



Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald J. Glacy, Vice Chairman

Jason Kasal, Chairman

Ernie Adams, Commissioner
Eric Heimbrecht, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
MARCH 2, 2026
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 February 2, 2026.

D. NEW BUSINESS

1. **Consideration and recommendation** on a Site Plan (SP-2026-01) request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street.
2. **Conduct a public hearing and consider a request** to change the zoning for an approximately 4.077-acre tract of land consisting of Lot 1, Block 1, of the Homestead Addition, an addition to the City of Roanoke, Denton County, Texas, from Planned Development District Ordinance No. 96-117



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**March 2, 2026
Page 2 of 2**

to Business Park (BP) District to allow Business Park (BP) uses on said tract.(ZC-2026-001).

3. **Conduct a public hearing and consider a request** to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).
4. **Conduct a public hearing and consider** a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, February 23, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, 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: February 2, 2026 minutes

MEETING DATE: March 2, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held February 2, 2026.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZminutes02022026



Ernie Adams, Commissioner
Eric Heimbrect, Commissioner
Pam Fenn, Commissioner

Jason Kasal, Chairman

Diana Smith, Commissioner
Mark McCullough, Commissioner
Donald J. Glacy, Vice Chairman

**MINUTES
ROANOKE ZONING BOARD OF ADJUSTMENT**

**FEBRUARY 2, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

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

Absent: Commissioners: Eric Heimbrect and Pam Fenn.

A. CALL TO ORDER

Meeting was called to order at 7:00 pm

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

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on January 5, 2026.

Motion made by Mark McCullough second by Don Glacy to approve.

Motion carried unanimously

D. NEW BUSINESS

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

Public hearing opened at 7:02

Kevin Kriston with Lehigh Cement was available for questions.

Public hearing closed at 7:03

Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

J.R. Hames addressed the buffering and screening issues from the previous meeting.

Motion made by Ernie Adams second by Diana Smith to approve the SUP. subject to the applicant bringing renderings of what a potential screening solution might look like and subject to the limitation of operating hours being limited to one shift during daytime business hours.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Mark McCullough second by Ernie Adams to adjourn the meeting at 7:19pm.

Jason Kasal, Chairman

Babette Welch, Executive Assist



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP-2026-01) Pirate Panda Brewing

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP-2026-01) request from Pablo Medina, for a brewery, to be located on an approximate .931 acre parcel, being a part of the Original Town of Roanoke Addition, Block 3 Lot 7R, City of Roanoke Denton County, Texas; generally located on the east of Oak Street and south of Bowie Street.

INFORMATION:

INFORMATION:

The applicant is proposing to construct a brewery on lots 7-15, Block 3, Old Town Roanoke Addition. The approximate 8,028 square-foot building will consist of a 4,328 square foot brewery, a 3,500 square-foot patio area, and a 200 square-foot kitchen.

Zoning District - The building is located within the Oak Street Zone, with parking being located in the Neighborhood Transition Zone.

Design - The first site plan submittal includes conceptual elevations. Staff has informed the applicant that the conceptual elevation does not meet the minimum first floor height requirement, as the elevation indicates that the first floor is 12 feet where a minimum of 15 feet applies. Staff also informed the applicant that the street-level floor facade should have transparent, storefront windows covering no less than 50% of the facade areas.

Landscape - N/A

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

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

Parking - A minimum of 23 spaces are required. The applicant is proposing a total of 29 spaces, (18 off-street spaces and 11 on-street spaces).



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval of the site plan so long as the final submitted elevations and design meet all required development standards for the zoning district.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Site Plan Package



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 Pablo Medina	Address of Applicant 6301 SW 114th St, Pinecrest, FL 33156	Phone Number and Email (786) 863-2068 pablomedina323@hotmail.com
Legal Interest Owner		
Owner Same as Applicant	Address	Phone Number & Email
Firm preparing Site Plan Package Spiars Engineering / Mark Ewing	Address 501 W President George Bush Hwy, Ste 200, Richardson, TX 75080	Phone Number (918) 899-5819 Email mark.ewing@spiarsengineering.com
Location of Property 200 Oak Street	Name of Addition/Subdivision Old Town Roanoke	Lot / Block Lots 7-15, Block 3
		Present Zoning Oak St Corridor

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	1	0.931
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 

1/12/2026

 Date

FOR OFFICE USE ONLY

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

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: _____ %

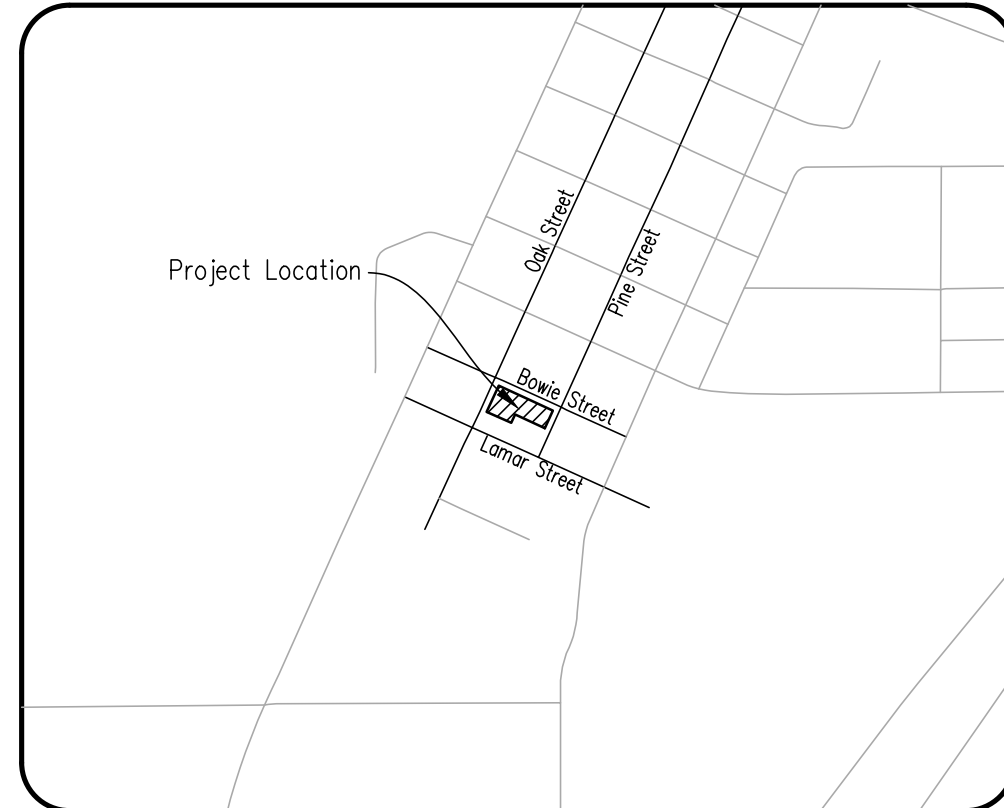
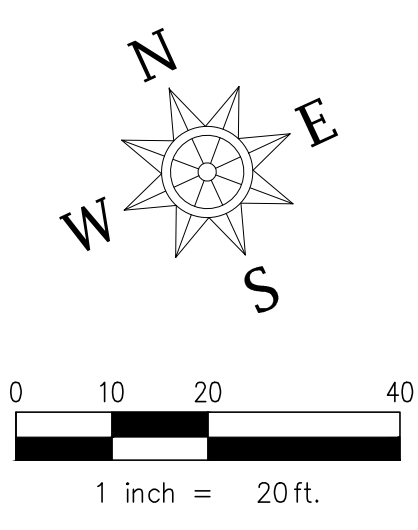
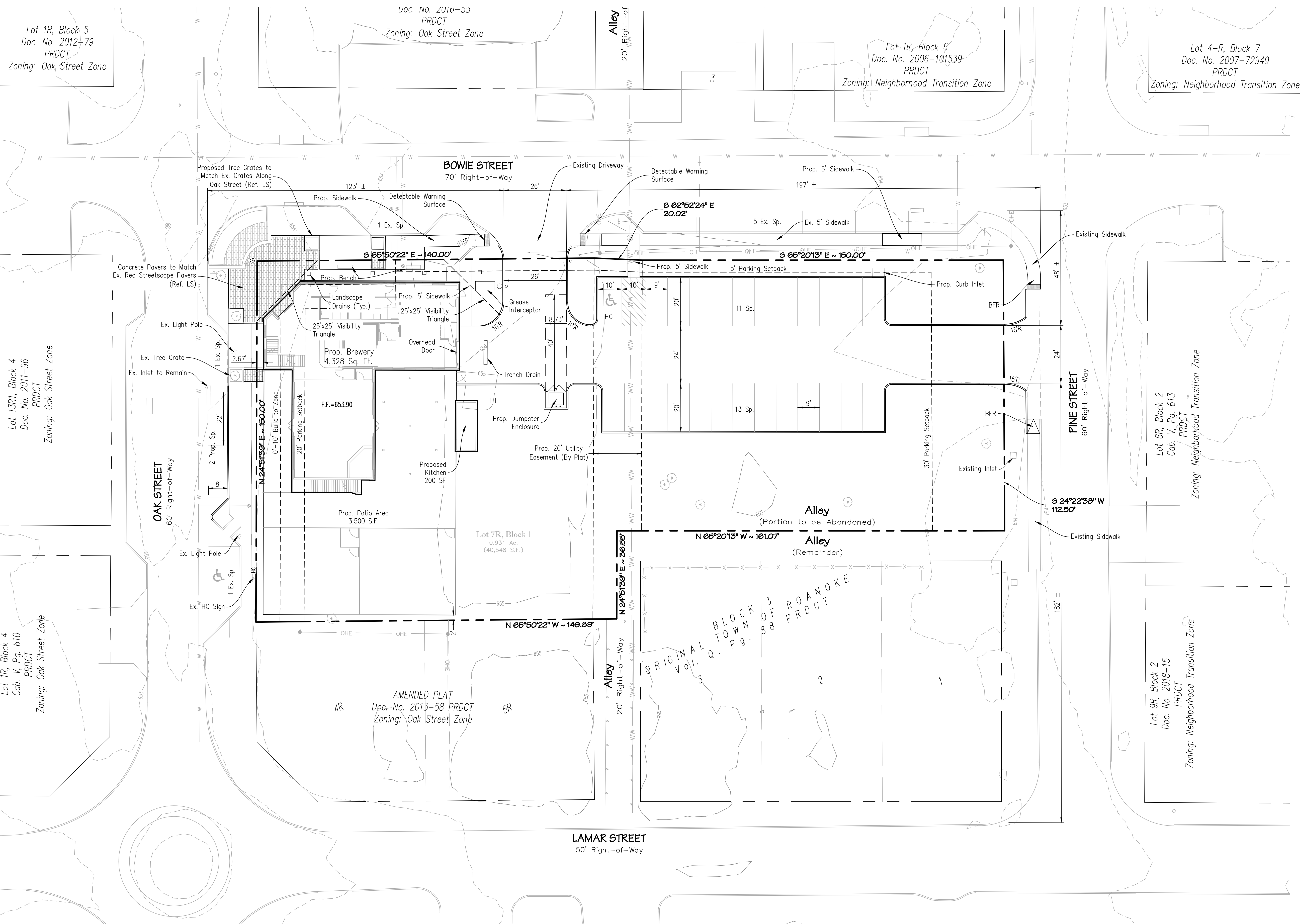
- Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- A Plant Legend, if symbols or abbreviations are used.
- Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and 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).



Vicinity Map
1"=100'

Site Data Summary Table - Lot 7R, Block 3	
General Site Data	
Existing Zoning	Oak Street Corridor
Proposed Land Use	Brewery w/ Restaurant
Lot Area (SF)	40,548
Lot Area (Ac)	0.931
Brewery Area (SF)	4,328
Outdoor Patio Area (SF)	3,500
Kitchen Area (SF)	200
Total Building Area (SF)	8,028
Building Footprint (SF)	11,194
Building Height (FT)	26
Lot Coverage	27.6%
Parking	
Parking Ratio	1 Sp. / 350 SF
Parking Required	23
Off Street Parking Provided	25
Accessible Parking Required	1
Accessible Parking Provided	1

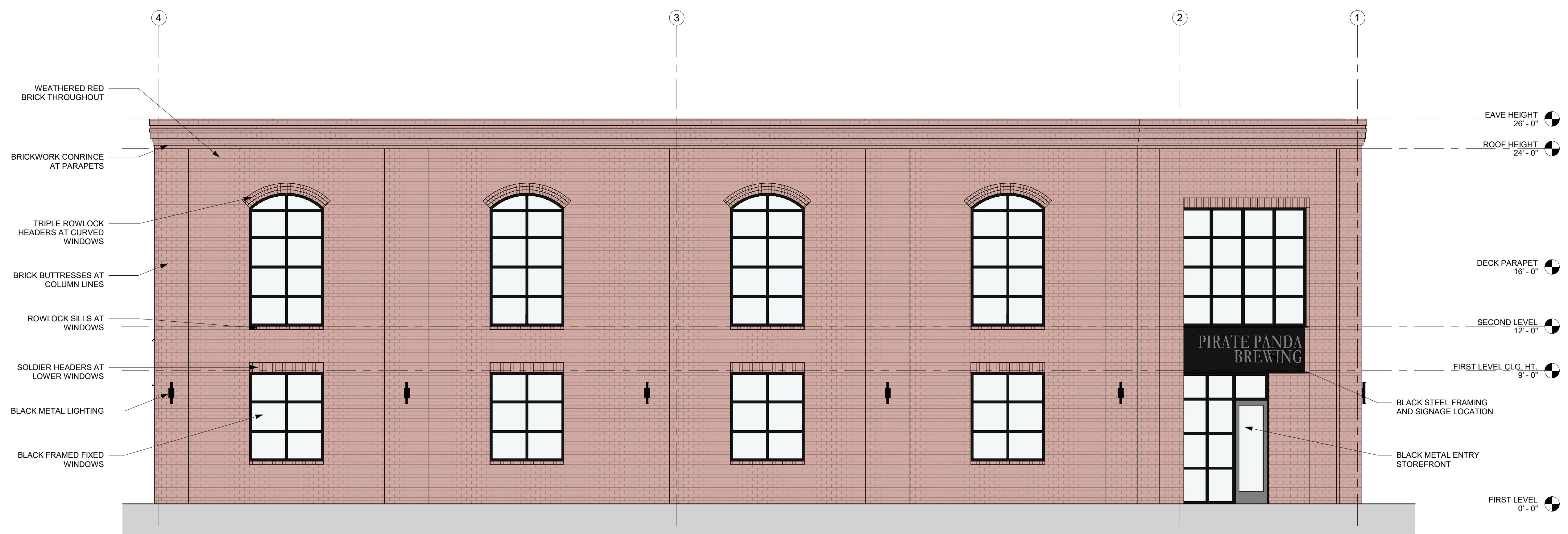
- LEGEND**
- Prop. LS Drain
 - ⊗ Ex. Wastewater Manhole
 - ⊕ Ex. Power Pole
 - ⊙ Ex. Tree
 - ⊕ Ex. Fire Hydrant
 - ⊙ Ex. Light Pole

SITE PLAN
PIRATE PANDA BREWING
 LOT 7R, BLOCK 3
 ORIGINAL TOWN OF ROANOKE
 OUT OF THE
 D. HOOVER SURVEY ~ ABSTRACT NO. 603
 MEP&P RR CO SURVEY ~ ABSTRACT NO. 923
 CITY OF ROANOKE, DENTON COUNTY, TEXAS
 40,548 Sq Ft. / 0.931 Ac.

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: Mark Ewing

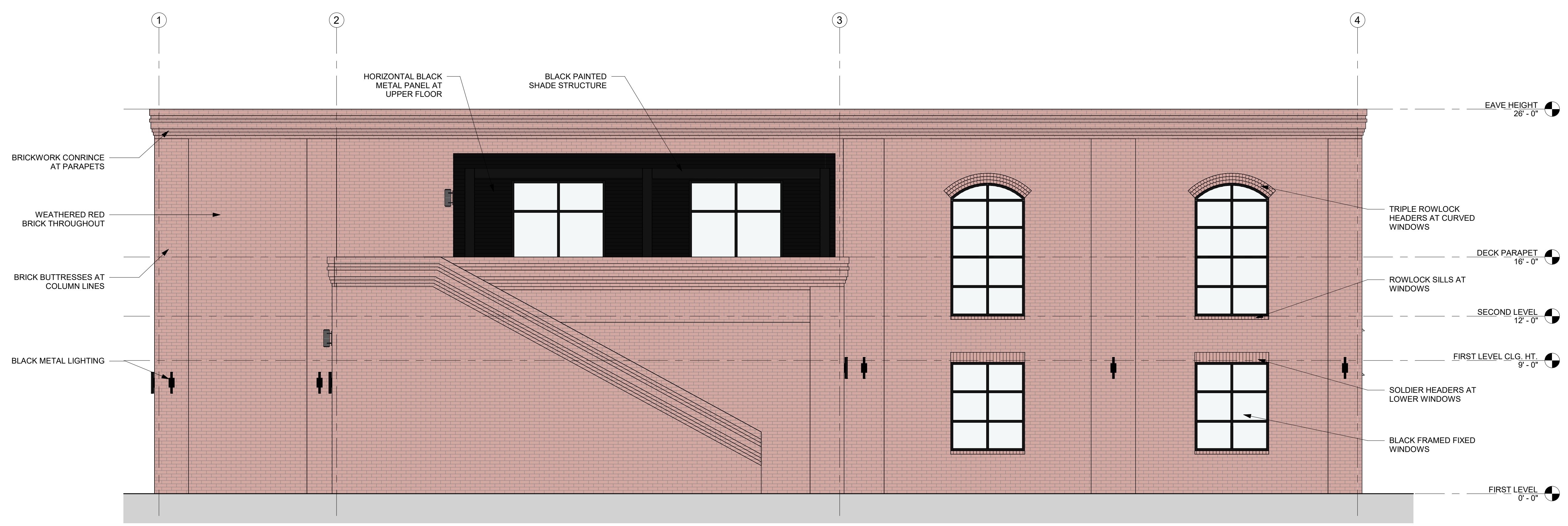
OWNER / APPLICANT
 Pablo Medina
 6301 SW 114th St
 Pinecrest, FL 33156
 Telephone: (786) 863-2068

SPIARS
 ENGINEERING & SURVEYING
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
 Mark Ewing • mark.ewing@spiarsengineering.com



NORTH ELEVATION MATERIALS	
	METAL PANEL - 27 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 2%
	BRICK - 1,656 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 81%
	GLAZING - 360 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 17%

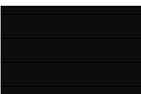
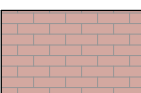

NORTH COLOR ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION MATERIALS	
	METAL PANEL - 262 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 11%
	BRICK - 1,749 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 79%
	GLAZING - 212 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 10%

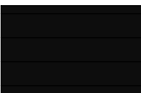
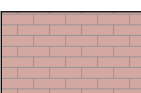

SOUTH COLOR ELEVATION
1/4" = 1'-0"



WEST ELEVATION MATERIALS	
	METAL PANEL - 129 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 7%
	BRICK - 1,245 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 63%
	GLAZING - 601 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 30%

