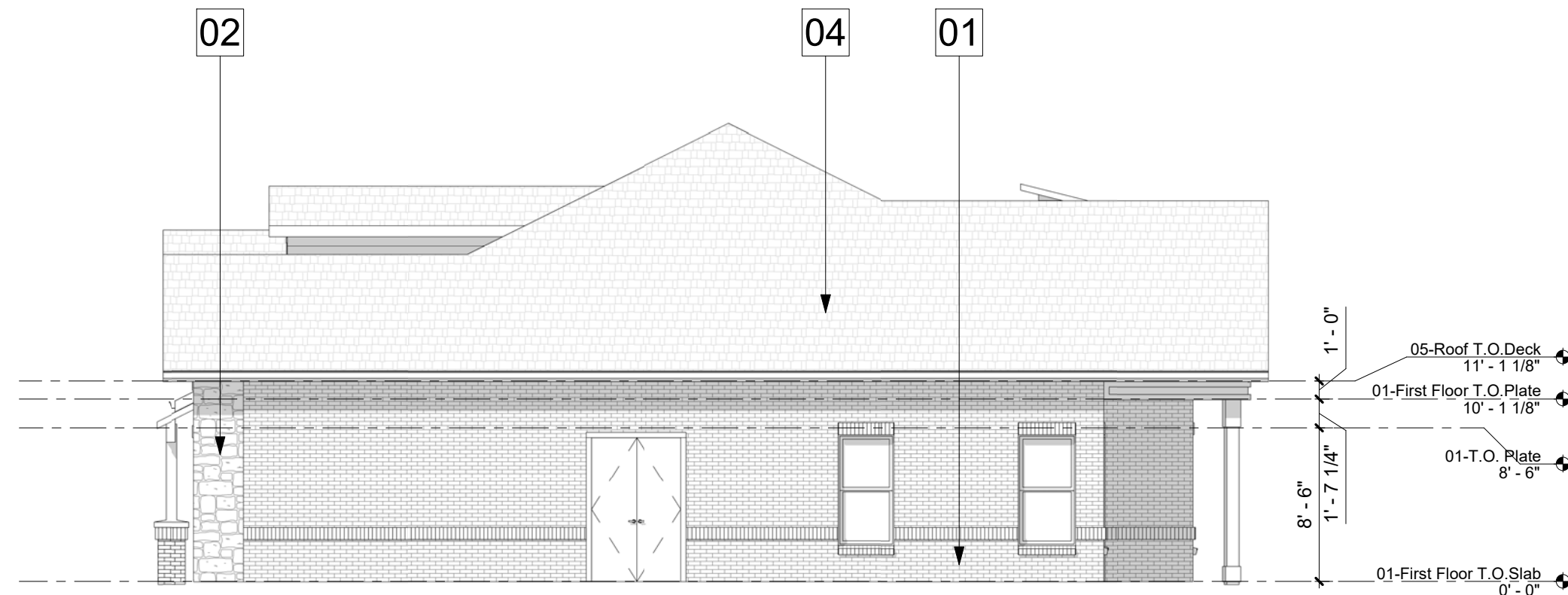
- ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REFER TO SHEET A10.02.
- 3/8" BRICK EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER PER SHEET A10.01. AT RUNS LONGER THAN 20'-0", PROVIDE EXPANSION JOINT AT CENTER OF RUN, MAX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

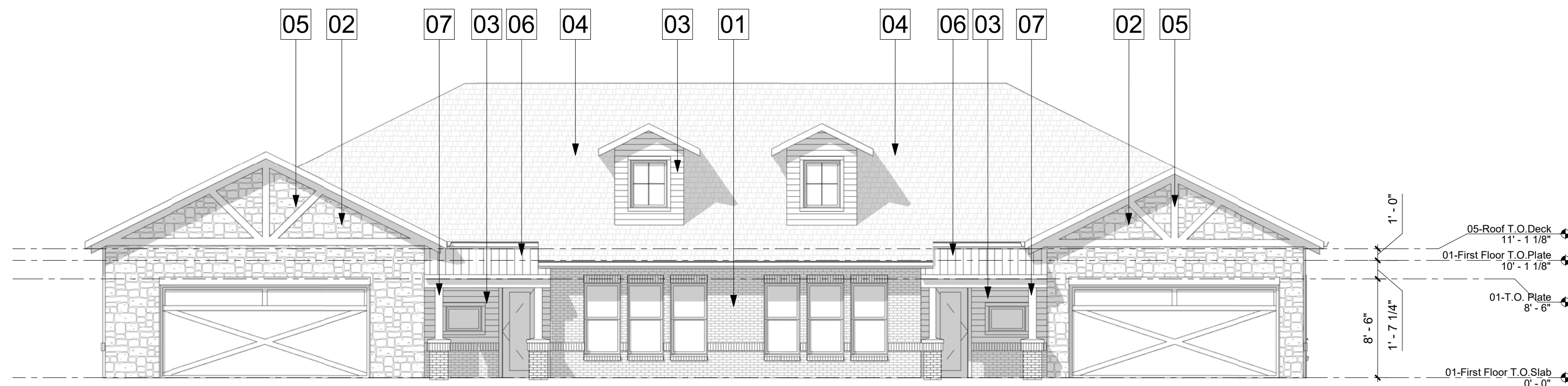
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	STONE VENEER - NOT USED S1: FIELD COLOR - S2: ACCENT COLOR -
	STUCCO VENEER - NOT USED ST1: FIELD COLOR - ST2: ACCENT COLOR -
	COMPOSITION ROOF - CR1: FIELD COLOR - TBD
	METAL ROOF - BERRIDGE METAL MR1: FIELD COLOR - TBD
	HARDI PANEL - JAMES HARDIE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



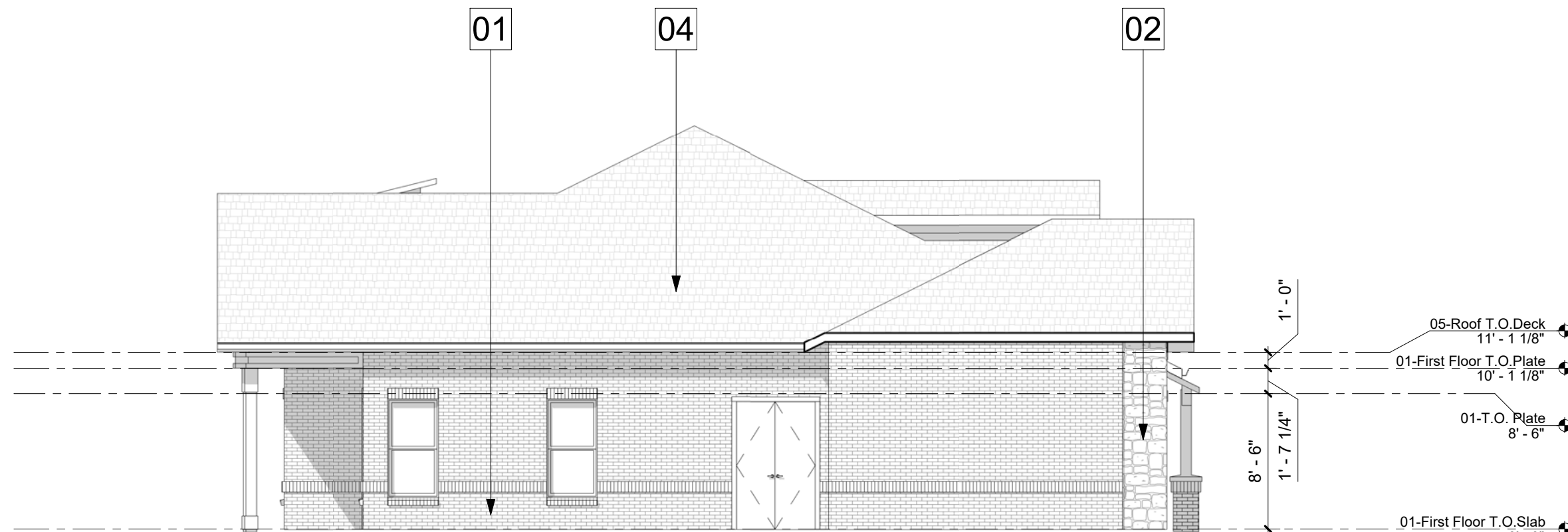
3 VILLA TYPE 1 - NORTH
1/8" = 1'-0"



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



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



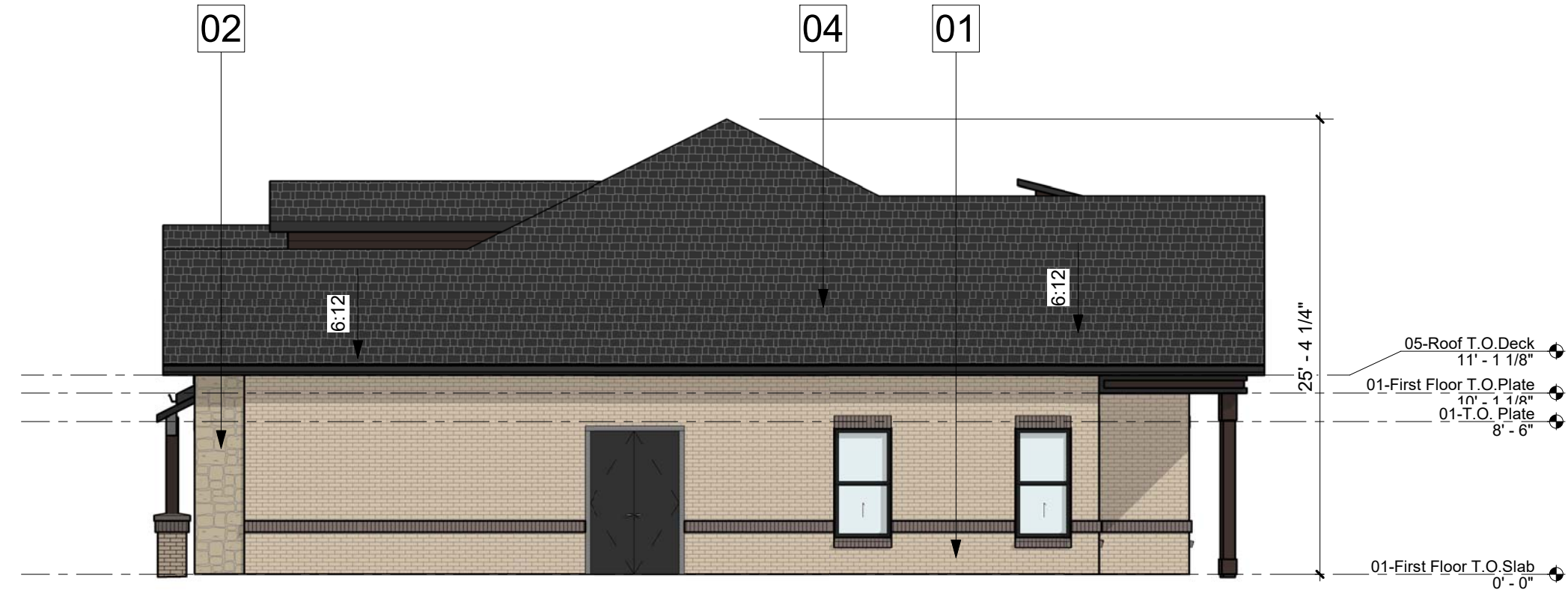
4 VILLA TYPE 1 - WEST
1/8" = 1'-0"

MATERIAL LEGEND

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



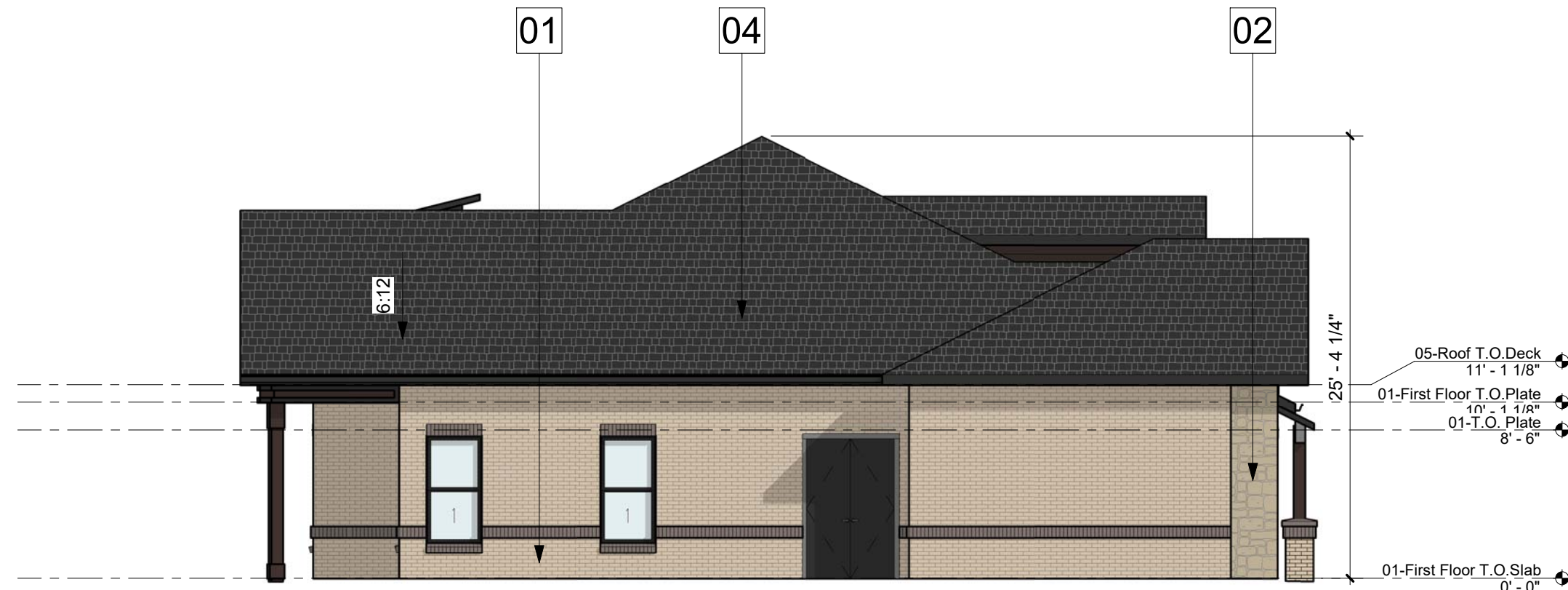
01 VILLA TYPE 1 - NORTH COLOR ELEVATION
1/8" = 1'-0"



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



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



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

MATERIAL LEGEND

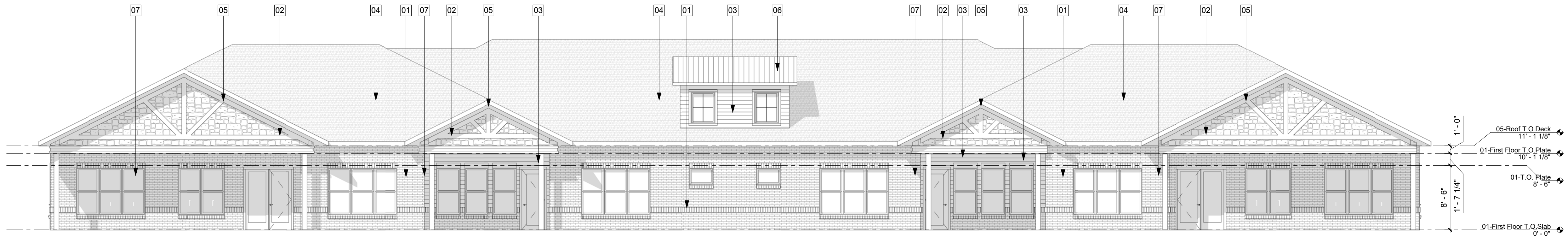
01	BRICK MASONRY VENEER- MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL- CEDAR STAIN MEDIUM BROWN
02	STONE VENEER- TEXAS CREAM	06	METAL ROOF- SEALSKIN
03	HARDI SIDING- CARAIBE	07	WOOD COLUMN- CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES- ONYX BLACK		

NOTES:

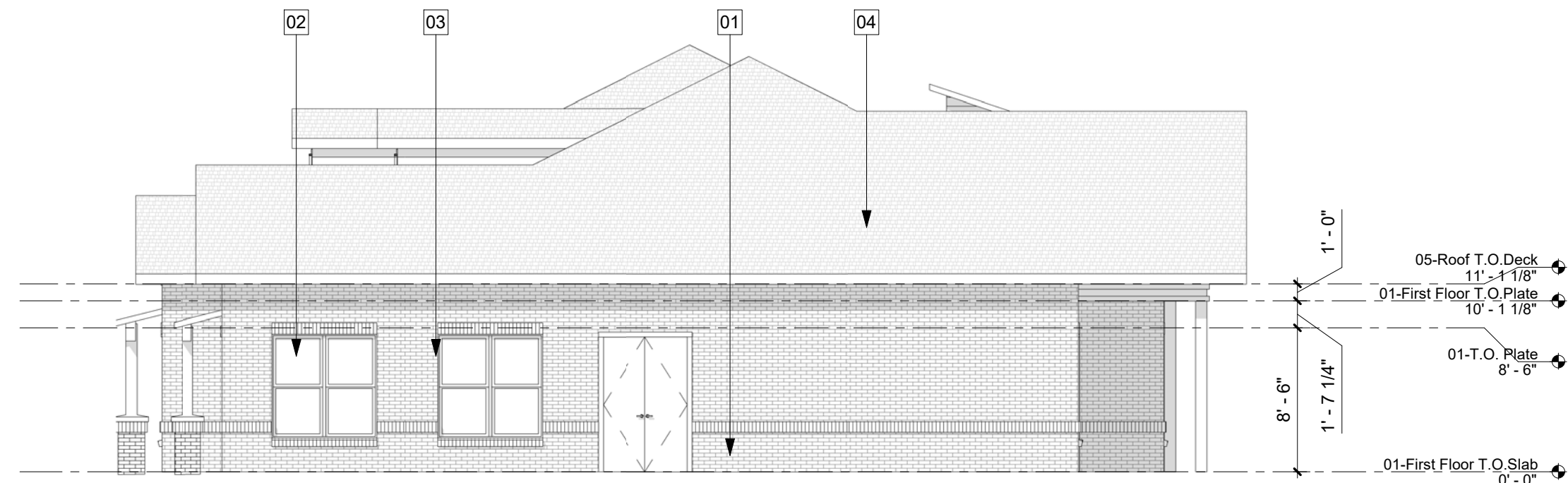
- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.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

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

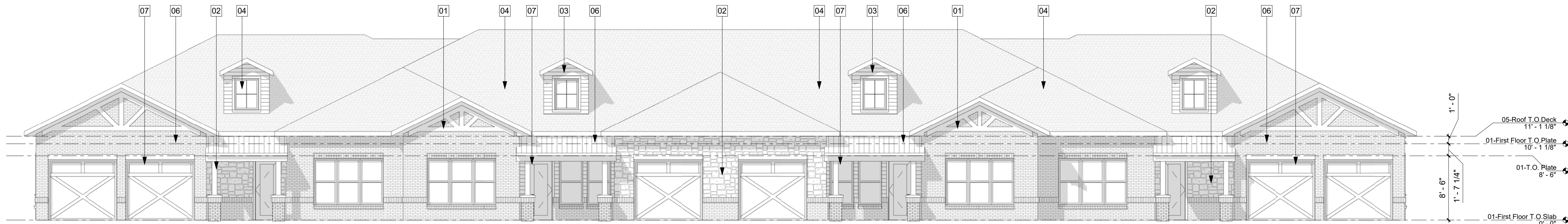
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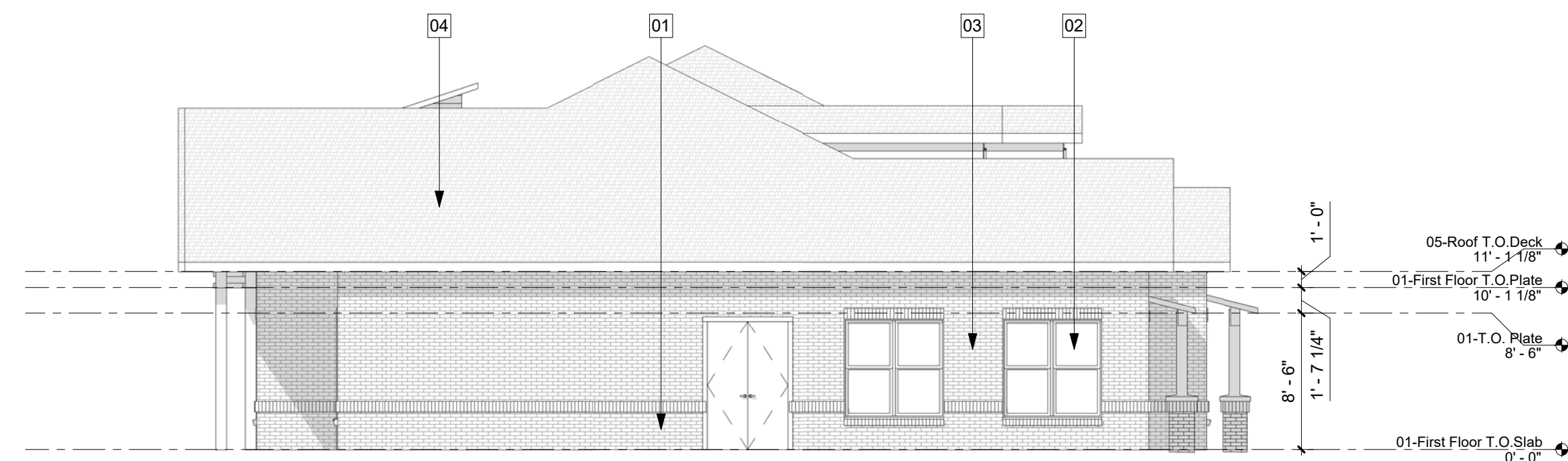
1 VILLA TYPE 2 - NORTH ELEVATION
1/8" = 1'-0"



