



Helen Ward, Commissioner
Kristie Womack, Vice Chairman

Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
APRIL 16, 2026
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Zoning Board of Adjustment 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 Zoning Board of Adjustment meeting held November 20, 2025.

D. NEW BUSINESS

1. **Hold a public hearing and consider a variance request** by Curtis Young, on behalf of WillowTree LLC, seeking relief from the City's Code of Ordinances Section 12.263(a)(3) which requires that lots zoned SF-7 have a minimum average lot depth of 120-feet. The applicant is requesting a variance to allow a property addressed as 212 N. Walnut Street to be subdivided into two lots, with each lot having a depth of 98.54 feet. (V-2026-01 & V-2026-02).
2. **Hold a public hearing and consider a variance request** by True Sign Experts, on behalf of Roanoke Lodging Duo LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**April 16, 2026
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variance to allow 3 attached signs at a property addressed as 704 Dallas Drive (V-2026-03).

3. **Hold a public hearing and consider a variance request** by True Sign Experts, on behalf of Roanoke Lodging LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a variance to allow 6 attached signs at a property addressed as 700 Dallas Drive (V-2026-04).

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, April 8, 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



Zoning Board of Adjustment **AGENDA ITEM**

TO: Zoning Board of Adjustment

SUBJECT: November 20, 2025 minutes

MEETING DATE: April 16, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Approval of the minutes

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 11-20-2025



Helen Ward, Commissioner
Kristie Womack, Vice Chairman

Victor Molaschi, Chairman

Lewis Rice, Commissioner
Eric Heimbrecht, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
NOVEMBER 20, 2025
7:00 P.M.**

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

Present: Chairman Victor Molaschi; Commissioners: Kristie Womack, Helen Ward, Eric Heimbrecht, and Lewis Rice; City Planner Matthew Ellis, and Executive Assistant Babette Welch.

Absent: _____

A. CALL TO ORDER

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

B. PUBLIC INPUT

No public input.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward, second by Eric Heimbrect to approve the minutes from the Zoning Board of Adjustment regular meeting held on July 17, 2025.

Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.

Public hearing started at 7:01 p.m.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**November 20, 2025
Page 2 of 2**

Architect for project addressed the Board regarding the difficulty in complying with the 50% transparency requirements.

Owner at property at 301 S. Oak addressed the Board supporting the applicant.

Public hearing ended at 7:06 p.m.

City Planner Matthew Ellis addressed the board and was available for questions.

1. Motion made by Kristie Womack, second by Helen Ward to approve a Variance Request (V-2025-05) from Vikram Jangam, seeking relief from the City's Code of Ordinances Section 12.498(A)(3)(F) regarding the amount of transparency required on the street level for property located at 307 S. Oak Street, Lot 2, Block 1 OTD Roanoke.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Helen Ward, second by Eric Heimbrect to adjourn the meeting at 7:10 p.m.

Motion carried unanimously.

Victor Molaschi, Chairman

Babette Welch, Executive Assistant



Zoning Board of Adjustment **AGENDA ITEM**

TO: Zoning Board of Adjustment

SUBJECT: V-2026-01 & V-2026-02

MEETING DATE: April 16, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and consider a variance request by Curtis Young, on behalf of WillowTree LLC, seeking relief from the City's Code of Ordinances Section 12.263(a)(3) which requires that lots zoned SF-7 have a minimum average lot depth of 120-feet. The applicant is requesting a variance to allow a property addressed as 212 N. Walnut Street to be subdivided into two lots, with each lot having a depth of 98.54 feet. (V-2026-01 & V-2026-02).

INFORMATION:

Request Details

The applicant is requesting a variance to subdivide an existing platted lot into 2 lots that do not meet the minimum lot depth requirement for the Single-Family 7 Zoning District Development Standards.

Platting History

The property was originally platted as Lot 6 and Lot 7, Block 16, Old Town Roanoke Addition. The lots were originally platted as north-south oriented lots, with both lots being approximately 50 feet wide and the front of the property being adjacent to Austin Street. The lot area when the properties were originally platted was approximately 7,000 square feet. In 2024, the two lots were combined and the alley to the south was abandoned, resulting in 1 lot, identified as 6A, and being approximately 14,300 square feet. The property has since been purchased by a developer, and they are requesting a variance to subdivide the property back into 2 lots, but proposing the lots be oriented east west with the front yards being adjacent to North Walnut Street.

Ordinance Requirements

The SF-7 zoning district has the following development standards for lot dimensions per Zoning Ordinance Section 12.263(a).



Zoning Board of Adjustment **AGENDA ITEM**

Development Standard	Minimum Required	Proposed Lot(s) Meets Requirements
Minimum Lot Area:	7,200 Square Feet	Yes
Minimum Lot Width:	60 feet	Yes
Minimum Lot Depth:	120 Feet	Does NOT meet.

Facts of the Case:

When the property was replatted in 2024, it did not meet the minimum depth requirement for the replat. The owner at the time of the replat should have had to request a variance at that time as the created lot did not meet the required development standards for lot width. If the lots had never been replatted in 2024, they could be developed based on their original platted lot lines as a non-conforming legal lot of record.

STAFF RECOMMENDATION:

Staff is neutral in Board of Adjustment hearings. The applicant has the burden of proving their hardship.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2026-01 & V-2026-02 Exhibit



Zoning Board of Adjustment Application

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

<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Zoning Appeal
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Property Information

Address of premises affected: 212 N Walnut St., Roanoke, TX 76262
 Lot/Tract: **6A** Block/Abstract: **Block 16** Lot Size: **15,035 s.f.**
 Legal Description - Addition/Survey: Original Town of Roanoke, Block 16, Lot 6A

Property Owner Information

Owner Name: **WillowTree, LLC**
 Address: **680 N. Carroll Ave, STE 100, Southlake, TX 76092**
 Phone: **(817) 617-9105** Email: [REDACTED]

I, the undersigned owner or authorized agent of the above described real property, located in the City of Roanoke, Texas, hereby make application request for a special exception/variance/appeal from Section 12.263 of the City of Roanoke Code of Ordinances.

Signature: **Curtis Young** Digitally signed by Curtis Young
DN: cn=Curtis Young, o=Sage Group, Inc., ou, email=cyoung@sage-dfw.com, c=US
Date: 2026.03.27 15:19:29 -0500 Date: **3/27/26**

Applicant/Agent Information

Applicant/Agent Name: **Curtis Young**
 Address: **1130 N. Carroll Ave., STE 200, Southlake, TX 76092**
 Phone: **817-424-2626** Email: [REDACTED]

Detailed Description of Request:
 Asking for a variance to the minimum lot depth requirement for SF-7 zoning, to 99', to allow for a subdivision of this property into two lots, which will otherwise meet all the requirements of the existing SF-7 zoning.

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. I understand that at least four (4) affirmative votes must be cast in order to receive approval of a request. I further understand that no appeal to the Board for the same or a related variance or special exception on the same piece of property shall be allowed for a period of six (6) months following an unfavorable ruling by the Board unless other property in the immediate vicinity has, within the six-month waiting period, been changed or acted upon by the Board or the City Council so as to alter the facts and conditions upon which the previous unfavorable Board action was based. Such changes of circumstances shall permit the re-hearing of a variance or special exception request by the Board, but such circumstances shall in no way have any force in law to compel the Board, after a hearing on the matter, to grant a subsequent variance or special exception request. Any subsequent variance or special exception request shall be considered entirely on its own merits and on the specific circumstances related to the subject property.

Signature: **Curtis Young** Digitally signed by Curtis Young
DN: cn=Curtis Young, o=Sage Group, Inc., ou, email=cyoung@sage-dfw.com, c=US
Date: 2026.03.27 15:25:23 -0500 Date: **3/27/26**

FOR OFFICE USE ONLY			
Date Payment Received:	Date of Public Hearing:	Date Notified:	Item No.