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



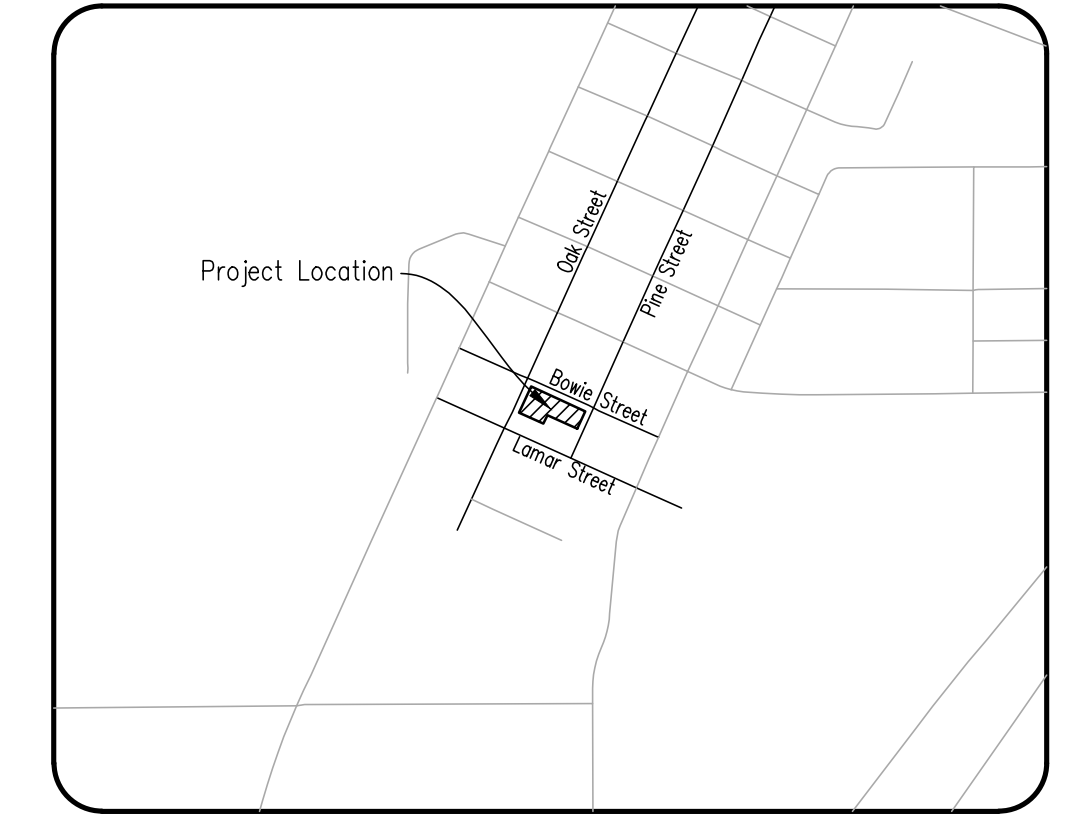
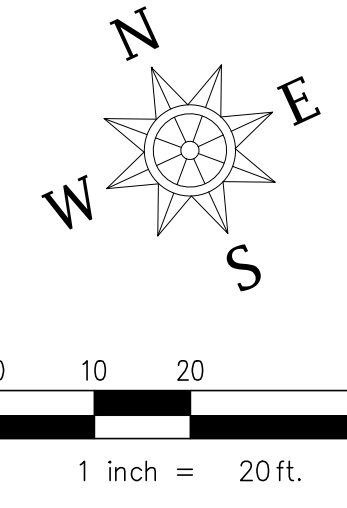
EAST ELEVATION MATERIALS	
	METAL PANEL - 208 SQFT PAC-CLAD, FLUSH WALL PANEL, BLACK FACADE COVERAGE - 11%
	BRICK - 1,560 SQFT ACME, MARK IV, MODULAR HERRITAGE FACADE COVERAGE - 79%
	GLAZING - 207 SQFT KAWNEER, TRIFAB 451UT, BLACK FRAME FACADE COVERAGE - 10%

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

Lot 4R, Block 6
Doc. No. 2016-55
PRDCT

Lot 1R, Block 6
Doc. No. 2006-101539
PRDCT

BOWIE STREET
70' Right-of-Way



Vicinity Map
1"=1000'

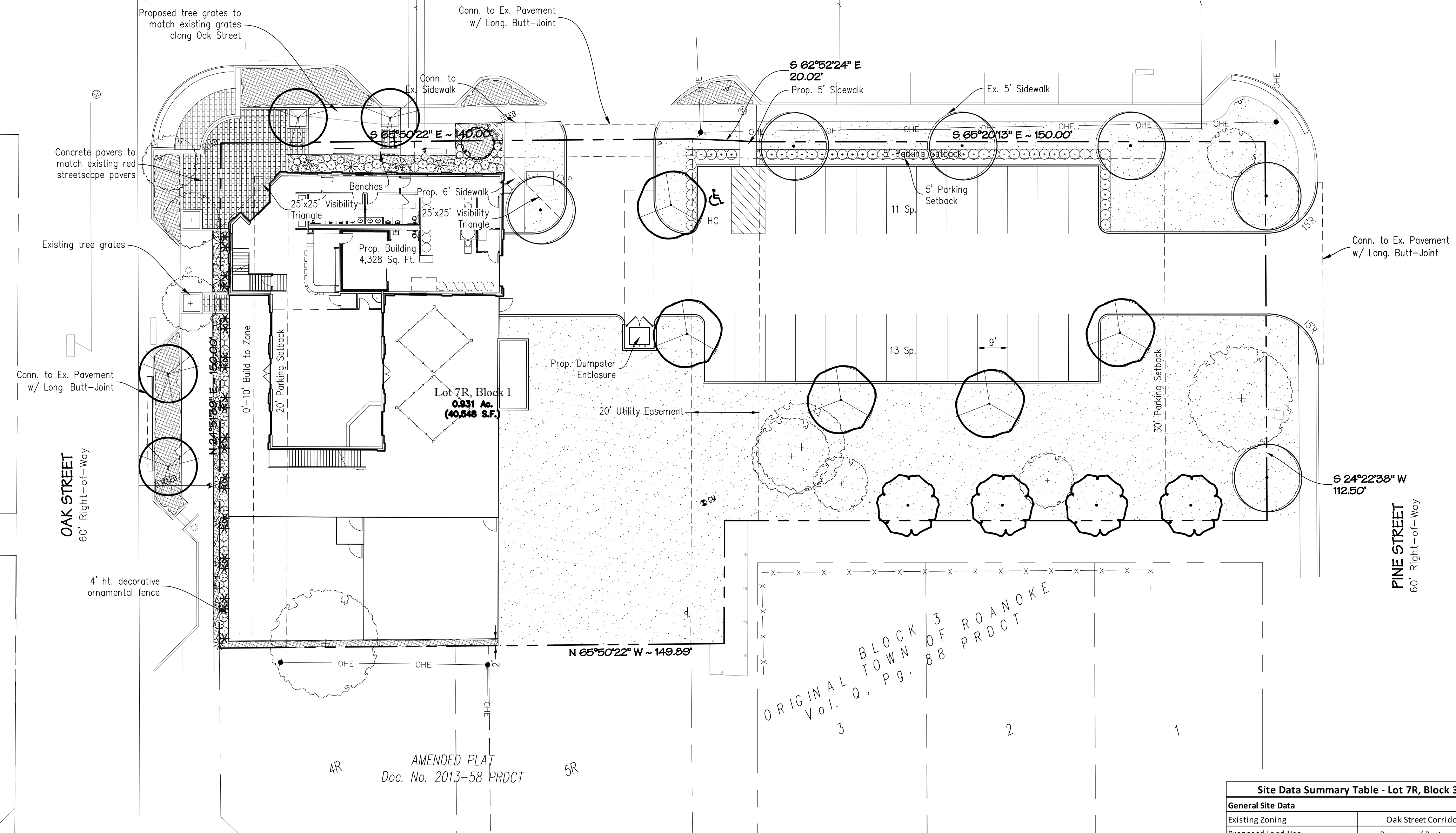
Landscape Calculations

	Required	Provided
Total site area: 40,448 sf		
Landscape area 20% of site area	8,090 sf	17,060 sf
Street trees		
Oak Street- Oak Street Zone	NA	3 existing 2 proposed
Bowie Street- Neighborhood Transition Zone	4 Large trees	1 existing 3 proposed
Pine Street- Neighborhood Transition Zone	3 Large trees	2 existing 2 proposed
Perimeter Trees residential adjacency		
1 Large tree/50 lf of frontage	6 Large trees	2 existing 4 proposed
South perimeter 161 lf		
Parking Lot Trees		
1 tree/ 10 spaces, 25 spaces	3 trees	3 trees
25 parking spaces		
1 tree within 60' of every space	required	provided

PLANT LIST

Qty	Code	Scientific name	Common name	Size	Spacing	Comments
Canopy Trees						
4	BC	Taxodium distichum	Bald Cypress	3" cal.	per plan	13' ht., 3'-5' spread, single straight trunk
4	LE	Ulmus parvifolia	Lacebark Elm	3" cal.	per plan	container grown 13' ht., 3'-5' spread, single straight trunk
5	LO	Quercus virginiana	Live Oak	3" cal.	per plan	container grown 13' ht., 3'-5' spread, single straight trunk
6	RO	Quercus rubra	Red Oak	3" cal.	per plan	
1	CM	Lagerstroemia indica	Crepe Myrtle	2" cal.	per plan	3-5 cone, 12' ht., 3'-4' spread Crepe Myrtle
Shrubs						
27	IH	Rhaphiolepis indica	Indian Hawthorn	5 gal.	36" o.c.	24"-30" ht., full plant
54	DBH	Ilex cornuta	Dwarf Burford Holly	5 gal.	36" o.c.	xx"-xx" ht., full plant
15	RY	Hesperaloe parviflora	Red Yucca	5 gal.	36" o.c.	18"-24" ht., full plant
21	RS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	3 gal.	36" o.c.	18"-24" ht., full plant
23	ND	Nandina domestica 'Firepower'	'Firepower' Nandina	3 gal.	24" o.c.	18"-20" ht., full plant
14	CA	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.	30" o.c.	18"-24" ht., full plant
5	AC	Acuba	Acuba	3 gal.	30" o.c.	18"-24" ht., full plant
Ground Cover / Vines						
1,340	AJ	Nassella tenuissima	Mexican Feather Grass	1 gal.	18" o.c.	full plant
70	WC	Euonymus fortunei	Winter Creeper	1 gal.	18" o.c.	full plant
8	CL	Clematis pitcheri	Leatherflower	1 gal.	per plan	full plant
15,920	sf	Cynodon dactylon 'Tif 419'	Tif Bermuda '419'	sod		Reference sod notes on sheet L.2

Notes:
1. Plant quantities shown are an aid to bidder only, contractor to verify quantities on plan.
2. All proposed planting to be watered by a fully automatic underground irrigation system with rain and freeze sensor.
3. Plant species or size substitutions will not be accepted without Landscape Architect's approval.



PLANT LEGEND

	Bald Cypress		Indian Hawthorn		Wintercreeper
	Lacebark Elm		Dwarf Burford Holly		Asian Jasmine
	Live Oak		Red Yucca		Solid Sod 'Tif 419'
	Red Oak		Carissa Holly		Bermuda
	Crepe Myrtle		Rosemary		
	Existing Site Tree		Salvia Gregii		
			Firepower Nandina		
			Leatherflower		

Site Data Summary Table - Lot 7R, Block 3

General Site Data	
Existing Zoning	Oak Street Corridor
Proposed Land Use	Brewery w/ Restaurant
Lot Area (SF)	40,548
Lot Area (Ac)	0.931
Brewery Area (SF)	4,328
Outdoor Patio Area (SF)	3,500
Kitchen Area (SF)	200
Total Building Area (SF)	8,028
Building Footprint (SF)	11,194
Building Height (FT)	26
Lot Coverage	27.6%
Parking	
Parking Ratio	1 Sp. / 350 SF
Parking Required	23
Off Street Parking Provided	25
Accessible Parking Required	1
Accessible Parking Provided	1

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
469.395.0558 • TBAE No 2986 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com



LANDSCAPE PLAN
PIRATE PANDA BREWING
LOT 7R, BLOCK 3
ORIGINAL TOWN OF ROANOKE
OUT OF THE
D. HOOVER SURVEY ~ ABSTRACT NO. 603
CITY OF ROANOKE, DENTON COUNTY, TEXAS



LANDSCAPE ARCHITECT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Mark Ewing

OWNER / APPLICANT
Pablo Medina
6301 SW 114th St
Pinecrest, FL 33156
Telephone: (786) 863-2068

SECTION 02900 LANDSCAPE

GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements as applicable. This section, 32900, covers Landscape Technical Specifications only.

1.2 DESCRIPTION OF WORK

A. Work Included: Furnish all supervision, labor, materials, services, equipment, and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscape plans, including:

1. Tree Protection
2. Planting (trees, shrubs, and grass)
3. Bed preparation and fertilization
4. Notification of sources
5. Water and maintenance until final acceptance
6. Guarantee

1.3 QUALITY ASSURANCE

A. Plant quality is to comply with the standards as outlined by the American Standard for Nursery Stock, 2014 edition (ANSI Z601).

B. Plant names are to comply with the standards of Hortus Third, 1976 - Cornell University.

C. Landscape Contractor to submit digital photographs of all trees, plants, perennials/grasses, ground cover, and seasonal color to Landscape Architect for approval.

D. Physical samples of topsoil, bed preparation, and mulch with accompanying lab analysis to be provided to Landscape Architect for approval.

1.4 NOTIFICATION OF SOURCES

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner and/or Owner Representative of the sources of plant material and bed preparation required for project.

1.5 JOB CONDITIONS / TREE PROTECTION

A. Take all measures necessary to protect trees from construction damage and keep them healthy during the construction process. This includes trees inside construction fences and adjacent to any construction activities.

B. If topsoil is found on site, it cannot be reused unless it is approved by the Owner. Site topsoil, if approved by Owner, can only be utilized in lawn areas. To be approved, site topsoil must comply with Section 2.1.G.

C. Fill any depression caused by clearing and grubbing operations; removing any improvements, over or underground, as necessary to facilitate new construction.

D. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor to leave planting bed areas eight inches (8") below finish grade of sidewalks, drives, and curbs as shown on drawings. General Contractor to leave lawn areas six inches (6") below finish grade of sidewalks, drives, and curbs as shown on drawings. All construction debris, including rocks and clods over two inch (2") diameter, shall be removed by General Contractor prior to Landscape Contractor beginning any work. Landscape Contractor cannot commence work until General Contractor has prepared the site as indicated above and the site has been inspected by the Owner.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner and/or Owner Representative. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of maintenance.
3. The Landscape Contractor shall submit a written notice requesting final inspection and acceptance to the Owner at least seven (7) days prior to completion. An onsite inspection by Owner and/or Owner Representative will be completed and written punch list issued.
4. When Landscape Contractor has completed all items on written punch list and Owner has given final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance.

Shrubs and ground covers shall be guaranteed for ninety (90) days after final acceptance. The Landscape Contractor shall replace all dead materials not in a vigorous, thriving condition, as soon as weather permits and upon notification by the Owner and/or Owner Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner and/or Owner Representative shall be final.

a. Plants used for replacement shall be of the same kind and size as those originally planted, and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall be at no cost to the Owner. Replacement plants shall carry same guarantee as listed in 1.6.B.1. Any damage, including ruts in lawn or bed areas, incurred in making replacements shall be immediately repaired.

b. At the direction of the Owner and/or Owner Representative, plants may be replaced at the start of the next year planting season but in such cases, dead plants shall be removed from the premises.

c. When plant replacements are made, plants, plant soil mix, fertilizer and mulch, etc. to be replaced to original specified plans and re-inspected for full compliance with Contract requirements. All replacement to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, they will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning, hail, freeze, insects, disease, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner and/or Owner Representative, provided the job is in a completed, undamaged condition, and there is a stand of grass (substantial coverage) in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs:

1. Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

General Lawn Notes

1. Lawn areas to be fine graded to remove all rocks or clods greater than 3/4", achieve a smooth transition at the top and bottom of slopes, and fill in any low points where water may stand.
2. Lawn areas to receive sod to be left down from adjacent hardscape 1".
3. Hardpan or compacted soil shall be rototilled to a depth of 6" before grading.
4. All lawn areas to receive 1" of lawn prep. per planting specifications.

Solid Sod Notes

1. Sod to be placed by hand insuring edges are touching and joints to be top dressed with lawn prep to fill the joints.
2. Sod to completely cover area specified on plans.
3. Sod to be continuously water during installation.
4. It is the contractor's responsibility to maintain, including mowing, watering, weeding, and replacing dead sod, until final acceptance.
5. Lawn areas will need to be lush, thriving, and free of weeds and debris before final acceptance.

General Notes

1. Contractor to locate all utilities.
2. Contractor to notify owner of any conflicts.
3. Contractor responsible for obtaining all permits.
4. Contractor responsible for setting grade in planting areas outside of building a min. of 4"- 6" below finish floor and providing a min. 2% slope away from structure for a distance of 10'-0", any hardscape adjacent to building must slope a min. of 1.5%-2% away from building.
5. Landscape contractor to insure trees planted adjacent to accessible routes and accessible areas do not have limbs below 8'0" off.
6. Reference specifications for all product / installation procedures.
7. No plant substitutions, size or species, shall be permitted without written permission of the landscape architect.
8. Contractor responsible for contacting landscape architect prior to planting for bed layout approval.
9. All plant material to be watered by a fully automatic underground irrigation system with rain and freeze sensors. system to be installed by a licensed irrigator, no drip irrigation is allowed.
10. Contractor responsible for supplying digital photographs of all trees and plant material for landscape architect's approval.

Maintenance Notes

1. All plant material shall be maintained in a healthy and growing condition, as is appropriate for the season, and must be replaced with plant material of similar variety and size, if damaged, destroyed or removed.
2. Landscape areas shall be kept free of trash, litter, weeds, and other plants and materials that are not listed on this plan.
3. All landscape areas shall be maintained in a orderly manner at all times. This shall include watering of trees and plants, cultivation, weeding, spraying, edging and pruning of trees, mowing of grass, cleaning up and all other necessary work of maintenance.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Plants:

1. Quantities: The drawings and specifications are complimentary, anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule, when shown on plans, is an aid to bidders only. Confirm all quantities on plan.
2. Quality and Size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well-formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches and objectionable disfigurements, and are to be of specimen quality. Landscape Contractor to provide representative digital photographs of all trees, plants, ground cover, and seasonal color prior to ordering material. Approval of digital photographs does not remove the right of Owner to reject plant material on job site.
3. Approval: All plant materials shall be subject to the approval of the Owner and/or Owner Representative. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Owner and/or Owner Representative, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
4. Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well butted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten inches (10") in diameter for each one inch (1") of trunk diameter, measured six inches (6") above ball.
 - a. Nomenclature conforms to customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
5. Pruning: All pruning of trees and shrubs, as directed by Owner and/or Owner Representative, shall be executed by Landscape Contractor at no additional cost to the Owner.

B. Planting Bed Soil Preparation Material: Planting bed soil is a "specialty planting mix" consisting of approx. 35% compost, approx. 35% decomposed pine bark, approx. 10% screened fine sand, approx. 10% expanded shale, and approx. 10% glauconite.

C. Bioretention Soil Mixture for Bioswales if indicated on plans: Bioretention Soil Mixture (BSM) is a mixture of topsoil, mulch, and sand consisting of 30% topsoil (sandy loam, see Section 2.1.G), 20% double shredded hardwood mulch, and 50% sand. It is to be used for bioswales as indicated on plans.

D. Mulch for planting bed areas shall be double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch with large wood pieces shall be rejected.

E. Commercial Fertilizer: Commercial fertilizer shall be a complete fertilizer with an organic base. It shall be uniform in composition, dry and free-flowing. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis. Fertilizer composition shall utilize the percentage of nitrogen, phosphorus, and potash fertilizer determined by soil report. Contractor to provide soil reports indicating soil composition and properties.

F. Lawn areas shall be solid sod or Hydromulch Bermuda, as noted on plans.

1. Hydromulch Bermuda Seed: Shall be extra hulled and treated, lawn type seed, delivered to the site in its original unopened container, and shall meet North Carolina State Law requirements.
 - a. Fiber: Shall be one hundred percent (100%) Wood Cellulose Fiber, delivered to the site in its original unopened container, Conweb or equal.
 - b. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be Terr-Tack One, as manufactured by Grass Growers, Inc. or equal.
2. Solid Sod: "Raleigh" St. Augustine or Common Bermuda.

G. Topsoil: Fertile sandy loam, uniform in composition, free of stones, lumps, roots and weeds. Minimum five percent (5%) organic matter, 50-70% sand, 15-20% clay.

H. Steel Curbing: Shall be Pro-Steel "Estate Curbing," 11/8" x 4" painted black, with stakes 4" on center.

I. Soil in raised planters on top of structure - soil in raised planters shall be Hydro-Tech Lite Soil by American Hydrotech, Inc. 800-877-6125 or equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor is to inspect all existing conditions and report any deficiencies or discrepancies to the Owner and/or Owner Representative.

B. All planting areas shall be conditioned by Landscape Contractor as follows:

1. They shall receive a four inch (4") layer of sandy loam as referenced in Section 2.1.G and a four inch (4") layer of "Specialty Planting Mix", reference Section 2.1.B. Before placing four inches (4") of sandy loam, contractor will rototill and fertilize existing subsoil to remain leaving a thoroughly rototilled and friable subsoil. Procedure: General Contractor will have left planting beds eight inches (8") down from adjacent hard surfaces with the exception of soil in root zones of protected trees to remain. Landscape Contractor to fertilize and cultivate existing subsoil, breaking it up an additional four inches (4") down leaving no lumps or clods greater than one inch (1") diameter. Utilize fertilizer customized to soils report at the rate of thirty (30) pounds per one thousand (1,000) square feet. This finished subsoil should be totally friable and non-compacted. Then place four inches (4") of sandy loam and a four inch (4") deep layer of "Specialty Planting Mix", crowning the beds. This bed prep to be used for at-grade planting only.
2. All planting bed areas shall receive a three inch (3") layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch for at-grade planting only.
3. Backfill for tree pits shall be as follows: Use topsoil as described in 2.1.G, free from debris placed in layers and watered in thoroughly. Backfill for tree pits for at-grade planting only.