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



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



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

MATERIAL LEGEND

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



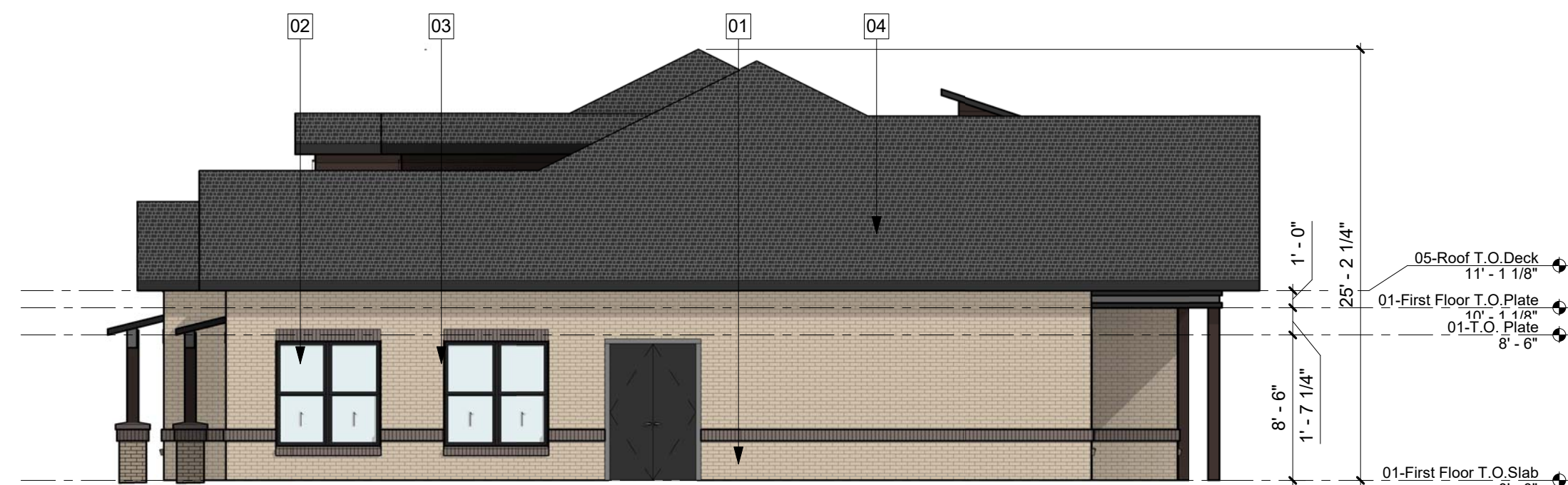
01 VILLA TYPE 2 - NORTH COLOR ELEVATION
1/8" = 1'-0"



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

MATERIAL LEGEND

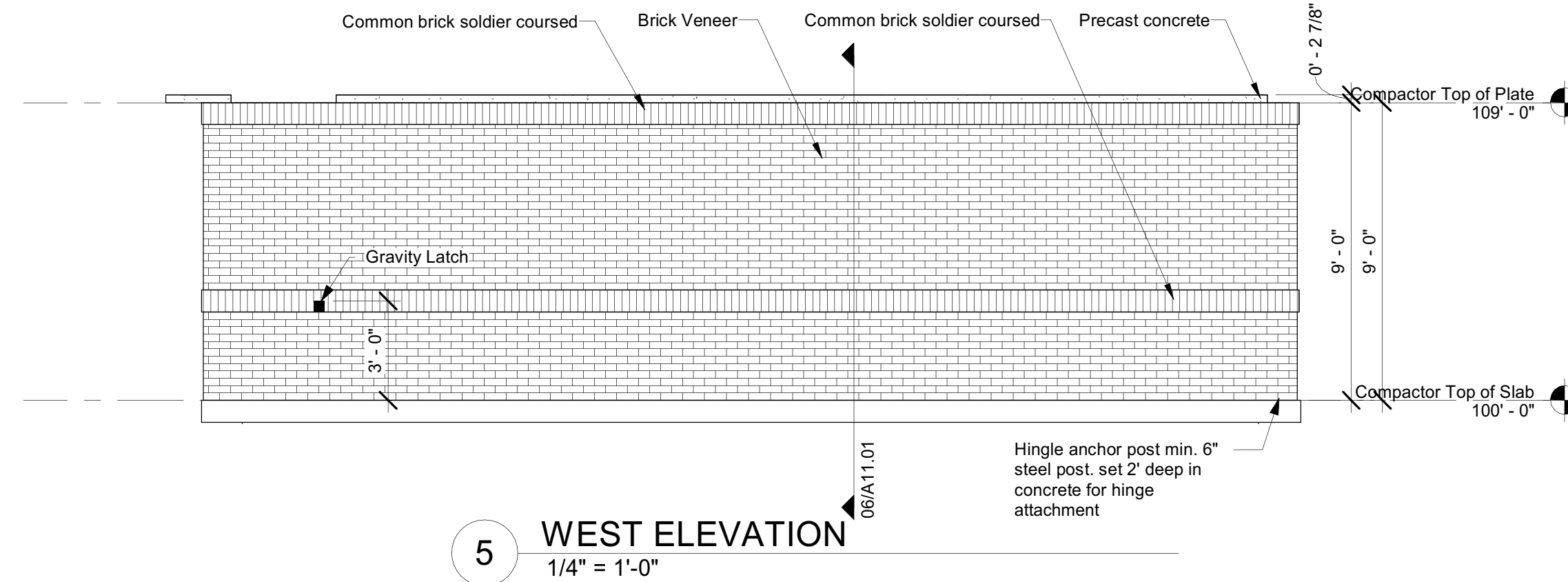
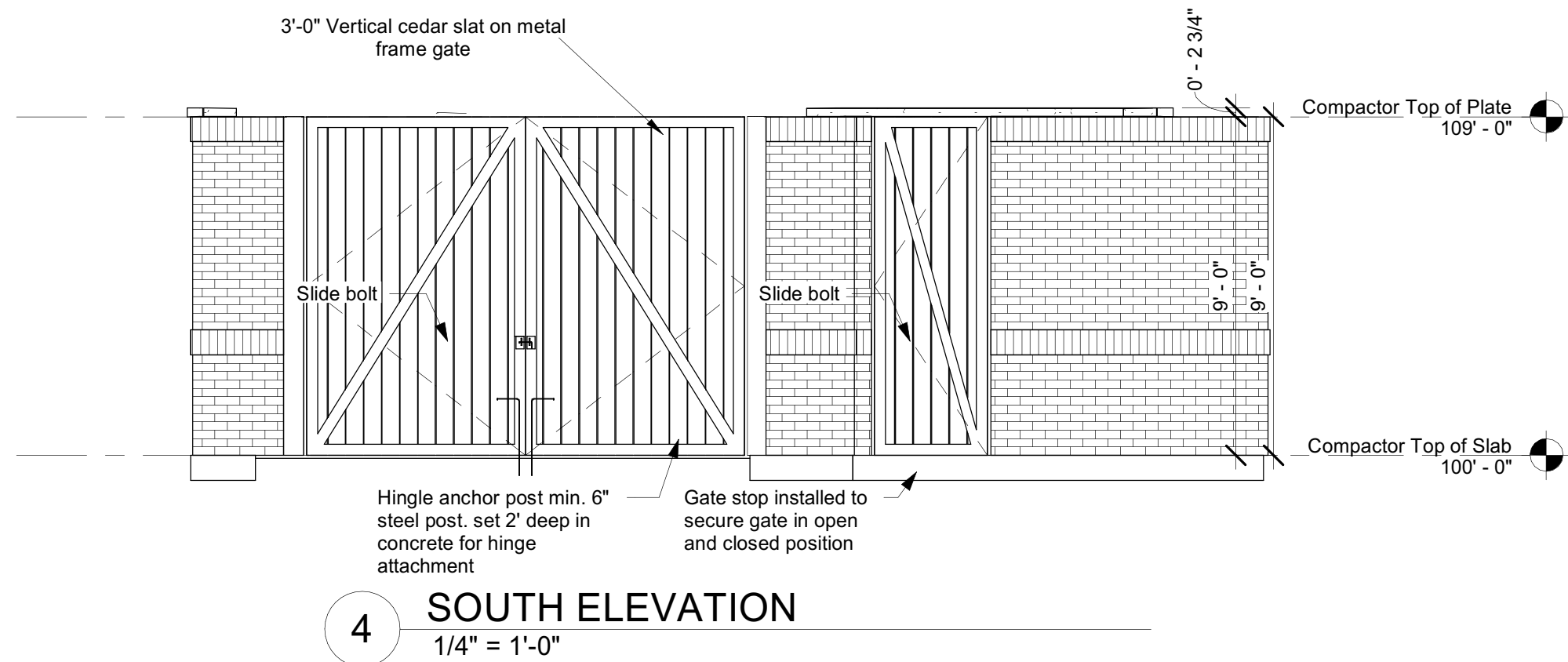
- 01 BRICK MASONRY VENEER-
MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-
TEXAS CREAM
- 03 HARDI SIDING-
CARAIBE
- 04 ROOF COMP. SHINGLES-
ONYX BLACK
- 05 STAINED CEDAR DETAIL-
CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-
SEALSKIN
- 07 WOOD COLUMN-
CEDAR STAIN MEDIUM BROWN



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



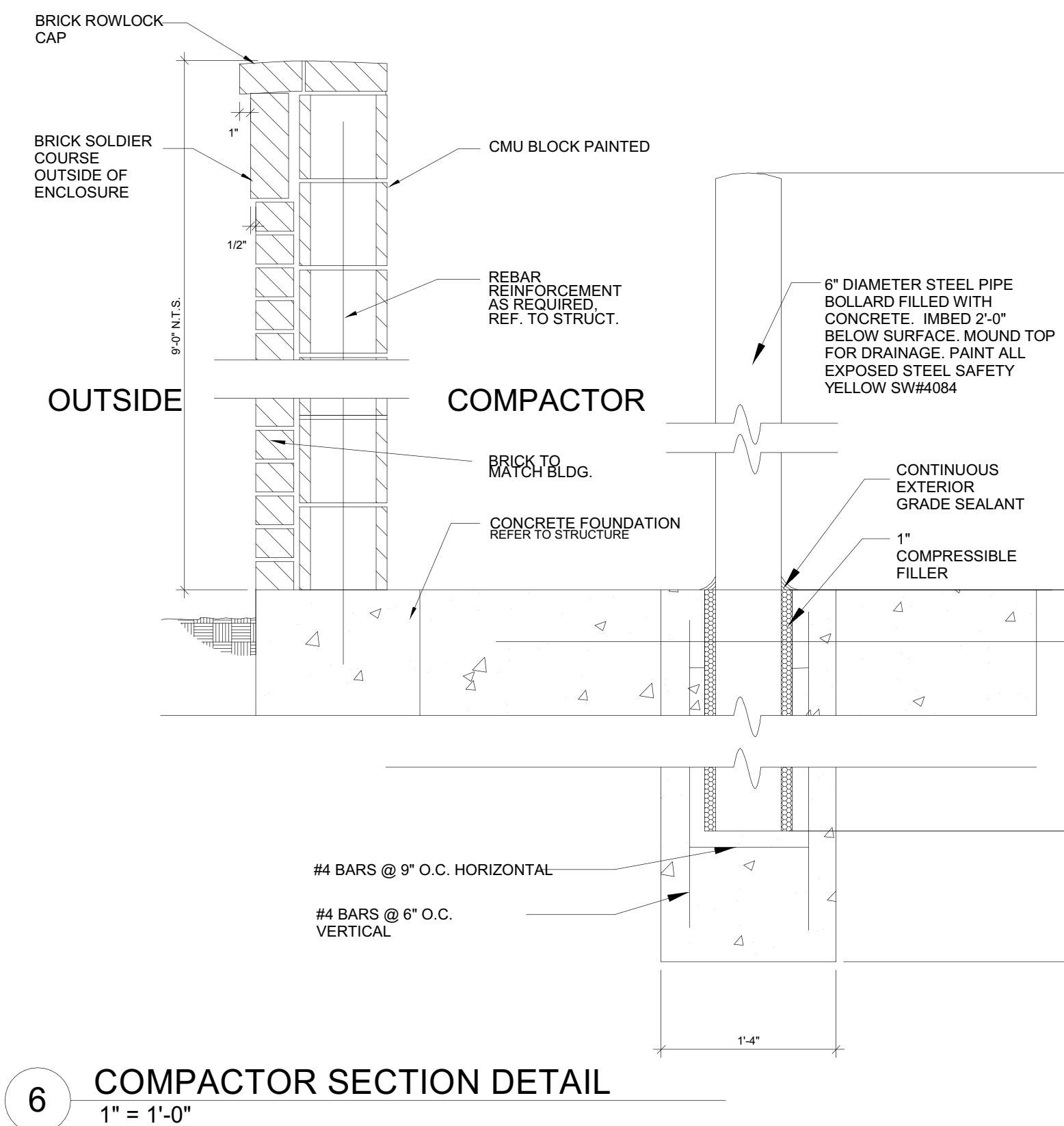
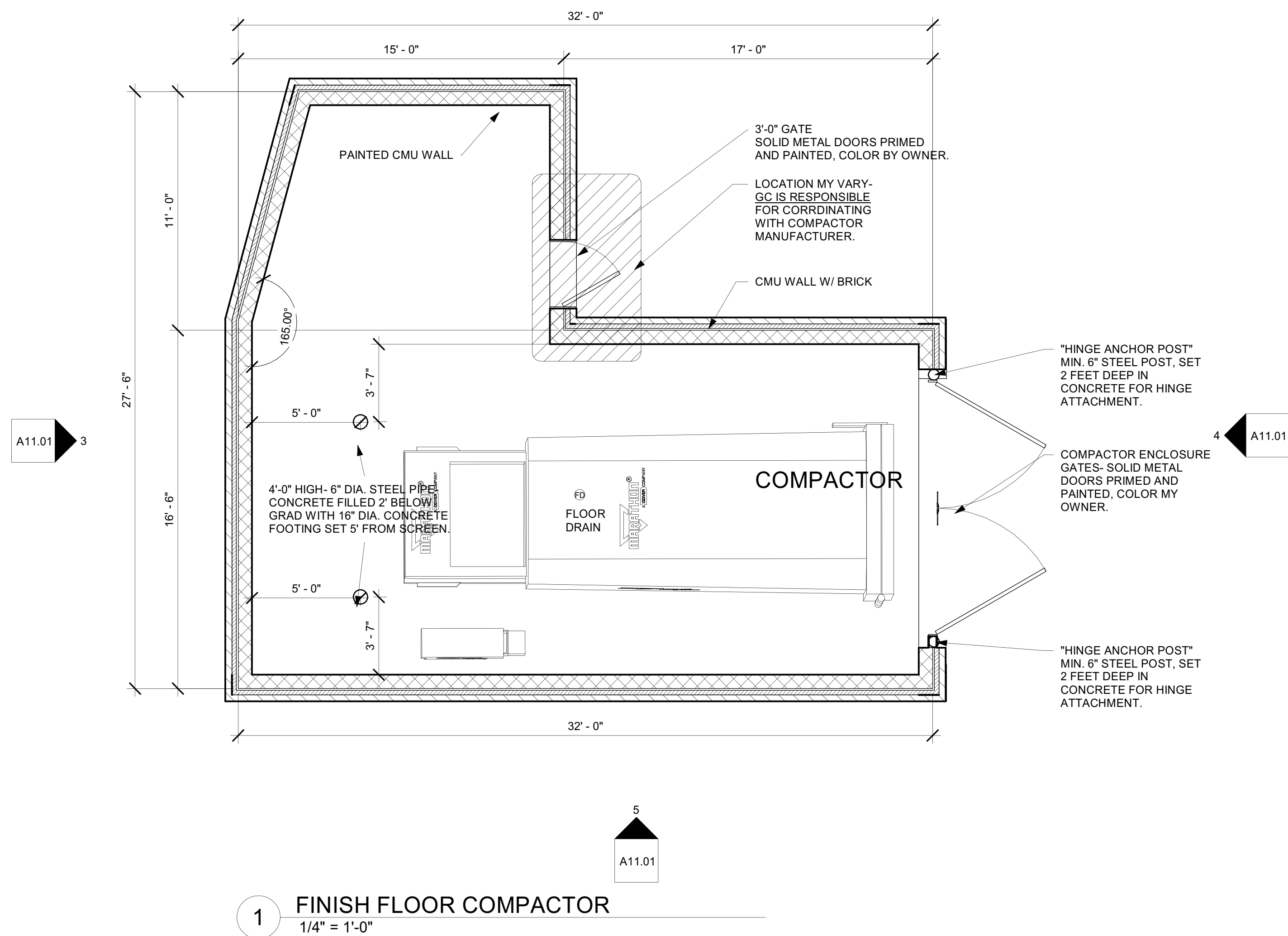
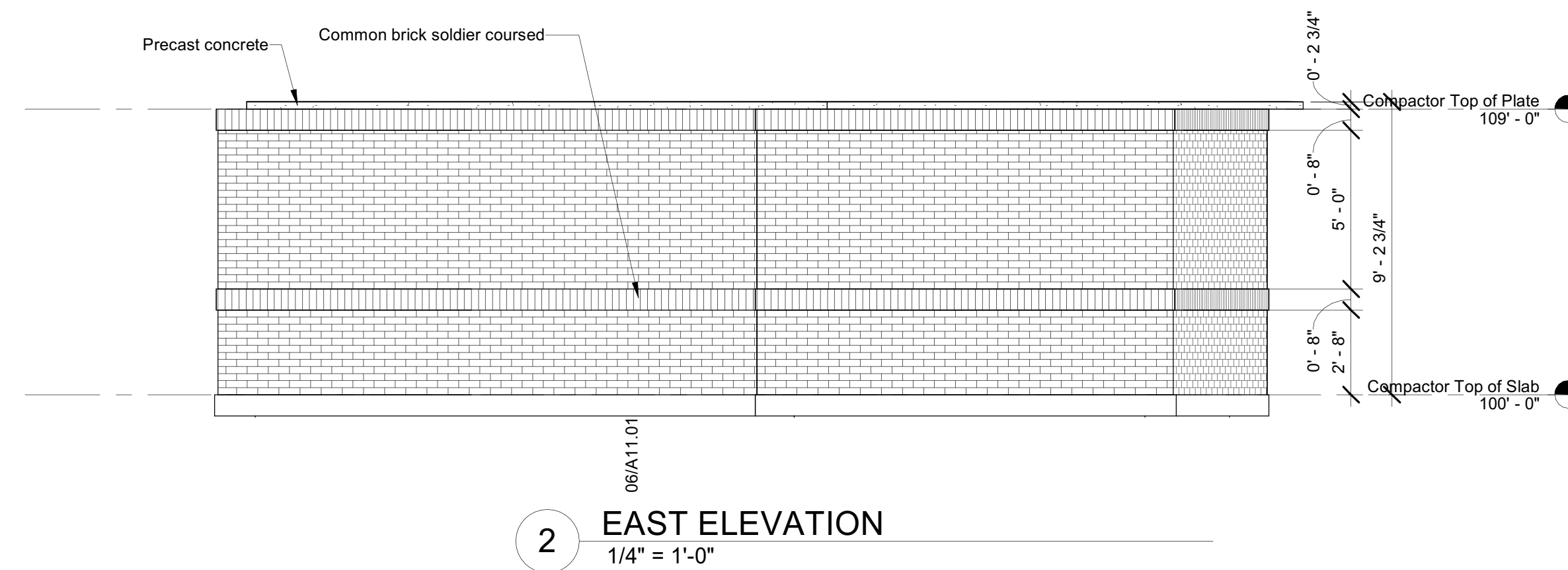
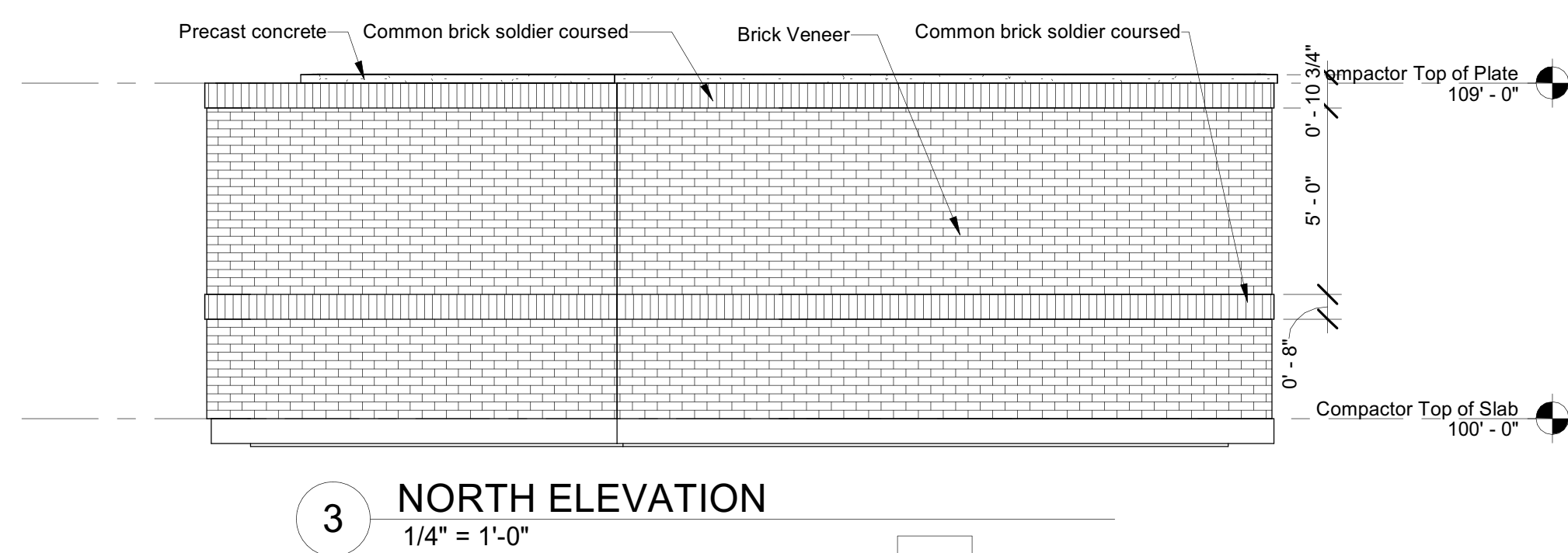
04 VILLA TYPE 2 - WEST COLOR ELEVATION
1/8" = 1'-0"