Please submit the application and any supporting documents to atolliver@roanoketx.com or permits@roanoketexas.com



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS : WHEREAS WE, Tracy Patterson and Kerry Warden, are the owners of all that certain lot, tract or parcel of land situated in the Memphis, El Paso & Pacific Railway Company Survey, Abstract Number 923, City of Roanoke, Denton County, Texas, being all of Lot 5R, Block 16 of the Original Town of Roanoke, according to the Revised Plat of Lots 1-5, Block 16 thereof, recorded in Cabinet F, Page 240 of the Plat Records of Denton County, Texas, and being all of Lot 6 and a portion of Lots 7 and 8, Block 16 of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet Q, Page 88 of the Deed Records, Denton County, Texas, and being a portion of the 20 foot wide alley between said Lot 5R and Lots 6, 7 and 8, Block 16, as evidenced by City of Roanoke Ordinance No. 2024-110, recorded in Document Number 2024-89330 of the Real Property Records of Denton County, Texas, and being all those lots described in deed in favor of J. H. Jones recorded in Volume 146, Page 524 of the Deed Records of Denton County, Texas, and mentioned in Affidavit sworn by J. A. Jackson and Gerald E. Stockard recorded in Volume 523, Page 413 of the Deed Records of Denton County, Texas, SAVE AND EXCEPT that certain tract of land described in deed in favor of H. S. Holland and wife, Roney D. Holland recorded in Volume 523, Page 414 of the deed records of Denton County, Texas, and further described in deed in favor of Clarence R. Crenshaw, Jr. and wife, Rutha M. Crenshaw recorded in Volume 1364, Page 656 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the east line of Walnut Street (called 60' right-of-way) as evidenced on said Original Town of Roanoke plat, at the southwest corner of said Lot 5R, being the northwest corner of Lot 4R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found at the southwest corner of said Lot 4R bears S 24°16'00" W, 70.0 feet;

THENCE N 24°16'00" E, with the east line of said Walnut Street and the west line of said Lot 5R, passing at 69.74 feet the northwest corner thereof, being the south line of said 20 foot wide alley, passing at 89.74 feet a 1/2" rebar found at the southwest corner of said Lot 6 and the north line of said 20 foot wide alley, continuing with the west line of Lot 6 a total distance of 229.74 feet to a 1/2" capped rebar found (MCADAMS) at the northwest corner of said Lot 6, being on the south line of Austin Street (called 70' right-of-way), from which a 1/2" rebar found at the northeast corner of Lot 10-A, Block 15, according to the Amending Plat thereof recorded in Document Number 2018-177 of the Plat Records of Denton County, Texas, bears N 64°33'00" W, 107.6 feet;

THENCE S 65°47'30" E, 98.54 feet with the south line of said Austin Street and the north line of said Lots 6 and 7 to a 1/2" capped rebar set (MCADAMS) at the northwest corner of said Holland and Crenshaw tracts, from which a 5/8" capped rebar found (PROBECK) representing the northeast corner of said Holland and Crenshaw tracts bears S 65°47'30" E, 101.5 feet;

THENCE S 22°58'00" W, with the west line of said Holland and Crenshaw tracts, passing at 31.5 feet, 1.0 foot west or right of the north corner of a concrete storm cellar, continuing 1.0 foot from said concrete storm cellar, passing at 43.0 feet, 1.0 foot west or right of line the southeast corner of said concrete storm cellar, continuing a total distance of 140.03 feet to a 5/8" capped rebar found (PROBECK) at the southwest corner of said Holland and Crenshaw tracts, being on the north line of the aforementioned 20 foot wide alley, from which a 5/8" capped rebar found (PROBECK) representing the southeast corner of said Holland and Crenshaw tracts bears S 65°47'30" E, 98.52 feet;

THENCE S 24°12'30" W, 10.00 feet to a 1/2" capped rebar set (MCADAMS) in the center of said 20 foot wide alley;

THENCE N 65°47'30" W, 1.50 feet with the center of said 20 foot wide alley to a 1/2" capped rebar set (MCADAMS);

THENCE S 24°12'30" W, 10.00 feet to a 1/2" rebar found on the south line of said 20 foot wide alley, being the northeast corner of said Lot 5R and the northwest corner of Lot 3R, Block 16 of said Revised Plat of the Original Town of Roanoke, from which a 1/2" rebar found representing the northeast corner of said Lot 3R bears S 65°47'30" E, 100.0 feet;

THENCE S 24°16'00" W, 69.74 feet with the east line of said Lot 5R and the west line of said Lot 3R to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 5R, the northeast corner of said Lot 4R, the southwest corner of said Lot 3R and the northwest corner of Lot 2R of said Revised Plat of the Original Town of Roanoke, from which a post found bears S 80°43' W, 0.9 feet;

THENCE N 65°47'30" W, 100.24 feet with the south line of said Lot 5R and the north line of said Lot 4R to the POINT OF BEGINNING and containing approximately 0.529 acre of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That WE, TRACY PATTERSON and KERRY WARDEN, do hereby adopt this plat designating the hereinabove described property as ORIGINAL TOWN OF ROANOKE, an addition to the City of Roanoke and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

WITNESS MY HAND this 3rd day of September 2024.

Tracy Patterson
TRACY PATTERSON, OWNER LOT 6A

Kerry Warden
KERRY WARDEN, OWNER LOT 5R-A

STATE OF TEXAS :
COUNTY OF DENTON :
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared TRACY PATTERSON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of September 2024.

Matthew Lowell Cooper
Notary Public in and for the State of Texas

My commission expires the 25th day of April, 2027.

STATE OF TEXAS :
COUNTY OF DENTON :
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared KERRY WARDEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 3rd day of September 2024.

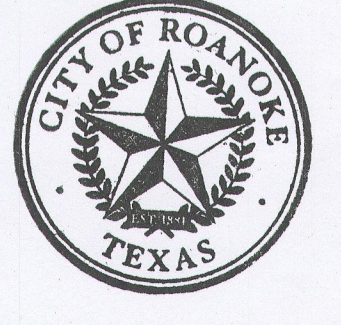
Matthew Lowell Cooper
Notary Public in and for the State of Texas

My commission expires the 25th day of April, 2027.

APPROVAL OF THE CITY OF ROANOKE, TEXAS
This minor plat or amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

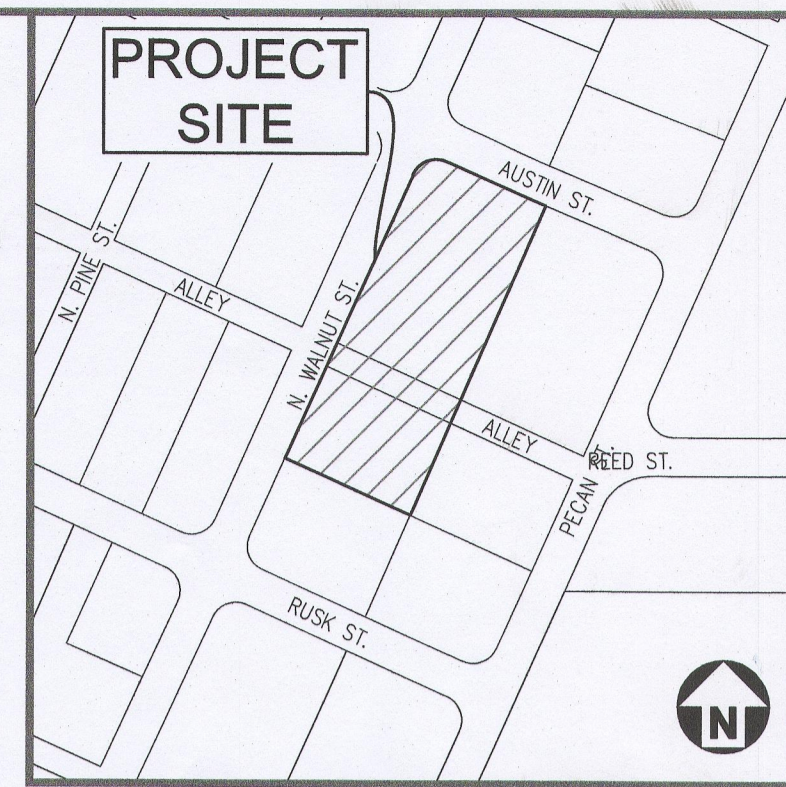
BY: *Cody Petree*, 9/19/24, City Manager
April S. Hill, 09-09-2024, City Secretary

ATTEST:
April S. Hill, 09-09-2024, City Secretary



SURVEYOR'S STATEMENT
I, Mark Paine, Registered Professional Land Surveyor do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Roanoke, Texas.