C. Bioretention Soil Mixture to be utilized in bioswale recharge zones only. Depth of Bioretention Soil Mixture as indicated on plans. Mulch same as for planting beds.

D. Calculation for Hydro-Tech Lite Soil or equal to be given to structural engineer before ordering soil for planters on structural deck.

3.2 GRASS INSTALLATION

- A. All lawn areas, whether hydromulch or solid sod, to have minimum of five inches (5") of sandy loam, as defined in Section 2.1.G, placed by Landscape Contractor prior to laying sod.
- B. If lawn areas are to be hydromulched, use a 4' x 8' batter board against bed areas.
- C. All seed beds for hydromulch to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in seed bed.
- D. All solid sod lawn areas are to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in lawn area. NOTE: Do not disturb grade around existing trees to remain. Handpick any lumps or clods greater than one inch (1") diameter.
- E. All solid sod lawns are to be laid with tight joints and rolled to achieve a smooth surface.

3.3 INSTALLATION OF PLANT MATERIAL

A. Maintenance of plant materials shall begin immediately after each plant is delivered to site and shall continue until all construction has been satisfactorily accomplished.

square feet. This finished subsoil should be totally friable and non-compacted. Then place four inches (4") of sandy loam and a four inch (4") deep layer of "Specialty Planting Mix", crowning the beds. This bed prep to be used for at-grade planting only.

2. All planting bed areas shall receive a three inch (3") layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance. Mulch for at-grade planting only.

3. Backfill for tree pits shall be as follows: Use topsoil as described in 2.1.G, free from debris placed in layers and watered in thoroughly. Backfill for tree pits for at-grade planting only.

C. Bioretention Soil Mixture to be utilized in bioswale recharge zones only. Depth of Bioretention Soil Mixture as indicated on plans. Mulch same as for planting beds.

D. Calculation for Hydro-Tech Lite Soil or equal to be given to structural engineer before ordering soil for planters on structural deck.

3.2 GRASS INSTALLATION

- A. All lawn areas, whether hydromulch or solid sod, to have minimum of five inches (5") of sandy loam, as defined in Section 2.1.G, placed by Landscape Contractor prior to laying sod.
- B. If lawn areas are to be hydromulched, use a 4' x 8' batter board against bed areas.
- C. All seed beds for hydromulch to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in seed bed.
- D. All solid sod lawn areas are to be rototilled and raked smooth, removing any lumps or rocks over one inch (1") diameter that re-appear in lawn area. NOTE: Do not disturb grade around existing trees to remain. Handpick any lumps or clods greater than one inch (1") diameter.
- E. All solid sod lawns are to be laid with tight joints and rolled to achieve a smooth surface.

3.3 INSTALLATION OF PLANT MATERIAL

A. Maintenance of plant materials shall begin immediately after each plant is delivered to site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area is ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B&B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Landscape Contractor until final acceptance.

C. Position the trees and shrubs or stake their intended locations as per the plans.

D. Notify the Owner and/or Owner Representative for their option to inspect and approve all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to finish grade that it did to soil surface in place of growth.

F. Shrub and tree pits shall be no less than twelve inches (12") wider than lateral dimension of tree ball. Remove and haul from site all rocks or stones over one inch (1") in diameter.

G. Plants are to be set vertically and soil backfill placed to half the depth of pit, then tamped and thoroughly watered. Remaining burlap around plant balls to be loosened and spread out away from plants or, if too bulky, cut away and removed same day of planting. Watering means thorough saturation of all backfill in pits, applied only by open hose at very low pressure. On all slopes, soil to be formed into an adequate compacted shoulder on downhill side, with slope on uphill side re-graded to form water retaining saucer. Blend saucer into surrounding grade.

H. All plant beds and trees to be mulched with double shredded Hardwood Bark mulch, dark brown fine textured appearance, spread to minimum settled thickness of three inches (3") over entire area of bed or pit, then to be raked to even surface.

I. All trees shall be staked according to detail on plan.

J. Obstruction below ground: In the event rock or underground obstructions are encountered in any shrub or tree pit excavation, alternative locations may be selected by the Owner and/or Owner Representative. Where locations cannot be changed, the obstructions shall be removed to a depth to allow planting that is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered.

Landscape Contractor will submit an additional service proposal to Owner and/or Owner Representative before commencing with removal of rock or underground obstruction.

K. Pruning and Mulching: If necessary, trees to be pruned after inspection and approval by Owner and/or Owner Representative in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.

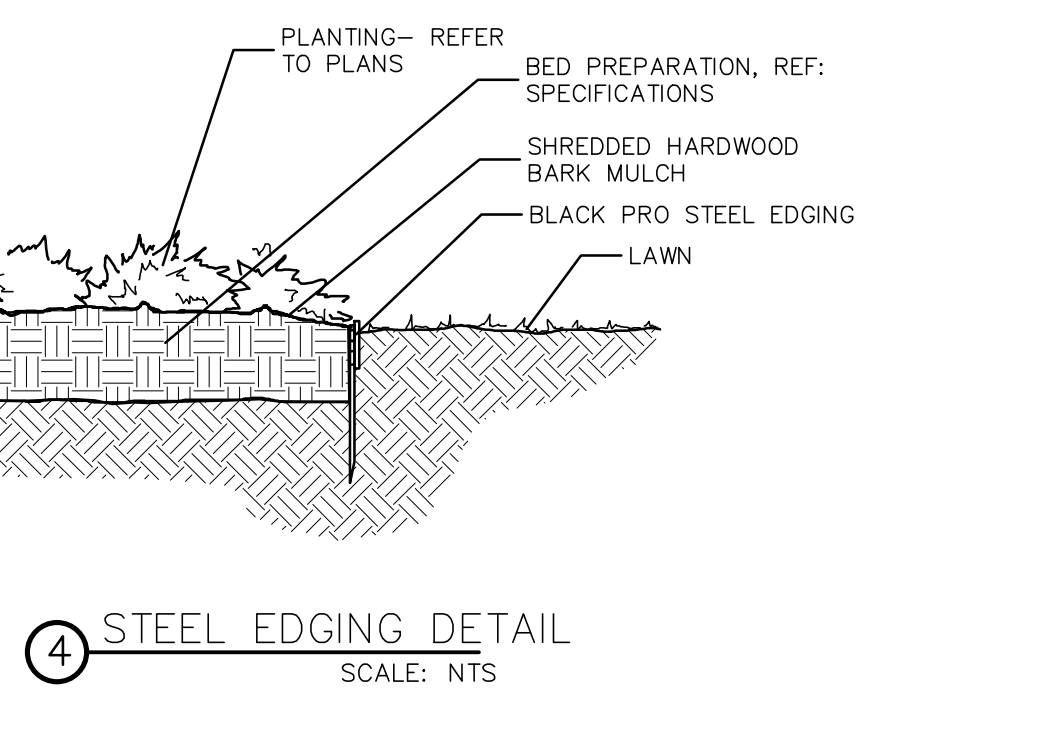
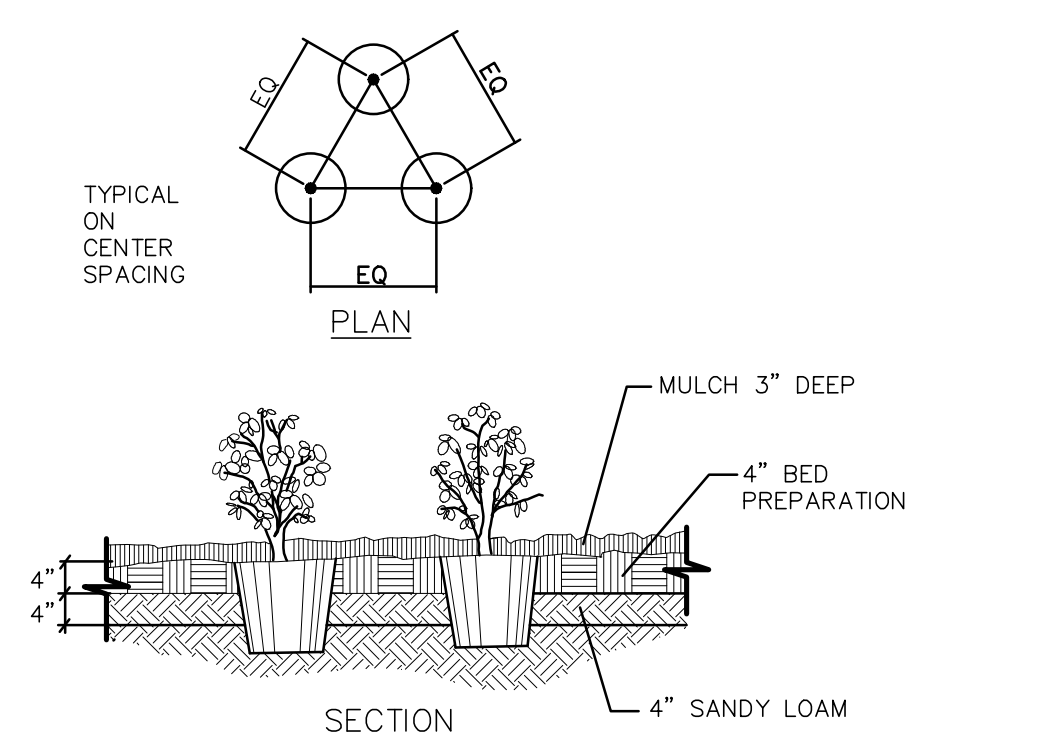
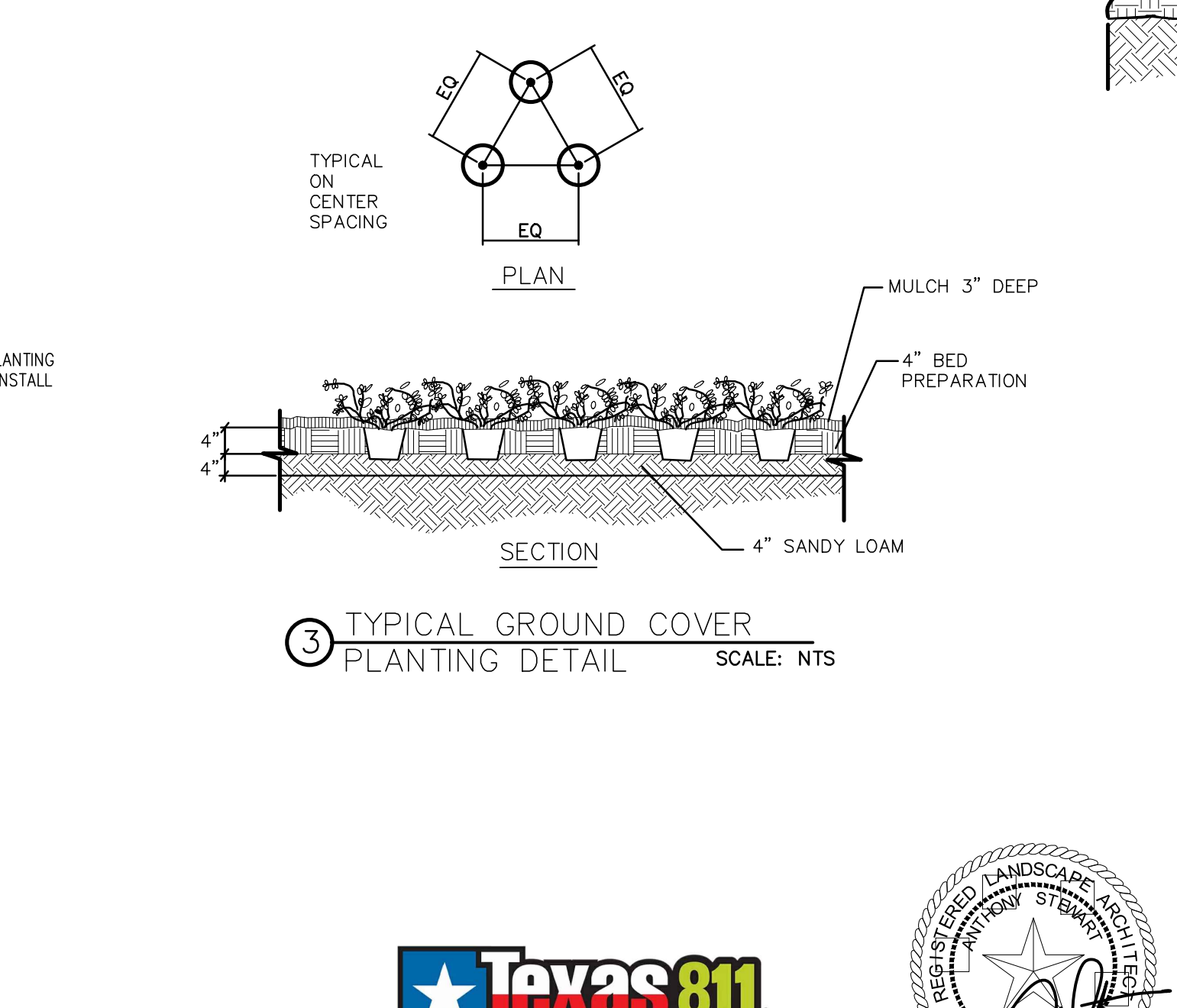
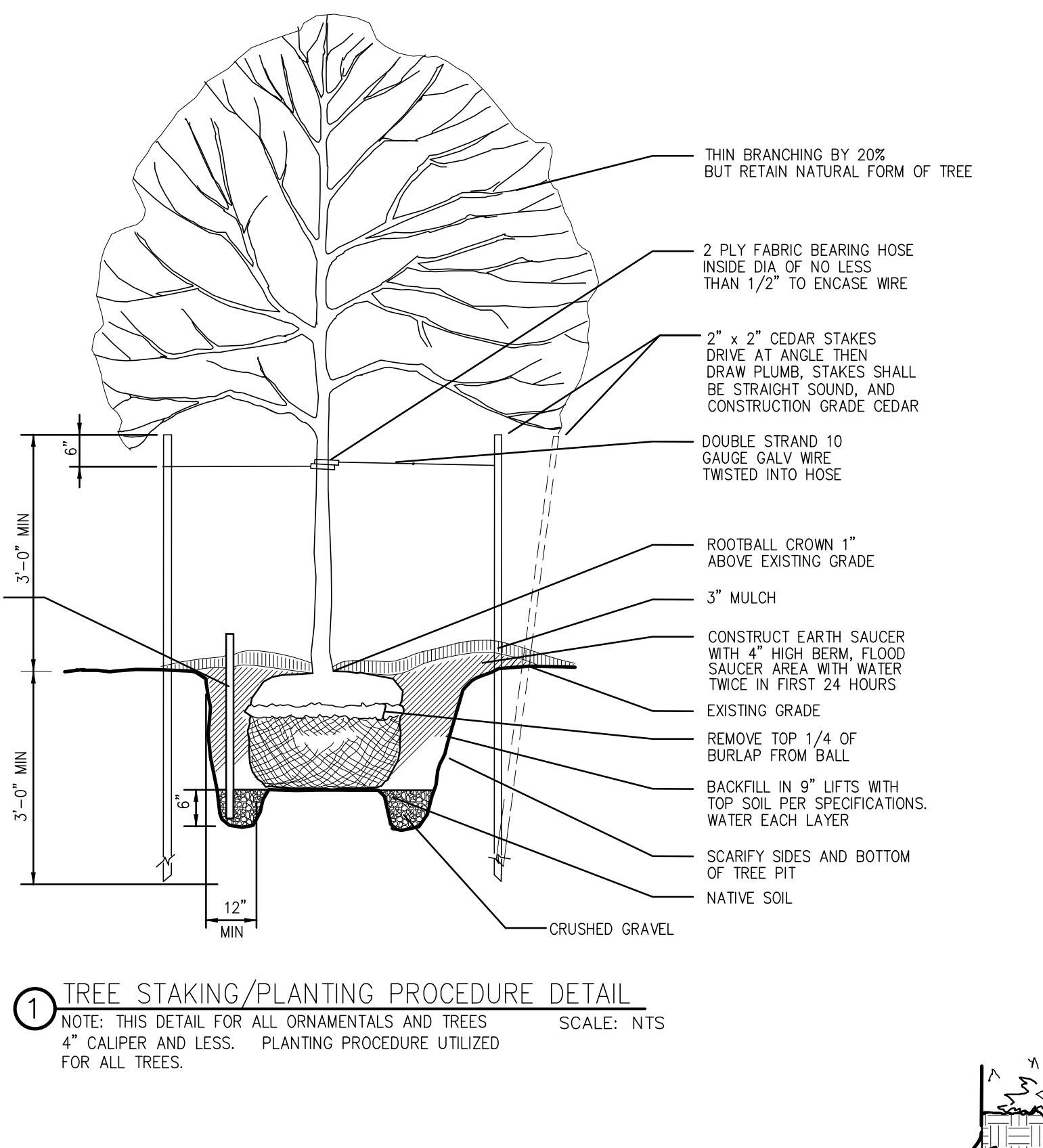
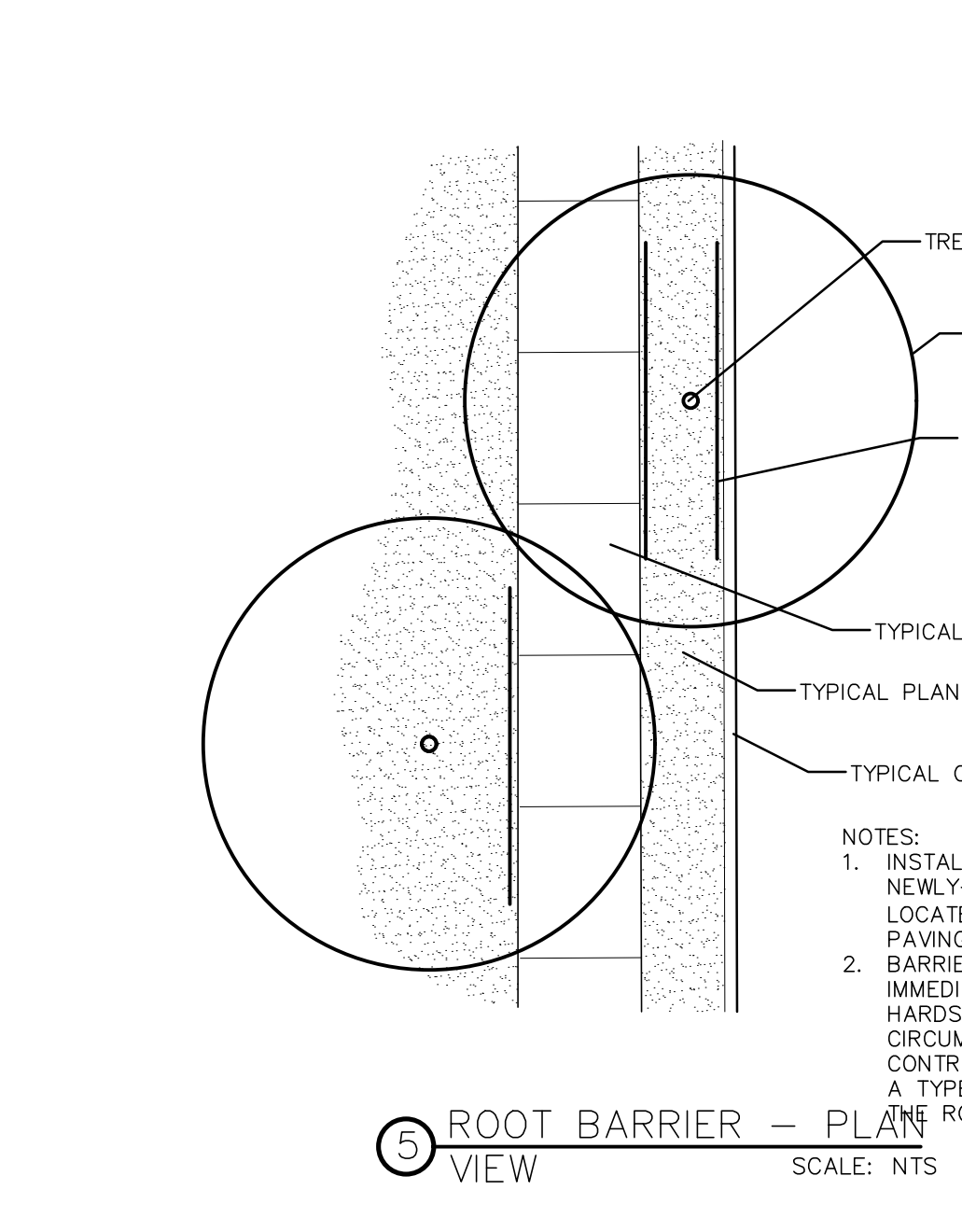
1. Dead wood or suckers and broken or badly bruised branches shall be removed with appropriate pruning tools. General tipping of all branches is not permitted.
2. Immediately after positioning operations are completed, all tree pits shall be covered with a layer of double shredded Hardwood Bark mulch, dark brown fine textured appearance, three inches (3") in depth. The limit of the organic material for trees shall be the diameter of the plant pit.

L. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on the plans.
2. All curbing shall be free of kinks or abrupt bends.
3. Top of curbing shall be 3/4" higher than existing grade when installed.
4. Stakes are to be installed on the planting bed side of the curbing as opposed to the grass side.

3.4 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Any pavement areas soiled by landscaping construction work shall be pressure washed as soon as work is completed.



LANDSCAPE DETAIL

PIRATE PANDA BREWING

LOT 7R, BLOCK 3
ORIGINAL TOWN OF ROANOKE
OUT OF THE
D. HOOVER SURVEY - ABSTRACT NO. 603
CITY OF ROANOKE, DENTON COUNTY, TEXAS



LANDSCAPE ARCHITECT
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. 2986
Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR / APPLICANT
Brown & Griffin
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Real Estate Advisors, LP
Telephone: (214) 325-0615
Contact: Trevor Wood

P:\Projects\2025\02900 LANDSCAPE\Drawings\Sheet\02900-12-23-2025.dwg Date: 12/23/2025 12:18 PM
 P:\Projects\2025\02900 LANDSCAPE\Drawings\Sheet\02900-12-23-2025.dwg Date: 12/23/2025 12:08:37 PM

5
79

Lot 4R, Block 6
Doc. No. 2016-55
PRDCT

Lot 1R, Block 6
Doc. No. 2006-101539
PRDCT

BOWIE STREET
70' Right-of-Way

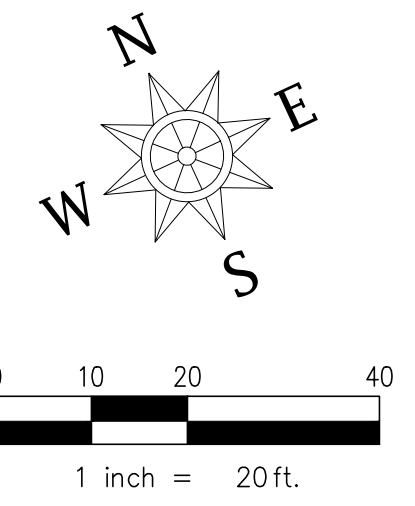
OAK STREET
60' Right-of-Way

PINE STREET
60' Right-of-Way

Lot 7R, Block 1
0.931 Ac.
(40,548 S.F.)

ORIGINAL TOWN OF ROANOKE
Vol. 3, Pg. 88
PRDCT

AMENDED PLAT
Doc. No. 2013-58 PRDCT

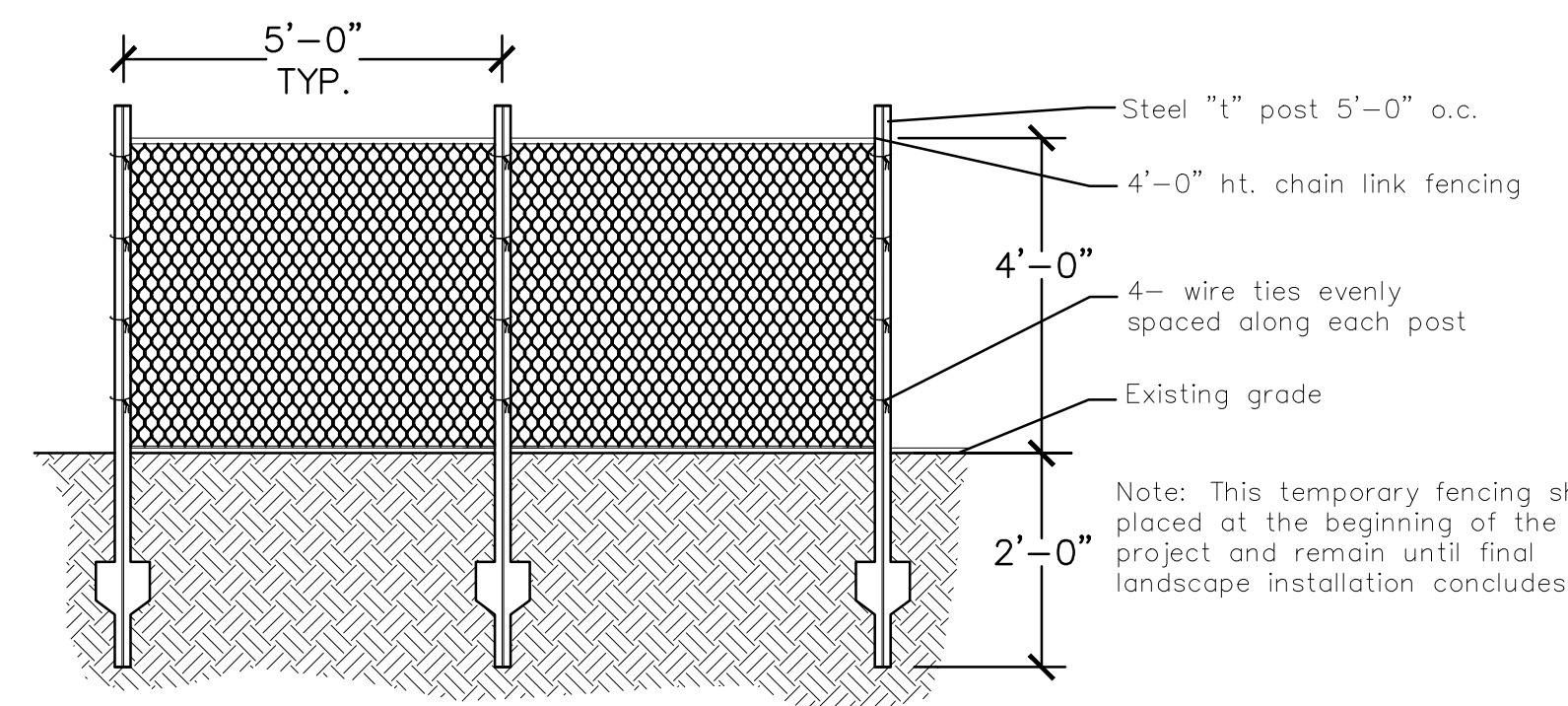


Vicinity Map
1"=100'

Tree Mitigation Chart

Tree No.	DBH or Cal.	Species	Status	Condition	Mitigation Required
1	6"	Crape Myrtle	Remove		6"
2	6"	Crape Myrtle	Remove		6"
3	6"	Crape Myrtle	Remove		6"
4	30"	Pecan	Remain	Mistletoe Infestation	
5	24"	Pecan	Remove	Damaged & Mistletoe Infestation	
6	18"	Elm	Remain		
7	24"	Elm	Remain		
8	8"	Ash Juniper	Remain	Damaged	
9	8"	Ash Juniper	Remain	Damaged	
10	18"	Red Oak	Remain		
11	36"	Ash Juniper	Remain	Damaged	
12	13"	Oak	Remove	Damaged & Mistletoe Infestation	
13	30"	Pecan	Remove	Damaged & Mistletoe Infestation	
14	8"	Drake Elm	Remain		
15	8"	Drake Elm	Remain		
16	20"	Pecan	Remove		20"
17	30"	Elm	Remove	Mistletoe Infestation	
18	16"	Hackberry	Remove		
19	6"	Magnolia	Remain		
Total					38"

Ref Sheet L.1 for 17 - 3" cal. canopy trees and 26 - 2" cal. ornamental trees representing 200 caliper inches of mitigation.



Tree Protection Detail
SCALE: NTS

TREE REMOVAL PLAN

PIRATE PANDA BREWING
LOT 7R, BLOCK 3
ORIGINAL TOWN OF ROANOKE
OUT OF THE
D. HOOVER SURVEY ~ ABSTRACT NO. 603
CITY OF ROANOKE, DENTON COUNTY, TEXAS



Tree Survey provided by: Spars Engineering, Inc.
Engineering Dated: XX/XX/XXXX

- Legend
- Existing site tree to be removed
 - Existing site tree remain

City of Roanoke Tree Protection Notes

Protected trees that are not removed, or have been identified and designated on the tree preservation plan to be preserved, must be protected under the following conditions:

- No materials intended for the use in construction or waste materials accumulated due to excavations or demolition shall be placed within the limits of the critical root zone.
- No equipment shall be cleaned or other foreign materials deposited or allowed to flow overland within the critical root zone of a protected tree. This includes without limitation, paint, oil, solvents, asphalt, concrete, mortar or similar materials.
- No signs, wires or other objects, other than those of a protective nature, shall be attached to any protected tree; however, lighting of a decorative nature may be attached to a protected tree. The lighting shall be attached in a manner as not to damage the protected tree.
- No vehicular and/or construction traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on a pre-existing paved surface. This restriction

does not apply to access within the critical root zone for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

- Grade changes shall be allowed within the limits of the critical root zone of any protected tree only upon approval by the City.
- No paving with asphalt, concrete or other impervious materials shall be placed within the critical root zone of a protected tree; however, paving may encroach up to five feet (5') from the trunk, upon approval by the City.
- In those situations where a protected tree is within fifty feet (50') of a construction area, a protective fence, a minimum of four feet (4') feet in height, shall be erected and maintained outside of the critical root zone of each protected tree or tree group. If the critical root zone extends onto adjacent property, the protective fencing shall be only required on the subject site.
- No person, directly or indirectly, shall critically alter, prune, cut down, destroy, remove or move, or effectively destroy through

damaging, any protected tree on City-owned property unless otherwise authorized by the City. Boring of utilities under protected trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected tree. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches. All trenching shall be designed to avoid trenching across the critical root zone of any protected tree, unless otherwise approved by the Development Review Committee. Mechanical trenching within the critical root zone shall not be allowed. Trenching by hand shall not critically alter the root system. The placement of irrigation systems and underground utility lines shall be located outside of the critical root zone of protected trees.

SPIARS
ENGINEERING & SURVEYING

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
469.395.0558 • TBAE No. 2986 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

LANDSCAPE ARCHITECT
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR
Spars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Mark Ewing

OWNER / APPLICANT
Pablo Medina
6301 SW 114th St
Pinecrest, FL 33156
Telephone: (786) 863-2068

TM.1



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: ZC-2026-001

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to change the zoning for an approximately 4.077-acre tract of land consisting of Lot 1, Block 1, of the Homestead Addition, an addition to the City of Roanoke, Denton County, Texas, from Planned Development District Ordinance No. 96-117 to Business Park (BP) District to allow Business Park (BP) uses on said tract.(ZC-2026-001).

INFORMATION:

The applicant is requesting a zoning change for a 4.077-acre parcel, from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) uses, specifically a low-impact warehouse/office use.

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

- **Planned Development District Ordinance No. 96-177 (Homestead PD) Permitted Uses**

Retail Uses

- Book Stores
- Specialty Gifts
- Art Galleries
- Art Supply Stores
- Dance Studio
- Weight Reduction Services
- Educational Services
- Music/Video Stores
- Hardware Stores
- Ice Cream Shops
- Grocery Store (Drive-in)
- Health Food Shops
- Dairy Shops
- Jewelry and Watch Store
- Fabric and Knit Shops
- Stationery/Card and Party Stores
- Specialty Neighborhood Services A-D Shops
- Arts/Crafts and Hobby Shops
- Art Studio
- Health and Athletic Services
- Private Health Clubs
- Photography Studio and Processing
- Sporting Goods Stores
- Confectionery Shops
- Bakers (Retail Sales Only)
- Butcher Shops
- Seafood Shops
- Restaurant/Cafeteria or Cafe
- Restaurant with Alcoholic Beverage Sales
- Drug Stores/ Apothecary and Pharmacy
- Antique Shops
- Interior Decorator
- Electric Goods and Fixtures Boutiques
- Dry Cleaner (Pick up Only) Office Supply
- Auto Parts Sales, New Retail
- Florist (Retail Only -- No Flower or Plant Raising -- No Outside Displays)
- Household Furnishing and Fixtures
- Computer/Electronic Sales and Services Store
- Barber/Beauty and Nail Shops and Supplies
- Wearing Apparel and Shoe Shops
- Gasoline Services Stations, Auto Laundry or Cash Wash

Office Uses

- General Business
- Real Estate Offices
- Accounting Offices
- Attorneys Offices
- Insurance Offices
- Banking/Savings and Loans or Other Financial Institutions
- Administrative/Executive/Editorial Offices
- Architectural/Engineering/Planning Offices
- Physician or Dentists Offices



AGENDA ITEM

- Public Secretary
 - Mortgage Companies
 - Title Companies
 - Duplication/Mail Service
- Personal or Family Counselor
Medical/Dental/Chiropractic/Optomety, etc.
 - Printing/Publishing and Engraving
 - Governmental Uses

- **Sec. 12.450. - Business Park (BP) General Purpose and Description**

The BP, Business Park, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesale and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

- **Business Park (BP) Permitted Uses**

The uses permitted by Homestead Planned Development are also permitted uses within the BP Zoning District. Appendix 3 - Section 12.661 - Use Charts provides the comprehensive list of all uses permitted within the BP Zoning District. The proposed Warehouse/Office use is a permitted use within the Business Park Zoning District.

- **Access**

The subject property has frontage on two public rights-of-way.

Right-of-Way	Classification
W. S.H. 114 Bypass (W. Byron Nelson Blvd)	Major Arterial Road
Litsey Road	Minor Arterial Road



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZC-2026-01 - Application
2. ZC-2026-01 PLAT
3. Mailed Notice for Agenda
4. Roanoke - Ord - Rezone - PD 1996-117 to BP - 4.077 acres - jlm draft - 121625 (1)



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

ZONING APPLICATION

Applicant/Agent Name Box Investment Group		Home Phone	Mobile Phone 972-897-2060
Address 741 Timber Ridge Lake Road		City / State Graham	Zip 76450
Property Owner(s) HOLLEY, RUSSELL W TRS OF CYRUS & SHIRLEY C HOLLEY 1991 IF		Home Phone	Work Phone 817-522-6522
Address, City, State, Zip 1000 W SH 114 Bypass			
Present Zoning Classification Homestead PD 1996 - 117	Requested Zoning Classification Business Park	Acreage/Lot of Requested Zoning Classification 4.077	

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

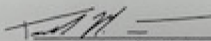
Yes No

If yes, list restrictions _____

Proposed use Warehouse/Office

Justification for requested zoning change: Business Park zoning classification better aligns with the existing land use pattern in the surrounding area. Rezoning to BP will allow us to deliver a modern, low-impact office/warehouse

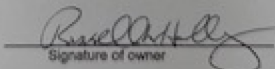
I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.


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:

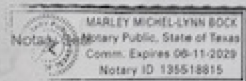
CYRUS & SHIRLEY HOLLEY PPT TRUST DTD 1/21/21
I/We Russell Holley, Trustee owner(s) of the above described property do hereby authorize BOX INVESTMENT GROUP - TADU MARCHESANI to act on my/our behalf in making and representing this zoning change application.

 12-10-25
Signature of owner Date

State of Texas,
County of Tarrant

Sworn to and subscribed before me on the 10 day of December, 2025 by Russell Holley
(year) (name of owner)


Notary Public's Signature



PROPERTY DESCRIPTION PORTION OF BLOCK 1

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716, Denton County, Texas, and being at the northwest corner of a 200.678 acre tract of land described in a Deed to Sampson Joint Venture and recorded in Volume 3425, Page 695, Deed Records, Denton County, Texas. Said tract being more particularly described as follows:

Beginning at a 1/2" iron found at the northerly northwest corner of said 200.678 acre tract, and being on the south side and center of a concrete curb;

Thence S 89 degrees 58 minutes 01 seconds E with the north line of said 200.678 acre tract and generally along a fence, 433.30 feet to a point in a line at the northeast corner of a 2.655 acre tract of land described in a judgment to the State of Texas and recorded in Volume 65, Page 938, Probate Court Records, Denton County, Texas;

Thence with the westerly line of said State of Texas tract the following curve:

S 17 degrees 38 minutes 18 seconds W, 585.26 feet to a 5/8" iron with aluminum disc found; S 65 degrees 18 minutes 03 seconds W, 95.50 feet to a point in the northeast line of the Right-of-Way of State Highway 114 and from which a 5/8" iron with aluminum disc found bears S 65 degrees 18 minutes 03 seconds W, 0.41 feet;

Thence N 35 degrees 53 minutes 46 seconds W with the northeast line of State Highway 114, 315.69 feet to a 1/2" iron found at a corner of said 200.678 acre tract;

Thence N 01 degree 53 minutes 04 seconds E with a westerly line of said 200.678 acre tract, 326.14 feet to the POINT OF BEGINNING and containing 4.077 Acres.

PROPERTY DESCRIPTION PORTION OF BLOCK 3

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716, Denton County, Texas, and being at the intersection of the east Right-of-Way of State Highway 114 and the easterly Right-of-Way of Cannon Parkway, and being more particularly described as follows:

Beginning at a 5/8" iron with cap set in the easterly Right-of-Way of State Highway 114 and being on the south side of Cannon Parkway;

Thence along the southerly Right-of-Way of Cannon Parkway the following curve:

N 11 degrees 57 minutes 50 seconds E, 22.17 feet to a 5/8" iron with cap set;
N 58 degrees 24 minutes 23 seconds E, 83.58 feet to a 5/8" iron with cap set;
N 43 degrees 13 minutes 18 seconds E, 51.72 feet to a 5/8" iron w/ cap set, said point being the beginning of a curve to the right;
150.05 feet with the arc of said curve to the right to a 1/2" iron found. Said curve has a radius of 600.00 feet, a central angle of 14 degrees 48 minutes 22 seconds, and a long chord which bears N 65 degrees 18 minutes 03 seconds E, 154.62 feet;

Thence departing the southerly Right-of-Way of Cannon Parkway S 28 degrees 51 minutes 50 seconds E, 226.86 feet to a 5/8" iron w/ cap found;

Thence S 68 degrees 24 minutes 23 seconds W, 301.00 feet to a 5/8" iron with cap found, said point being the beginning of a curve to the left, and being in the easterly Right-of-Way of State Highway 114;

221.18 feet with the arc of said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 2914.93 feet, a central angle of 4 degrees 23 minutes 11 seconds, and a long chord which bears N 29 degrees 16 minutes 36 seconds W, 223.11 feet. Said point being the POINT OF BEGINNING and containing 1.557 acres.