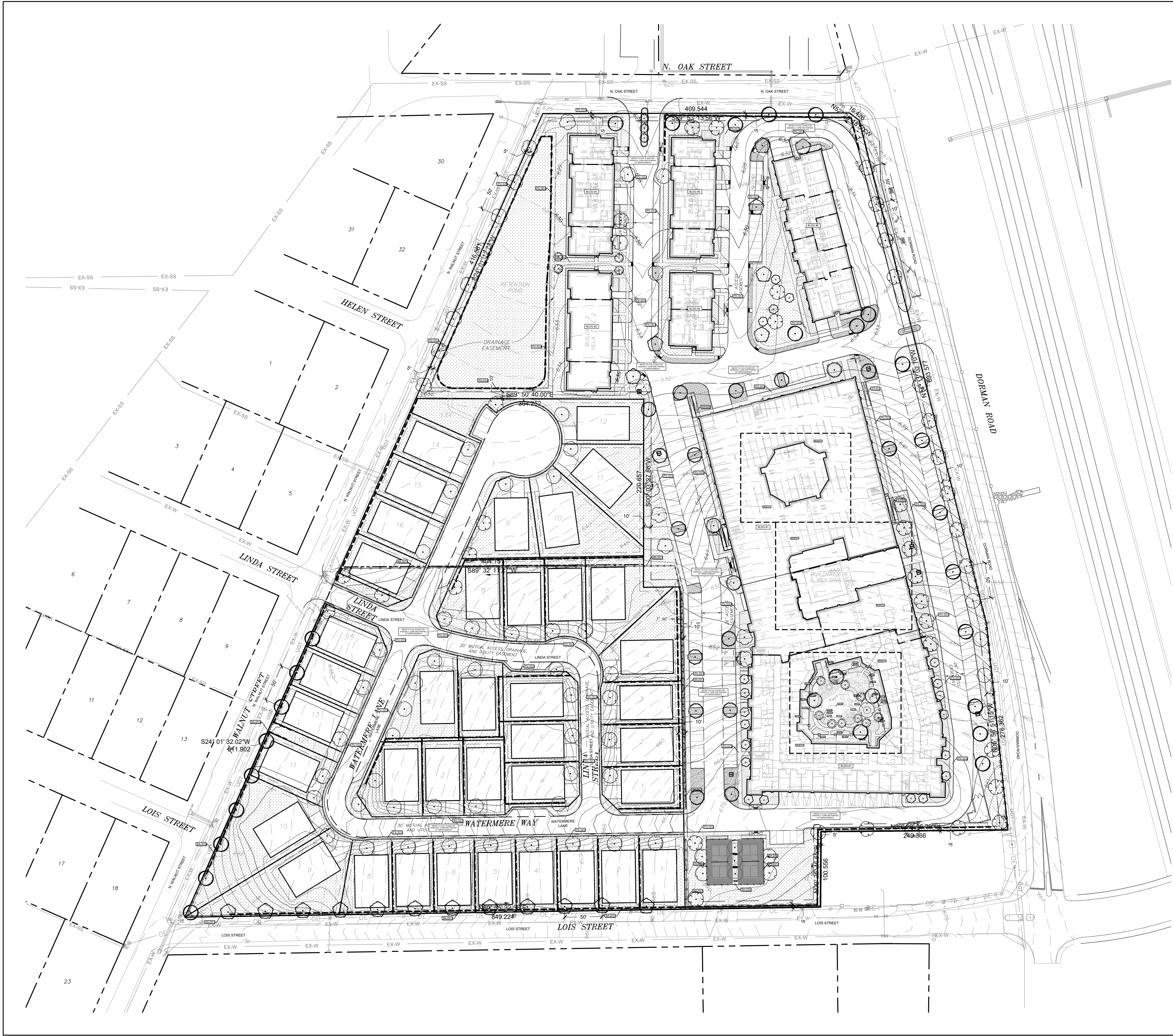


NOTE:

-all gates shall have cross members for bracing

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





PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

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

CODE REQUIREMENT PLANTING

- EXIST EXISTING TO REMAIN / EXISTING TO REMAIN

ORNAMENTAL TREES

- CER TXA Cercis canadensis texensis / Texas Redbud
- LAG BY4 Lagerstroemia indica 'Byer's Wonderful White' / Wonderful White C
- SOP AFF Sophora affinis / Eve's Necklacepod

SHRUB AREAS

- PLA ARE PLANTING AREA / PLANTING AREA

FENCE TYPE

- Wrought Iron Fence - Masonry Finish

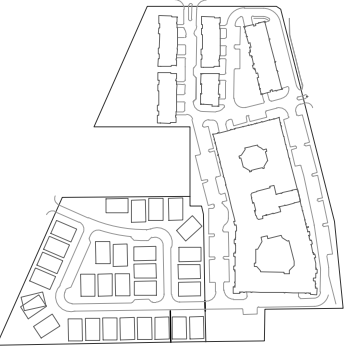
- Wrought Iron Fence - Tif 419' / BERMUDA GRASS

- LIR MUB Liriope muscari 'Big Blue' / Big Blue Lilyturf

- ANNU Seasonal Annuals

- TRA ASI Trachelospermum asiaticum / Asiatic Jasmine

KEY MAP



SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND
SHALL NOT BE USED FOR BIDDING,
PERMITTING, OR CONSTRUCTION.

Tylor D. Johnson
Registered Landscape Architect of the
State of TEXAS
Registration Number: 3769

DESIGN
DEVELOPMENT

WATERMERE ON
OAK

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

LANDDESIGN PROJ.# 8523072

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	02.20.2025
	SITE PLAN SUBMISSION	03.21.2025
	SITE PLAN SUBMISSION	06.12.2025

SCALE NORTH

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

0 30 60 120

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

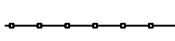
LS1.00



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!



PROPOSED REMOVE
EXISTING TREE



TREE PROTECTION FENCE

KEY MAP

SEAL

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Tylor D. Johnson
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**DESIGN
DEVELOPMENT**

PROJECT

**WATERMERE ON
OAK**

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

LANDDESIGN PROJ.# 8523072

REVISION / ISSUANCE

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	SITE PLAN SUBMISSION	06.12.2025

SCALE

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

SHEET TITLE

TREE REMOVAL PLAN

SHEET NUMBER

TP1.01



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

IREG Watermere - Tree Inventory

Tree Inventory & Canopy Calculations

TAG #	SCIENTIFIC NAME	COMMON NAME	CALIPER (IN)	STATUS	PROTECTED	REASON FOR REMOVAL
85	<i>FICUS CARICA</i>	FIG TREE	5	REMOVE		
1501	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	5	REMOVE		
1502	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	5	REMOVE		
1503	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	5	REMOVE		
1504	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	5	REMOVE		
1505	<i>CARYA ILLINOINENSIS</i>	PECAN	13	REMOVE	YES	ROOT SYSTEM IMPACTED BY SITE GRADING
1506	<i>CARYA ILLINOINENSIS</i>	PECAN	31	REMOVE	YES	
1507	<i>I</i>	PEAR	16	REMOVE		
1508	<i>QUERCUS</i>	OAK	28	REMOVE	YES	WITHIN BUILDING ZONE
1509	<i>PROSOPIS GLANDULOSA</i>	MESQUITE	21	REMOVE		
1510	<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	8	REMOVE		
1511	<i>QUERCUS</i>	OAK	4	REMOVE		
1512	<i>VITEX AGNUS-CASTUS</i>	CHASTE TREE	11	REMOVE		
1513	<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	8	REMOVE		
1514	<i>QUERCUS</i>	OAK	5	REMOVE		
1515	<i>VITEX AGNUS-CASTUS</i>	CHASTE TREE	8	REMOVE		
1516	<i>VITEX AGNUS-CASTUS</i>	CHASTE TREE	4	REMOVE		
1517	<i>VITEX AGNUS-CASTUS</i>	CHASTE TREE	6	REMOVE		
1518	<i>VITEX AGNUS-CASTUS</i>	CHASTE TREE	4	REMOVE		
1519	<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	8	REMOVE		
1520	<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	8	REMOVE		
1521	<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	6	REMOVE		
1522	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	21	REMOVE		
1523	<i>MORUS RUBRA</i>	MULBERRY	28	REMOVE		
1524	<i>MORUS RUBRA</i>	MULBERRY	22	REMOVE		
1525	<i>MORUS RUBRA</i>	MULBERRY	20	REMOVE		
1526	<i>MORUS RUBRA</i>	MULBERRY	15	REMOVE		
1527	<i>MORUS RUBRA</i>	MULBERRY	17	REMOVE		
1528	<i>MORUS RUBRA</i>	MULBERRY	18	REMOVE		
1529	<i>MORUS RUBRA</i>	MULBERRY	15	REMOVE		
1530	<i>MORUS RUBRA</i>	MULBERRY	13	REMOVE		
1531	<i>MORUS RUBRA</i>	MULBERRY	12	REMOVE		
1532	<i>QUERCUS STELLATA</i>	POST OAK	14	REMOVE		
1533	<i>MORUS RUBRA</i>	MULBERRY	28	REMOVE		
1534	<i>MORUS RUBRA</i>	MULBERRY	32	REMOVE		
1535	<i>MORUS RUBRA</i>	MULBERRY	32	REMOVE		
1536	<i>MORUS RUBRA</i>	MULBERRY	19	REMOVE		
1537	<i>CARYA ILLINOINENSIS</i>	PECAN	14	REMOVE	YES	
2680	<i>CATALPA SPECIOSA</i>	CATALPA	11	REMOVE		
2681	<i>CATALPA SPECIOSA</i>	CATALPA	8	REMOVE		
3639	<i>ULMUS AMERICANA</i>	AMERICAN ELM	14	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3640	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3641	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	17	REMOVE		
3642	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3643	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3644	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3645	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3646	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3647	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3648	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3649	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	16	REMOVE		
3650	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3651	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3652	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	20	REMOVE		
3653	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3654	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3655	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3656	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3657	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3658	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3659	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3660	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3661	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3662	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3663	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3664	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3665	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3666	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3667	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3668	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3669	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3670	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3671	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3672	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	24	REMOVE		
3673	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	16	REMOVE		
3674	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3675	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3676	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3677	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3678	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3679	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3680	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3681	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3682	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3683	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3684	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3685	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	17	REMOVE		
3686	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3687	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	21	REMOVE		
3688	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3689	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3690	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3691	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3692	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	20	REMOVE		
3693	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	23	REMOVE		

3694	<i>CARYA ILLINOINENSIS</i>	PECAN	11	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3695	<i>ULMUS</i>	ELM	30	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3696	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3697	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3698	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3699	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3700	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3705	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3706	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3707	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3708	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3709	<i>LIQUIDAMBAR STYRACIFLUA</i>	SWEETGUM	6	REMOVE	YES	WITHIN BUILDING ZONE
3710	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3711	<i>LIQUIDAMBAR STYRACIFLUA</i>	SWEETGUM	8	REMOVE	YES	WITHIN BUILDING ZONE
3712	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3713	<i>MACLURA POMIFERA</i>	OSAGE ORANGE	6	REMOVE		
3714	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3715	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3716	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	17	REMOVE		
3717	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3718	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3719	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3720	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3721	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3722	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3723	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3724	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3725	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	17	REMOVE		
3726	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3727	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3728	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3729	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3730	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3731	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3732	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3733	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3734	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3735	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3736	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3737	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3738	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3739	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3740	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3741	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3742	<i>CEDRUS</i>	CEDAR	9	REMOVE	YES	
3743	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3744	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3745	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3746	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3747	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3748	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3749	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3750	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	22	REMOVE		
3751	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	6	REMOVE		
3752	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3753	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3754	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3755	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3756	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3757	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3758	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	16	REMOVE		
3759	<i>MACLURA POMIFERA</i>	OSAGE ORANGE	20	REMOVE		
3760	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3761	<i>ULMUS</i>	ELM	10	REMOVE	YES	ROOT SYSTEM IMPACTED BY PROPOSED DRIVE
3762	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3763	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3764	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	22	REMOVE		
3765	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	14	REMOVE		
3766	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	19	REMOVE		
3767	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	7	REMOVE		
3768	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3769	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	22	REMOVE		
3770	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	24	REMOVE		
3771	<i>QUERCUS</i>	OAK	11	REMOVE	YES	WITHIN BUILDING ZONE
3772	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3773	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3774	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3775	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3776	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	15	REMOVE		
3777	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3778	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3779	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3780	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	9	REMOVE		
3781	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	21	REMOVE		
3782	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3783	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	11	REMOVE		
3784	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3785	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	10	REMOVE		
3786	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3787	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	12	REMOVE		
3788	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	13	REMOVE		
3789	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	16	REMOVE		
3790	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3791	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	8	REMOVE		
3792	<i>QUERCUS</i>	OAK	42	REMOVE	YES	WITHIN BUILDING ZONE
3793	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	18	REMOVE		
3794	<i>CELTIS OCCIDENTALIS</i>	HACKBERRY	19	REMOVE		

3795	CELTIS OCCIDENTALIS	HACKBERRY	26	REMOVE		
3796	CELTIS OCCIDENTALIS	HACKBERRY	18	REMOVE		
3797	QUERCUS	OAK	30	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
3798	QUERCUS	OAK	18	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
3799	CELTIS OCCIDENTALIS	HACKBERRY	24	REMOVE		
3800	QUERCUS	OAK	27	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4707	QUERCUS	OAK	28	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4708	QUERCUS RUBRA	RED OAK	29	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4709	CELTIS OCCIDENTALIS	HACKBERRY	16	REMOVE		
4710	PYRUS CALLERYANA	PEAR	11	REMOVE		WITHIN BUILDING ZONE
4711	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4712	MACLURA POMIFERA	OSAGE ORANGE	14	REMOVE		
4713	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4714	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4715	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4716	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4717	CELTIS OCCIDENTALIS	HACKBERRY	28	REMOVE		
4718	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4719	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4720	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
4721	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4722	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4723	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4724	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4725	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4726	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4727	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4728	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4729	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4730	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4731	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4732	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4733	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4734	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4735	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4736	CELTIS OCCIDENTALIS	HACKBERRY	26	REMOVE		
4737	CELTIS OCCIDENTALIS	HACKBERRY	25	REMOVE		
4738	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4739	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4740	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4741	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4742	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4743	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
4744	CRATAEGUS PINNATIFIDA	CHINESE HAW	12	REMOVE		
4745	CRATAEGUS PINNATIFIDA	CHINESE HAW	12	REMOVE		
4746	QUERCUS RUBRA	RED OAK	9	REMOVE		
4747	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4748	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4749	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4750	FRAXINUS ALBICANS	ASH	18	REMOVE	YES	CRZ IMPACTED BY PROPOSED SITE GRADING
4751	QUERCUS	OAK	5	REMOVE		
4752	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4753	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4754	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4755	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4756	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4757	ULMUS AMERICANA	ELM	6	REMOVE	YES	WITHIN BUILDING ZONE
4762	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4763	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4764	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4765	CELTIS OCCIDENTALIS	HACKBERRY	10	REMOVE		
4766	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4767	CELTIS OCCIDENTALIS	HACKBERRY	13	REMOVE		
4768	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4769	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4770	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4771	CELTIS OCCIDENTALIS	HACKBERRY	11	REMOVE		
4772	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4773	ULMUS AMERICANA	ELM	4	REMOVE	YES	WITHIN BUILDING ZONE
4774	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4775	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4776	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4777	CELTIS OCCIDENTALIS	HACKBERRY	9	REMOVE		
4778	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4779	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4780	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4781	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4782	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4783	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4784	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4785	ZANTHOXYLUM CLAVA-HERCULIS	HERCULES CLUB	6	REMOVE		
4786	CELTIS OCCIDENTALIS	HACKBERRY	8	REMOVE		
4787	CELTIS OCCIDENTALIS	HACKBERRY	7	REMOVE		
4788	CELTIS OCCIDENTALIS	HACKBERRY	12	REMOVE		
4789	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4790	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4791	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4792	MACLURA POMIFERA	OSAGE ORANGE	4	REMOVE		
4793	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4794	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4795	CELTIS OCCIDENTALIS	HACKBERRY	4	REMOVE		
4796	ULMUS AMERICANA	ELM	4	REMOVE	YES	WITHIN BUILDING ZONE
4797	CELTIS OCCIDENTALIS	HACKBERRY	5	REMOVE		
4798	CELTIS OCCIDENTALIS	HACKBERRY	6	REMOVE		
4799	ULMUS AMERICANA	ELM	9	REMOVE	YES	WITHIN BUILDING ZONE
			3241	TOTAL (CAL. IN)		
			400	TOTAL PROTECTED REMOVED (CAL. IN)		

TREE PRESERVATION NOTES

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

IRRIGATION NOTES

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



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KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND
SHALL NOT BE USED FOR BIDDING,
PERMITTING, OR CONSTRUCTION.

Tylor D. Johnson
Registered Landscape Architect of the
State of TEXAS

Registration Number: 3769

DESIGN
DEVELOPMENT

PROJECT

WATERMERE ON
OAK

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

LANDESIGN PROJ.#
8523072

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMISSION	02.20.2025
	SITE PLAN SUBMISSION	03.21.2025
	SITE PLAN SUBMISSION	06.12.2025

SCALE NORTH

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

SHEET TITLE

TREE PRESERVATION
NOTES

SHEET NUMBER

TP1.03

ORDINANCE No. 2024-109

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

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

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

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

Section 3.

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

Section 4.

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

Section 5. PENALTY CLAUSE

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

Section 6. SEVERABILITY CLAUSE

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

Section 7. EFFECTIVE DATE

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

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

APPROVED:



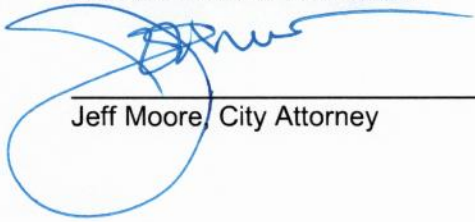
Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



Jeff Moore, City Attorney



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

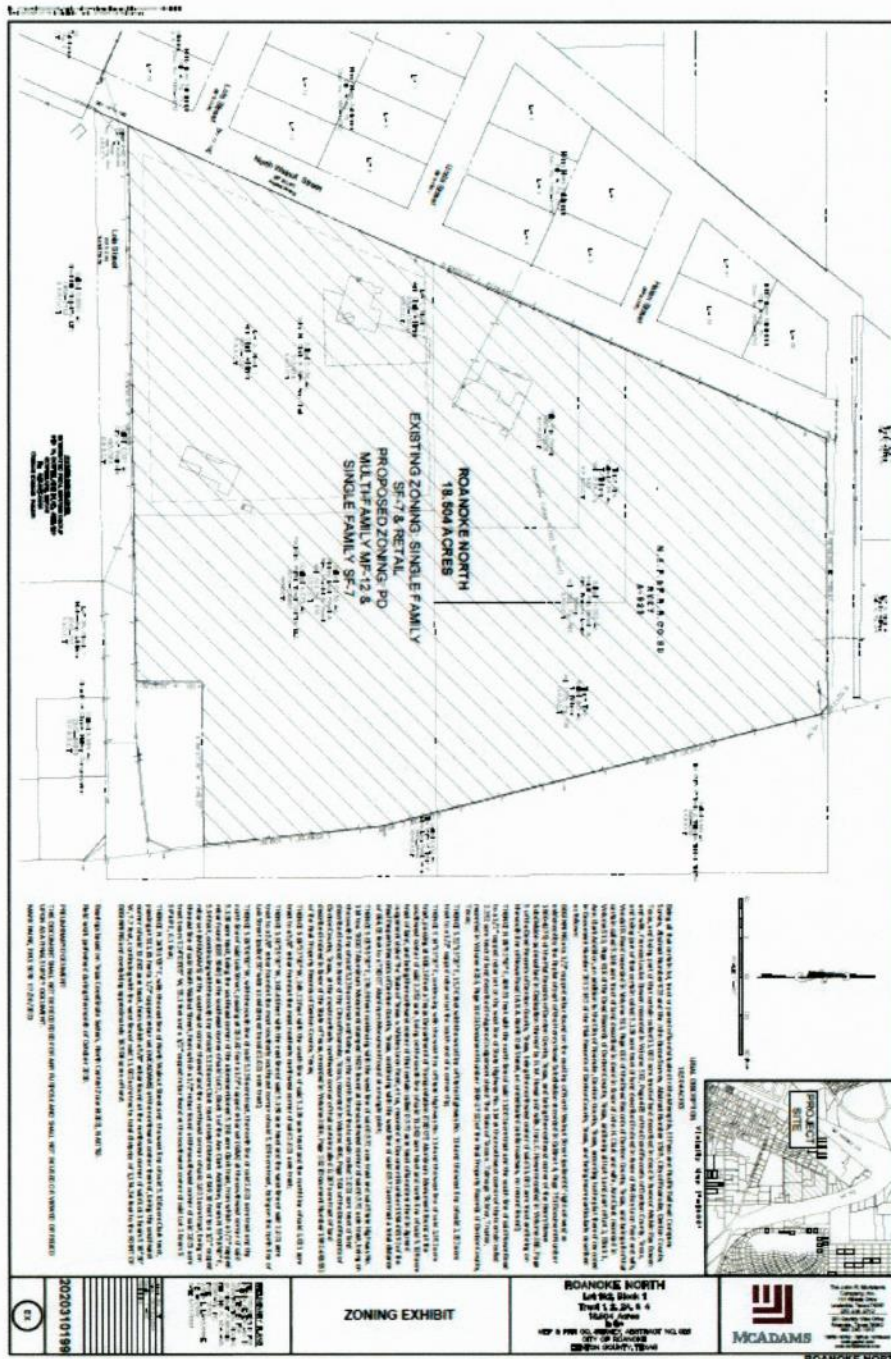


Exhibit B

Development Standards

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

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

(ix) Minimum Floor Areas:

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

One Bedroom: 780 square feet

Two Bedroom: 1,100 square feet

(1) Street Frontage:

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

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

- (i) 1.30 Parking Spaces / Unit

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

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

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

(4) Landscaping:

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

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

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

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

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

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

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

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

Purpose and Intent

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

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

Exhibits

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

District Regulations

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

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

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

E. Building Separation:

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

F. Special Requirement:

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

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

1. 1.30 Parking Spaces / Unit

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

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

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

I. Landscaping:

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

J. Fencing, Walls, and Screening Requirements:

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

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

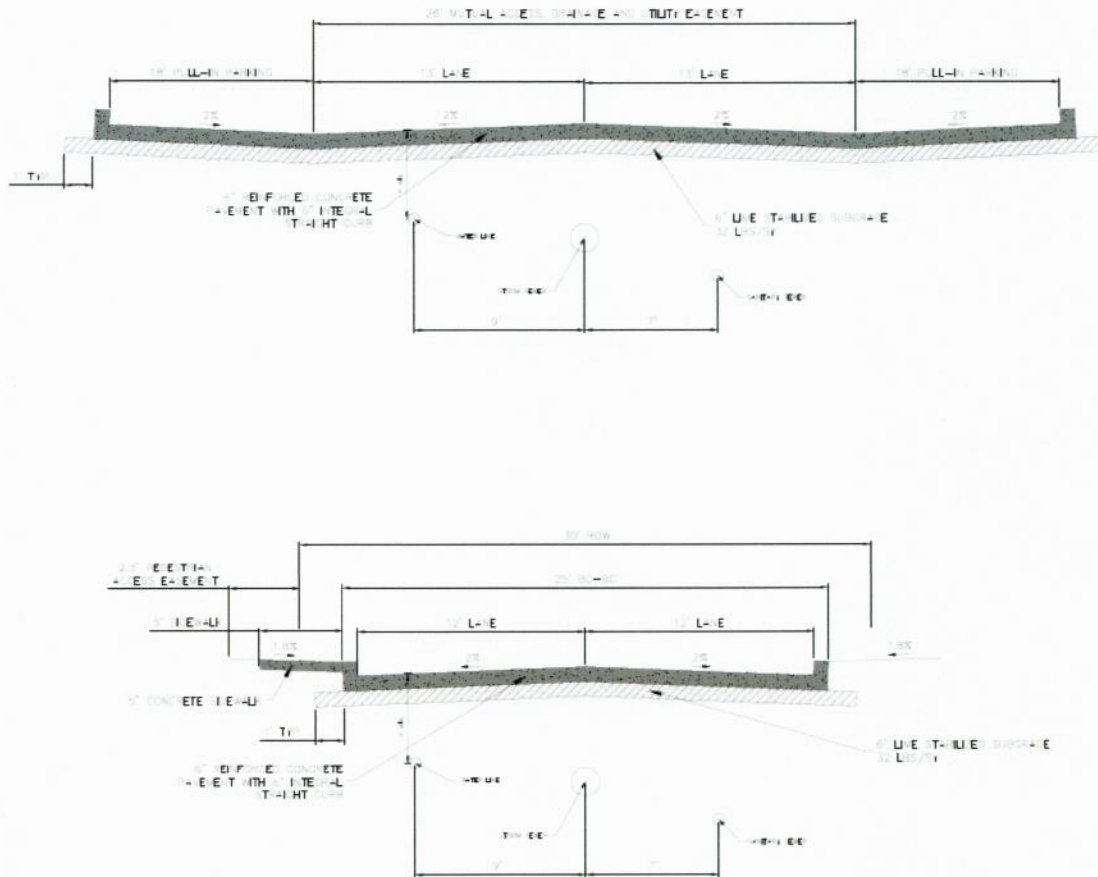
1. All attached signs must be on-premise signs. All businesses shall be permitted to have two (2) attached sign per public street frontage.
2. Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen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

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

L. Street Design Standards

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

Exhibit "B":



and according to the following.