Mark Paine, 8/20/2024
Mark Paine, RPLS
Texas Registration No. 5078



VICINITY MAP

1" = 150'



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND
U.E. = UTILITY EASEMENT
RF = REBAR FOUND
CRS = CAPPED REBAR SET
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S 24°12'30" W	10.00'
L2	N 65°47'30" W	1.50'
L3	S 24°12'30" W	10.00'

McADAMS
The John R. McAdams Company, Inc.
phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT
TRACY PATTERSON
304 N. PINE ST.
ROANOKE, TEXAS 76262

SURVEYOR
MARK PAINE
EMAIL: mpaine@mcadamsco.com

AMENDING PLAT
ORIGINAL TOWN OF ROANOKE
LOT 5R-A & 6A, BLOCK 16
0.529 ACRES
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923
TOWN OF ROANOKE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. ILT23002
FILENAME ILT23002 AMENDING PLAT
CHECKED BY MP
DRAWN BY SC
SCALE 1"=30'
DATE 06.10.2024

Filed for Record in the Official Records Of: Denton County On: 9/18/2024 2:29:43 PM In the PLAT Records AMENDING PLAY - ORIGINAL TOWN OF ROANOKE Doc Number: 2024 - 321 Number of Pages: 1 Amount: 50.00 Order#: 20240918000451 By: DB

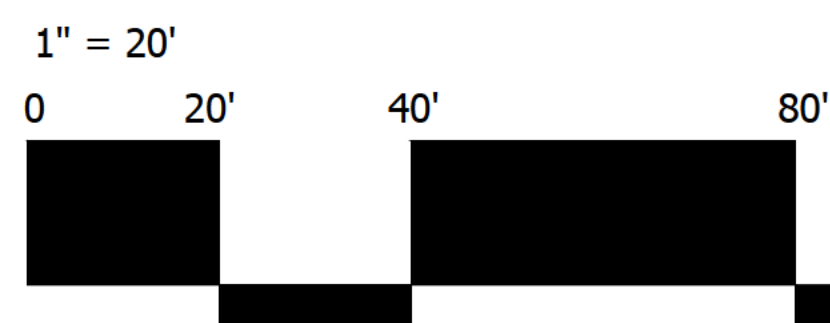


Planner:



SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 Curtis Young
 TEL. 817-424-2626

16 FEB 26



Concept Plan

212 N Walnut St

Roanoke, Denton County, Texas



Zoning Board of Adjustment **AGENDA ITEM**

TO: Zoning Board of Adjustment

SUBJECT: V-2026-03

MEETING DATE: April 16, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and consider a variance request by True Sign Experts, on behalf of Roanoke Lodging Duo LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a variance to allow 3 attached signs at a property addressed as 704 Dallas Drive (V-2026-03).

INFORMATION:

Request Details

The applicant is requesting a variance to allow a total of 3 attached signs, where ordinance section 12.855(A) allows a maximum of 1 attached signs for this business.

Ordinance Section 12.855 - Attached Signs

Per Section 12.855(A), business are permitted to have 1 attached sign per public street frontage.

Staff Analysis

The property is located at 704 Dallas Drive. The property was platted in 2022. The plat is enclosed in the packet for reference. The Comprehensive Zoning Ordinance defines a public street as a dedicated public thoroughfare which affords the principal means of access to abutting property. The plat indicates that the subject property only has public street frontage on Dallas Drive. The area to the east property line may look like street, but it is a dedicated access easement for the adjacent property. Based on the provisions of the sign ordinance, the applicant is permitted to have 1 attached sign, as they only have frontage on one public street. The applicant is requesting a total of 3 attached signs.

STAFF RECOMMENDATION:



Zoning Board of Adjustment **AGENDA ITEM**

Staff is neutral in Board of Adjustment hearings. The applicant has the burden of proving their hardship.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2026-03 Exhibit



Zoning Board of Adjustment Application

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

<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Zoning Appeal
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Property Information

Address of premises affected: 704 Dallas Drive, Roanoke, Texas 76262

Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____

Legal Description - Addition/Survey: _____

Property Owner Information

Owner Name: Roanoke Lodging Duo, LLC

Address: 3501 Olympus Blvd, Ste 340, Coppell, Texas 75019

Phone: 469.327.1000

Email: [REDACTED]

I, the undersigned owner or authorized agent of the above described real property, located in the City of Roanoke, Texas, hereby make application request for a special exception/variance/appeal from Section _____ of the City of Roanoke Code of Ordinances.

Signature:

Date: 3.30.26

Applicant/Agent Information

Applicant/Agent Name: True Sign Experts

Address: 36417 Richard Frey rd Waller Tx 77484

Phone: 469-328-9253

Email: [REDACTED]

Detailed Description of Request:

Requesting additional signage

Acknowledgement

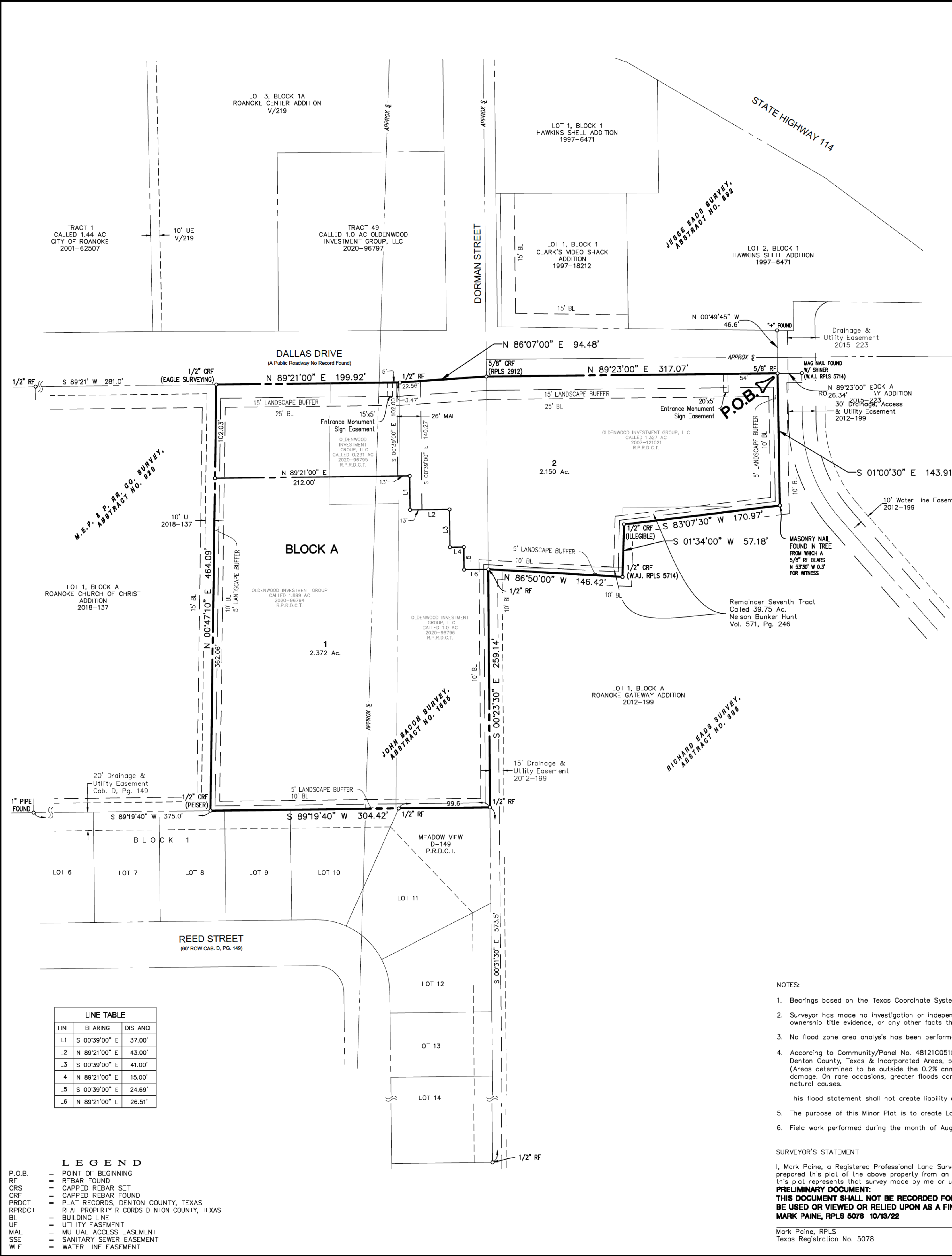
I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. I understand that at least four (4) affirmative votes must be cast in order to receive approval of a request. I further understand that no appeal to the Board for the same or a related variance or special exception on the same piece of property shall be allowed for a period of six (6) months following an unfavorable ruling by the Board unless other property in the immediate vicinity has, within the six-month waiting period, been changed or acted upon by the Board or the City Council so as to alter the facts and conditions upon which the previous unfavorable Board action was based. Such changes of circumstances shall permit the re-hearing of a variance or special exception request by the Board, but such circumstances shall in no way have any force in law to compel the Board, after a hearing on the matter, to grant a subsequent variance or special exception request. Any subsequent variance or special exception request shall be considered entirely on its own merits and on the specific circumstances related to the subject property.

