



**CITY OF ROANOKE AGENDA
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP**

**SEPTEMBER 9, 2025
7:15 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the City Council and 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. NEW BUSINESS

1. Discussion of 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.

D. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, September 2, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "April S. Hill". The signature is written in a cursive style. Below the signature is a horizontal line.



**AGENDA FOR THE JOINT MEETING OF
ROANOKE CITY COUNCIL AND
PLANNING & ZONING COMMISSION**

**September 9, 2025
Page 2 of 2**

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Mayor, City Council, and Planning and Zoning Commission

SUBJECT: Amending Ordinance No. 2000-124 - Allowing Townhomes

MEETING DATE: September 9, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Discussion of 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:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

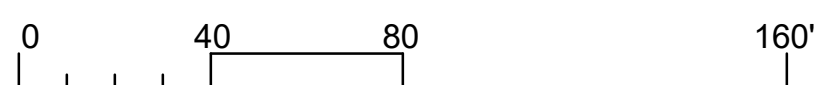
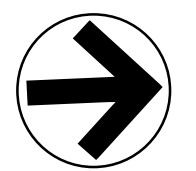
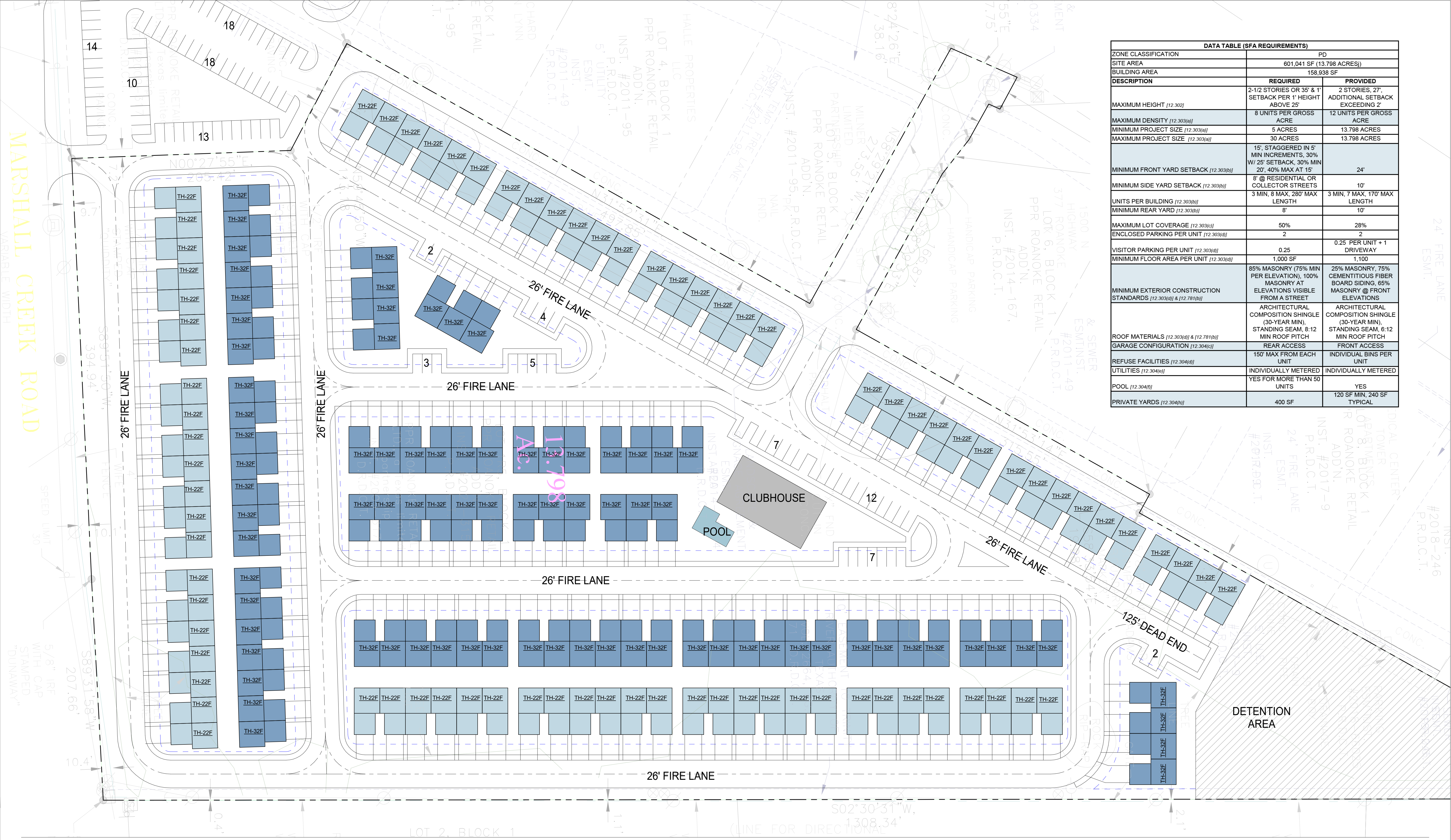
FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. JPI_Concept Plan

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