- a) Streets shall be private and maintained by HOA

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

District Regulations.

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

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

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

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

7. Height:

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

E. Parking and Loading Regulations:

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

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

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

G. Fencing, Walls, and Screening Requirements:

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

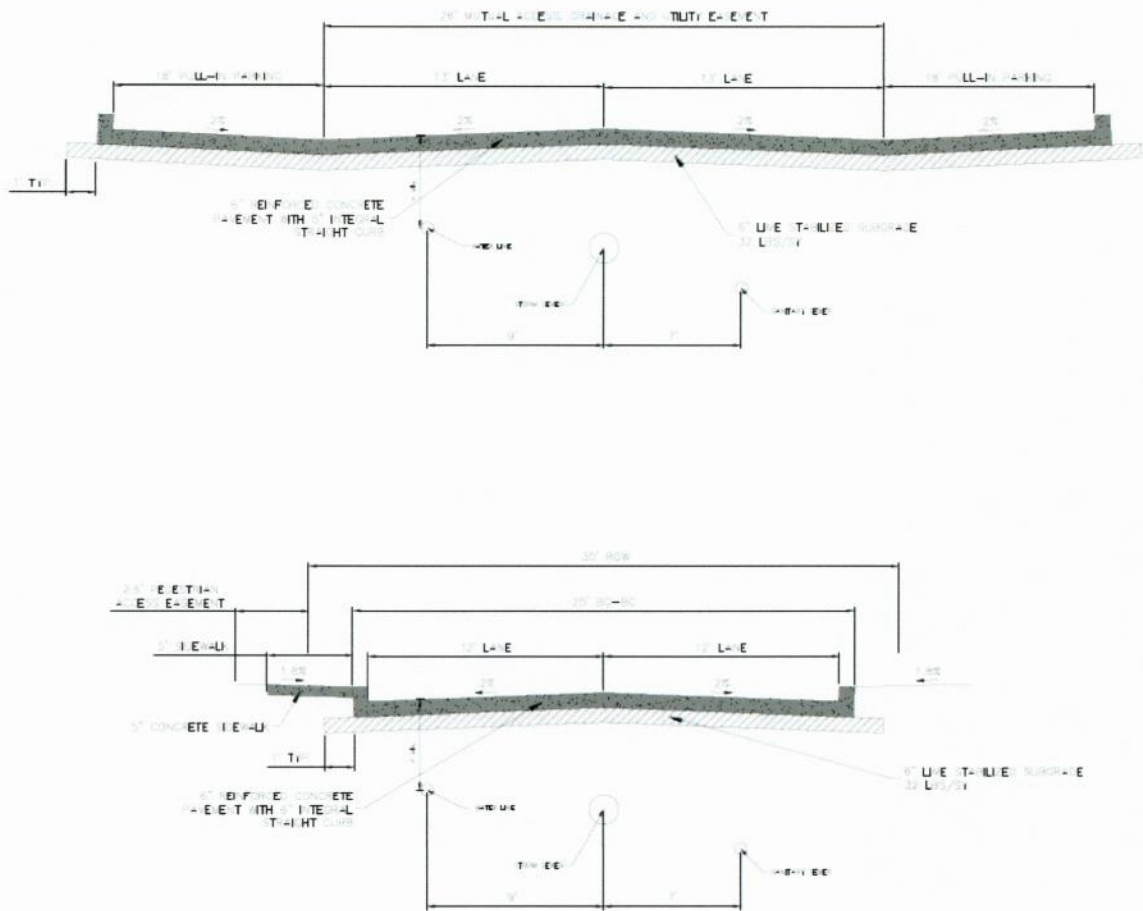
H. Landscaping:

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

I. Street Design Standards

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

Exhibit "B":



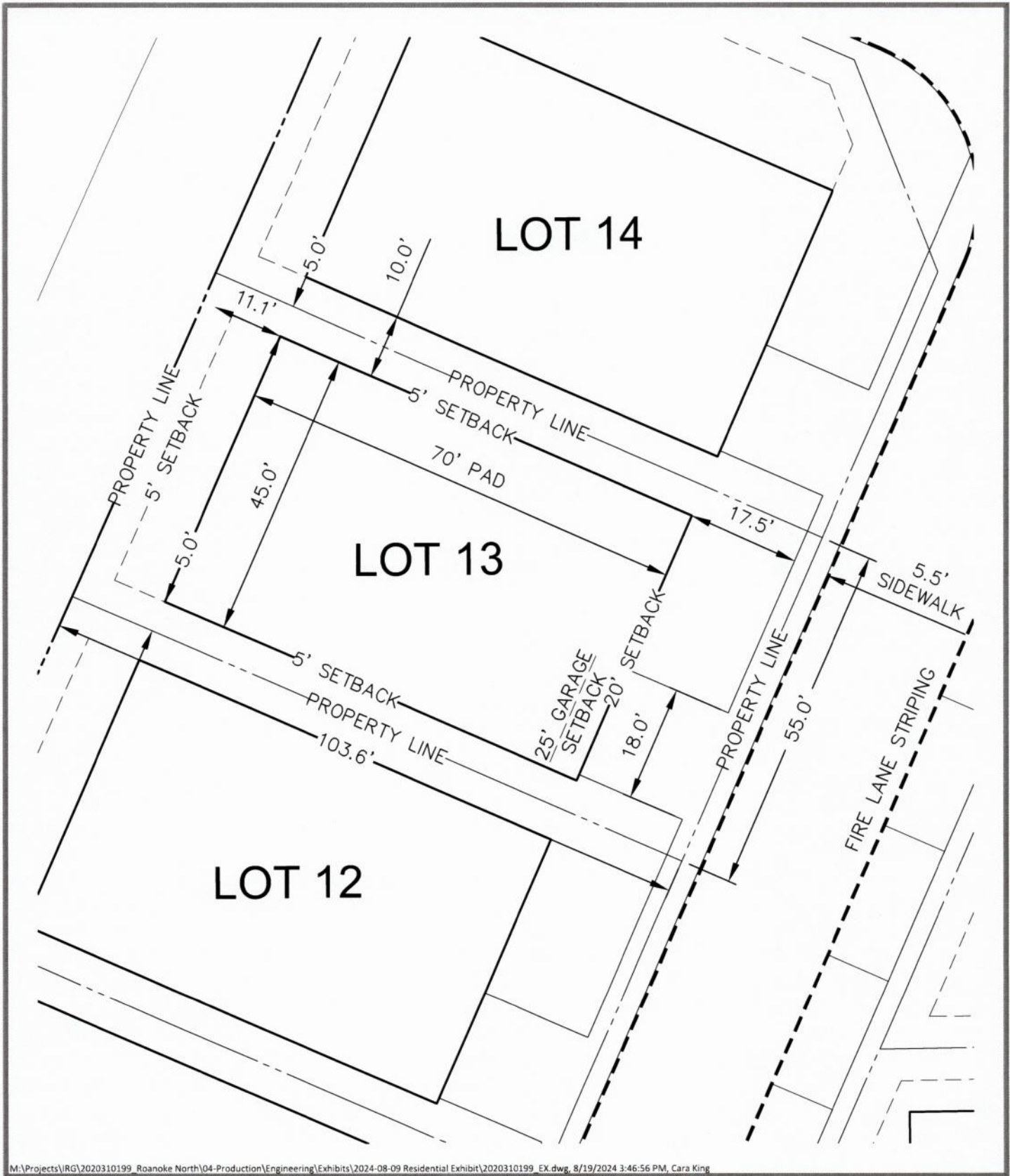
and according to the following.

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

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

J. Phasing Plan

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



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



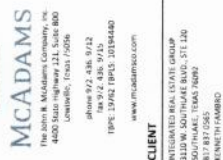
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

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

www.mcadamsco.com

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

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



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



REVISIONS

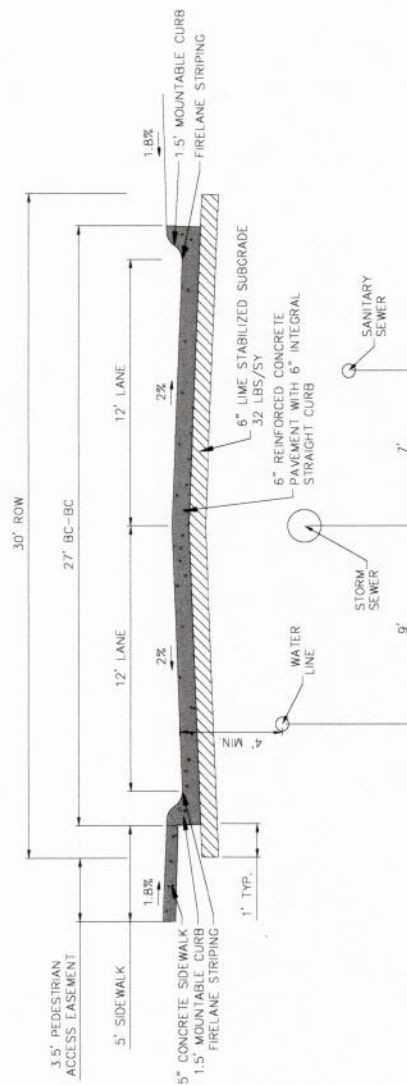
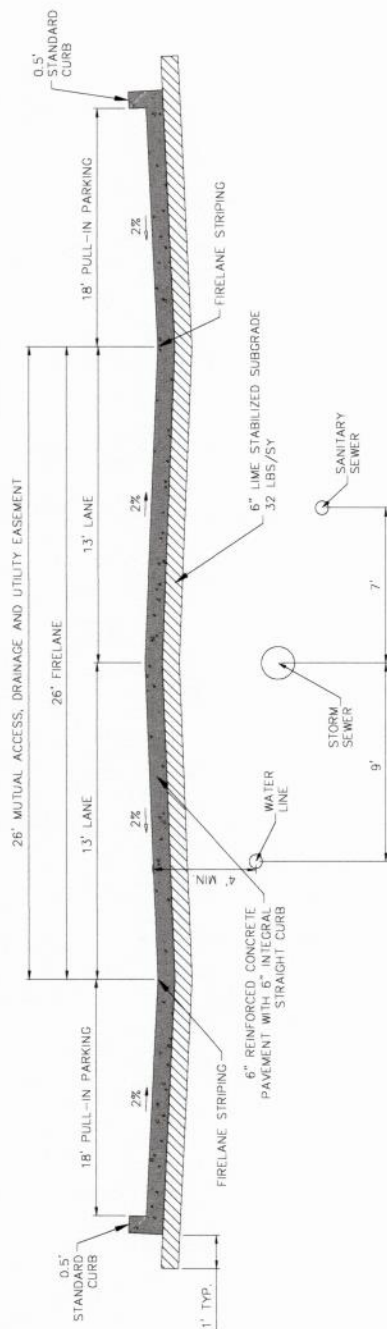
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PLAN INFORMATION

PROJECT NO.	2020110199
TITLE NAME	REPAIR/REPLACE CURB, EXISTING RD. 2000
CHECKED BY	JL
DRAWN BY	CMR
CALC.	N.T.S.
DATE	2024 08 19

TYPICAL SECTIONS

EX



2025 RELEASE UNDER E.O. 14176



MCADAMS
The John R. McAdams Company, Inc.
1800 Main Highway 121, Suite 800
Lawrenceville, Texas 76044
Phone 972.436.9712
Fax 972.436.9713
Email info@mcadams.com
www.mcadams.com

CLIENT

INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., STE 120
FARMERSVILLE, TEXAS 76902
817.831.2650
KENNETH GARNING

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



REVISIONS

NO. DATE DESCRIPTION

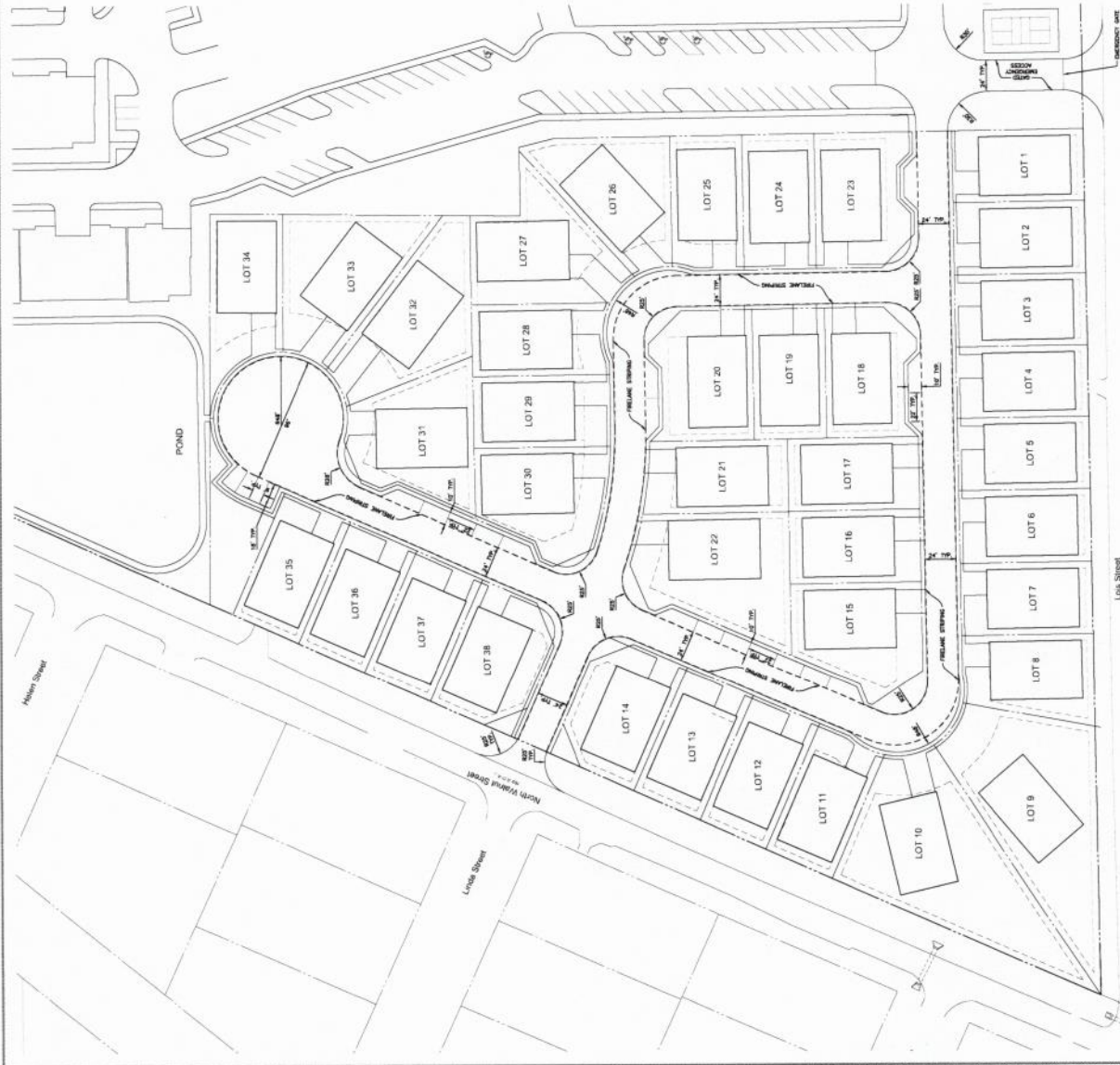
PLAN INFORMATION

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

SHEET

RESIDENTIAL EXHIBIT

EX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2025-04) 307 S Oak Street

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2025-04) request from Triangle Engineering LLC for a commercial building with a restaurant on the first floor and offices above to be located on an approximate 0.4280 acres of land, being a part of the Original Town of Roanoke, Block 1 Lot 2, City of Roanoke Texas, Denton County Texas. The property is generally located at 307 S Oak Street.

INFORMATION:

The application, as revised and presented to the commission, has met all development code requirements. The proposed use fits well into the fabric of the Oak Street Corridor.

PLANNING ANALYSIS:

Screening: No screening is required between commercial uses along Oak Street.

Landscape: Landscaping is provided along Hwy 377 and streetscaping is proposed along Oak Street.

Tree Preservation: The site would not be buildable without the removal of trees present on the site. All trees on-site are proposed to be removed.

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.

STAFF RECOMMENDATION:

As the applicant has met all applicable regulations, staff recommends approval of the site plan and attached elevations.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. Application
2. Site Plan
3. Building Elevations
4. Shared Parking Agreement
5. Tree Survey



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 Vikram Jangam	Address of Applicant 545 S Kimball ave, suite 100, Southlake, TX 76092	Phone Number and Email 917-250-5147
Legal Interest		
Owner Lynba Holdings LLC	Address 545 S Kimball ave, suite 100, Southlake, TX 76092	Phone Number& Email 917-250-5147
Firm preparing Site Plan Package TRIANGLE ENGINEERING LLC	Address 1782 W. MCDERMOTT DR.	Phone Number 469-331-8566
		Email areddy@triangle-engr.coi
Location of Property 305 S Roanoke, TX	Name of Addition/Subdivision OTD ROANOKE	Lot / Block 2/1
		Present Zoning OAK STREET CORRIDO

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office	1	0.428
Retail		
Commercial	1	0.428
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

05/29/2025

Date

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting	CC Meeting	File for Record
\$400	8/4/2025	8/16/2025	SP- 2025 - 04

07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

N/A- SITE DOESN'T REQUIRE LANDSCAPING

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

Landscape Plan Cont.