Signature:

Date: 3.30.26

FOR OFFICE USE ONLY			
Date Payment Received:	Date of Public Hearing:	Date Notified:	Item No.

Please submit the application and any supporting documents to atolliver@roanoketx.com or permits@roanoketexas.com



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
 COUNTY OF DENTON :
 NOW KNOW ALL MEN BY THESE PRESENTS, THAT WE, OLDENWOOD INVESTMENT GROUP, LLC, are the owners of all that certain lot, tract or parcel of land situated in the Richard Eads Survey, Abstract Number 393, the Memphis, El Paso and Pacific Railroad Company Survey, Abstract Number 923 and the John Bacon Survey, Abstract Number 1565, City of Roanoke, Denton County, Texas, and being part of that certain called 39.75-acre tract of land described as SEVENTH TRACT in deed in favor of Nelson Bunker Hunt, recorded in Volume 571, Page 246 of the Deed Records of Denton County, Texas, and being all of that certain called 1.327-acre tract of land described in deed in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2007-121021 of the Real Property Records of Denton County, Texas, and being all of that certain called 1.899-acre tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96794 of the Real Property Records of Denton County, Texas, and being all of that certain called 0.231-acre tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96795 of the Real Property Records of Denton County, Texas, and being all of that certain tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96796 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found on the south line of Dallas Drive (a public roadway, no record found) at the northeast corner of said 1.327-acre tract, being the most northerly northwest corner of Lot 1, Block A, Roanoke Gateway Addition, on addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Document Number 2012-199 of the Plat Records of Denton County, Texas, and being the southwest corner of that certain called 0.293-acre tract of land described in City of Roanoke Ordinance No. 2014-132, recorded in instrument Number 2015-5745 of the Real Property Records of Denton County, Texas, from which a magnetic nail with shiner (W.A.I. RPLS 5714) found at the northeast corner of said Lot 1 and the northwest corner of Lot 9, Block A of said Roanoke Gateway Addition bears N 89°23'00" E, 26.34 feet, and from said 5/8" rebar found, a "4" found in concrete at the northeast corner of said 0.293-acre tract bears N 00°49'45" W, 46.6 feet;
 THENCE S 01°00'30" E, 143.91 feet with the common line between said 1.327-acre tract and said Lot 1, Roanoke Gateway Addition to a masonry nail found in a tree stump at the most easterly southeast corner of said 1.327-acre tract, from which a 5/8" rebar found for witness bears N 53°30' W, 0.3 feet;
 THENCE S 83°07'30" W, 170.97 feet continuing with the common line between said 1.327-acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" capped rebar found (cap is illegible);
 THENCE S 01°34'00" W, 57.18 feet continuing with the common line between said 1.327-acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" capped rebar found (W.A.I. RPLS 5714) at the most southerly southeast corner of said 1.327-acre tract;
 THENCE N 86°50'00" W, 146.42 feet continuing with the common line between said 1.327-acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" rebar found at the southwest corner of said 1.327-acre tract and the most westerly northwest corner of said Lot 1, Roanoke Gateway Addition, and being on the east line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796;
 THENCE S 00°23'30" E, 259.14 feet with the east line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the west line of said Lot 1, Roanoke Gateway Addition to a 1/2" rebar found at the southeast corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796, and being the northeast corner of Lot 11, Meadow View, on addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Cabinet D, Page 149 of the Plat Records of Denton County, Texas, from which a 1/2" rebar found at the southwest corner of Lot 9, Block A of said Roanoke Gateway Addition bears S 00°31'30" E, 573.5 feet;
 THENCE S 89°19'40" W, with the south line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the north line of said Meadow View, passing at 99.6 feet a 1/2" rebar found at the northwest corner of said Lot 11, Meadow View and the northeast corner of Lot 10, Block 1, Meadow View, continuing a total distance of 304.42 feet to a 1/2" capped rebar found (PEISER) at the southwest corner of said 1.899-acre tract, being the southeast corner of Lot 1, Block A, Roanoke Church of Christ Addition, on addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Document Number 2018-137 of the Plat Records of Denton County, Texas, from which a 1" pipe found at the southwest corner of that certain called 1.0-acre tract of land described in deed in favor of Nicholas A. Cruse and Shannon K. Cruse, recorded in Document Number 2015-114479 of the Real Property Records of Denton County, Texas, bears S 89°19'40" W, 375.0 feet;
 THENCE N 00°47'10" E, 464.09 feet with the east line of said 1.899-acre tract and the west line of said Lot 1, Roanoke Church of Christ Addition to a 1/2" capped rebar found (EAGLE SURVEYING) on the south line of said Dallas Drive at the northwest corner of said 1.899-acre tract and the northeast corner of said Lot 1, Roanoke Church of Christ Addition, from which a 1/2" rebar found at the northwest corner of said Roanoke Church of Christ Addition and the northeast corner of said 1.0-acre Cruse tract bears S 89°21' W, 281.0 feet;
 THENCE N 89°21'00" E, with the south line of said Dallas Drive and the north line of said 1.899-acre tract, passing at 124 feet the most northerly northeast corner thereof, being the northwest corner of said 0.231-acre tract, continuing with the north line thereof a total distance of 199.92 feet to a 1/2" rebar found at the northeast corner of said 0.231-acre tract and the northwest corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796;
 THENCE N 86°07'00" E, 94.48 feet continuing with the south line of said Dallas Drive and the north line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 to a 5/8" capped rebar found (RPLS 2912) at the northeast corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the northwest corner of said 1.899-acre tract;
 THENCE N 89°23'00" E, 317.07 feet continuing with the south line of said Dallas Drive and the north line of said 1.899-acre tract to the POINT OF BEGINNING and containing approximately 4.521 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, OLDENWOOD INVESTMENT GROUP, LLC do hereby adopt this plat designating the herein above described property as Roanoke Lodging Addition, an addition to the City of Roanoke and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any of procuring the permission of anyone. This plat approved subject to all pitting ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

Authorized Representative
 STATE OF TEXAS :
 COUNTY OF DENTON :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