PROPERTY DESCRIPTION PORTION OF BLOCK 2

Being a tract of land in the Curtis W. Kelsey Survey, Abstract No. 716 of Denton Co., Texas, and being a portion of the 200.678 acre tract of land described in a deed to Sampson Joint Venture, and recorded in Volume 2435, Page 695, Deed Records, Denton County, Texas. Said tract is more particularly described as follows:

Beginning at a 5/8" iron found at the northerly northwest corner of a 2.655 acre tract of land described in a judgment to the State of Texas and recorded in Volume 65, Page 938 Probate Court Records, Denton County, Texas;

Thence S 89 degrees 58 minutes 01 seconds E with a north line of said 200.678 acre tract and generally along a fence, 203.31 feet to a point in a line at the westerly corner of a 0.637 of an acre tract of land described in said judgment to the State of Texas, which a 1/2" iron w/ cap for witness corner bears N 89 degrees 58 minutes 01 seconds E a distance of 20.00 feet;

Thence S 82 degree 22 minutes 20 seconds E, 329.71 feet to a 5/8" iron with aluminum disc found;

Thence S 81 degree 10 minutes 40 seconds E, 118.41 feet to a 5/8" iron with cap set;

Thence S 33 degree 49 minutes 40 seconds E, 118.96 feet to a 5/8" iron with cap set;

Thence S 17 degree 29 minutes 45 seconds E, 69.09 feet to a 5/8" iron with cap set;

Thence S 15 degree 21 minutes 58 seconds E, 102.51 feet to a 5/8" iron with cap set;

Thence S 00 degree 46 minutes 54 seconds E, 112.33 feet to a 5/8" iron with cap set;

Thence S 04 degree 52 minutes 43 seconds E, 75.15 feet to a 5/8" iron with cap set;

Thence S 17 degree 32 minutes 34 seconds E, 127.23 feet to a 5/8" iron with cap set;

Thence S 76 degree 22 minutes 07 seconds E, 100.03 feet to a 5/8" iron with cap set;

Thence S 72 degree 30 minutes 02 seconds E, 185.00 feet to a 5/8" iron with cap set;

Thence S 71 degree 10 minutes 45 seconds E, 129.96 feet to a 5/8" iron with cap set;

Thence S 46 degree 01 minutes 28 seconds E, 75.49 feet to a 5/8" iron with cap set;

Thence S 35 degree 47 minutes 25 seconds E, 130.75 feet to a 5/8" iron with cap set;

Thence S 32 degree 19 minutes 54 seconds E, 96.03 feet to a 5/8" iron with cap set;

Thence S 31 degree 31 minutes 55 seconds E, 72.18 feet to a 5/8" iron with cap set;

Thence S 34 degree 57 minutes 13 seconds E, 146.14 feet to a 5/8" iron with cap set in the northerly Right-of-Way of Cannon Parkway, and being the beginning of a curve to the right;

Thence with the aforementioned Right-of-Way line of Cannon Parkway with the following courses and distances as follows:

478.09' feet with the arc of said curve to the right to a 5/8" iron with cap set. Said curve has a radius of 1000.00 feet, a central angle of 21 degrees 23 minutes 24 seconds and a long chord which bears N 64 degrees 15 minutes 34 seconds W, 473.55';

N 70 degrees 33 minutes 47 seconds W, 452.94 feet to a 5/8" iron with cap set, and being the beginning of a curve to the left;

274.23 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 500.00 feet, a central angle of 31 degrees 25 minutes 26 seconds and a long chord which bears N 86 degrees 16 minutes 30 seconds W, 270.80 feet and being the beginning of a curve to the left;

239.75 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 680.00 feet, a central angle of 20 degrees 12 minutes 02 seconds and a long chord which bears S 67 degrees 54 minutes 46 seconds W, 236.21 feet;

S 70 degrees 07 minutes 03 seconds W, 35.49 feet to a 5/8" iron with cap set;

S 65 degrees 24 minutes 23 seconds W, 84.10 feet to a 5/8" iron with cap set;

N 78 degrees 35 minutes 43 seconds W, 21.35' feet to a 5/8" iron with cap set, said point being at the intersection of the northerly Right-of-Way of Cannon Parkway and State Highway 114, and being the beginning of a curve to the left;

Thence with the aforementioned Right-of-Way line of State Highway 114 with the following courses and distances as follows:

95.15 feet with said curve to the left to a 5/8" iron with cap set. Said curve has a radius of 2914.93 feet, a central angle of 01 degree 52 minutes 13 seconds and a long chord which bears N 35 degrees 03 minutes 08 seconds W, 95.14 feet to a 5/8" iron found;

N 35 degrees 53 minutes 46 seconds W, 273.88 feet to a 5/8" iron with aluminum Highway Dept. disc found, said point being at the intersection of the easterly Right-of-Way of State Highway 114 and the southerly Right-of-Way of Rufe Snow;

Thence with the aforementioned Right-of-Way line of Rufe Snow with the following courses and distances as follows:

N 08 degrees 07 minutes 51 seconds W, 76.07 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 16 degrees 43 minutes 39 seconds E, 119.89 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 57 degrees 47 minutes 47 seconds E, 121.02 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 26 degrees 16 minutes 20 seconds E, 140.40' feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 16 degrees 04 minutes 43 seconds E, 124.18 feet to a 5/8" iron with aluminum Highway Dept. disc found;

N 12 degree 32 minutes 49 seconds E, 276.02 feet to the POINT OF BEGINNING and containing 25.814 acres.



SURVEYOR'S CERTIFICATE
COUNTY OF DENTON

I, the undersigned, a registered professional public surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Steve Miller
Registered Professional Land Surveyor
Texas Registration No. 4224
Steve Miller Land Surveying
1240 Southridge Ct. #102
Hurst, Texas 76053

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 13 day of January 1998
Chairman Commissioner Debra Perryman

ATTEST:
Raman Burns
Secretary Raman Burns

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 13 day of January 1998
Mayor Jeff Alford

ATTEST:
Raman Burns
Secretary Raman Burns

OWNER'S DEDICATION

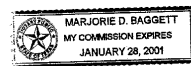
STATE OF TEXAS
COUNTY OF DENTON

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the Homestead Addition to the City of Roanoke, Texas, and whose name is subscribed hereon, 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.

Marjorie D. Baggett
Roanoke Development Company, L.P.
HAP BAGGETT

STATE OF TEXAS
COUNTY OF DENTON
Before me, the undersigned authority, on this day personally appeared Marjorie D. Baggett 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 purpose and considerations therein stated.

Given under my hand and seal of office this 14 day of January 1998
Notary Public for State of Texas
County, Texas



Scale: 1"=200' Date: 11/26/97
Designed By: SMLS
Drawn By: WAI
Checked By: MDC
File Name: 26002FPB.DWG
Project No.: 26002.02

OWNER
ROANOKE DEVELOPMENT CO., L.P.
312 N. G.S. 377
ROANOKE, TEXAS 76865

SURVEYOR
STEVE MILLER LAND SURVEYING
1240 SOUTHRIDGE COURT #102
HURST, TEXAS 76053

ENGINEER
WHEELBANKY & ASSOCIATES, INC.
1200 MILLETT ROAD, SUITE 300
DALLAS, TEXAS 75230

SHEET 2 of 2
Final Plat
Book 2, Lot 1 & 2, Book 3, Lot 1; Book 1 Lot 1
HOMESTEAD ADDITION
31.548 ACRES SITUATED IN THE
C.W. KELSEY SURVEY ABSTRACT NO. 716
ROANOK, DENTON COUNTY, TEXAS

Filed for Record in Abstract 118
HODGSON COUNTY
CLERK
On Jan 16 1998
Doc/Num 1
Doc/Type 1
Recording 46,688
Receipt #
Deputy

CASO
Pg 136



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

**Roanoke Planning & Zoning Commission
ZC-2026-01**

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

**Roanoke City Council
ZC-2026-01**

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

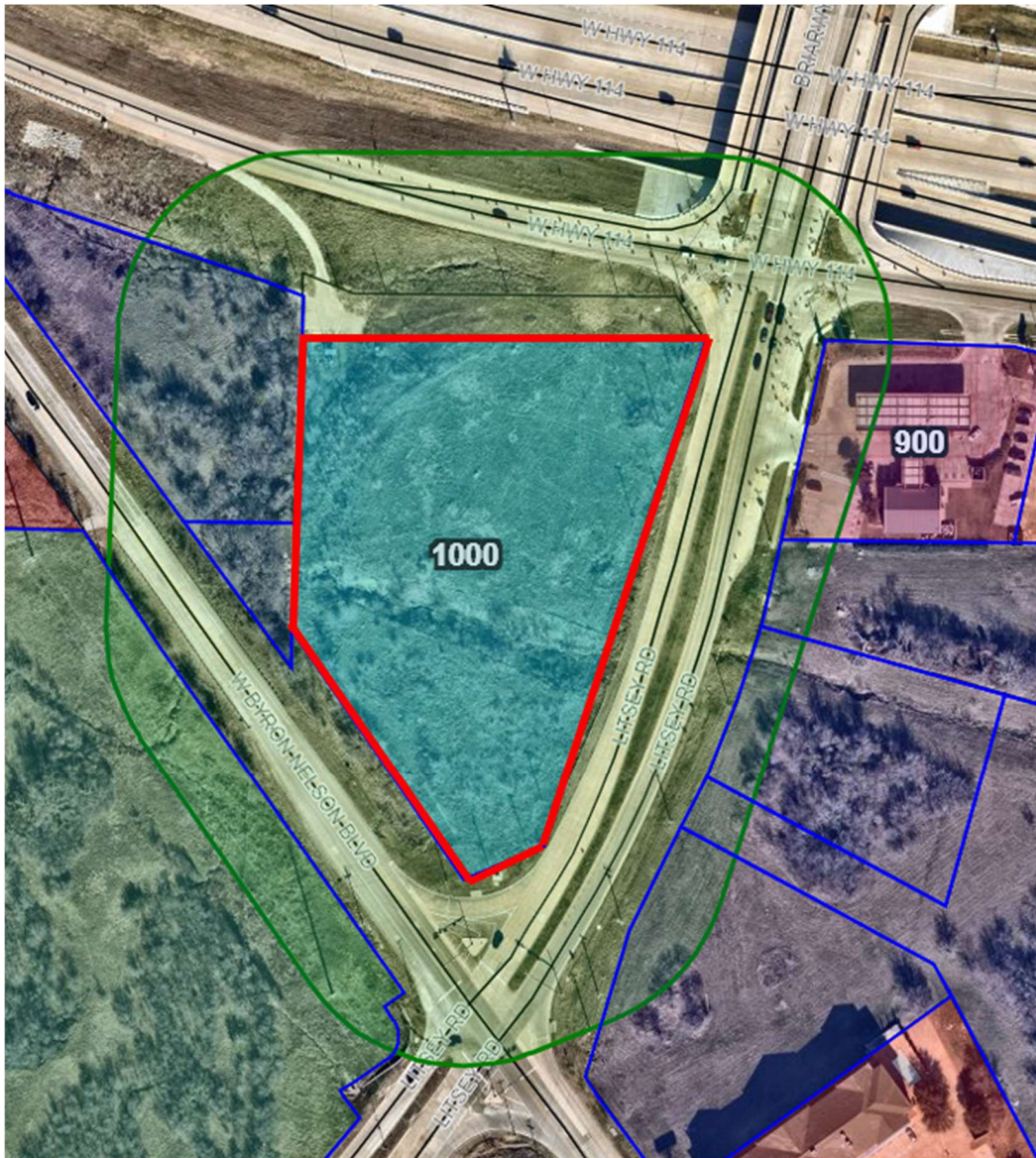
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: 1000 W. SH 114 BYPASS
Parcel Number: 201692





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

MAA OF COPPER RIDGE INC
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138-3606

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

Roanoke City Council ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROANOKE FAIRWAY RANCH RESIDENTIAL ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240-4785

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

Roanoke City Council ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROE, HARRY JAMES & KIMBERLY
PO BOX 72789
FAIRBANKS, AK 99707-2789

Roanoke Planning & Zoning Commission
ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

Roanoke City Council
ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RPL BROWN FAMILY LCC
209 COCOPA DR
GAINESVILLE, TX 76240-9283

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

Roanoke City Council ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
1722 ROUTH ST STE 1000
DALLAS, TX 75201-2504

Roanoke Planning & Zoning Commission ZC-2026-01

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MARCH 2, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

Roanoke City Council ZC-2026-01

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MARCH 10, 2026**, TO CONSIDER CHANGING THE ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT. **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.**

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

ORDINANCE No. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 4.077-ACRE TRACT OF LAND CONSISTING OF LOT 1, BLOCK 1 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE 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 CHNAGING THE ZONING FOR SAID TRACT OF LAND FROM PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117 TO BUSINESS PARK (BP) DISTRICT TO ALLOW BUSINESS PARK (BP) USES ON SAID TRACT OF LAND; PRESCRIBING THE PERMISSIBLE USES THEREOF; 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 an approximately 4.077-acre tract of land consisting of Lot 1, Block 1 of the Homestead Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) 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:

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 and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning on an approximately 4.077-acre tract of land consisting of Lot 1, Block 1 of the Homestead Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Planned Development District Ordinance No. 96-117 (Homestead PD) to Business Park (BP) District to allow Business Park (BP) uses.

Section 3.

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

Section 4. PENALTY CLAUSE

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

Section 5. SEVERABILITY CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the _____ day of January, 2026.

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

DESCRIPTION, of a 4.077 acre tract of land situated in the C.W. Kelsey Survey, Abstract No. 716, Denton County, Texas and being all of Lot 1, Block 1, Homestead Addition, an addition to the City of Roanoke, Denton County, Texas according to the plat recorded in Cabinet O, Slide 135 of the Plat Records of Denton County, Texas; said tract also being all of that certain tract of land described in Warranty Deed to Russell W. Holley, Trustee of the Cyrus H. Holley and Shirley C. Holley 1991 Irrevocable Trust recorded in Instrument No. 2012-14373 of the Official Records of Denton County, Texas; said 4.077 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.):

BEGINNING, at the intersection of the south right-of-way line of State Highway No. 114 (a variable width right-of-way) and the northwest right-of-way line of Litsey Road (a variable width right-of-way); said point being the northeast corner of said Lot 1;

THENCE, in a southwesterly direction, and along the said northwest line of Litsey Road, the following two (2) calls:

South 17 degrees, 04 minutes, 33 seconds West, a distance of 568.26 feet to a point for corner;

South 64 degrees, 44 minutes, 20 seconds West, a distance of 95.50 feet to a point for corner at the intersection of the said northwest line of Litsey Road and the northeast right-of-way line of State Highway No. 114 (Business);

THENCE, North 36 degrees, 27 minutes, 31 seconds West, along the said northeast line of State Highway No. 114 (Business), a distance of 315.69 feet to a point for corner; said point being the south corner of that certain tract of land described in Warranty Deed to Harry James Roe and Kimberly Roe recorded in Volume 1726, Page 391 of the Deed Records of Denton County, Texas;

THENCE, North 01 degrees, 19 minutes, 19 seconds East, departing the said northeast line of State Highway No. 114 (Business) and along the east line of said Roe tract and the east line of that certain tract of land described in Warranty Deed to RPL Brown Family L.L.C., a Texas Limited Liability Company recorded in Instrument No. 2013-44804 of said Official Records, a distance of 326.14 feet to a point for corner in the said south line of State Highway No. 114;

THENCE, North 89 degrees, 28 minutes, 14 seconds East, departing the said east line of the RPL Brown Family L.L.C. tract and along the said south line of State Highway No. 114, a distance of 433.32 feet to the **POINT OF BEGINNING**;

CONTAINING: 177,605 square feet or 4.077 acres of land, more or less.



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: ZTA-2026-01

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the code of ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

INFORMATION:

The applicant is requesting a zoning text amendment to the the Oak Street Corridor Zoning District, by amending section 12.492 of the code of ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone.

- **Section 12.490(b)(1) - Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.491 - Community Intent and Public Improvements.**

The Oak Street Zoning District is a downtown neighborhood anchored by a new Mixed Use/Civic anchor to the south and many successful businesses with their roots in the



AGENDA ITEM

enduring qualities of Roanoke—its small town ambience and proud heritage. In order to grow and sustain downtown, the following is hereby established:

1. Walkability - In order to facilitate walkability and livability, Oak Street and intersecting streets within the District shall provide accessible sidewalks with "street" trees; cross-sections as delineated on the Oak Street Regulating Plan, incorporated herein by reference, are established to facilitate an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building façades creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.
2. Public Improvements - The public improvements within City right-of-way necessary to facilitate walkability, as delineated on the Oak Street Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.
3. Architecture - Architectural standards herein (e.g., "windows generally shall be oriented vertically") are functional in nature, not stylistic. Similarly, the building types depicted herein are to establish functional architectural results (e.g., definition between building stories), not a particular taste. Accordingly, architectural style and elements (e.g., Victorian, arts and crafts, color palettes, etc.), except for building materials, shall be determined through privately enforced covenants, conditions and restrictions (CC&Rs). Section 12.498 establishes the architectural standards. Section 12.499 sets forth the basic building types.
4. Historic Preservation - In addition, architectural design standards are established to promote the historic preservation of significant buildings on the National Register of Historic Places. Any change of use within a building identified as significant on the National Register that results in any exterior changes to the façade shall be reviewed as a Site Plan. Standards in section 12.498 shall apply for all Site Plan reviews of historically significant structures.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor - Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not a permitted use within the Civic/Mixed Use Zone.



AGENDA ITEM

- **Staff Analysis**

The intent of the Oak Street Corridor Civic/Mixed Use Zone is intended to promote civic and mixed use development that enhances walkability and supports high-intensity, mixed-use commercial activity. Per the 2012, Oak Street Plan, mixed uses create a critical mass and sense of place by providing and promoting a "live-work-shop environment." Allowing ground-floor residential use permitted by specific use permit does not align with the intent of a mixed-use district, as it results in the primary use being residential rather than a true mixed-use development.

STAFF RECOMMENDATION:

Staff does not recommend approval of the request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the code of ordinances entitled "Schedule of Uses" to allow ground-floor residential use permitted by specific use permit.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Text Amendment Application
2. 12.492 Schedule of Uses
3. Ordinance No. 2026-0XX - Zoning Text Amendment
4. Confirmation of Public Notice



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

ZONING APPLICATION

Applicant/Agent Name Integrated Real Estate Group - Kenneth Fambro		Home Phone	Mobile Phone 817-993-9382
Address 3110 W. Southlake Blvd. Ste. 120		City / State Southlake, TX	Zip 76092
Property Owner(s) ROANWCCP2 LP		Home Phone	Work Phone 817-993-9382
Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022			
Present Zoning Classification Oak Street Corridor - Civic Mixed Use	Requested Zoning Classification Text Amendment Change of Civic Zone to Allow SUP for First Floor Residential	Acreage/Lot of Requested Zoning Classification 3.55	

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 Mixed-Use Multifamily and Commercial

Justification for requested zoning change: Civic Zone does not currently allow for residential units on the first floor.

Requesting that this application be processed with the accompanying SUP Application.

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] 2/6/26
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 John Delin owner(s) of the above described property do hereby authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this zoning change application.

[Signature] 02-06-27
Signature of owner Date

State of Texas
County of Tarrant

Sworn to and subscribed before me on the 6th day of February 2026 by John Delin (year) (name of owner).

Notary Seal

 CHRISTINA LOZANO
Notary ID #12856427
My Commission Expires
March 16, 2027

[Signature]
Notary Public's Signature

DATE : 2/11/2026 11:59 AM
OPER : JM
TKBY : jessica mulcahy
TERM : 2
REC# : R00882147
=====

204.0000 ZONING FEES 285.00
SUP/INTEGRATED REAL ESTATE GROUP
285.00
100-5123 -285.00

Paid By: SUP/INTEGRATED REAL ESTATE
GROUP
CC 285.00 AUTH: 624003 REF: VS

APPLIED 285.00
TENDERED 285.00

CHANGE 0.00

Cardmember acknowledges receipt of goods
and/or services in the amount of the
total shown hereon and agrees to perform
the obligations set forth by the
cardmember's agreement with the user.

X _____

XXXXXXXXXXXX0828
Entry Mode: MANUAL
CVM:

Sec. 12.492. - Schedule of Uses.

Due to the emphasis on urban form over land uses in the Oak Street District, general use categories have been identified by areas. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council.

Table 1 — Schedule of Uses				
Land Use	Oak Street Zone	Neighborhood Transition Zone	Hwy 377 Zone	Civic/Mixed Use Zone
Commercial Uses (Office & Retail Uses)				
• Retail Sales or Service with no drive through facility (includes alcohol sales). Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P for existing structures SUP for new construction	P	P

• Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Retail tobacco store	SUP	SUP	NP	NP
Arts, Entertainment, and Recreation Uses				
• Art galleries	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Theater, cinema, dance, or music establishment	P	NP	P	P
• Museums and other special purpose recreational institutions	P	NP	P	P

• Fitness, recreational sports, gym, or athletic club	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Parks, greens, plazas, squares, and playgrounds	P	P	P	P
• Amusement, commercial (indoor)	P	NP	P	P
• Amusement, commercial (outdoor)	SUP	NP	SUP	SUP
Educational, Public Administration, Health Care and Other Institutional Uses				
• Business associations and professional membership organizations	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Schools, libraries, and community halls	P	NP	P	P
• Civic uses(City Hall, Courthouse, and other public offices and functions)	P	NP	P	P
• Social and fraternal organizations	P	SUP	P	P
• Social services and philanthropic organizations	P	NP	P	P
• Religious Institutions	P	P	P	P

Residential Uses				
• Home Occupations	SUP	P	SUP	SUP
• Live/Work units	SUP	SUP	SUP	NA
• Residential Apartments and/or condominiums	NP (SUP for upper floors)	NP	SUP	NP (SUP for upper floors)
• Upper floor residential uses	SUP	SUP	SUP	SUP
• Single-family residential attached dwelling unit (Townhomes)	NP	NP SUP—On Morningside Drive	NP	SUP
• Single-family residential detached dwelling unit	NP	P	NP	NP
Other Uses				
• Model homes for sales and promotion **	NA	P	NP	NA
• Any use with on- and off-premise alcohol sales as less than 50% of its gross sales revenue	A	A/C (in conjunction with corner commercial uses only)	A	A

• Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	SUP	SUP/C (in conjunction with corner commercial uses only)	SUP	SUP
• Full-service hotels	P	NP	P	P
• Bed and breakfast establishments	P	SUP	NP	NP
• Outdoor Storage	NP	NP	NP	NP
• Outdoor Display (within 10 feet of front façade of building only; merchandise must be brought indoors after closing)	P	P	P	P
• Parking, surface	P	A	P	P
• Parking, structured	P	P	P	P
• Sales from kiosks	P	NP	P	P
• Any permitted use with a drive through facility	NP	NP	SUP	SUP
• Farmer's Market	P	NP	P	P
• Veterinary clinic (no outdoor facilities for overnight storage of animals)	P	NP	P	P

P = Permitted by right

NP = Not Permitted

P/C = Permitted with conditions

A = Permitted Accessory Use

NA = Not applicable

SUP = Permitted with a Specific Use Permit

Residential density and non-residential floor-to-area ratios are governed by height of buildings, setback lines and parking requirements. All allowed uses are permitted on any floor of a building unless specifically prohibited herein.