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

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

Total Site Area devoted to landscape: _____ %

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

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

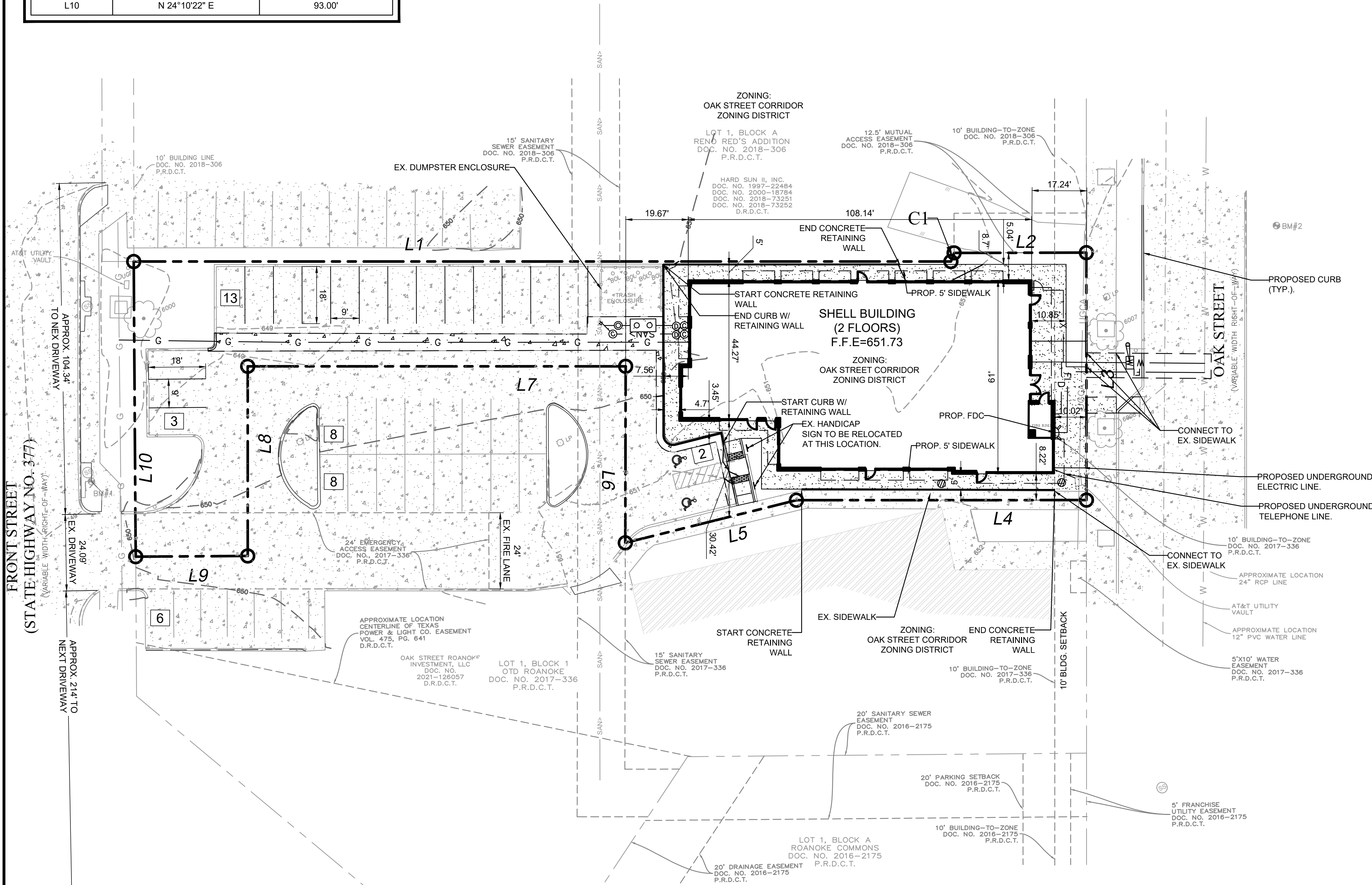
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

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

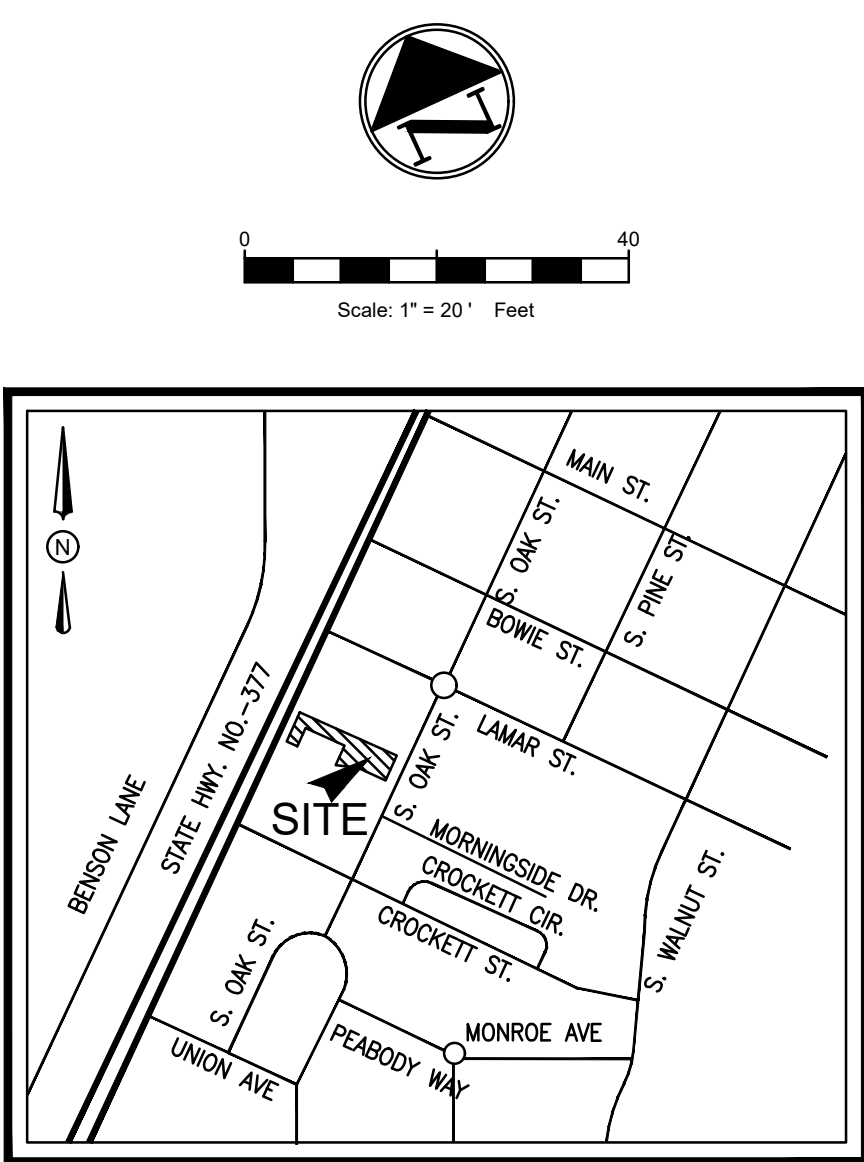
This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist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

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 63°26'36" E	257.35'
L2	S 65°33'11" E	41.65'
L3	S 24°32'06" W	77.97'
L4	N 65°27'54" W	91.34'
L5	N 79°26'36" W	55.53'
L6	N 24°40'01" E	55.63'
L7	N 65°26'36" W	119.02'
L8	S 24°33'24" W	59.76'
L9	N 65°49'38" W	35.28'
L10	N 24°10'22" E	93.00'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	686.30'	2.90'	0°14'32"	N 44°43'13" E	2.90'



EXISTING LEGEND		
● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND
○ 3/8" IR FOUND	○ 60-D NAIL FOUND	● PK NAIL SET
● 1/2" IP FOUND	● X-FOUND	● X-SET
● 1" IR FOUND	● 1" IP FOUND	○ POINT FOR CORNER
■ CON. MONUMENT	■ 3/4" IP FOUND	■ TELE. BOX
■ CABLE BOX	■ ELECTRIC BOX	■ BRICK COLUMN
■ STONE COLUMN	■ STORM DRAIN MH.	■ SAN. SEW. CO.
■ BOLLARD POST	■ LIGHT POLE	■ SAN. SEW. MH.
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT
○ IR. VALVE	○ UTILITY POLE	○ WATER METER
○ GAS METER	○ A.C. PAD	○ TRANS. BOX
○ GAS MARKER	○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR
○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE
○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA
○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL
○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING
○ CONCRETE	○ GRAVEL	○ BRICK
○ STONE	○ WOOD DECK	○ BUILDING WALL
○ TILE	○ BUILDING LINE	○ EASEMENT
○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE
○ HANDICAP SPACE		



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.428 ACRES (18,622 S.F.)
ZONING:	OAK STREET CORRIDOR
PROPOSED USE:	RESTAURANT/OFFICE
BUILDING FOOT PRINT AREA:	6284 S.F.
NUMBER OF STORIES:	2
BUILDING HEIGHT:	45'-0"
BUILDING COVERAGE:	68.6%
FLOOR AREA RATIO:	0.686
TOTAL BUILDING AREA:	12,791 SF
IMPERVIOUS AREA:	16,753 S.F. (90.0%)
PERVIOUS/LANDSCAPE AREA:	1,869 S.F. (10.0%)
REGULAR PARKING REQUIRED:	28 SPACES
1 SP PER 350 S.F.	
REGULAR PARKING PROVIDED(ON-SITE):	16 SPACES
HANDICAP PARKING REQUIRED:	02 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED (ON-SITE):	02 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	18 SPACES
TOTAL RESTAURANT USE (SF)	4914 S.F.
TOTAL OFFICE USE (SF)	4606 S.F.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LANE	---
STRIPING	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
POWER POLE	---
UNDERGROUND TELEPHONE LINE	---
UNDERGROUND ELECTRIC LINE	---
GAS LINE	---
SANITARY SEWER LINE	---
WATER MAIN	---
DOMESTIC WATER LINE	---
PROPOSED SIDEWALK CONCRETE	---
PROPOSED CONCRETE PAVEMENT	---

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX. 75013 AKHILA REDDY 469-331-8566	OWNER/DEVELOPER LYNBA HOLDINGS LLC 545 S. KIMBALL AVE, SUITE 100 SOUTH LAKE, TX. 76092 VIKRAM JANGAM 917-250-5147
SURVEYOR TRAVERSE LAND SURVEYING LLC 359 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TX. 75057 GRAYSON CEBALLOS 469-784-9321	ARCHITECT RASHMI C INC. 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX. 76016 RASHMI CHANDEL 817-891-7918

SITE PLAN

RESTAURANT

307 S. OAK STREET

CITY OF ROANOKE

DENTON COUNTY, TEXAS 76262

OTD ROANOKE, LOT 2, BLOCK 1

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

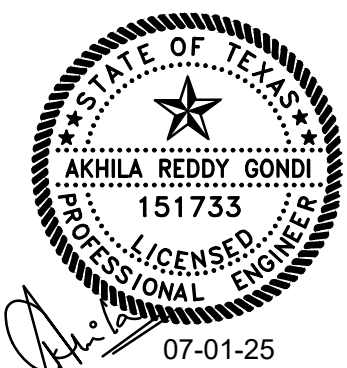
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AR	IA	05-13-25	SCALE BAR	011-25	C-3.0

TX. P.E. FIRM #11525

FLOOD PLAIN NOTE			
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0685G, DATED APRIL 18, 2011. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).			

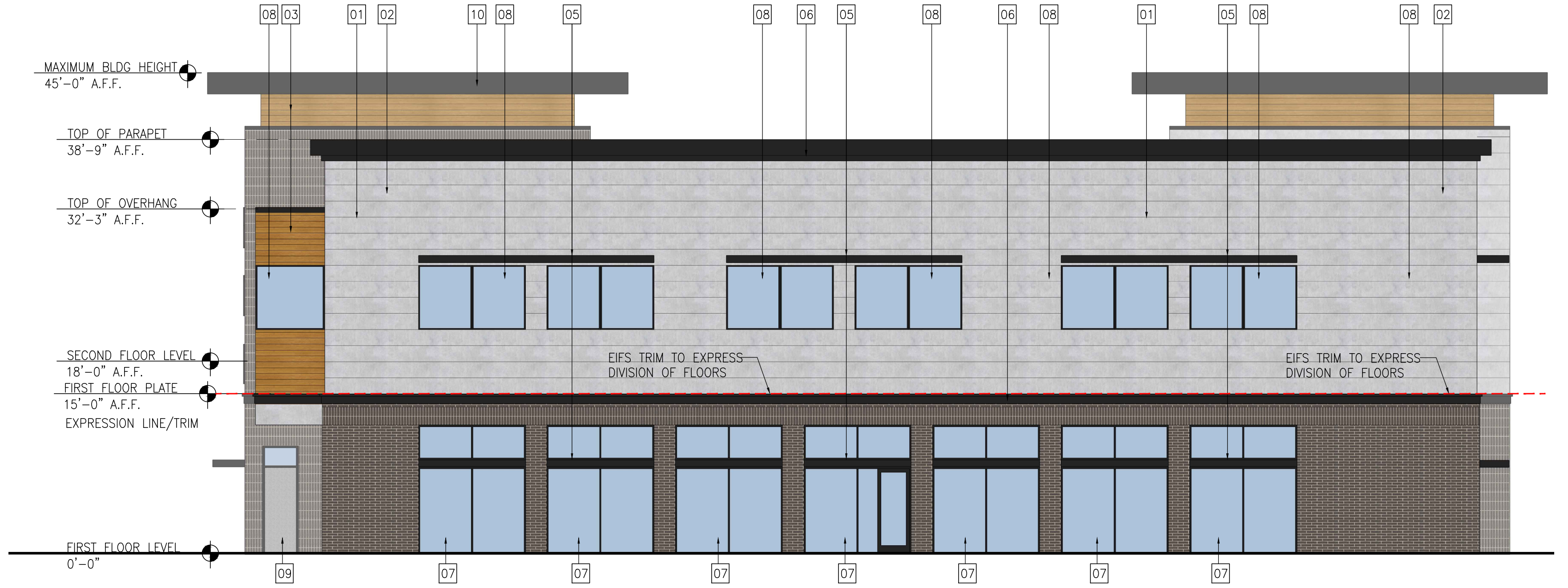
WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
	SANITARY SEWER	6"	

NO.	DATE	DESCRIPTION	BY
1	05-30-25	1st SP SUBMITTAL	IA
2	07-01-25	2nd SP SUBMITTAL	IA
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1 EAST ELEVATION
FP-1 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
FP-1 SCALE: 1/8"=1'-0"

ELEVATION MATERIAL KEY	
01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR
02	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: INDUSTRIAL BLOCK- GREY
03	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: VINTAGEWOOD - POPLAR
05	CANTILEVER ALUMINUM AWNING COLOR EQUAL TO MBCI CHARCOAL GRAY
06	STUCCO OVER EIFS FORM TRIM COLOR EQUAL TO MBCI CHARCOAL GRAY
07	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
08	ANODIZED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED CLEAR GLASS COLOR: EQUAL TO KAWNEER#29 BLACK
09	INSULATED HOLLOW METAL DOOR FINISH: PAINT COLOR EQUAL TO INDUSTRIAL GREY
10	STUCCO OVER SOFFIT & FASCIA COLOR EQUAL TO MBCI CHARCOAL GRAY
11	PRE-FINISHED METAL COPING COLOR EQUAL TO MBCI CHARCOAL GRAY
12	DECORATIVE WALL SCONCE- REF.ELECTRICAL DRAWINGS
13	EXTERIOR WALL PACK ABOVE DOORS (TYPICAL)
14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND
16	BUILDING/STREET NUMBER SIGNAGE

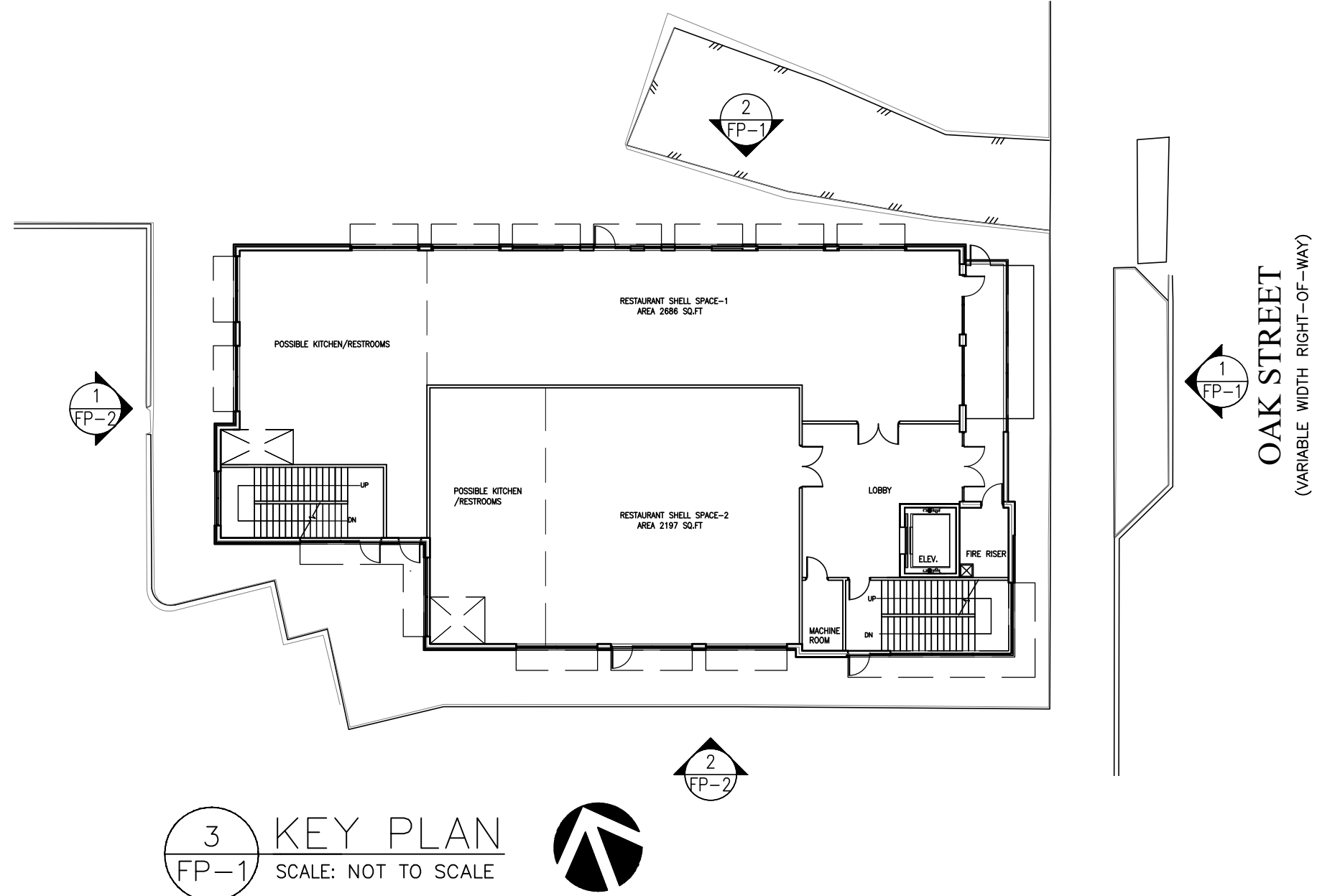
- CITY OF ROANOKE STANDARD NOTES**
- ALL SIGNAGE (SHOWN AS DASHED BOX ON FRONT AND SIDE ELEVATIONS) IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL, SEC 22.100.4A
 - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
 - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.

MANUFACTURER'S SPECIFICATION	
01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR Manufacturer: Acme Brick Plant Location: Denton Plant Dimensions 9 5/8" L x 2 5/8" H x 2 3/4" ASTM Grade SW ASTM Spec C216 ASTM Type FB5 Brick Size King Brick Texture Velour Standard List Commercial Layup 6.75 Return 0 Grade Rating A
02	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: INDUSTRIAL BLOCK- GREY Dimensions (in.) 17 7/8 H x 119 5/16 L Dimensions (actual mm) 455 H x 3030 L Thickness (in.) 5/8 Thickness (actual mm) 16 Weight (lbs. per panel) 57.3 Weight (lbs. per sq. ft.) 3.8 Exposed Coverage (sq. ft. per panel) 14.81 Packaging (pieces per pack) 2 [29.62 SQ. FT.] Panel Orientation Horizontal or Vertical
03	CEMENTITIOUS FIBER CLAP BOARD-BY NICHHA COLOR: VINTAGEWOOD - POPLAR Dimensions (in.) 17 7/8 H x 119 5/16 L Dimensions (actual mm) 455 H x 3030 L Thickness (in.) 5/8 Thickness (actual mm) 16 Weight (lbs. per panel) 57.3 Weight (lbs. per sq. ft.) 3.8 Exposed Coverage (sq. ft. per panel) 14.81 Packaging (pieces per pack) 2 [29.62 SQ. FT.] Panel Orientation Horizontal or Vertical

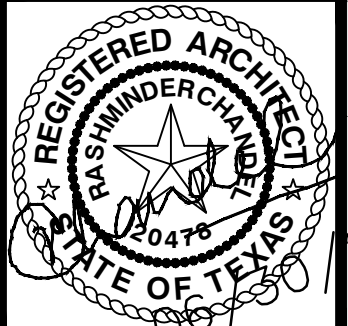
EAST ELEVATION: (STREET FACING)	
TOTAL FACADE AREA	= 2,506 SF
GLASS/DOOR AREA	= 822 SF
NET FACADE AREA	= 1,684 SF
FIRST FLOOR:	
TOTAL FACADE AREA	= 914 SF
GLASS/DOOR AREA	= 470 SF (51%)
SECOND FLOOR	
TOTAL FACADE AREA	= 914 SF
GLASS/DOOR AREA	= 352 SF (38%)
MATERIALS:	
BRICK AREA	= 571 SF (34%)
CEMENTIOUS FIBRE BD	= 349 SF (21%)
INDUSTRIAL BLOCK-GREY	= 627 SF (37%)
CEMENTIOUS FIBRE BD	= 627 SF (37%)
VINTAGEWOOD-POPLAR	= 137 SF (8%)
STUCCO OVER EIFS AREA	= 137 SF (8%)
PRIMARY MATERIALS	= 1,547 SF (92%)
SECONDARY MATERIALS	= 137 SF (8%)

NORTH ELEVATION:	
TOTAL FACADE AREA	= 4,669 SF
GLASS/DOOR AREA	= 1,282 SF
NET FACADE AREA	= 3,387 SF
FIRST FLOOR:	
FACADE AREA	= 1615 SF
GLASS/DOOR AREA	= 850 SF (52%)
MATERIALS:	
BRICK AREA	= 932 SF (29%)
CEMENTIOUS FIBRE BD	= 1,981 SF (58%)
INDUSTRIAL BLOCK-GREY	= 176 SF (5%)
CEMENTIOUS FIBRE BD	= 176 SF (5%)
VINTAGEWOOD-POPLAR	= 298 SF (8%)
STUCCO OVER EIFS AREA	= 298 SF (8%)
PRIMARY MATERIALS	= 3,089 SF (92%)
SECONDARY MATERIALS	= 298 SF (8%)



3 KEY PLAN
FP-1 SCALE: NOT TO SCALE

EXTERIOR ELEVATION EXHIBIT BUSINESS & RESTAURANT DEVELOPMENT		
307 SOUTH OAK STREET ROANOKE TEXAS-76262		
DATE OF PREPARATION :06/26/2025		
OWNER/DEVELOPER LynBa Ventures 545 S. Kimball avenue, Suite 100, Southlake, TX 76092 Contact: Vikram Jangam (Vik) Cell#: (917)250-5147 Email: jangam@lynba.com	# 1	REVISION DATE 06/30/2025
rashmi C Inc. ARCHITECTURE. PLANNING. INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com		SHEET NO. FP-1





1 WEST ELEVATION
FP-2 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
FP-2 SCALE: 1/8"=1'-0"

ELEVATION MATERIAL KEY	
01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR
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09	INSULATED HOLLOW METAL DOOR FINISH: PAINT COLOR EQUAL TO INDUSTRIAL GREY
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11	PRE-FINISHED METAL COPING COLOR EQUAL TO MBCI CHARCOAL GRAY
12	DECORATIVE WALL SCENCE- REF.ELECTRICAL DRAWINGS
13	EXTERIOR WALL PACK ABOVE DOORS (TYPICAL)
14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND
16	BUILDING/STREET NUMBER SIGNAGE