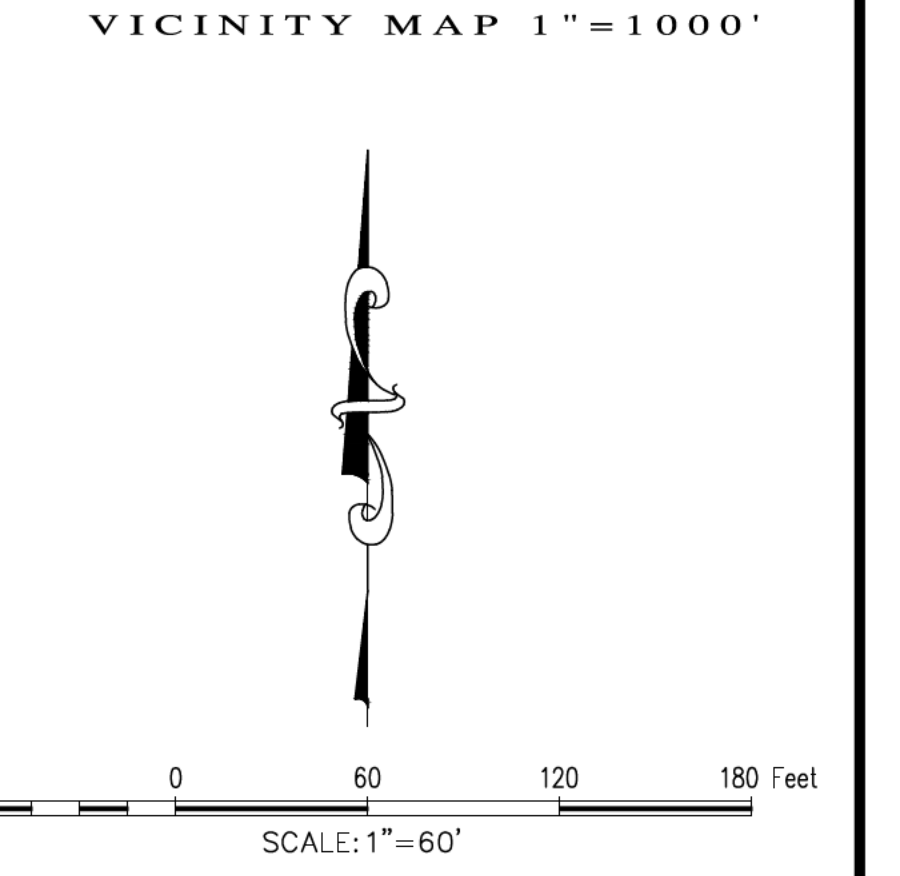
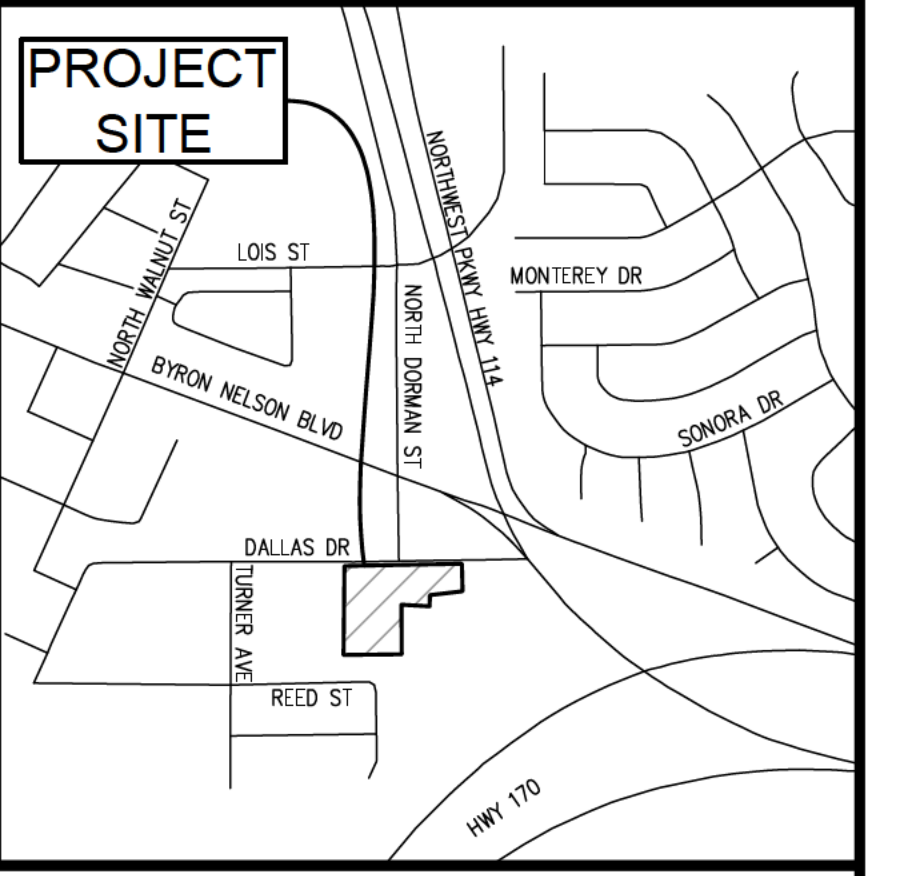
My commission expires the _____ day of _____, _____.

APPROVAL OF THE CITY OF ROANOKE, TEXAS
 This Minor Plat or Amending Plat was submitted to and considered by the City of Roanoke, Texas and hereby approved pursuant to Section 212.0065 and 212.016 of the Local Texas Government Code as amended.

Dated on this the ___ day of _____, 2022.

By: _____ Date
 Cody Petree, Interim City Manager

ATTEST: _____ Date
 April S. Hill, City Secretary



FINAL PLAT
 Lot 1 & 2, Block 1
 ROANOKE LODGING ADDITION
 4.521 Acres

in the
 RICHARD EADS SURVEY, ABSTRACT NO. 393
 MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY
 SURVEY, ABSTRACT NO. 923
 JOHN BACON SURVEY, ABSTRACT NO. 1565
 CITY OF ROANOKE
 DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 75252
 940.240.1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

DRAWN BY: AT DATE: 08/24/2022 SCALE: 1"=60' JOB. No. SPEC21071

OWNER
 Oldenwood Investment Group, LLC
 3301 Westover CT
 Grapevine, Texas 76051
 Ph: (817) 481-8212
 Contact: Gerald Boyle

DEVELOPER
 Icon Lodging
 8961 Cypress Waters Blvd Suite 180
 Coppell, Texas 76019
 Ph: (469) 327-1000
 Contact: Nick Patel

- NOTES:
- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed by MCADAMS on the subject property.
 - According to Community/Panel No. 48121C0515 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain), thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
 This flood statement shall not create liability on the part of the surveyor.
 - The purpose of this Minor Plat is to create Lots 1 and 2 of the Roanoke Lodging Addition.
 - Field work performed during the month of August, 2022.

SURVEYOR'S STATEMENT
 I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 Mark Paine, RPLS
 Texas Registration No. 5078

File: M:\Projects\SP21071\SP21071_2022\SP21071_2022_0824\Drawings\Drawings\SP21071_2022_0824_Plat.dwg
 Plotted: 10/17/2022 2:24 PM by: Alan Brown
 Scale: 1/2"=60'
 Date: 10/17/2022 3:43 PM by: Alan Brown

Stratus

onestratus.com
888.503.1569

SITE ADDRESS:

704 DALLAS DRIVE
ROANOKE, TX 76262

Stratus Project Manager: TARA HARRIS
Stratus Sales: REAMS MORRISON

[View in Google Maps](#)

OWNER'S SCOPE OF WORK:

- Owner to provide (1) primary circuit (120v) for EACH sign location.
- Sign contractor is responsible for all secondary wiring. If primary is not present at time of install, the owner is responsible for making the final connection.
- Owner is to provide unrestricted access to the area behind where each sign is located.
- The access panel is to be approx. 24" x 36".
- 5/8" plywood blocking is to be provided behind where each sign and lighting is to be installed.