- (a) *Accessory building uses.* The massing and use of accessory buildings shall comply with those standards in the SF-7, article III, division 6 of this chapter or SFA, article III, division 7 of this chapter.
- (b) *Prohibited uses.* Uses not specifically enumerated in the District, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. All other uses shall be prohibited including but not limited to vehicular services/repair, wholesale, industrial, heavy manufacturing, drive-thru services and warehousing.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012; Ord. No. 2013-111, § 2, adopted 8/13/2013; Ord. No. 2014-113, § 2, adopted 6/10/2014; Ord. No. 2016-101, § 2, adopted 1/12/2016; Ord. No. 2016-103, § 2, adopted 2/9/2016; Ord. No. 2018-108, § 3, adopted 4/10/18; Ord. No. 2018-133, § 2, adopted 10/23/18; Ord. No. 2020-116, § 2, adopted 9/22/2020; Ord. No. 2021-101, § 2, 2/9/2021; Ord. No. 2021-108, § 2, adopted 4/13/2021)

ORDINANCE No. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES, OF THE CITY OF ROANOKE, TEXAS, ENTITLED “OAK STREET CORRIDOR ZONING DISTRICT”, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED “SCHEDULE OF USES,” BY AMENDING THE CIVIC/ MIXED USE ZONE TO ALLOW “RESIDENTIAL USE – FIRST FLOOR” USE BY SPECIFIC USE PERMIT (SUP); 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 Chapter 12, Article III, Division 15, Section 12.492, Table 1 – Schedule of Uses of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended to read as follows:

“Sec. 12.492. Schedule of Uses.

...

<i>Land Use</i>	<i>Oak Street Zone</i>	<i>Neighborhood Transition Zone</i>	<i>Hwy 377 Zone</i>	<i>Civic/Mixed Use Zone</i>
-----------------	------------------------	-------------------------------------	---------------------	-----------------------------

Residential Uses				
▪ Residential Use – First Floor	NP	NP	NP	SUP

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 10th day of March, **2026**.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ORDER DETAILS

Order Number: **IPL0313940**
 Order Status: **Approved**
 Classification: **Legals & Public Notic...**
 Package: **FTW - Legal Ads**
 Site: **fortworth**
 Final Cost: **\$162.43**
 Referral Code: **ZTA-2026-01**
 Payment Type: **Account Billed**
 User ID: **IPL0023574**

PREVIEW FOR AD NUMBER

IPL03139400

1.54inches x 7.91inches

ACCOUNT INFORMATION

CITY OF ROANOKE IP
 500 S OAK STREET
 ROANOKE, TX 76262
 817-491-2411
 accountspayable@roanoketexas.com
 CITY OF ROANOKE

TRANSACTION REPORT

Date: **February 12, 2026 11...**
 Amount: **\$162.43**

SCHEDULE FOR AD NUMBER IPL03139400

February 13, 2026
**Fort Worth Star-Telegram Print
 Publication**

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission ZTA 2026-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES," BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE; THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council ZTA 2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR THE OAK STREET CORRIDOR ZONING DISTRICT, BY AMENDING SECTION 12.492 OF THE CODE OF ORDINANCES ENTITLED "SCHEDULE OF USES," BY AMENDING THE "RESIDENTIAL USES" TO PROVIDE FOR A NEW USE ENTITLED "GROUND FLOOR RESIDENTIAL USE" AS A SPECIFIC USE PERMITTED WITHIN THE OAK STREET CORRIDOR CIVIC/MIXED USE ZONE; THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, February 18 2026, by 5:00 p.m.

Lindsay Rawlinson, City Secretary

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

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

IPL0313940

i-Publish® AdPortal: 3.0.69
©2026 iPublish Media Solutions, LLC

Terms and Conditions



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: SUP-2026-03

MEETING DATE: March 2, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Conduct a public hearing and consider a request to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP-2026-03)

INFORMATION:

The applicant is requesting a specific use permit to allow residential use on the first floor and upper floors of a mixed-use development. The proposed project location is located at the northwest corner of Parish Lane and South Oak Street, east of Front Street (S.H. 377).

- **Section 12.490(b)(1) - Oak Street Corridor Character Zones Established.**

The Oak Street Regulating Plan establishes four character zones. The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.

- **Section 12.492 - Schedule of Uses.**

The Oak Street Corridor - Civic/Mixed Use Zone currently does not permit a use that is solely a residential apartment use. A Specific Use Permit to allow residential apartment use on upper floors is a permitted use within the schedule of uses within the Civic/Mixed Use Zone. Ground floor residential uses are not currently a permitted use within the Civic/Mixed Use Zone. The applicant did submit an application for a Zoning Text Amendment to amend the schedule of uses chart to allow ground floor residential use by specific use permit.



AGENDA ITEM

- **Conceptual Site Plan Analysis**

The conceptual site plan submitted with the Specific Use Permit application indicates that the proposed development would consist of two 4-story buildings, primarily dedicated to multi-family use. The applicant is proposing approximately 156 multi-family units. The site plan indicates that the overall footprint of the first floor of the two buildings would be a total of 47,203 square feet. The site plan indicates that there is no first floor commercial use proposed adjacent to South Oak Street.

Proposed Use	Square Footage Dedicated to Use	Percentage of Area Dedicated to Use
First Floor Retail Use (adjacent to Union Avenue)	4,000 Square Feet	10.47%
First Floor Clubhouse Use	5,000 Square Feet	13%
Multi-Family Use - Ground Floor	38,203 Square Feet	68.5%

The 2012 Oak Street Plan does not specify a percentage threshold for retail/commercial use within the Civic/Mixed-Use Zone, however Section 12.492 - Schedule of Uses for the Oak Street Corridor indicates that not permitting first floor residential use allows for the intention to promote walkability and sense of place. Additionally, town squares and urban markets, specifically areas identified for civic and mixed-use development, should be designed to not only reflect a "consumer space" but also promote a "public space" that establishes a live-work-shop sense of place resulting in a rich mix of local activities quality and aesthetic design. Typically, areas identified for high-intensity commercial use in a city center feature ground-floor retail with residential use on the upper floors, promoting and enhancing a pedestrian friendly and walkable area. As the remaining vacant land in the vicinity develops, it is the position of City Staff that the ground floor retail and commercial use will result in more economic stimulation compared to first floor residential use, which could deter other non-residential focused projects in the immediate area due to concerns about impact to residents occupying the ground floor units.



AGENDA ITEM

STAFF RECOMMENDATION:

Staff does not recommend approval of the request for a Specific Use Permit to allow residential uses on the first floor and upper floors of the proposed mixed-use development. Staff does recommend approval of the request to allow a Specific Use Permit to permit residential use only on the upper floors of the proposed mixed-use development. If the request is approved, the applicant would be required to meet all other development standards and regulations.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP Application
2. Plat
3. Site Plan
4. SUP Public Hearing Notice
5. Ord No. 2026-0XX - SUP



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Douglas Cooper	Address, City, State, Zip 519 East Border St. Arlington, TX 76010	Phone Number and email 817.469.1671 dcooper@mmatexas.com
Type of permit requested SUP for Multi-family	Name of Business mma, Inc.	Email and Website-if applicable
Property Owner(s) ROANWCCP2 LP	Address, City, State, Zip 2591 Lakeside Pkwy Suite 100, Flower Mound, TX 75022	Phone Number and email (817)252.4281 john@integritygroups.com
Legal Description – Lot/Block/Subdivision Lot 1, Block F of the Roanoke City Center Addition	Property Address NW corner of Parish Ln. and Oak St.	Present Zoning Oak Street Corridor

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? No

Justification for request for Special Use Permit: Required under existing zoning to allow mixed-use project

Authorization:

I/ We John Delin owner(s) of the above described property do here by authorize Kenneth Fambro & IREG to act on my/our behalf in making and representing this Specific Use permit application.

[Signature]
 Owner(s) Signature
 02/03/2026
 Date

 Owner(s) Signature

 Date

Include the following:

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

[Signature]
 Applicant's Signature

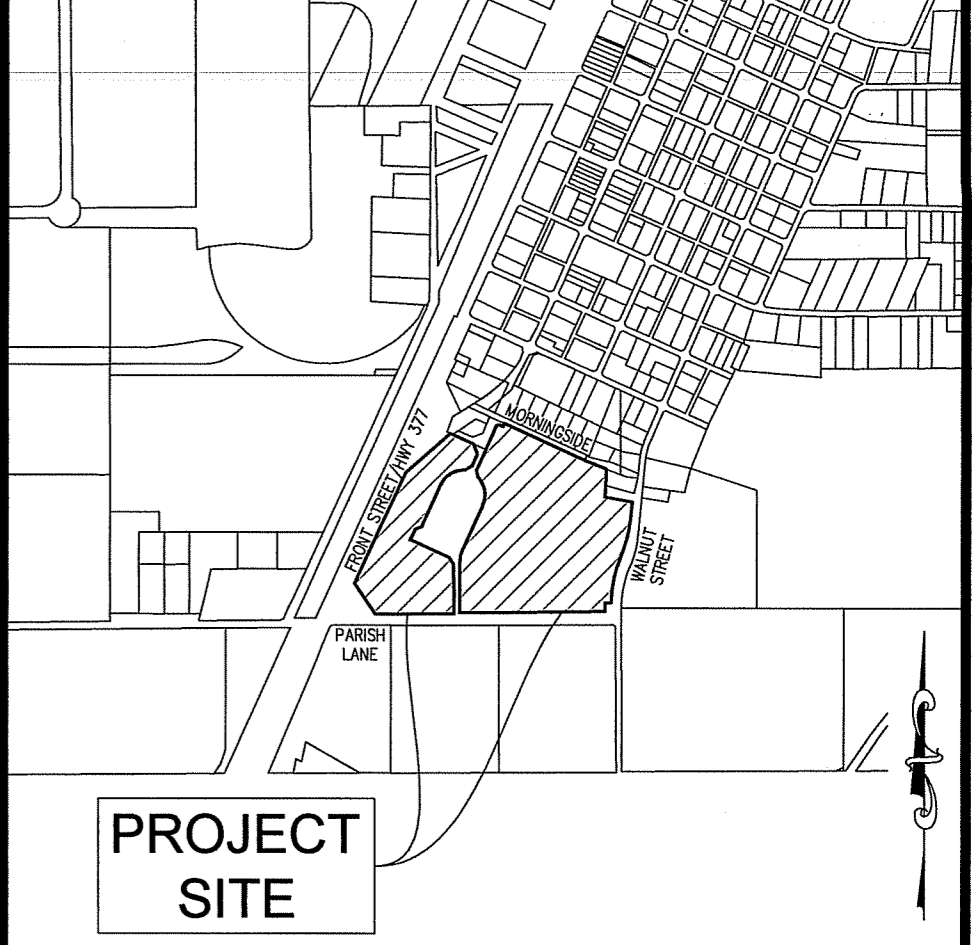
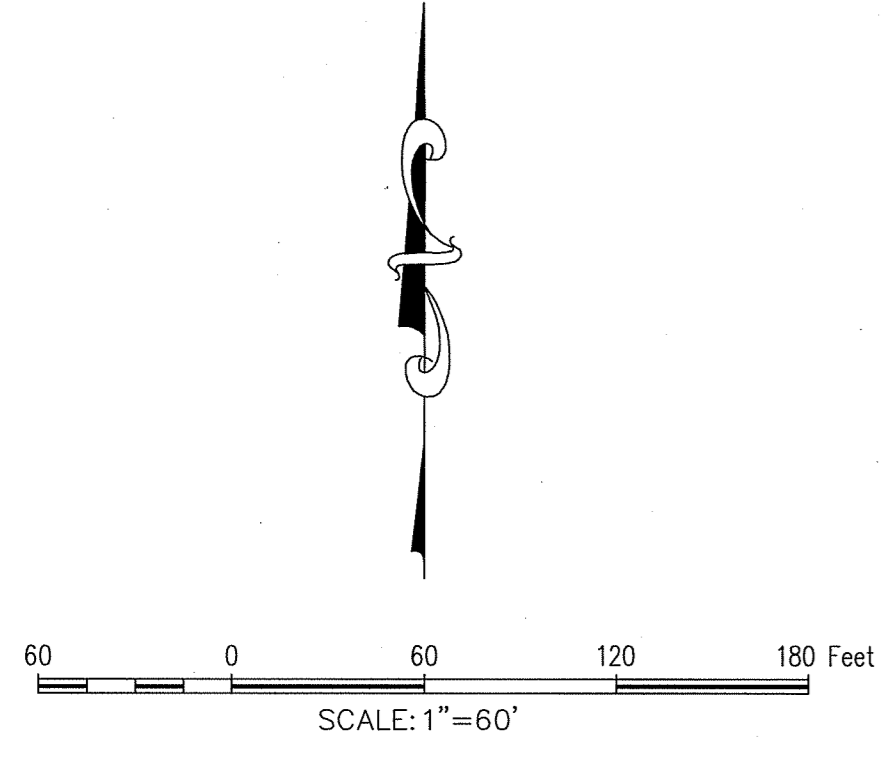
02/03/2026
 Date

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

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
-----------------	-------------	------------	---------------------------------------

07/20/2023



Vicinity Map 1"=1000'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	170.00'	24°40'53"	73.23'	N 12°06'16" E, 72.67'
C2	136.50'	66°50'10"	159.23'	N 08°58'22" W, 150.35'
C3	580.00'	18°04'55"	183.04'	S 14°33'13" W, 182.28'
C4	630.00'	22°45'57"	250.32'	S 12°12'43" W, 248.68'
C5	136.50'	66°45'16"	159.03'	S 57°49'21" W, 150.19'
C6	14.00'	90°00'00"	21.99'	N 44°28'20" E, 19.80'
C7	9.00'	106°17'00"	16.69'	S 37°23'10" E, 14.40'
C8	50.50'	42°04'54"	37.09'	S 33°02'28" E, 36.26'
C9	9.00'	83°03'40"	13.05'	S 47°56'31" W, 11.93'
C10	50.50'	49°34'13"	43.69'	N 65°44'33" W, 42.34'
C11	50.50'	67°50'19"	59.79'	N 74°52'36" W, 56.36'
C12	25.00'	43°14'28"	18.87'	N 87°10'31" W, 18.42'
C13	12.00'	89°40'00"	18.78'	N 69°22'10" E, 16.92'
C14	168.00'	13°14'20"	38.82'	S 72°25'00" E, 38.73'
C15	20.00'	71°48'07"	25.06'	S 30°17'47" E, 23.46'
C16	132.00'	6°32'23"	15.07'	N 69°03'52" W, 15.06'
C17	12.00'	90°20'00"	18.92'	N 20°37'50" W, 17.02'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11°33'25" W	40.43'	L16	N 69°26'45" E	29.70'
L2	N 69°29'40" E	11.32'	L17	S 44°28'20" W	29.70'
L3	S 65°30'20" E	21.75'	L18	N 45°13'25" W	29.70'
L4	N 24°29'40" E	17.04'	L19	N 83°35'20" W	8.93'
L5	S 46°29'15" W	3.66'	L20	S 06°24'40" W	1.83'
L6	S 89°38'50" W	29.64'	L21	N 22°45'40" W	30.82'
L7	S 00°24'55" E	45.00'	L22	S 84°21'25" E	1.24'
L8	S 20°35'20" E	56.35'	L23	S 05°30'00" W	6.61'
L9	S 60°29'33" W	40.45'	L24	N 44°46'35" E	29.69'
L10	S 69°26'43" W	35.36'	L25	N 24°12'10" E	55.94'
L11	S 24°26'43" W	60.00'	L26	N 24°12'10" E	53.75'
L12	S 31°27'42" E	41.41'			
L13	N 45°31'40" W	29.70'			
L14	S 15°45'20" W	10.00'			
L15	S 74°14'40" E	3.58'			

FINAL PLAT
Roanoke City Center
21883 Acres

in the
M. E. P. & P. R.R. CO. SURVEY, ABSTRACT NO. 923
D. HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 840.240.1012 • F: 840.240.1028
 TBPE Firm No. 1788 TBPLS Firm No. 10047700

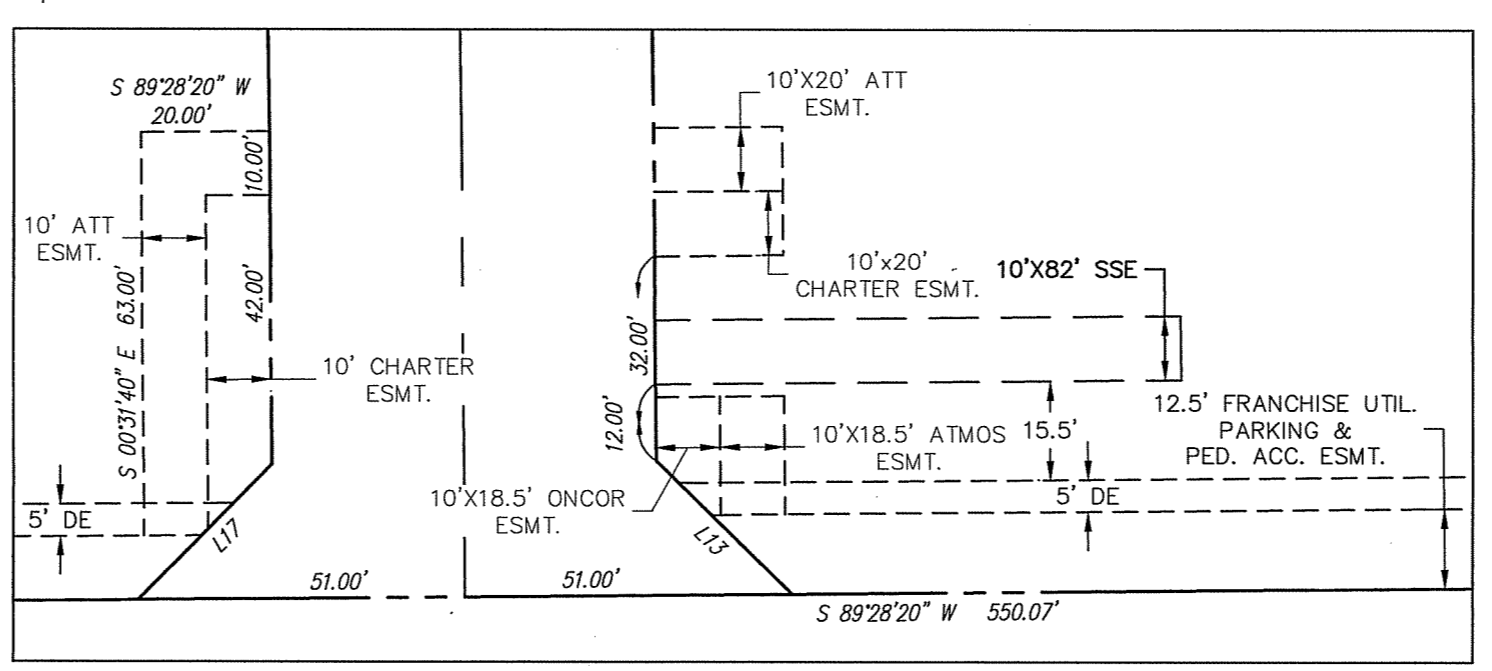
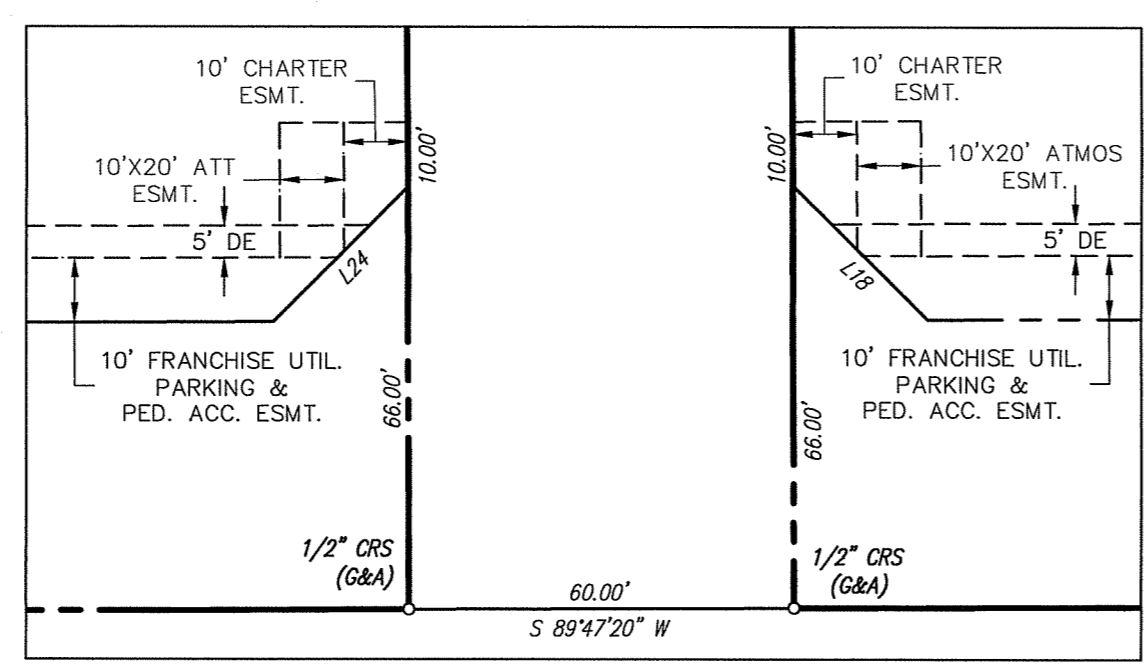
DRAWN BY: CC DATE: 3/10/2017 SCALE: 1"=60' JOB. No. 15086