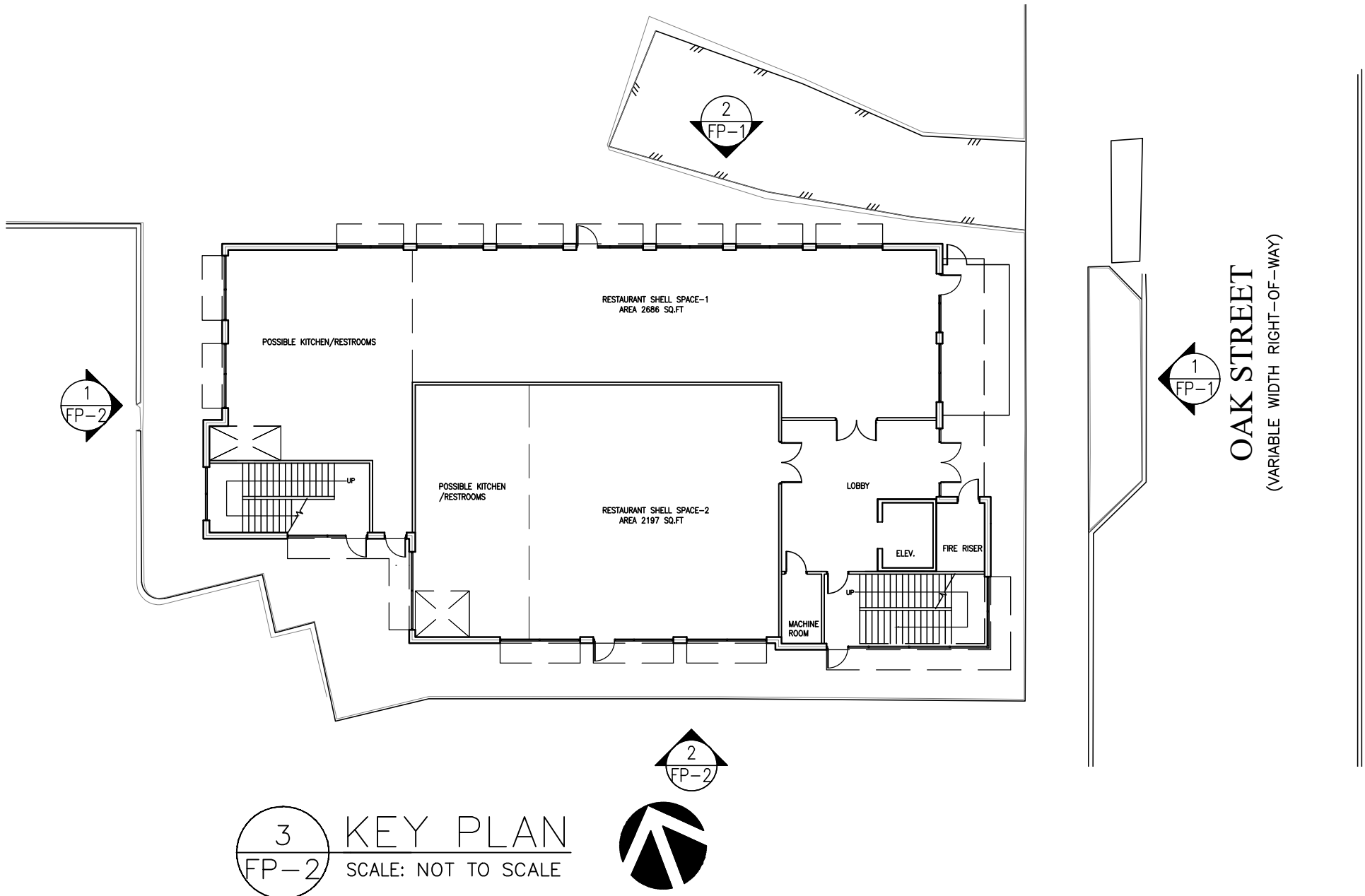
- CITY OF ROANOKE STANDARD NOTES**
- ALL SIGNAGE (SHOWN AS DASHED BOX ON FRONT AND SIDE ELEVATIONS) IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. SEC 22.100.4A
 - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
 - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.

MANUFACTURER'S SPECIFICATION	
01	BRICK VENEER- KING SIZE- BY ACME BRICK COLOR: WESTCHESTER/ TEXTURE:VELOUR Manufacturer: Acme Brick Plant Location: Denton Plant Dimensions: 9 5/8"L x 2 5/8"H x 2 3/4" ASTM Grade: SW ASTM Spec: C216 ASTM Type: F85 Brick Size: King Brick Texture: Velour Standard List: Commercial Layup: 6.75 Return: 0 Grade Rating: A
02	CEMENTITIOUS FIBER CLAP BOARD-BY NICHIIA COLOR: INDUSTRIAL BLOCK- GREY Dimensions (in.): 17 7/8 H x 119 5/16 L Dimensions (actual mm): 455 H x 3030 L Thickness (in.): 5/8 Thickness (actual mm): 16 Weight (lbs. per panel): 57.3 Weight (lbs. per sq. ft.): 3.8 Exposed Coverage (sq. ft. per panel): 14.81 Packaging (pieces per pack): 2 [29.62 SQ. FT.] Panel Orientation: Horizontal or Vertical
03	CEMENTITIOUS FIBER CLAP BOARD-BY NICHIIA COLOR: VINTAGEWOOD - POPLAR Dimensions (in.): 17 7/8 H x 119 5/16 L Dimensions (actual mm): 455 H x 3030 L Thickness (in.): 5/8 Thickness (actual mm): 16 Weight (lbs. per panel): 57.3 Weight (lbs. per sq. ft.): 3.8 Exposed Coverage (sq. ft. per panel): 14.81 Packaging (pieces per pack): 2 [29.62 SQ. FT.] Panel Orientation: Horizontal or Vertical

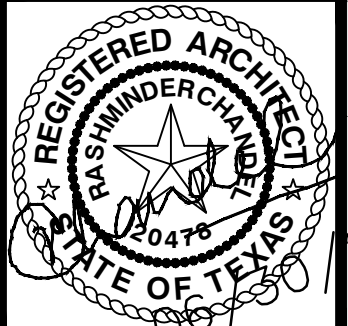
WEST ELEVATION: (STREET FACING)	
TOTAL FACADE AREA	= 2,434 SF
GLASS/DOOR AREA	= 606 SF
NET FACADE AREA	= 1,828 SF
FIRST FLOOR: FACADE AREA	= 890 SF
GLASS/DOOR AREA	= 471 SF (52%)
SECOND FLOOR: FACADE AREA	= 890 SF
GLASS/DOOR AREA	= 135 SF (15%)
MATERIALS: BRICK AREA	= 408 SF (22%)
CEMENTIOUS FIBRE BD	= 1239 SF (69%)
INDUSTRIAL BLOCK-GREY	= 44 SF (02%)
CEMENTIOUS FIBRE BD	= 44 SF (02%)
VINTAGEWOOD-POPLAR	= 137 SF (07%)
STUCCO OVER EIFS AREA	= 137 SF (07%)
PRIMARY MATERIALS	= 1,691 SF (93%)
SECONDARY MATERIALS	= 137 SF (07%)

SOUTH ELEVATION:	
TOTAL FACADE AREA	= 4,985 SF
GLASS/DOOR AREA	= 1,467 SF
NET FACADE AREA	= 3,518 SF
FIRST FLOOR: TOTAL FACADE AREA	= 1773 SF
GLASS/DOOR AREA	= 882 SF (50%)
MATERIALS: BRICK AREA	= 1,214 SF (35%)
CEMENTIOUS FIBRE BD	= 1,867 SF (53%)
INDUSTRIAL BLOCK-GREY	= 171 SF (05%)
CEMENTIOUS FIBRE BD	= 171 SF (05%)
VINTAGEWOOD-POPLAR	= 266 SF (07%)
STUCCO OVER EIFS AREA	= 266 SF (07%)
PRIMARY MATERIALS	= 3,252 SF (93%)
SECONDARY MATERIALS	= 266 SF (07%)



3 KEY PLAN
FP-2 SCALE: NOT TO SCALE

EXTERIOR ELEVATION EXHIBIT BUSINESS & RESTAURANT DEVELOPMENT		
307 SOUTH OAK STREET ROANOKE TEXAS-76262		
DATE OF PREPARATION : 06/26/2025		
OWNER/DEVELOPER LynBa Ventures 545 S. Kimball avenue, Suite 100, Southlake, TX 76092 Contact: Vikram Jangam (Vik) Cell#: (917)250-5147 Email: jangam@lynba.com	# 1	REVISION DATE 06/30/2025
rashmi C Inc. ARCHITECTURE. PLANNING. INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com		SHEET NO. FP-2



**DECLARATION OF RECIPROCAL CROSS ACCESS
AND PARKING EASEMENT AGREEMENT**

This Reciprocal Access And Parking Agreement (the "Agreement") is made and entered into this 24th day of March, 2020, by and between OTD ROANOKE, LLC d/b/a Old Town Development, a Texas Limited Liability Company (the "Parcel A Owner"), and LynBa Holdings, LLC (the "Parcel B Owner").

RECITALS

- A. The Parcel A Owner is the owner of certain real property situated in the City of Roanoke, Denton County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Parcel A").
- B. The Parcel B Owner is the owner of that certain real property situated in the City of Roanoke, Denton County, Texas, more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference ("Parcel B"), which Parcel B is located adjacent to Parcel A.
- C. Parcel A is developed as a restaurant ("Chop Shop").
- D. Parcel B is currently an undeveloped vacant lot.
- E. The parties hereto desire to provide for cross-access and shared parking on the Parcels, and to establish certain covenants with respect to said Parcels, for the mutual and reciprocal benefit and complement of Parcel A and Parcel B and the present and future owners and occupants thereof, on the terms and conditions hereinafter set forth.

TERMS OF AGREEMENT

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, the Parcel A Owner and the Parcel B Owner hereby covenant and agree that during the term of this Agreement the Parcels and all present and future owners and occupants of the Parcels shall be and hereby are subject to the terms and covenants hereinafter set forth in this Agreement, so that said Parcels shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

1. **Definitions.** For purposes hereof:

1.1 The term "Owner" or "Owners" means the Parcel A Owner (as to Parcel A) and the Parcel B Owner (as to Parcel B) and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not

including the holder of any lien or encumbrance on such real property or any tenants or other owners of non-fee estates.

1.2 The term "Parcel A" means that certain real property situated in the City of Roanoke, Denton County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

1.3 The term "Parcel B" means that certain real property situated in the City of Roanoke, Denton County, Texas, more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

1.4 The term "Parcel" or "Parcels" means Parcel A and Parcel B, and, and any future subdivisions thereof.

1.5 The term "Permittees" means the Parcel A Owner, the Parcel B Owner, and the tenant under the Restaurant Lease, and their respective employees, agents, contractors, customers, invitees and licensees.

1.6 The term "Restaurant" means "Chop Shop" a sports bar related restaurant with live music, consisting of approximately 7,200 square feet of total dining space, 5,400 square feet of building area, and 1,800 square feet of outdoor patio area and outdoor stage, together with associated sidewalks, landscaping, lighting, utilities, signage and parking improvements.

1.7 The term "Restaurant Lease" shall mean that Lease of Parcel A from the Parcel A Owner as landlord to Chop Shop or other approved restaurant as tenant, and any amendments, extensions or replacements thereof.

1.8 The term "Site Plan" shall mean that site plan of the Parcels attached hereto as Exhibit "C" and by reference made a part hereof. Except as may be otherwise provided in this Agreement, the Site Plan is for identification purposes only.

1.9 The term "Dumpster Pad" shall mean that certain concrete pad located on Parcel B.

2. Easements.

2.1 Grant of Easement. Subject to any express conditions, limitations or reservations contained herein, the Owners hereby grant, establish, covenant and agree that the Parcels, and the Owners and Permittees of the Parcels, shall be benefited and burdened by a nonexclusive reciprocal easement for reasonable access, ingress, egress over the paved driveway areas as presently or hereafter constructed on Parcel A and Parcel B (the "Driveway"), so as to provide for the passage of motor vehicles to and from the Parcels, and a nonexclusive reciprocal easement for shared parking over the paved parking areas as presently or hereafter constructed on Parcel A and Parcel B (the "Parking Areas"), so as to provide for common, shared parking, and a nonexclusive

reciprocal easement for shared access to the dumpster pad constructed on Parcel B (the "Dumpster Pad"), so as to provide for common, shared use of the trash receptacle located thereon, all as depicted on the Site Plan, or any alterations of such Site Plan properly approved and permitted by the City of Roanoke.

2.2 Access. The Driveway, Parking Areas, Dumpster Pad and the street access points on the Parcels for entry into and exit from the Driveway may not be blocked, closed, altered, changed or removed except as necessary for the preservation of public safety or repairs to such areas, in which case the Owner of the property affected agrees to complete such repairs as quickly as practical, to limit access only to the extent reasonably necessary to complete such repairs, and to provide for alternate access to the extent reasonably practical. In no event shall the businesses or facilities operated on the Parcels be conducted in such a manner as to cause motor vehicles to stop or stand on the other Parcel or the Driveway, or otherwise interfere with the normal pattern and flow of vehicular traffic on and across the Parcels and the Driveway.

3. Construction and Maintenance. The Driveway and Parking Areas on Parcel B shall be constructed and completed by the Owner of Parcel B at the same time as such Owner develops Parcel B. Each Owner covenants, during the term hereof, to maintain or cause to be maintained at its expense the portion of the Driveway and Parking Areas located on its Parcel in good order, condition and repair. Maintenance of the Driveway and Parking Areas shall include, without limitation, maintaining and repairing the paved surface and performing any and all such other duties as reasonably necessary to maintain the Driveway and Parking Areas, including maintaining marking, directional signs, lines and striping in good condition. All maintenance work shall be conducted in such a manner and at such time as to minimally interfere with access to and from the Parcels. An Owner must provide reasonable advance written notice to the other Owner of any maintenance work to be performed by or on behalf of such Owner that will require temporary blockage of access to, from, or along the Driveway and Parking Areas, except for emergency repairs the need for which cannot reasonably be anticipated in advance.
4. Insurance. Both the Parcel A Owner and Parcel B Owner agree to maintain, or require its tenants to maintain, at all times a policy providing comprehensive property casualty and liability insurance protection with limits in an amount not less than one million Dollars (\$1,000,000.00) per occurrence, issued by an insurer licensed in the State of Texas covering the Driveway and the Parking Areas located on its Parcel.
5. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of Parcel A or Parcel B. No easements shall be implied by this Agreement except those expressly created herein.
6. Restrictions on Use. None.

7. Remedies and Enforcement. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms or covenants hereof, the other Owner or its Permittees shall be entitled all legal and equitable remedies available under law for such breach.
8. Term. The easements and covenants contained in this Agreement shall be effective from the date of signature and shall continue perpetually thereafter. However, if, and to the extent that, any provisions in this instrument would otherwise be unlawful, void or voidable for violation of: (a) the rule against perpetuities, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rule analogous thereto or otherwise imposing time limitations for which such provisions may be valid, then, and on that event, such provisions shall be deemed to be operative only until twenty-one (21) years after the death of the last survivor of the now living descendants of Rick Perry, former Governor of the State of Texas, and of George W. Bush, former President of the United States of America.
9. Miscellaneous.
- 9.1 Attorney's Fees. In the event any party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.
- 9.2 Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of Parcel A and Parcel B.
- 9.3 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.
- 9.4 Severability. Each provision of this Agreement and the application thereof to Parcel A and Parcel B are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of both Parcels by the same person or entity shall not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

9.5 Time of Essence. Time is of the essence of this Agreement.

9.6 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the Parcel A Owner and the Parcel B Owner are as follows:

Parcel A Owner: Chris Gordon, Manager
OTD Roanoke, LLC d/b/a Old Town Development
2241 Veranda Avenue
Trophy Club, Texas 76262

Parcel B Owner: Vikram Jangam, Managing Member
LynBa Holdings, LLC
1012 Whittington PL
Southlake, TX 76092

9.7 Governing Law. The substantive laws of the State of Texas, exclusive of its choice-of-law rules, shall govern the interpretation, validity, performance, and enforcement of this Agreement.

9.8 No Third Party Beneficiaries. There are no intended third-party beneficiaries of this Agreement except the Permittees named or identified in this Agreement, and nothing contained herein shall be construed as creating any other third-party beneficiaries.

9.11 Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

9.12 Application of Texas Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in Denton County, Texas.

9.13 Captions and Headings. The captions and headings of the Sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement nor shall they be employed to interpret or aid in the construction of this Agreement.

END OF AGREEMENT – SIGNATURES TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Parcel A Owner:
OTD Roanoke, LLC,
d/b/a Old Town Development

By: _____

Chris Gordon
Member and Manager

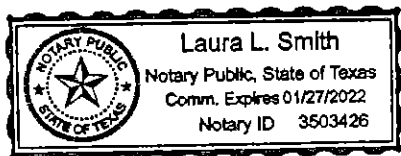
ATTEST:

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 24th day of March, 2020, by Chris Gordon, a Member and Manager of OTD Roanoke, LLC, d/b/a Old Town Development, a Texas limited liability company, on behalf of said limited liability company.



Notary Public for the State of Texas



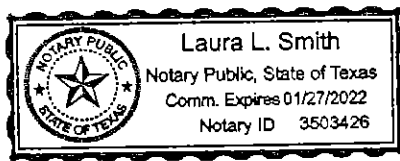
Signed this 24th day of March, 2020.

Parcel B Owner:
LynBa Holdings, LLC

By: 
Vikram Jangam, Managing Member

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 24th day of March, 2020, by Vikram Jangam, Managing Member of LynBa Holdings, a Texas limited liability company, on behalf of said limited liability company.



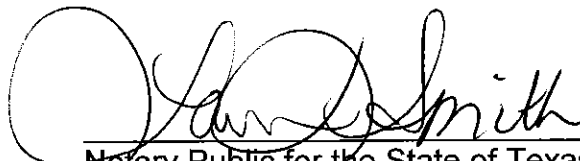

Notary Public for the State of Texas

Exhibit "A" - Legal Description of Parcel A.
Exhibit "B" - Legal Description of Parcel B.
Exhibit "C" - Site Plan.

EXHIBIT "A"
Legal Description of Parcel A

Lot 1, Block 1, OTD Roanoke, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof, recorded in Document Number 2017-336, Plat Records, Denton County, Texas.

EXHIBIT "B"
Legal Description of Parcel B

Lot 2, Block 1, OTD Roanoke, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof, recorded in Document Number 2017-336, Plat Records, Denton County, Texas.

EXHBIT "C"
Site Plan
(See Attached)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	686.30'	2.90'	2.90'	N 44°45'30" E	*14°31.58"

LINE	BEARING	DISTANCE
L1	S 65°30'51" E	41.65'
L2	N 24°48'46" E	55.64'
L3	S 24°33'03" W	59.83'
L4	N 65°43'05" W	35.23'

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

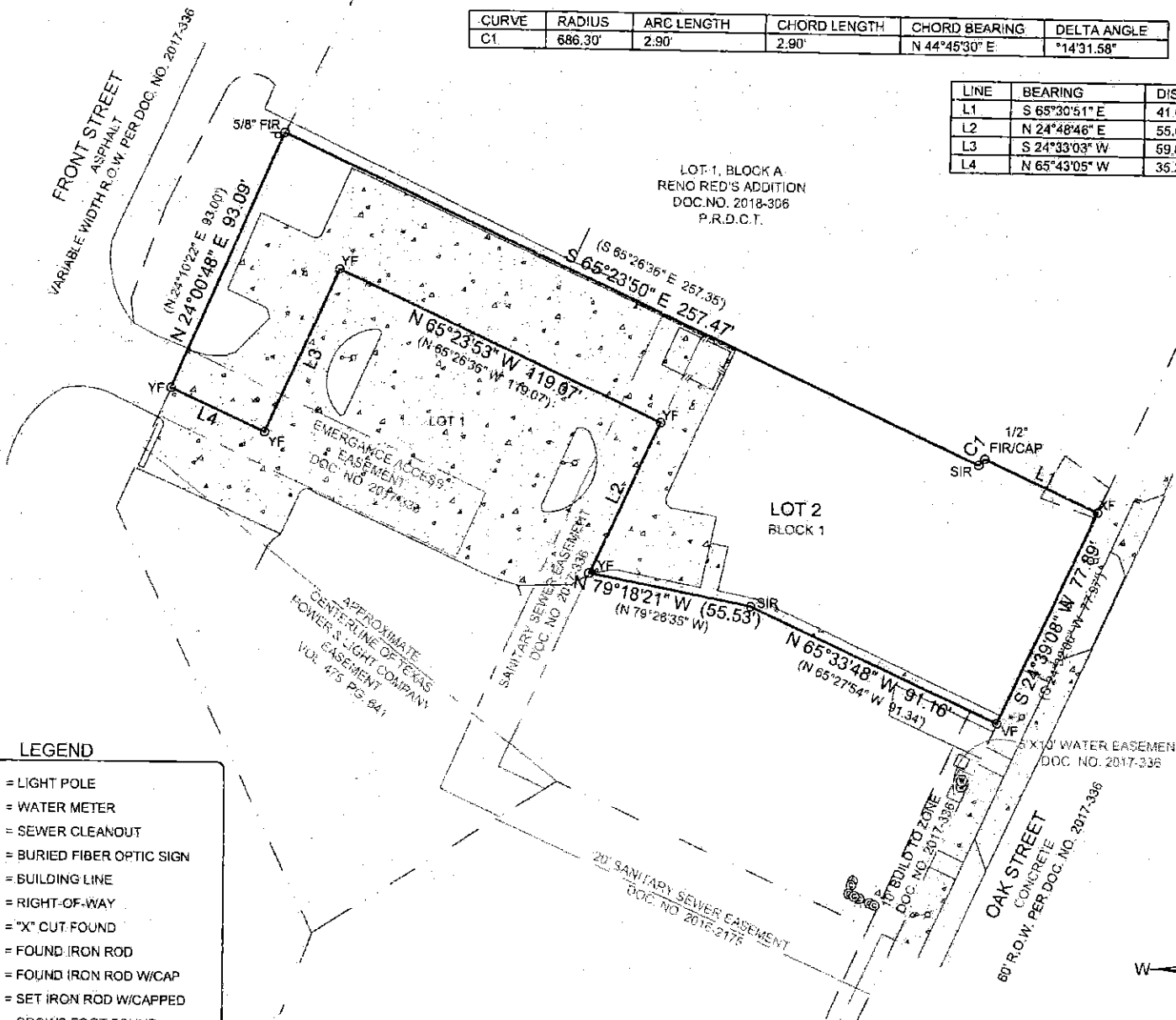
I have this date directed a careful and accurate survey made on the grounds of the property located at 307 South Oak Street in the City of Roanoke, Denton County, Texas, being Lot 2, Block 1, of OTD Roanoke, an Addition to the City of Roanoke, Denton County, Texas, according to the Plat thereof recorded in Document Number 2017-336, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Roanoke, Community Number 480785 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 655 G of said map.