SIGN PACKAGE:

- (3) Three Channel Letters sets Required
- (1) One D/F Illum. Monument Required

CUSTOMER APPROVAL / SIGNATURE:

SIGNATURE: _____ DATE: _____

HOME
SUITES BY HILTON



E01

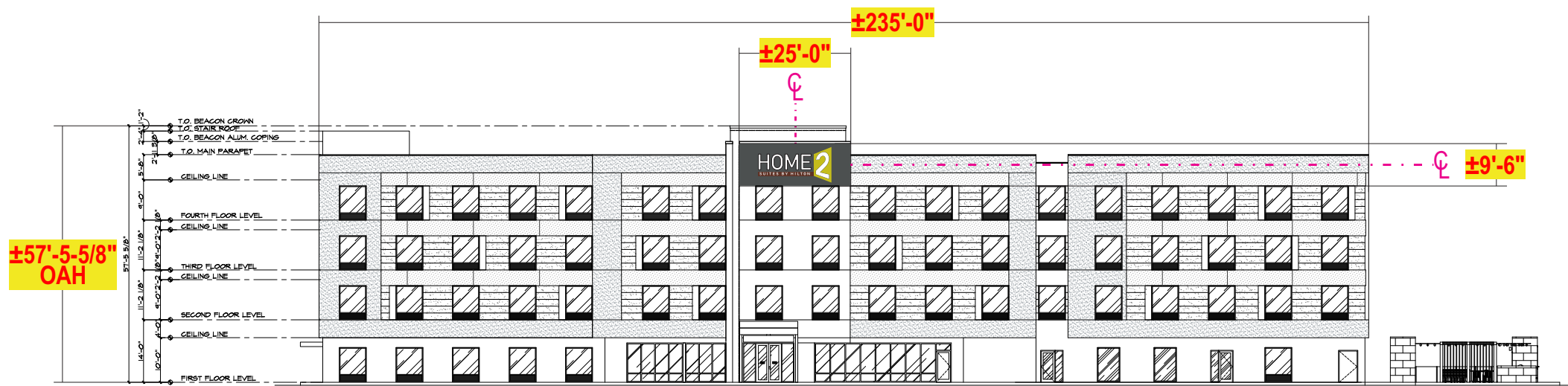
PROPOSED FRONT ELEVATION

Scale: 3/32"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	130.2

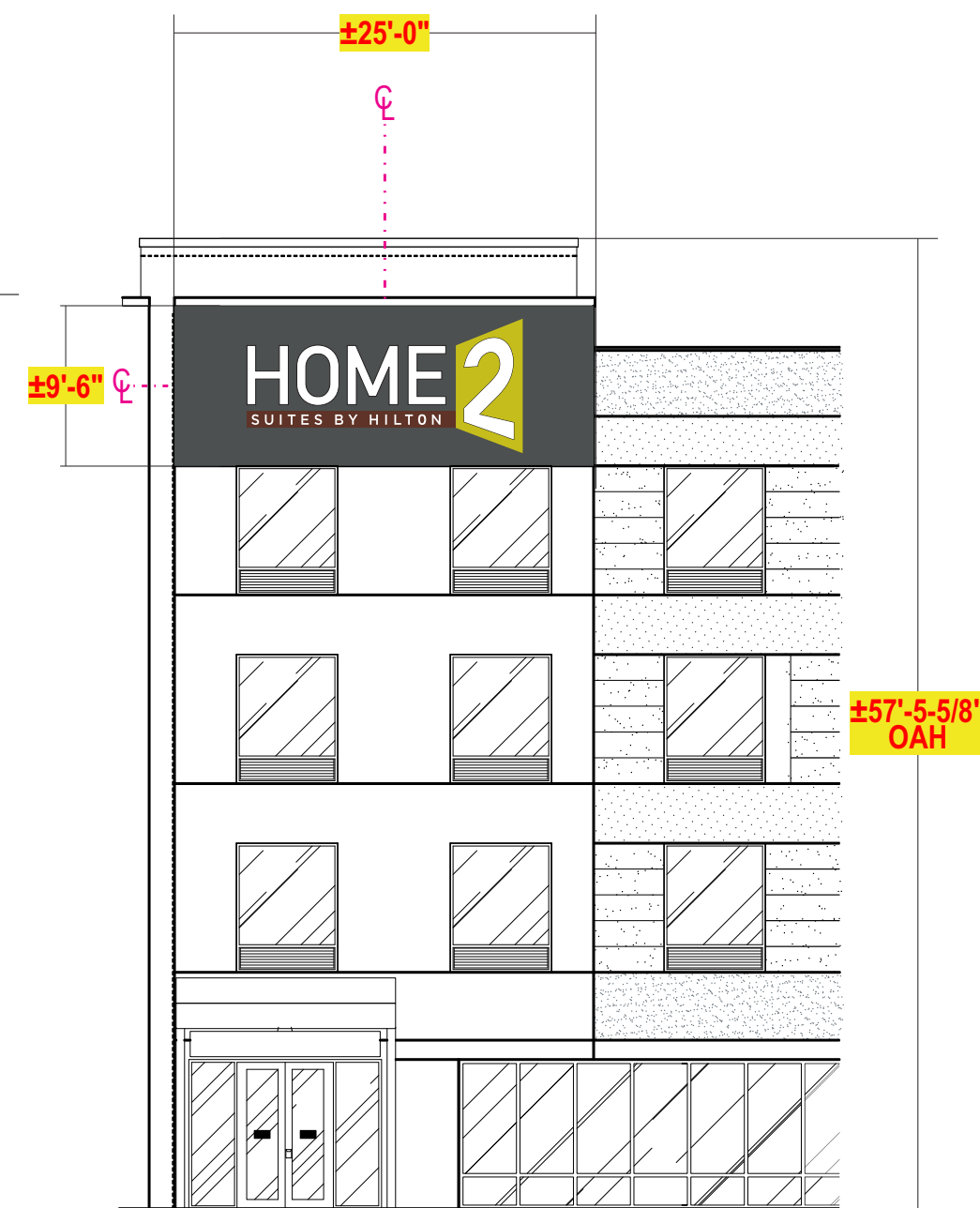


FOR SALES USE ONLY



FULL ELEVATION

Scale: 1/32"=1'-0"