OWNER/DEVELOPER
INTEGRITY GROUP, LLC
 2565 STRADER ROAD
 JUSTIN, TEXAS 76247
 Ph: (817) 430-3318
 Contact: JOHN DELIN

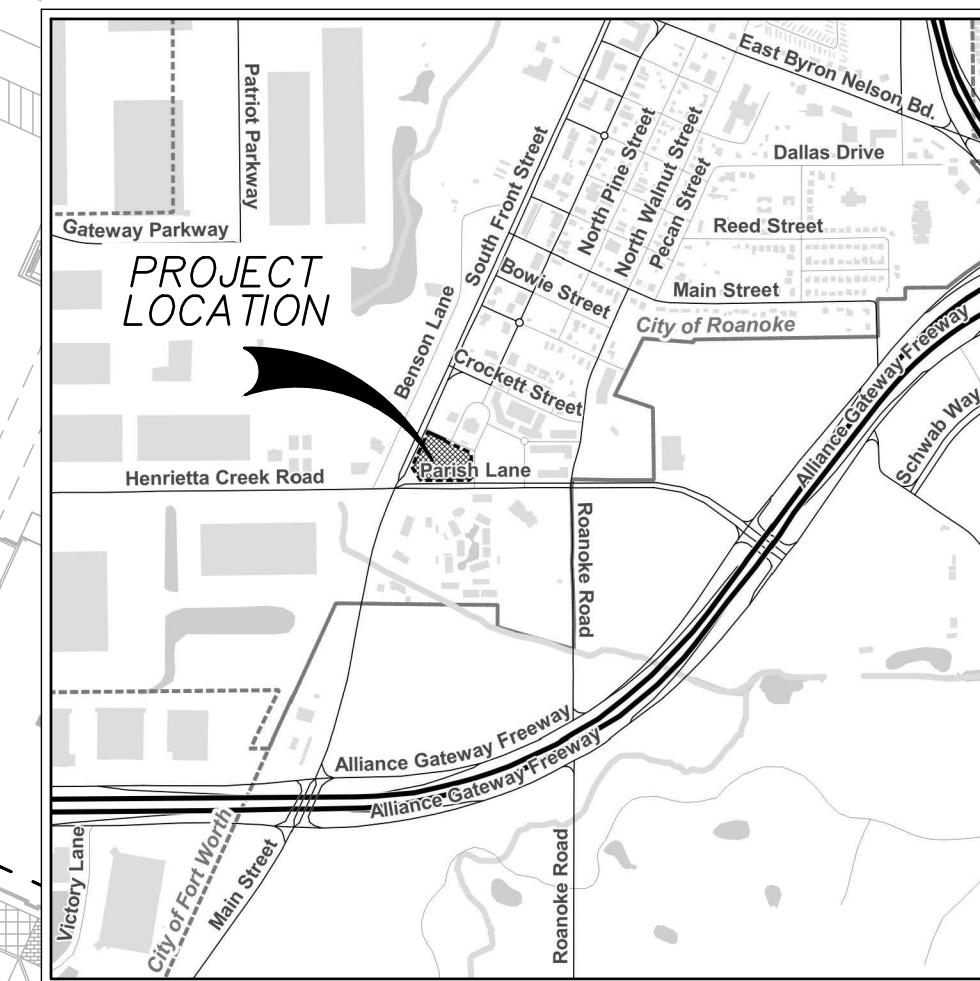
Filed for Record
 in the Official Records Of:
 Denton County
 On: 6/27/2017 11:21:32 AM
 In the PLAT Records
 ROANOKE CITY CENTER
 Doc Number: 2017 - 285
 Number of Pages: 2
 Amount: 100.00
 Order#: 20170627000363
 by: CR

LEGEND

RF	REBAR FOUND
CRF	CAPPED REBAR FOUND
CRS	CHARTER REBAR SET
BL	BUILDING LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT



File: 21883.dwg, 06/28/2017 10:58:09 AM, User: jdelin, Plot Date: 3/10/2017 3:31 PM, by: CC
 Printed: 3/10/2017 4:32 PM, by: John Delin, Sheet: 3/20/2017, 3.31 PM, by: CC

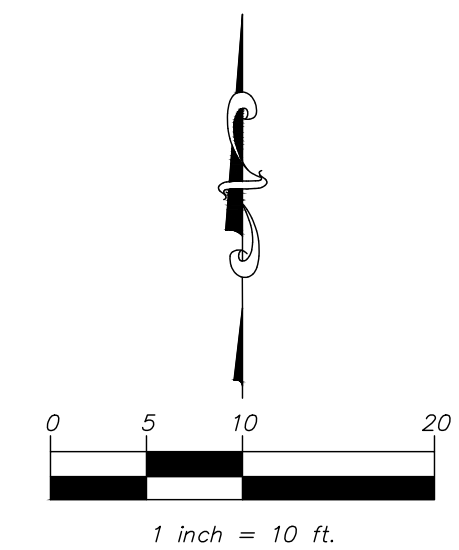


VICINITY MAP
NOT TO SCALE

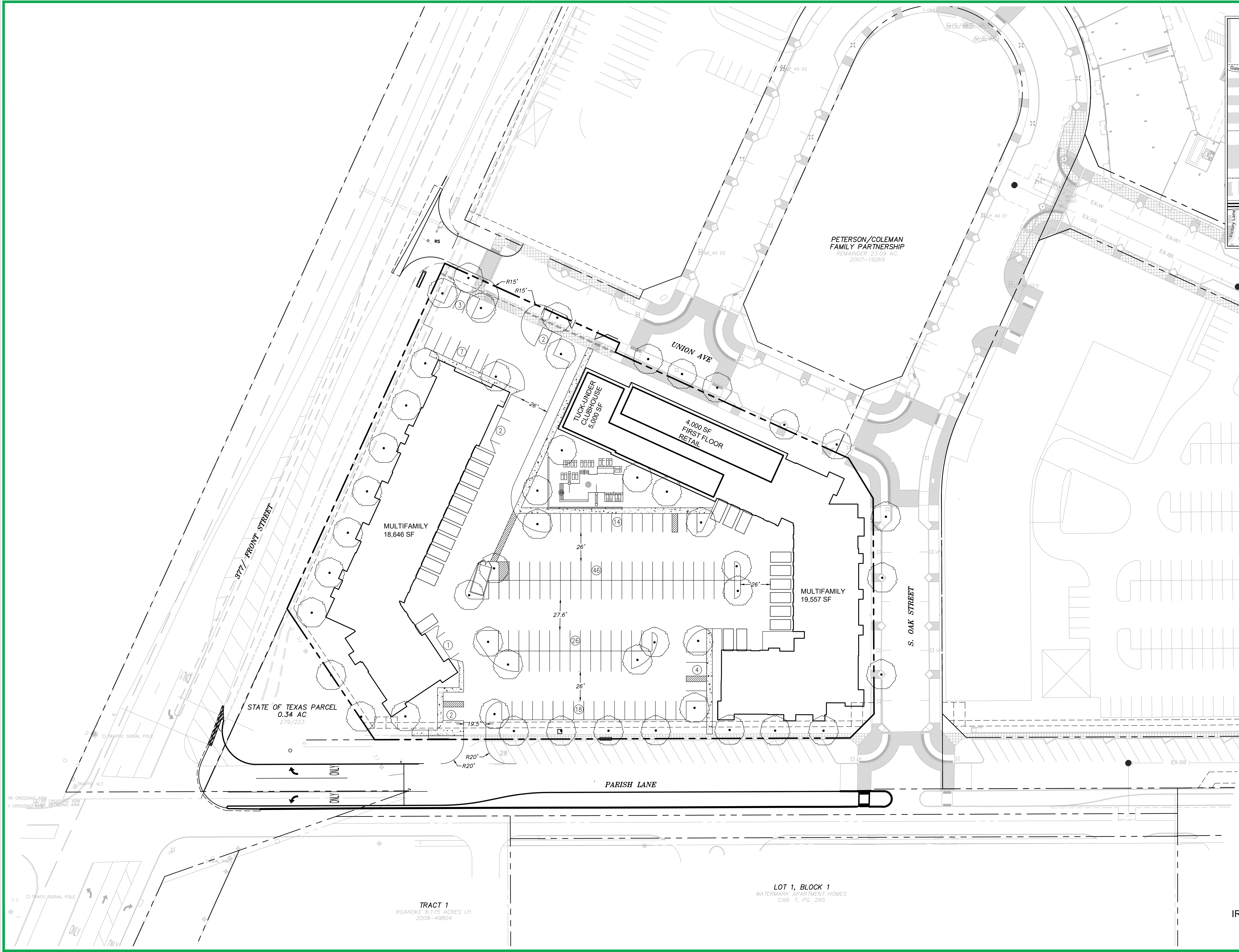
SITE DATA	
PHYSICAL ADDRESS	SW CORNER OF UNION AVE AND OAK STREET
GROSS ACREAGE	3.555 ACRES
EXISTING ZONING	OAK STREET CORRIDOR-CIVIC/MIXED USE ZONE
PROPOSED ZONING	SPECIFIC USE PERMIT
CURRENT USE	UNDEVELOPED
PROPOSED USE	MULTIFAMILY/COMMERCIAL
# OF MULTIFAMILY UNITS	156
MULTIFAMILY # OF STORIES	4 STORIES
GROUND FLOOR BLDG AREA-MF	38,203 SF
GROUND FLOOR BLDG AREA-COM	9,000 SF

	SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY	156	
SURFACE		125
GARAGE		32
TANDEM		32
ADJACENT ON STREET		40
TOTAL	156	230

NOTES:
1. CONCEPT PLAN AND LOT CONFIGURATION DESIGNED BY ARRIVE ARCHITECTURE GROUP.



mima
civil engineering surveying landscape architecture planning
tbpels registration number: 1-2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
817-274-8757
www.mmatexas.com
02/03/2026 SHEET 1 OF 1



SUP SITE PLAN
IREG- ROANOKE DOWNTOWN
ROANOKE, TEXAS

PLOTTED BY: BLAKE SHELTON DATE: 2/3/2026 2:15 PM PATH: P:\009-260170\Land Development\03 Construction Documents\Design\04\Site\Site Plan\2026\02-03 IREG-ROANOKE DOWNTOWN SUP SITE PLAN.dwg



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

**Roanoke Planning & Zoning Commission
SUP-2026-03**

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

**Roanoke City Council
SUP-2026-03**

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

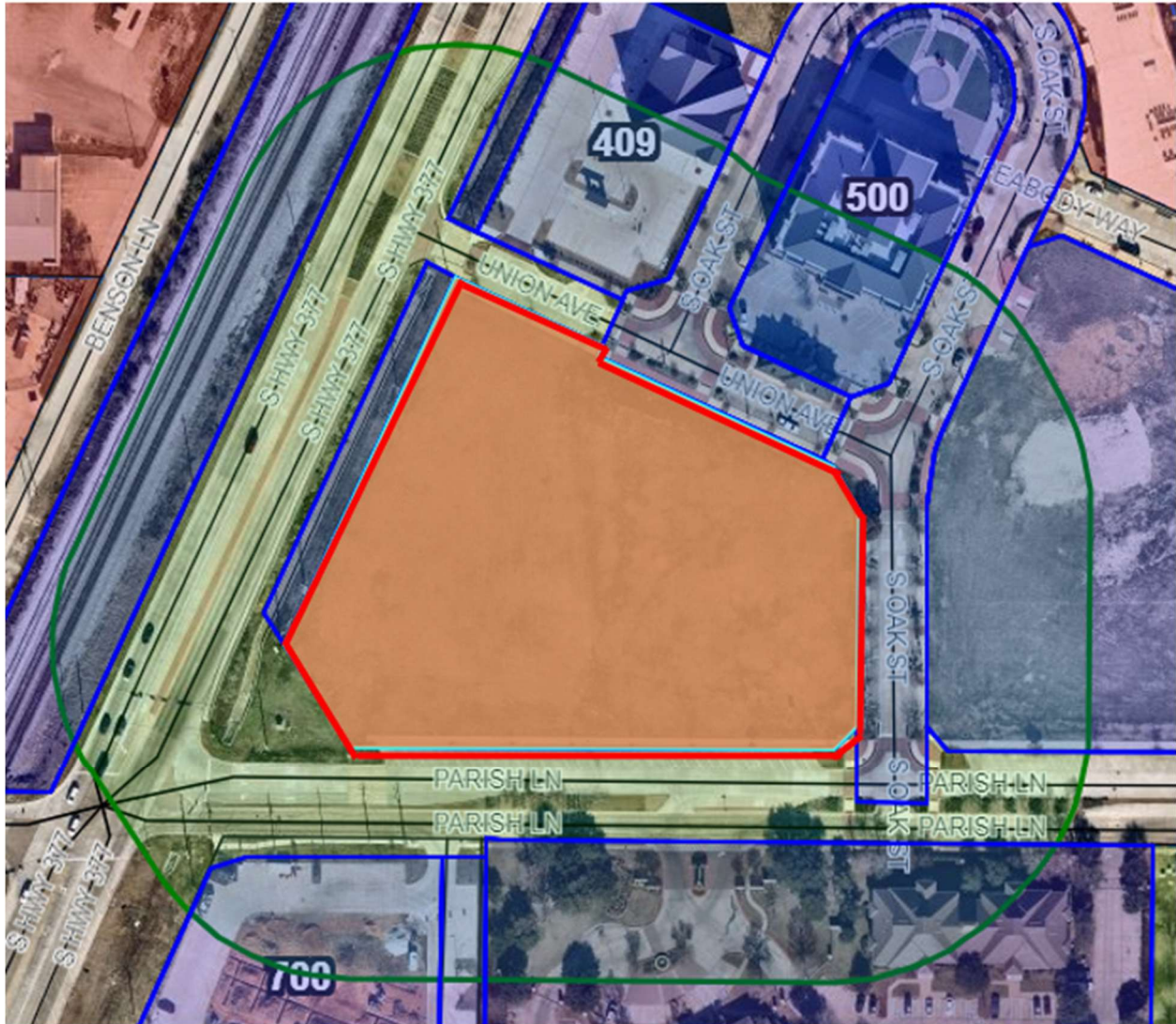
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RVTX PARTNERS I LLC
1560 E Southlake Blvd Ste 100
SOUTHLAKE, TX 76092-6462

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

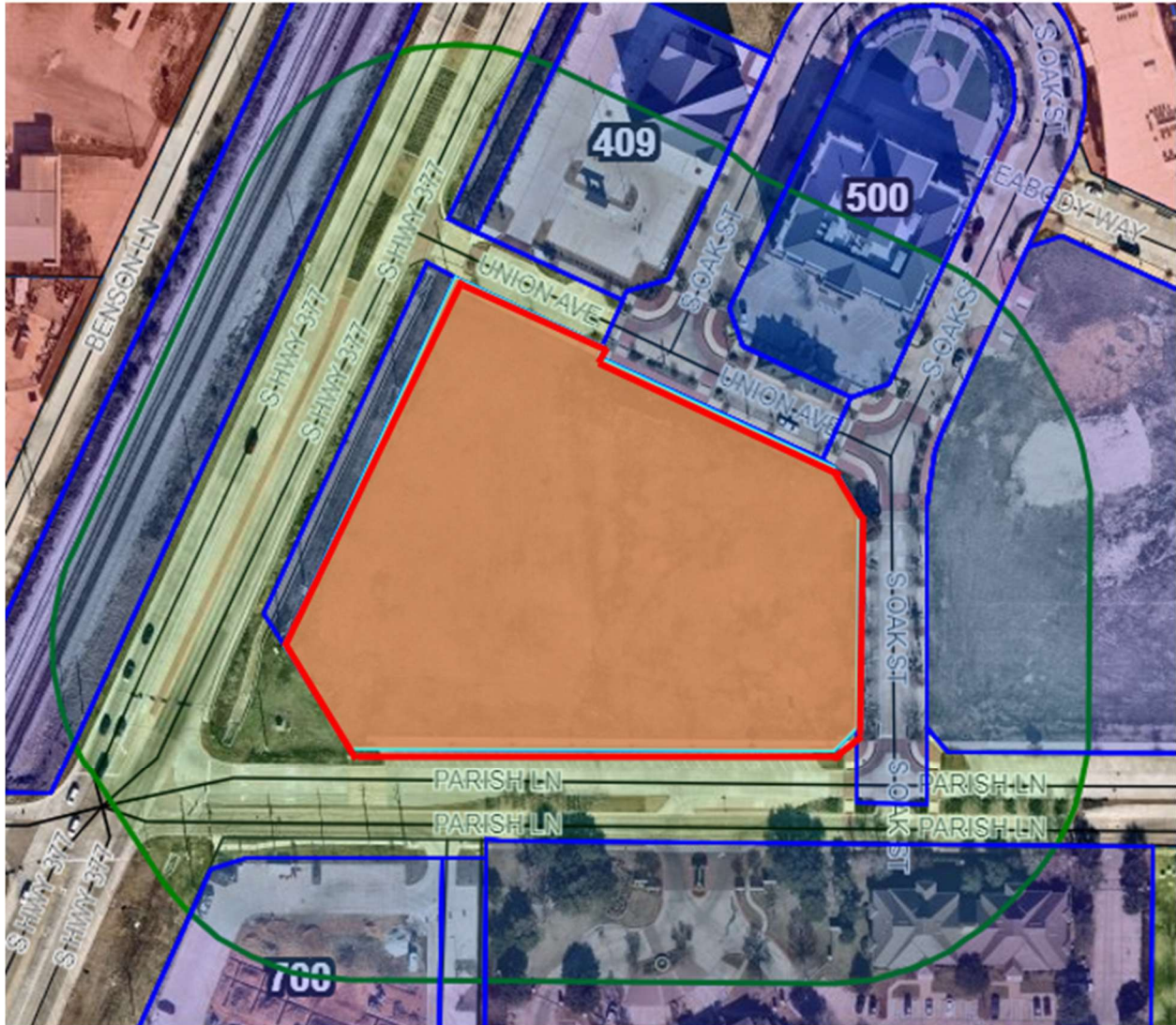
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