SURVEYORS CERTIFICATION

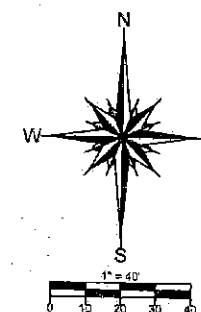
Certified to OTD Roanoke, LLC.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 02-03-2020, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



LEGEND

- = LIGHT POLE
- = WATER METER
- = SEWER CLEANOUT
- = BURIED FIBER OPTIC SIGN
- = BUILDING LINE
- = RIGHT-OF-WAY
- = "X" CUT FOUND
- = FOUND IRON ROD
- = FOUND IRON ROD W/CAP
- = SET IRON ROD W/CAPPED
- = CROWS FOOT FOUND
- = "V" CUT FOUND
- = CONTROLLING MONUMENT
- = PLAT OR DEED CALL
- = WOOD FENCE
- = ASPHALT
- = CONCRETE



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 200077
DRAWN BY: MMF
DATE: 02-07-2020
R.P.L.S.
MICHAEL R. KERSTEN

Y:\JOBS\JOBS 2020\0007\DRAWINGS\2007\LOT 1.dwg, 2/7/2020 11:30:36 AM User: SKYCONCA\MSOLTA\CHESSE\POL

LEGEND

= LIGHT POLE

= WATER METER

= SEWER CLEANOUT

= BURIED FIBER OPTIC SIGN

= BUILDING LINE

= RIGHT-OF-WAY

= "V" CUT SET

= "X" CUT SET

= SET IRON ROD W/CAPPED

= CROWS FOOT FOUND

= "V" CUT FOUND

= CONTROLLING MONUMENT

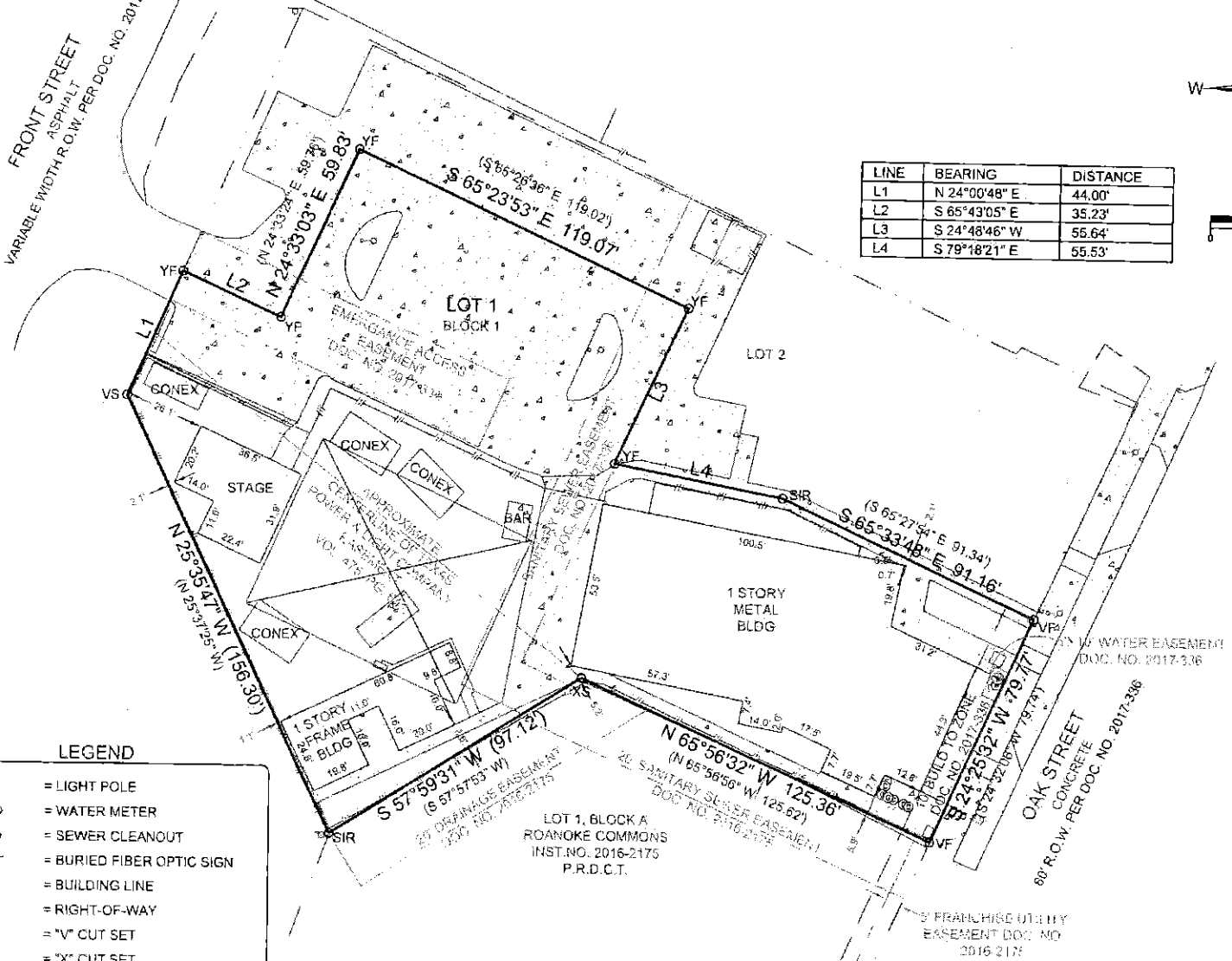
= PLAT OR DEED CALL

= WOOD FENCE

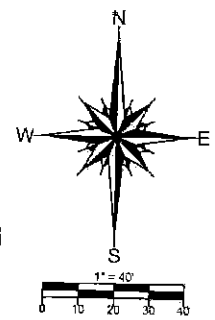
= ASPHALT

= CONCRETE

FRONT STREET
ASPHALT
VARIABLE WIDTH R.O.W. PER DOC. NO. 2017-336



LINE	BEARING	DISTANCE
L1	N 24°00'48" E	44.00'
L2	S 65°43'05" E	35.23'
L3	S 24°48'46" W	55.64'
L4	S 79°18'21" E	55.53'



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
I have this date directed a careful and accurate survey made on the grounds of the property located at 309 South Oak Street in the City of Roanoke, Denton County, Texas, being Lot 1, Block 1, OTD Roanoke, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof, recorded in Document Number 2017-336, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Roanoke, Community Number 480785 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 655 G of said map.

SURVEYORS CERTIFICATION

Certified to Title Resources Guaranty Company, Independence Title Company (GF#2004451-SKDF), and OTD Roanoke, LLC.
This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 02-03-2020, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

SCHEDULE "B" ITEMS

Commitment for Title Insurance, (T-7), dated January 30, 2020.
Policy Number 2004451-SKDF:
10(I.) Volume 475, Page 641 Easement to Texas Power & Light Company; does affect as shown (no width provided)



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 200077
DRAWN BY: MMF
DATE: 02-07-2020
R.P.L.S.
MICHAEL R. KERSTEN

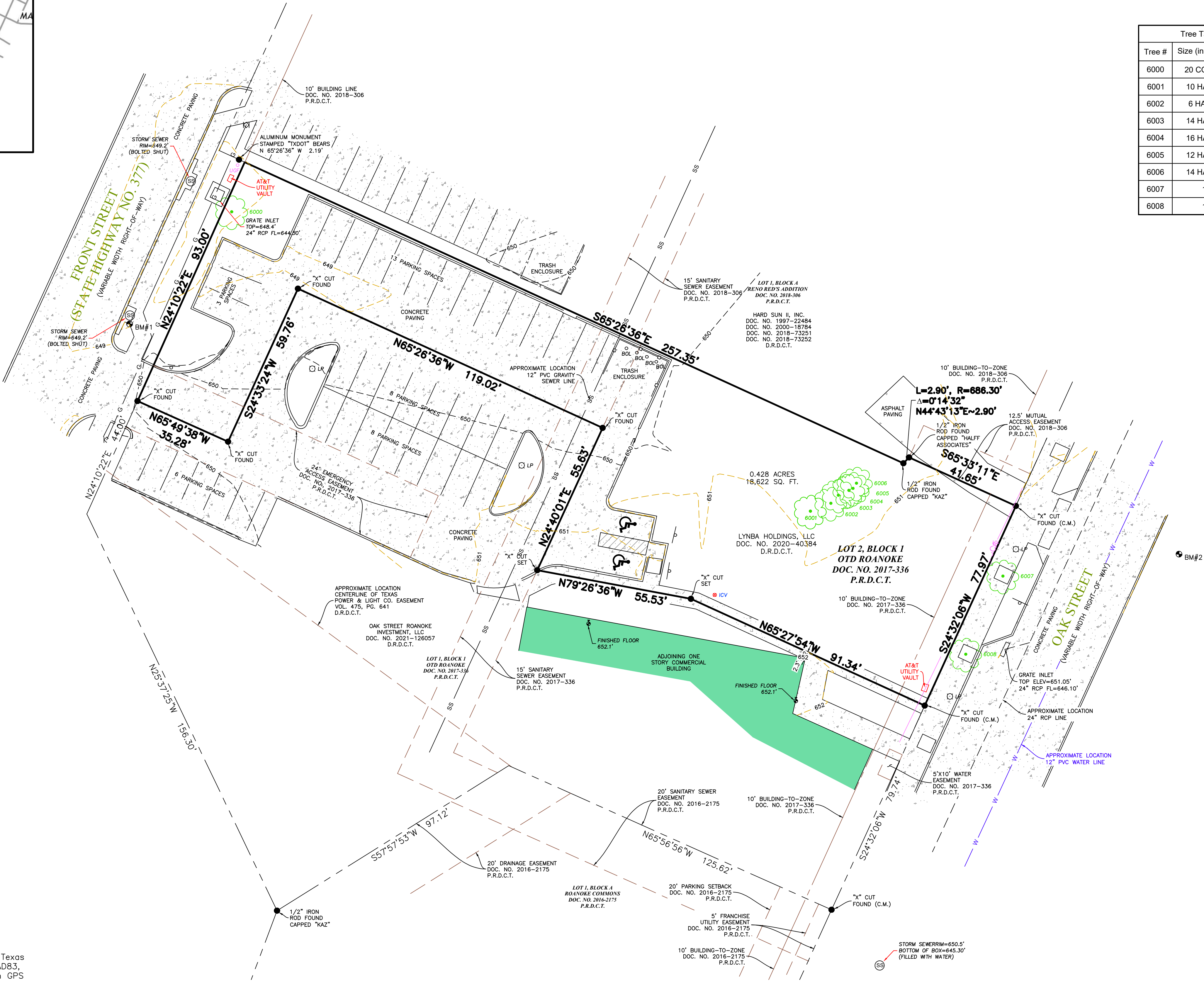
TX FIRM REGISTRATION # 10002100

Denton CAD Webmap





VICINITY MAP
SCALE: 1"=1000'



Tree Table	
Tree #	Size (in) & Description
6000	20 COTTOWOOD
6001	10 HACKBERRY
6002	6 HACKBERRY
6003	14 HACKBERRY
6004	16 HACKBERRY
6005	12 HACKBERRY
6006	14 HACKBERRY
6007	14 OAK
6008	14 OAK

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
	DEED RECORDS DENTON COUNTY, TEXAS
	PLAT RECORDS DENTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

This is to certify that 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 Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas.

The fieldwork was completed on 12/11/24.

Date of Plat or Map: 12/13/24

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023

DIGTESS NOTE

Texas 811 Ticket Number: 2484495549



ALTA/NSPS LAND TITLE SURVEY
LOT 2, BLOCK 1,
OTD ROANOKE
DAVID HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE, DENTON COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
ER	DMC	12/13/24	1" = 20'	TR-642-24	1

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1

An "X" cut set on top of a concrete storm sewer inlet along the southeast side of the road within Front Street and located approximated 56 feet southwest of a grate inlet.
Elevation: 649.16'

Benchmark No. 2

An "X" cut set on top of a concrete sidewalk across the road on Oak Street and located approximately 58 feet east of a light pole.
Elevation: 652.27'

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0655G, dated 04/18/2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- This survey was performed without the benefit of a Title Commitment and abstractor's encumbrance research and with information provided by the client only. The surveyor did not perform any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown hereon.



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP-2025-03) Old Town Pointe

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Preliminary Plat (PP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.

INFORMATION:

- Zoning: SF-7 with Old Town Overlay
- Drainage: A drainage plan will be accepted by the engineering consultant prior to construction.
- Utilities: A utility plan will be accepted by the engineering consultant prior to construction.
- Proposed Uses: Single-family detached

STAFF RECOMMENDATION:

Staff recommends approval of this request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Preliminary Plat Application
2. Preliminary Plat



Plat Application

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

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

Date Filed:

File No.

Name of Applicant Jacob Hawkins	Address of Applicant 613 N. Walnut St. Roanoke TX, 76262	Phone Number & E-Mail 9402060973 jacob@hawk3.com
---	--	--

Engineer or Land Planner Jason Kilpatrick, P.E. Ridinger Associates, Inc.	Address 550 Edmonds Lane, Suite 101 Lewisville, TX 75067 972-353-8000	Phone Number & E-Mail 972-353-8000 jkilpatrick@ridingerassociates.com Fax Number
Location of Property Dallas dr. & Turner Ave.	Name of Addition/Subdivision Old Town Pointe	Acres 1.82 Lot / Block SEE SURVEY

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?
☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?
☐ Yes ☐ No

Type of Subdivision

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

Proposed Use

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

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

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

Type of Street Surfacing

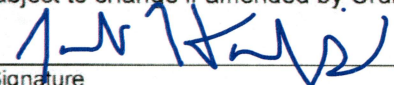
- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

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

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


Applicants Signature

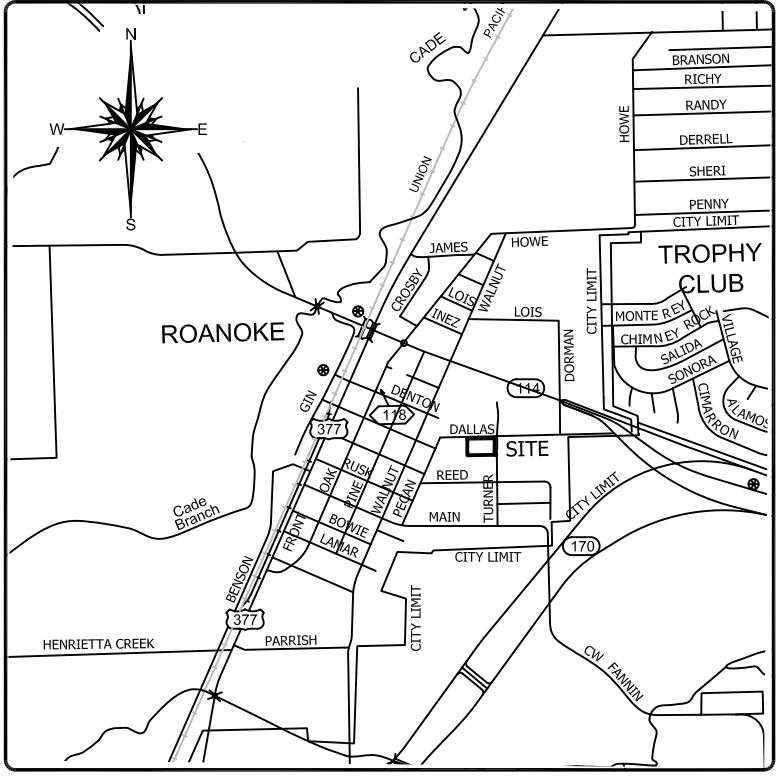
6/20/2025

Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee PAID 318.80 REC #00863975 07/09/2025 JM	Final Plat Filing Fee	P&Z Meeting 8/18/25	CC Meeting 8/26/25	File for Record PP-2025-03
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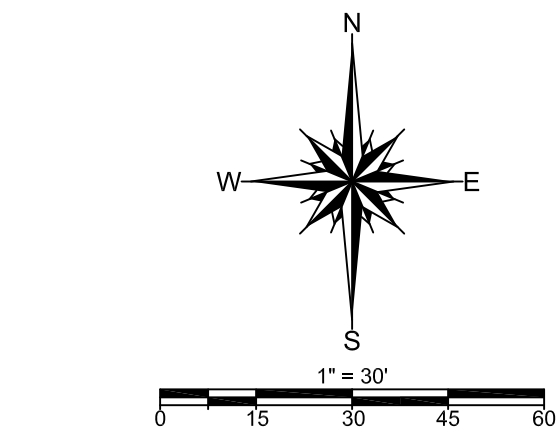
7/20/2023



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTHLAKE, COMMUNITY NUMBER 480782 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G AND 485 G OF SAID MAP.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 6 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
- NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- "THE OWNER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ROANOKE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY", INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE AS REQUIRED BY THE "UNIFORM DEVELOPMENT CODE."
- SANITARY SEWER PROVIDED BY CITY OF ROANOKE.
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE SUBJECT PROPERTY SHOWN HEREON IS ZONED SF-7 (SINGLE FAMILY-DISTRICT 7/MAIN STREET OVERLAY)

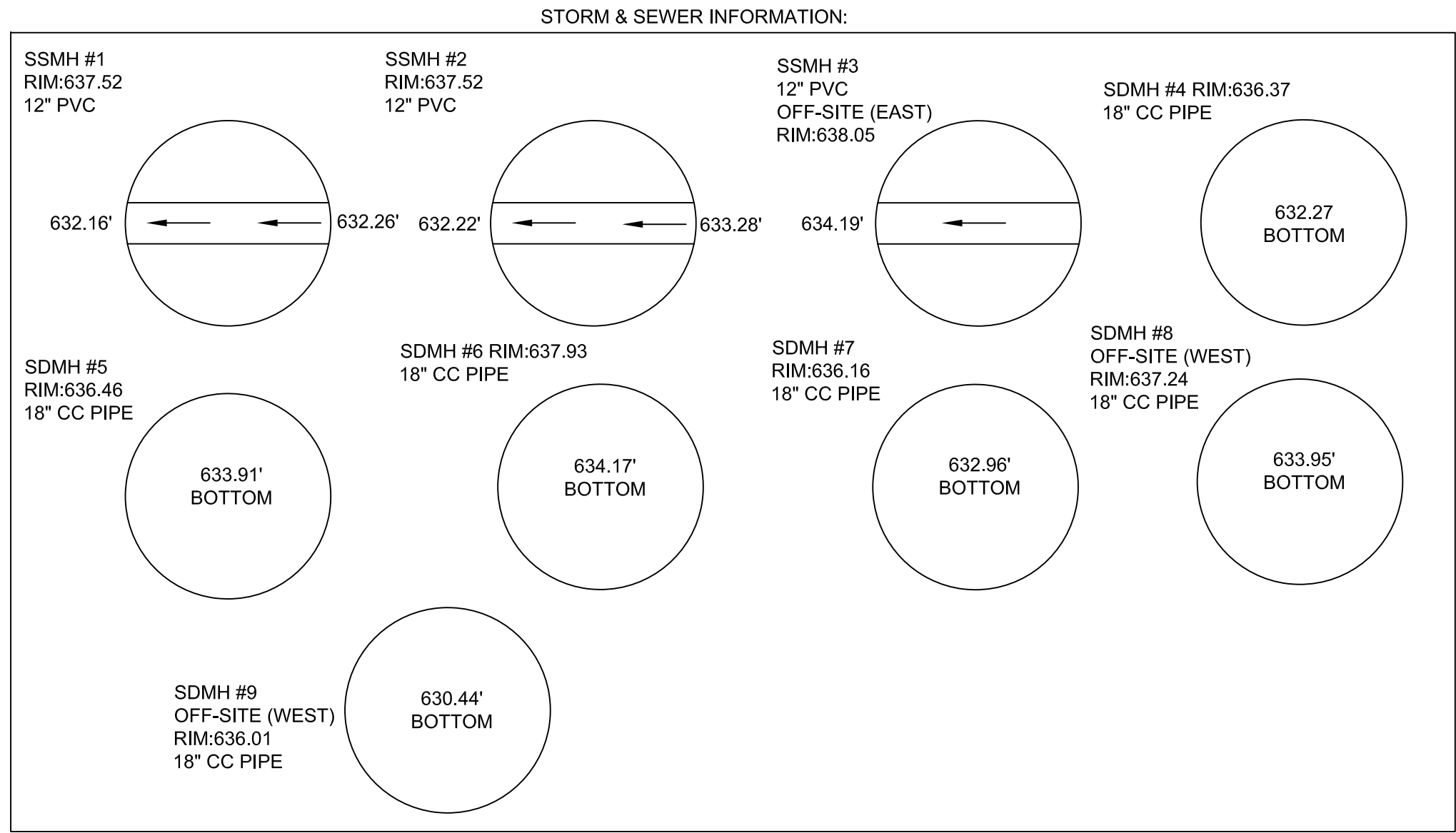
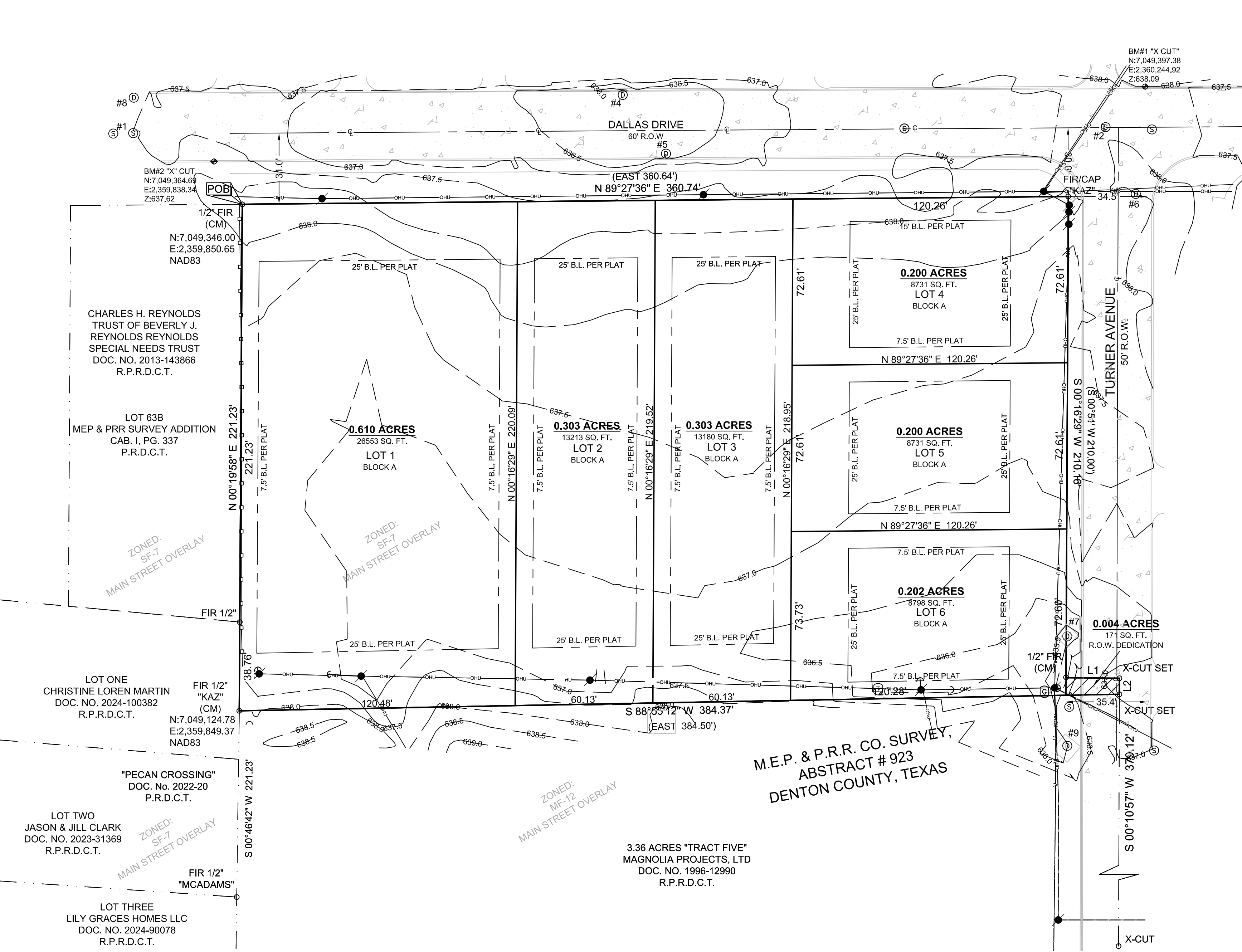