ENLARGE VIEW

COLOR PALETTE

WALL COLOR
 NIGHTFALL 1596
 BENJAMIN MOORE

Paint finish to be satin unless otherwise specified

Removed lighting
 Revised size of channel letter to 42"
 Updated paint scope

E02

PROPOSED RIGHT ELEVATION

Scale: 3/32"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	130.2

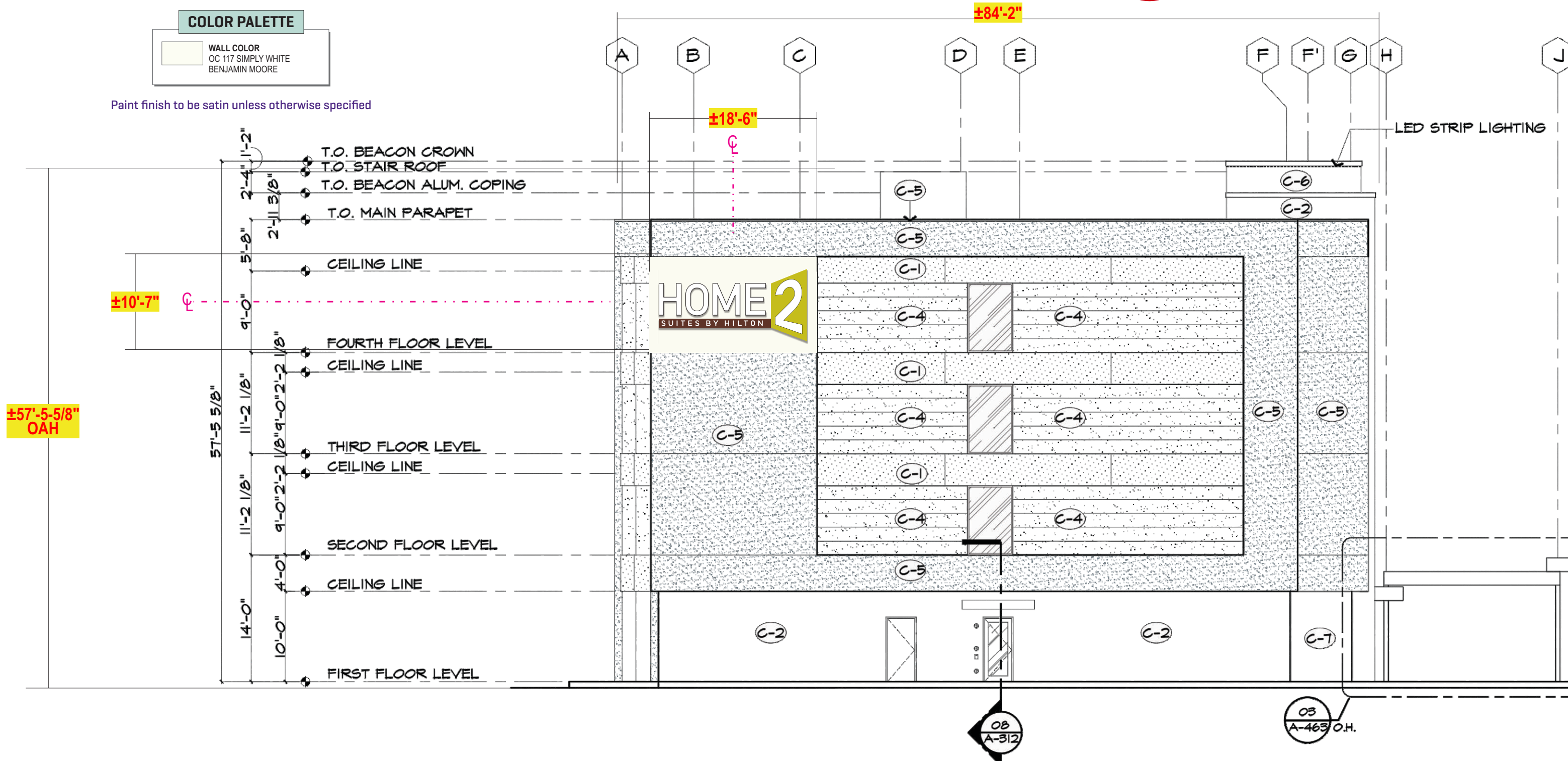


FOR SALES USE ONLY

COLOR PALETTE

WALL COLOR
OC 117 SIMPLY WHITE
BENJAMIN MOORE

Paint finish to be satin unless otherwise specified



Removed lighting
Revised size of channel letter to 42"
Updated paint scope

Updated elevation

E03

PROPOSED REAR ELEVATION

Scale: 1/16"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	88.5



FOR SALES USE ONLY

COLOR PALETTE

	WALL COLOR OC 117 SIMPLY WHITE BENJAMIN MOORE
--	---

Paint finish to be satin unless otherwise specified



Added elevation page & removed lighting

Updated paint scope
Changed elevation

E01

FACE LIT CHANNEL LETTERS

Scale: 3/8"=1'-0"

E02

H2S-CL-BN-42

130.2 square feet



FOR SALES USE ONLY



- 5" Deep Face Lit Channel Letters w/ Remote Power Supplies
- 5" Deep Routed Tagline Cabinet w/ Remote Power Supplies
- 5" Deep Panaflex Cabinet w/ Remote Power Supplies

All materials & colors to match Hilton requirements & approved manufacturing drawings

All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock To allow signs to operate at designated intervals. However, Signs shall never operate on a 24/7 basis

Install:

- Thru bolted using all thread into blocking as required;
- 12" standard length of threaded rod will be supplied unless otherwise noted;
- 3/8" threaded rod into blocking or Stratus approved equivalent;

Quantity:

TOTAL (2) TWO CHANNEL LETTERS SETS REQUIRED;
(1) ONE FOR FRONT ELEVATION & (1) ONE FOR RIGHT ELEVATION

SIMULATED NIGHT VIEW



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Added artwork & removed cove lighting
Revised size of E01 & E02 channel letter to 42"

E03

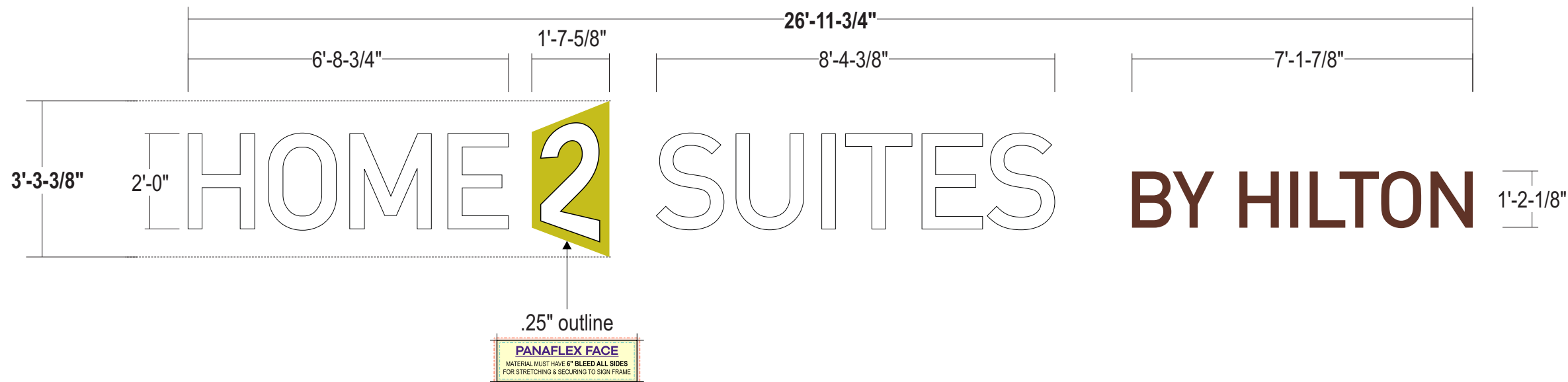
FACE LIT CHANNEL LETTERS

Scale: 3/8"=1'-0"

H2S-CL-L-BN-24

88.5 square feet

FOR SALES USE ONLY



5" Deep Face Lit Channel Letters w/ Remote Power Supplies

5" Deep Panaflex Cabinet w/ Remote Power Supplies

All materials & colors to match Hilton requirements & approved manufacturing drawings

All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, Signs shall never operate on a 24/7 basis

Wall Material:

Unknown at this time

Install:

Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;

Quantity:

(1) ONE CHANNEL LETTERSET REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

SIMULATED NIGHT VIEW



Added artwork & removed cove lighting
Revised size of E01 & E02 channel letter to 42"

Revised size and layout

E04 D/F ILLUMINATED MONUMENT SIGN

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

H2S-M-30

29.5 square feet



FOR SALES USE ONLY

SIMULATED NIGHT VIEW



SHOP DRAWING NEEDS REVISION to SECTION SHOP DRAWING # HIL0182A for manufacturing details

Shops should be generic and utilize two poles as outlined by Hilton

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

1'-6" Deep Illuminated Monument

All materials & colors to match Hilton requirements & approved manufacturing drawings