ROANWCCP2 LP
2591 LAKESIDE PKWY STE 100
FLOWER MOUND, TX 75022-4108

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

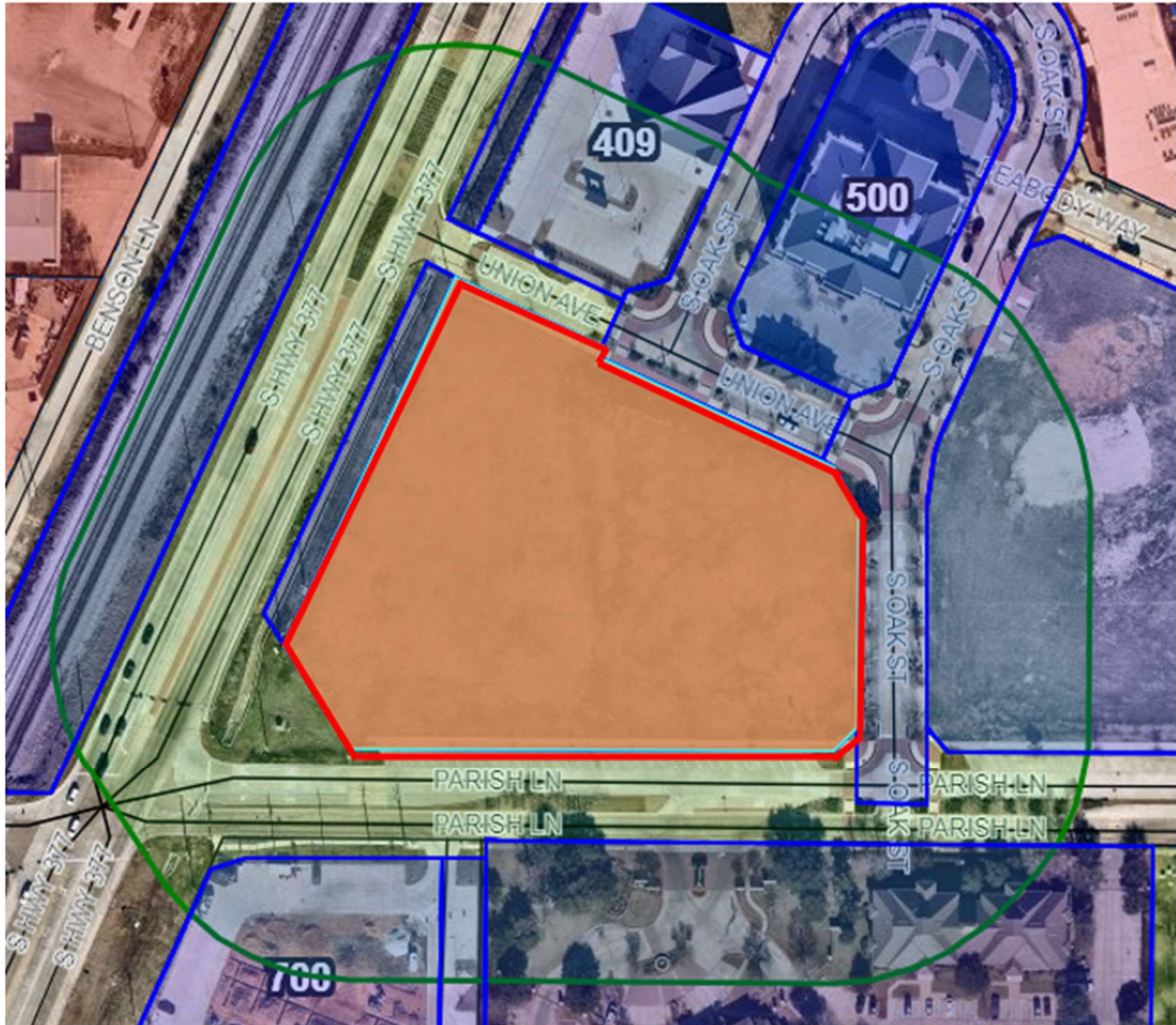
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

AMERICAN NATIONAL BANK & TRUST
2732 MIDWESTERN PKWY
WICHITA FALLS, TX 76308-2904

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

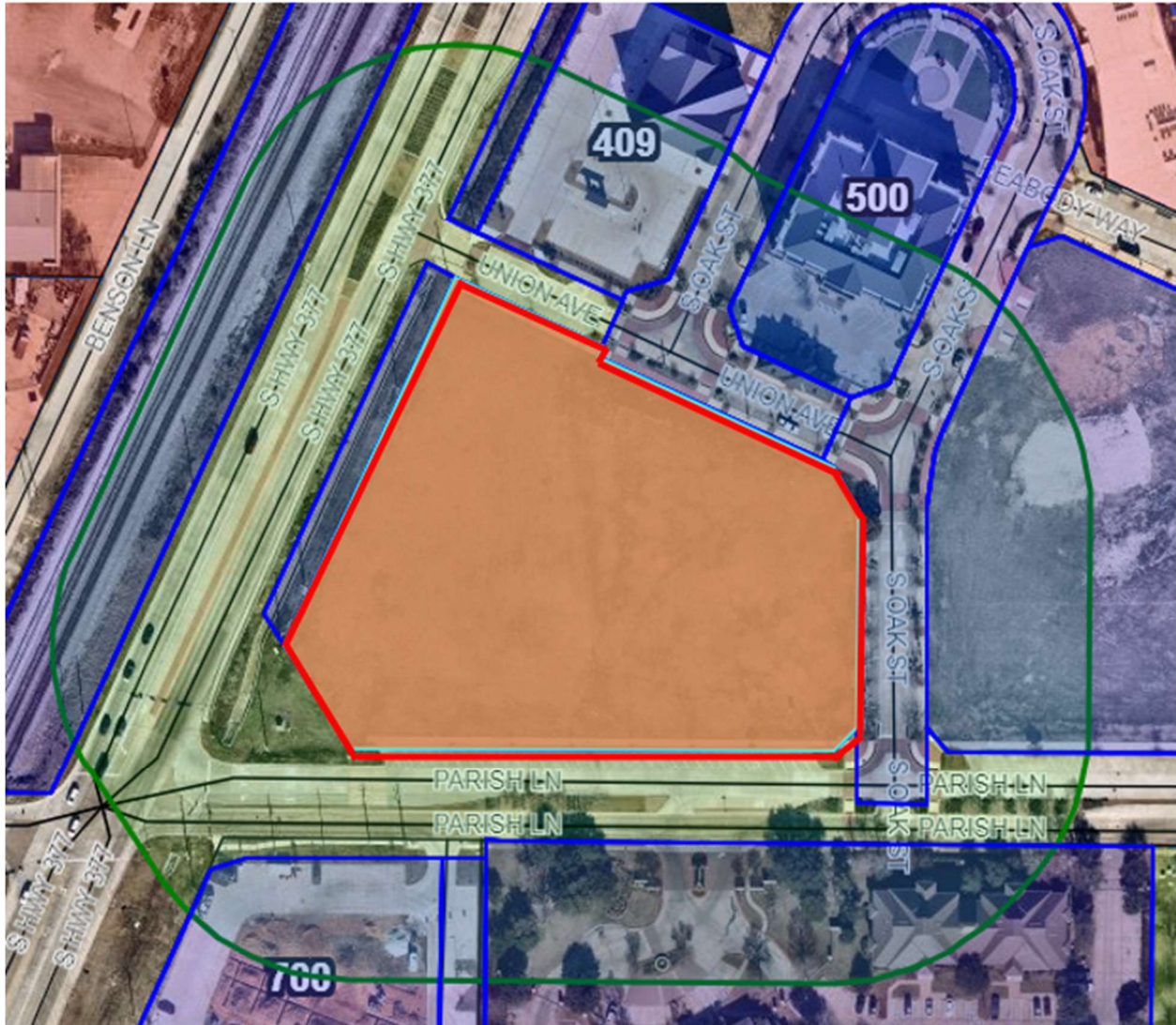
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

UNION PACIFIC RAILROAD CO
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179-1001

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

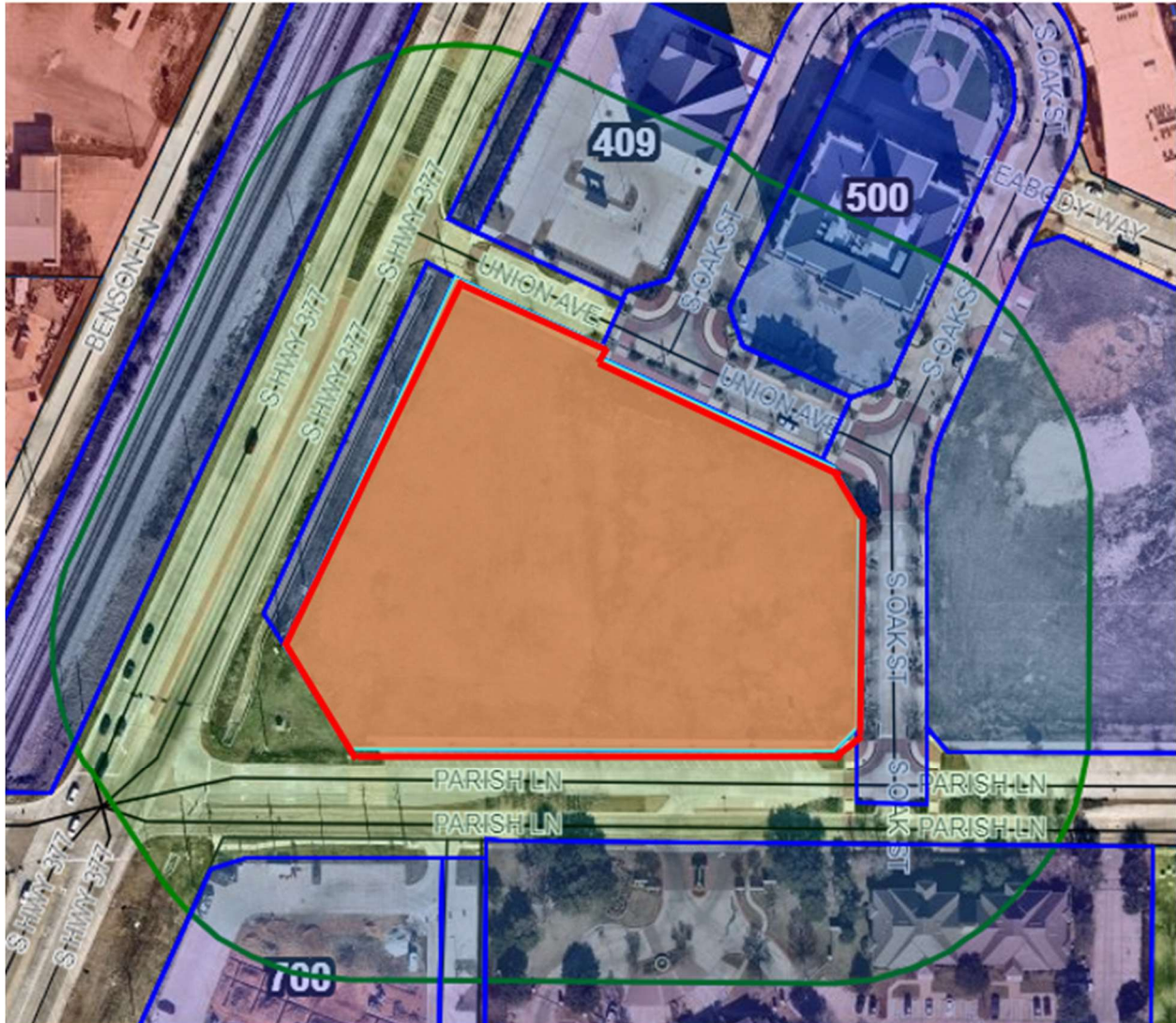
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

MAA TANC, LLC
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138-3606

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

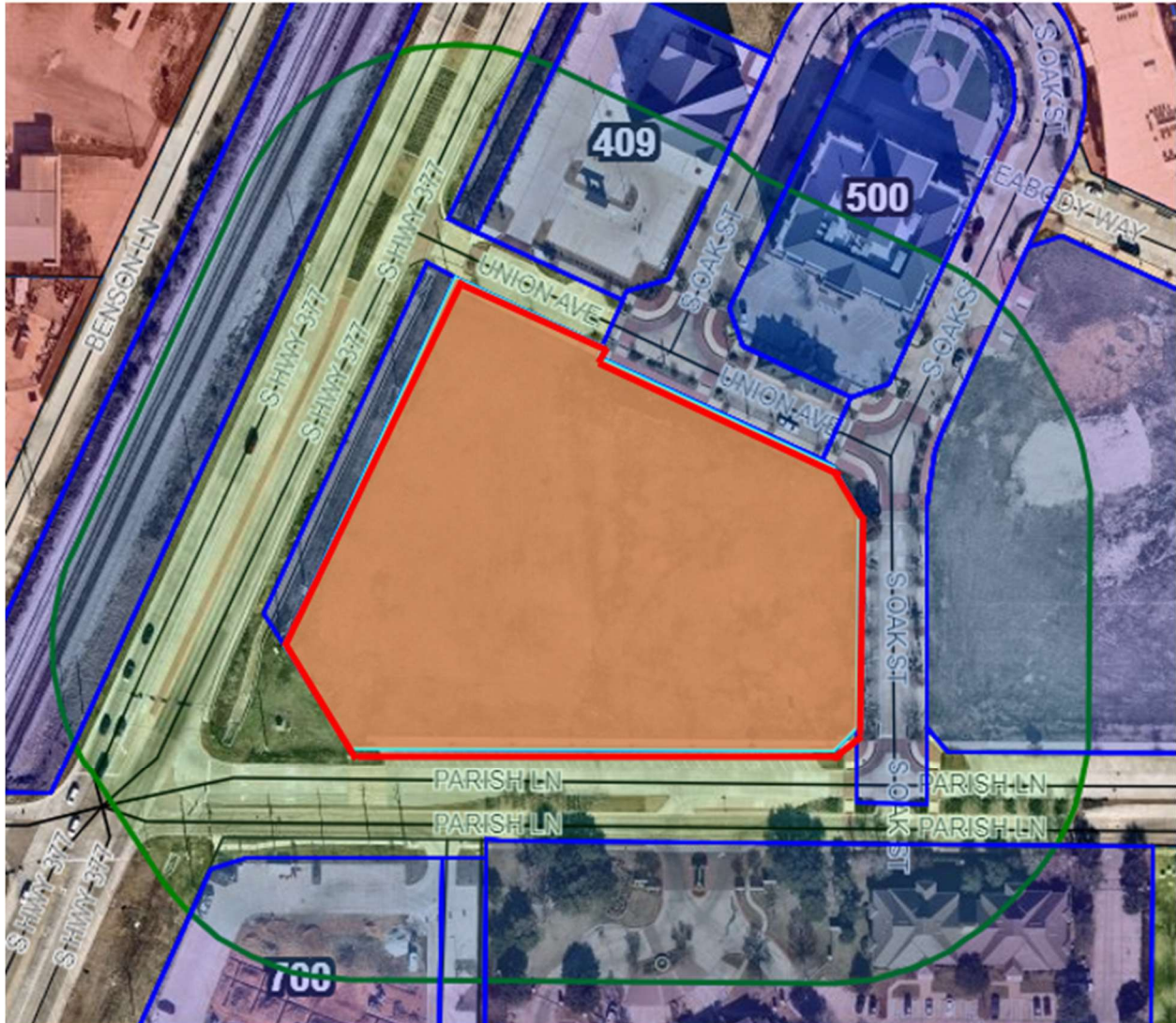
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614





City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARINGS **ZONING AMENDMENT**

RRS REALTY HOLDINGS LLC
12498 Riverhill Rd
FRISCO, TX 75033-2886

Roanoke Planning & Zoning Commission
SUP-2026-03

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, MARCH 2, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council
SUP-2026-03

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 10, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR LOT F, ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT TO OAK STREET CORRIDOR CIVIC/MIXED USE ZONE DISTRICT - SPECIFIC USE PERMIT, TO ALLOW FIRST AND SECOND FLOOR RESIDENTIAL USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

PROCEDURE:

A maximum of three (3) minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted three (3) minutes for a rebuttal presentation following the opposition.

A maximum of three (3) minutes will also be allocated to those in opposition to the issue of the public hearing.

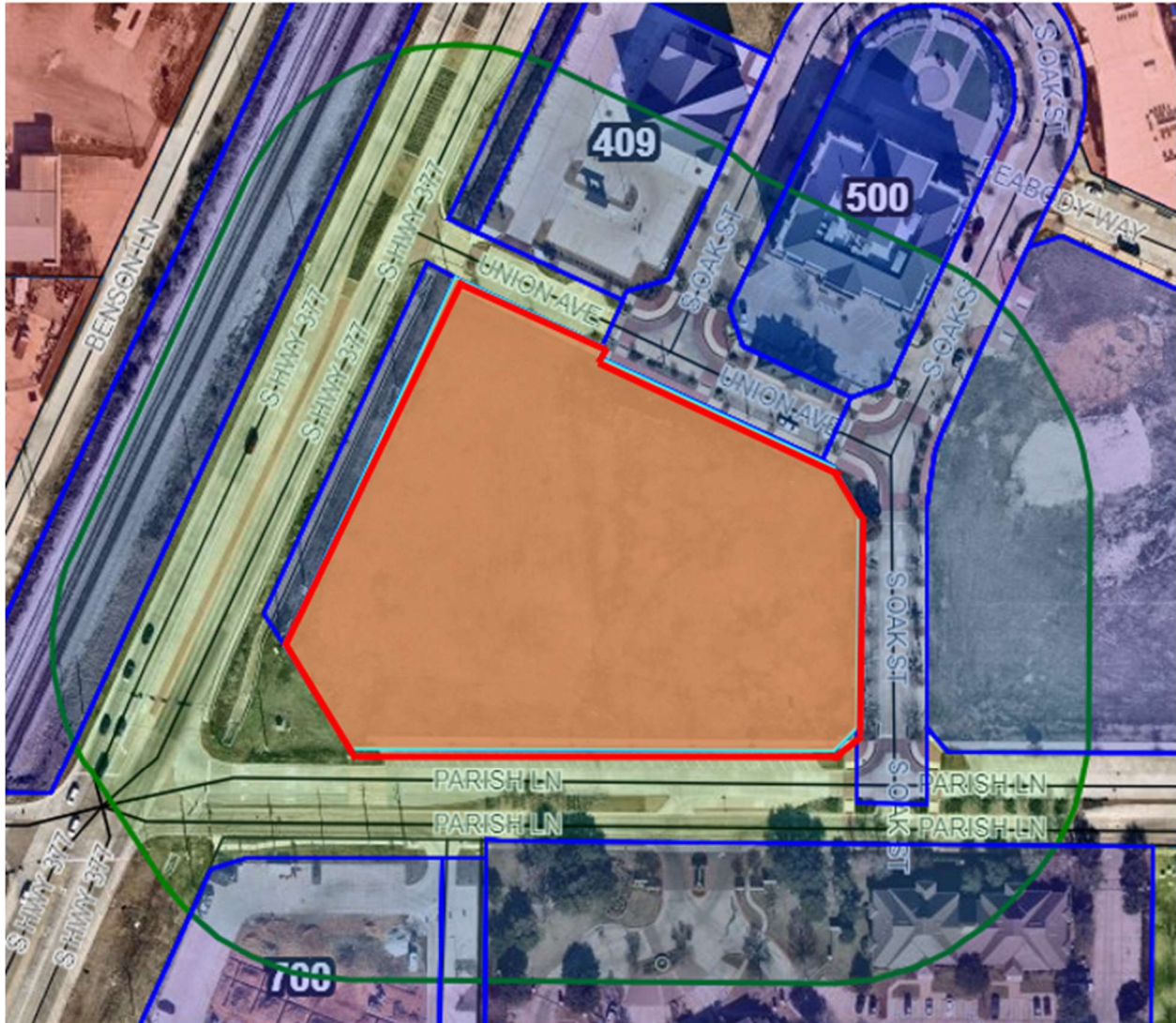
TO SURROUNDING LAND OWNERS:

There is a property location map on the back side of this notice. Property owners within 200'(ft.) of the tract receive written notification of the request. All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record, and who are unable to attend, may send a written reply prior to the date of the hearing to: The City of Roanoke, 500 South Oak Street, Roanoke, TX 76262 Attn: J.R. Hames, Development Services Manager, or email it to <mailto:jhames@roanoketexas.com>

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner or J.R. Hames, Development Services Manager at (817) 491-2411.

PROPERTY LOCATION MAP (SUBJECT PROPERTY OUTLINED IN RED)

Subject Property Address: Northwest corner of Parish Ln & S. Oak St.
Parcel Number: 707614



ORDINANCE No. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW RESIDENTIAL USE – FIRST FLOOR USE FOR AN APPROXIMATELY 3.55-ACRE TRACT OF LAND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That the Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on the approximately 3.55-acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, and being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Civic/Mixed Use Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone - Specific Use Permit (SUP) to allow residential use – first floor use.

Section 3.

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

Section 4. PENALTY CLAUSE

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

Section 5. SEVERABILITY CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 10th day of March, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property

BEING a called 3.555 acre tract of land situated in the D. Hoover Survey, Abstract No. 603, City of Roanoke, Denton County, Texas, being all of Lot F, Roanoke City Center, an addition to the City of Roanoke, Denton County, Texas, according to the plat recorded in County Clerk's Document No. 2017-285, Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said Lot F, in the southerly right-of-way line of Street C, a 42 feet wide right-of-way, as shown on said Roanoke City Center Plat and in the easterly right-of-way line of Front Street;

THENCE South 65°33'15" East, a distance of 168.60 feet to a point for corner;

THENCE South 24°26'43" West, a distance of 9.00 feet to a point for corner;

THENCE South 65°33'17" East, a distance of 225.15 feet to a point for corner;

THENCE South 31°27'42" East, a distance of 41.41 feet to a point for corner;

THENCE South 0°14'10" East, a distance of 189.37 feet to a point for corner;

THENCE South 44°46'35" West, a distance of 29.69 feet to a point for corner;

THENCE South 89°47'20" West, a distance of 417.79 feet to a point for corner;

THENCE North 33°48'30" West, a distance of 138.43 feet to a point for corner in the easterly right-of-way line of said Front Street;

THENCE North 24°33'00" East, a distance of 333.58 feet to the **POINT OF BEGINNING** and containing 154,846 Square Feet or 3.555 Acres of Land, more or less.