Closure Report		Thu May 22 12:02:32 2025		
Northing	Easting	Bearing	Distance	
7049345.999	2359850.653	N 89°27'36" E	360.739	
7049349.399	2360211.376	S 00°16'29" W	210.161	
7049139.240	2360210.368	S 89°27'47" E	23.324	
7049139.021	2360233.691	S 00°10'57" W	7.000	
7049132.021	2360233.669	S 88°55'12" W	384.369	
7049124.777	2359849.369	N 00°19'58" E	221.226	
7049345.999	2359850.653			
Closure Error Distance> 0.00000				
Total Distance> 1206.820				
Polyline Area: 79377 sq ft, 1.822 acres				

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
ROANOKE PROJECT 1, LLC.
3236 W 7TH ST. STE A
FT. WORTH, TEXAS 76107
CONTACT: JACOB HAWKINS
JACOB@HAW3.COM

4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 240109-03
DRAWN BY: TEP
DATE: 6-27-2025
R.P.L.S.
KENNETH A. ZOLLINGER



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.

DATED THIS _____ DAY OF _____, 19____.

BY: _____
CHAIRMAN

ATTEST: _____

SECRETARY

APPROVAL OF THE CITY COUNCIL OF THE CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, 2025.

BY: _____
MAYOR

ATTEST: _____

SECRETARY

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
SIR = CAPPED IRON ROD SET
X SET = X CUT IN CONCRETE
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
S = SEWER MANHOLE
G = GUY ANCHOR
G = GAS PIPELINE SIGN
P = POWER POLE

— = ADJOINING PROPERTY LINE
— = ADJOINING PROPERTY LINE
— = CENTERLINE OF ROAD
— = BUILDING LINE
— = OVERHEAD UTILITY LINE

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS ROANOKE PROJECT 1, LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT #923, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.822 ACRE TRACT OF LAND CONVEYED TO ROANOKE PROJECT 1, LLC. BY DEED OF RECORD IN DOCUMENT NUMBER 2025-52247, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID 1.822 ACRE TRACT, THE NORTHEAST CORNER OF LOT 63B, BLOCK 923, M.E.P. & P.R.R. ADDITION, AN ADDITION TO THE CITY OF ROANOKE AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 337, PLAT RECORDS, DENTON COUNTY, TEXAS, AND IN THE SOUTH LINE OF DALLAS DRIVE;

THENCE NORTH 89 DEGREES 27 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.822 ACRE TRACT AND THE SOUTH LINE OF SAID DALLAS DRIVE, A DISTANCE OF 360.74 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A CAP MARKED "KAZ" FOR THE NORTHEAST CORNER OF SAID 1.822 ACRE TRACT AND IN THE INTERSECTION OF THE SOUTH LINE OF SAID DALLAS DRIVE AND THE WEST LINE OF TURNER AVENUE;

THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS WEST, ALONG AN EAST LINE OF SAID 1.822 ACRE TRACT AND THE WEST LINE OF SAID TURNER DRIVE, A DISTANCE OF 210.16 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING AN ANGLE POINT OF SAID 1.822 ACRE TRACT;

THENCE SOUTH 89 DEGREES 27 MINUTES 47 SECONDS EAST, ALONG A NORTH LINE OF SAID 1.822 ACRE TRACT, A DISTANCE OF 23.32 FEET TO A "X" CUT PREVIOUSLY SET FOR THE EASTERN MOST NORTHEAST CORNER OF SAID 1.822 ACRE TRACT;

THENCE SOUTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.822 ACRE TRACT, AND SAID TURNER AVENUE, A DISTANCE OF 7.00 FEET TO A "X" CUT PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 1.822 ACRE TRACT AND THE NORTHEAST CORNER OF A 3.36 ACRE "TRACT 5" OF LANDS CONVEYED TO MAGNOLIA PROJECTS LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 1996-12990 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.822 ACRE TRACT AND THE NORTH LINE OF SAID 3.36 ACRE "TRACT 5", A DISTANCE OF 384.37 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID 1.822 ACRE TRACT 4, THE NORTHWEST CORNER OF SAID 3.36 ACRE "TRACT 5" AND IN THE EAST LINE OF LOT ONE, PECAN CROSSING, AN ADDITION TO THE CITY OF ROANOKE AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2022-20 PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG THE WEST LINES OF SAID 1.822 ACRE TRACT AND THE EAST LINE OF SAID PECAN CROSSING, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 38.76 FEET, AND CONTINUING ON SAID COURSE, A TOTAL DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.822 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON,

DATE _____, 2025

THAT ROANOKE PROJECT 1, LLC, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **OLD TOWN POINT ADDITION**, A SUBDIVISION TO THE CITY OF ROANOKE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JACOB HAWKINS
REPRESENTATIVE OF PROJECT ROANOKE 1, LLC.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JACOB HAWKINS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

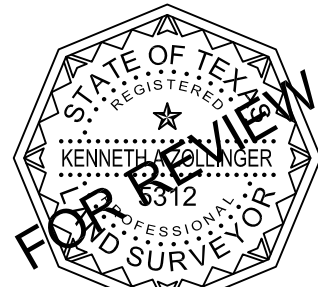
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ROANOKE, DENTON COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF DENTON

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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

APPROVAL BLOCK

PRELIMINARY PLAT
LOTS 1-6, BLOCK A
OLD TOWN POINT ADDITION
BEING 1.822 ACRES
(0.004 ACRES RIGHT-OF-WAY DEDICATION)
IN THE M.E.P. & P.R.R. CO. SURVEY,
ABSTRACT NUMBER 923,
CITY OF ROANOKE,
DENTON COUNTY, TEXAS



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Final Plat (FP-2025-03) Old Town Pointe

MEETING DATE: August 4, 2025

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Final Plat (FP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.

INFORMATION:

- Zoning: SF-7 with Old Town Overlay
- Drainage: A drainage plan will be accepted by the engineering consultant prior to construction.
- Utilities: A utility plan will be accepted by the engineering consultant prior to construction.
- Proposed Uses: Single-family detached

STAFF RECOMMENDATION:

Staff recommends approval of this request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Final Plat Application
2. Final Plat



Plat Application

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

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

Date Filed:

File No.

Name of Applicant Jacob Hawkins	Address of Applicant 613 N. Walnut St Roanoke 76262	Phone Number & E-Mail 940-206-0973 jacob@hawk3.com	
Engineer or Land Planner Ridinger	Address 550 Edmunds Lane Ste 101 Lewisville, TX 75067	Phone Number & E-Mail 972-353-8000 jkilpatrick@ridingerassociates	
		Fax Number	
Location of Property Dalks Dr. + Turner	Name of Addition/Subdivision Old Town Pointe	Acres 1.88	Lot / Block

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

☐ Yes ☒ No

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

☐ Yes ☐ No

Type of Subdivision

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

Proposed Use

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

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

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

Type of Street Surfacing

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

Type of Storm Drainage

- ☒ Curb and Gutter
☐ Storm Sewers
☐ Other _____

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

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

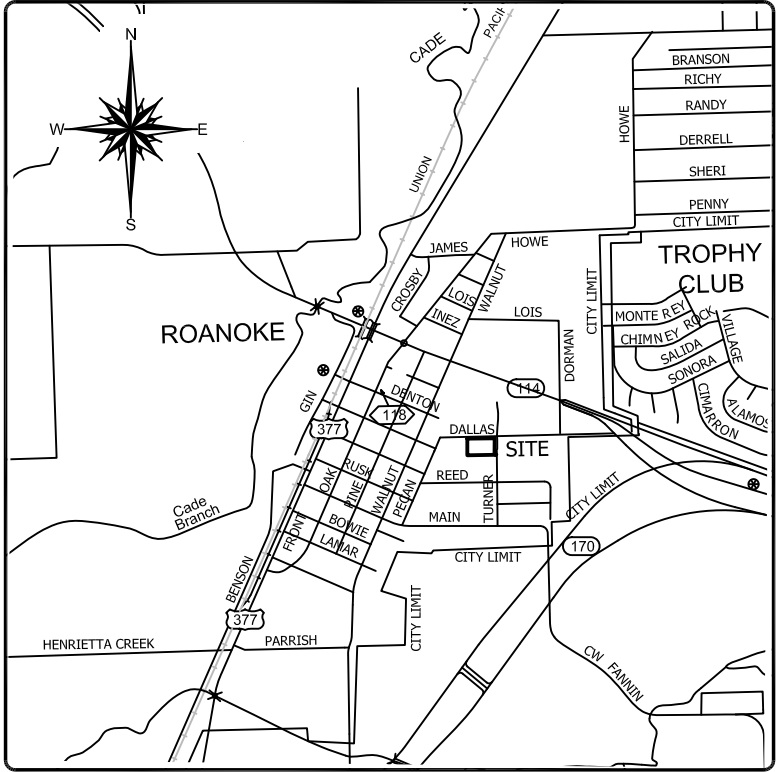
Applicant's Signature

Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee	Final Plat Filing Fee \$ 318.80	P&Z Meeting 8/16/25	CC Meeting 8/26/25	File for Record FP-2025-03
Paid REC #00863975 07/09/2025 JM				

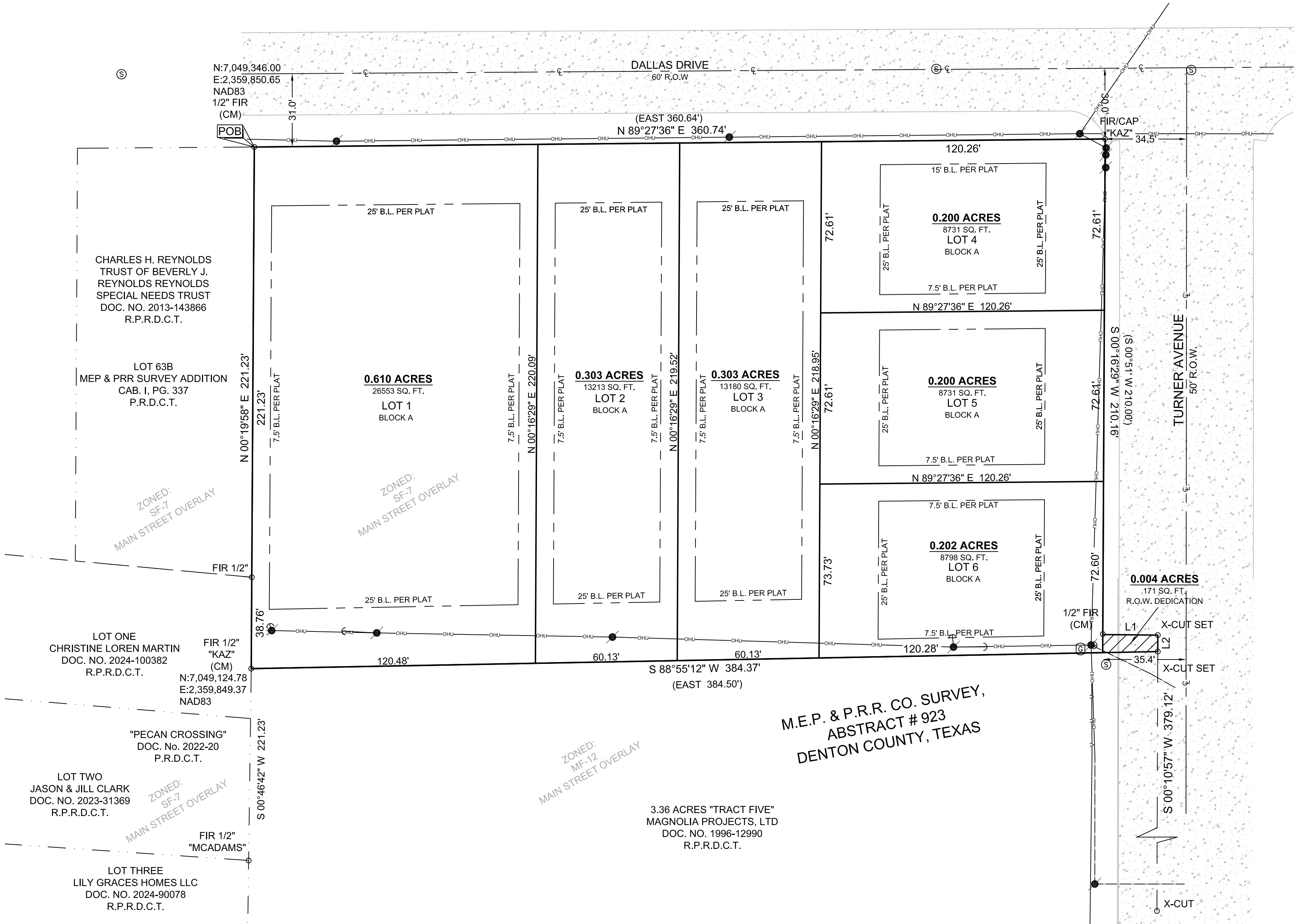
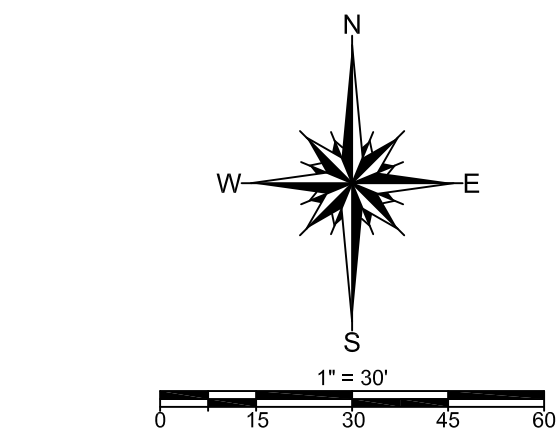
7/20/2023



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTHLAKE, COMMUNITY NUMBER 480782 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G AND 485 G OF SAID MAP.
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- NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
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- SANITARY SEWER PROVIDED BY CITY OF ROANOKE.
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE SUBJECT PROPERTY SHOWN HEREON IS ZONED SF-7 (SINGLE FAMILY-DISTRICT 7/MAIN STREET OVERLAY)



Closure Report		Thu May 22 12:02:32 2025		
Northing	Easting	Bearing	Distance	
7049345.999	2359850.653	N 89°27'36" E	360.739	
7049349.399	2360211.376	S 00°16'29" W	210.161	
7049139.240	2360210.368	S 89°27'47" E	23.324	
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7049124.777	2359849.369	N 00°19'58" E	221.226	
7049345.999	2359850.653			
Closure Error Distance> 0.00000				
Total Distance> 1206.820				
Polyline Area: 79377 sq ft, 1.822 acres				



4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 240109-03
DRAWN BY: TEP
DATE: 5-22-2025
R.P.L.S.
KENNETH A. ZOLLINGER

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
ROANOKE PROJECT 1, LLC.
3236 W 7TH ST, STE A
FT. WORTH, TEXAS 76107
CONTACT: JACOB HAWKINS
JACOB@HAW3.COM

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
SIR = CAPPED IRON ROD SET
X SET = X CUT IN CONCRETE
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
(S) = SEWER MANHOLE
) = GUY ANCHOR
(G) = GAS PIPELINE SIGN
● = POWER POLE
— — — — — = ADJOINING PROPERTY LINE
— — — — — = ADJOINING PROPERTY LINE
— — — — — = CENTERLINE OF ROAD
— — — — — = BUILDING LINE
— — — — — = OVERHEAD UTILITY LINE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY RECOMMENDED BY SUCH COMMISSION TO THE CITY COUNCIL FOR ITS CONSIDERATION FOR APPROVAL.
DATED THIS ____ DAY OF ____, 19____.

BY: _____
CHAIRMAN

ATTEST: _____

SECRETARY

APPROVAL OF THE CITY COUNCIL OF THE CITY
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS ____ DAY OF ____, 2025.

BY: _____
MAYOR

ATTEST: _____

SECRETARY

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS ROANOKE PROJECT 1, LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT #923, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 1.822 ACRE TRACT OF LAND CONVEYED TO ROANOKE PROJECT 1, LLC. BY DEED OF RECORD IN DOCUMENT NUMBER 2025-52247, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID 1.822 ACRE TRACT, THE NORTHEAST CORNER OF LOT 63B, BLOCK 923, M.E.P. & P.R.R. ADDITION, AN ADDITION TO THE CITY OF ROANOKE AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 337, PLAT RECORDS, DENTON COUNTY, TEXAS, AND IN THE SOUTH LINE OF DALLAS DRIVE;

THENCE NORTH 89 DEGREES 27 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.822 ACRE TRACT AND THE SOUTH LINE OF SAID DALLAS DRIVE, A DISTANCE OF 360.74 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A CAP MARKED "KAZ" FOR THE NORTHEAST CORNER OF SAID 1.822 ACRE TRACT AND IN THE INTERSECTION OF THE SOUTH LINE OF SAID DALLAS DRIVE AND THE WEST LINE OF TURNER AVENUE;

THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS WEST, ALONG AN EAST LINE OF SAID 1.822 ACRE TRACT AND THE WEST LINE OF SAID TURNER DRIVE, A DISTANCE OF 210.16 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING AN ANGLE POINT OF SAID 1.822 ACRE TRACT;

THENCE SOUTH 89 DEGREES 27 MINUTES 47 SECONDS EAST, ALONG A NORTH LINE OF SAID 1.822 ACRE TRACT, A DISTANCE OF 23.32 FEET TO A "X" CUT PREVIOUSLY SET FOR THE EASTERN MOST NORTHEAST CORNER OF SAID 1.822 ACRE TRACT;

THENCE SOUTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.822 ACRE TRACT, AND SAID TURNER AVENUE, A DISTANCE OF 7.00 FEET TO A "X" CUT PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 1.822 ACRE TRACT AND THE NORTHEAST CORNER OF A 3.36 ACRE "TRACT 5" OF LANDS CONVEYED TO MAGNOLIA PROJECTS LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 1996-12990 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.822 ACRE TRACT AND THE NORTH LINE OF SAID 3.36 ACRE "TRACT 5", A DISTANCE OF 384.37 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A CAP MARKED "KAZ" FOR THE SOUTHWEST CORNER OF SAID 1.822 ACRE TRACT 4, THE NORTHWEST CORNER OF SAID 3.36 ACRE "TRACT 5" AND IN THE EAST LINE OF LOT ONE, PECAN CROSSING, AN ADDITION TO THE CITY OF ROANOKE AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2022-20 PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG THE WEST LINES OF SAID 1.822 ACRE TRACT AND THE EAST LINE OF SAID PECAN CROSSING, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 38.76 FEET, AND CONTINUING ON SAID COURSE, A TOTAL DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.822 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON,
DATE ____, 2025

THAT ROANOKE PROJECT 1, LLC, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **OLD TOWN POINT ADDITION**, A SUBDIVISION TO THE CITY OF ROANOKE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JACOB HAWKINS
REPRESENTATIVE OF PROJECT ROANOKE 1, LLC.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JACOB HAWKINS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ROANOKE, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S., # 5312 DATE _____

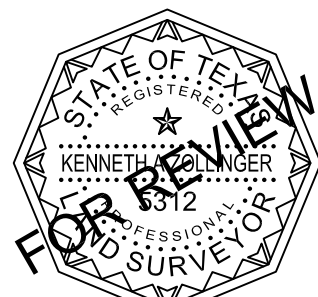
STATE OF TEXAS
COUNTY OF DENTON

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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.



APPROVAL BLOCK

FINAL PLAT
LOTS 1-6, BLOCK A
BEING 1.822 ACRES
(0.004 ACRES RIGHT-OF-WAY DEDICATION)
IN THE M.E.P. & P.R.R. CO. SURVEY,
ABSTRACT NUMBER 923,
CITY OF ROANOKE,
DENTON COUNTY, TEXAS