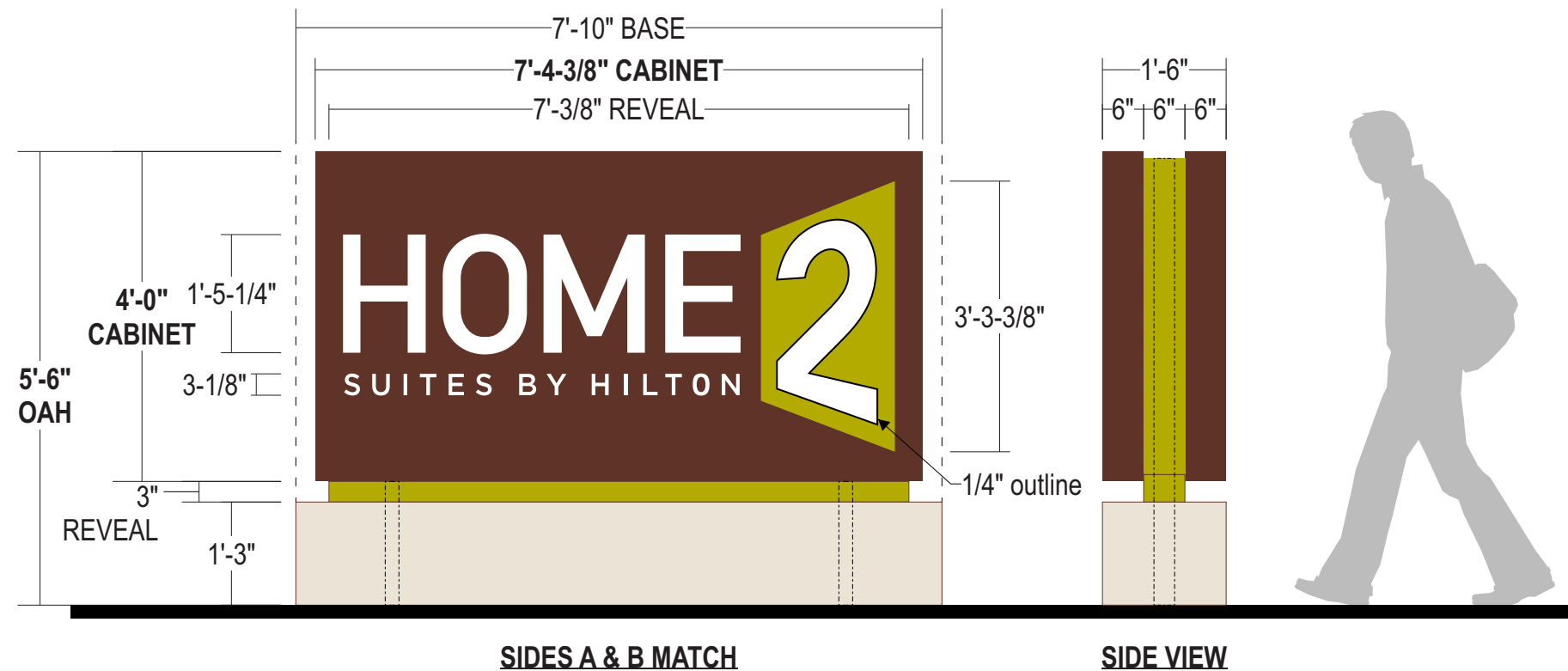
All illuminated signage require the client's electrician to Furnish and install a complete photocell and/or time clock To allow signs to operate at designated intervals. However, Signs shall never operate on a 24/7 basis

Install:

Installation to match city & engineering requirements

Quantity:

(1) ONE D/F ILLUMINATED MONUMENT SIGN REQUIRED



SIDES A & B MATCH

SIDE VIEW

Removed E05



Zoning Board of Adjustment **AGENDA ITEM**

TO: Zoning Board of Adjustment

SUBJECT: V-2026-04

MEETING DATE: April 16, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and consider a variance request by True Sign Experts, on behalf of Roanoke Lodging LLC, seeking relief from the City's Code of Ordinances Section 12.855(A) regarding the number of attached signs permitted per business. The applicant is requesting a variance to allow 6 attached signs at a property addressed as 700 Dallas Drive (V-2026-04).

INFORMATION:

Request Details

The applicant is requesting a variance to allow a total of 6 attached signs, where ordinance section 12.855(A) allows a maximum of 1 attached signs for this business.

Ordinance Section 12.855 - Attached Signs

Per Section 12.855(A), businesses are permitted to have 1 attached sign per public street frontage.

Staff Analysis

The property is located at 700 Dallas Drive. The property was platted in 2022. The plat is enclosed in the packet for reference. The Comprehensive Zoning Ordinance defines a public street as a dedicated public thoroughfare which affords the principal means of access to abutting property. The plat indicates that the subject property only has public street frontage on Dallas Drive. TBased on the provisions of the sign ordinance, the applicant is permitted to have 1 attached sign, as they only have frontage on one public street. The applicant is requesting a total of 6 attached signs.

STAFF RECOMMENDATION:

Staff is neutral in Board of Adjustment hearings. The applicant has the burden of proving their hardship.



Zoning Board of Adjustment **AGENDA ITEM**

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2026-04 Exhibit



Zoning Board of Adjustment Application

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

<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Zoning Appeal
--	--	--

Property Information

Address of premises affected: 700 Dallas Dr Roanoke, TX 76262

Lot/Tract: _____ Block/Abstract: _____ Lot Size: _____

Legal Description - Addition/Survey: _____

Property Owner Information

Owner Name: Roanoke Lodging, LLC

Address: 3501 Olympus Blvd, Ste 340, Coppell, Texas 75019

Phone: 469.327.1000 Email: _____

I, the undersigned owner or authorized agent of the above described real property, located in the City of Roanoke, Texas, hereby make application request for a special exception/variance/appeal from Section _____ of the City of Roanoke Code of Ordinances.

Signature: [Signature] Date: 3/30/26

Applicant/Agent Information

Applicant/Agent Name: True Sign Experts / Jozzer Antrig

Address: 36417 Richard Frey rd Waller TX 77484

Phone: 409-328-9253 Email: _____

Detailed Description of Request:
are requesting additional signage

Acknowledgement

I certify that the information provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to the public notice. I understand that at least four (4) affirmative votes must be cast in order to receive approval of a request. I further understand that no appeal to the Board for the same or a related variance or special exception on the same piece of property shall be allowed for a period of six (6) months following an unfavorable ruling by the Board unless other property in the immediate vicinity has, within the six-month waiting period, been changed or acted upon by the Board or the City Council so as to alter the facts and conditions upon which the previous unfavorable Board action was based. Such changes of circumstances shall permit the re-hearing of a variance or special exception request by the Board, but such circumstances shall in no way have any force in law to compel the Board, after a hearing on the matter, to grant a subsequent variance or special exception request. Any subsequent variance or special exception request shall be considered entirely on its own merits and on the specific circumstances related to the subject property.

Signature: [Signature] Date: 3/30/26

FOR OFFICE USE ONLY			
Date Payment Received:	Date of Public Hearing:	Date Notified:	Item No.

Please submit the application and any supporting documents to atolliver@roanoketx.com or permits@roanoketexas.com

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS :
 COUNTY OF DENTON :
 NOW KNOW ALL MEN BY THESE PRESENTS, THAT WE, OLDENWOOD INVESTMENT GROUP, LLC, are the owners of all that certain lot, tract or parcel of land situated in the Richard Eads Survey, Abstract Number 393, the Memphis, B. Posa and Pacific Railroad Company Survey, Abstract Number 923 and the John Bacon Survey, Abstract Number 1565, City of Roanoke, Denton County, Texas and being part of that certain called 39.75 acre tract of land described as SEVENTH TRACT in deed in favor of Nelson Bunker Hunt, recorded in Volume 571, Page 246 of the Deed Records of Denton County, Texas, and being all of that certain called 1.327 acre tract of land described in deed in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2007-121021 of the Real Property Records of Denton County, Texas, and being all of that certain called 1.899 acre tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96794 of the Real Property Records of Denton County, Texas, and being all of that certain called 0.231 acre tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96795 of the Real Property Records of Denton County, Texas, and being all of that certain tract of land described in Correction Instrument in favor of Oldenwood Investments Group, LLC, recorded in Document Number 2020-96796 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found on the south line of Dallas Drive (a public roadway, no record found) at the northeast corner of said 1.327 acre tract, being the most northerly northwest corner of Lot 1, Block A, Roanoke Gateway Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Document Number 2012-199 of the Plat Records of Denton County, Texas, and being the southwest corner of that certain called 0.293 acre tract of land described in City of Roanoke Ordinance No. 2014-132, recorded in Instrument Number 2015-5745 of the Real Property Records of Denton County, Texas, from which a magnetic nail with shiner (W.A.L. RPLS 5714) found at the northeast corner of said Lot 1 and the northwest corner of Lot 9, Block A of said Roanoke Gateway Addition bears N 89°23'00" E, 26.34 feet, and from said 5/8" rebar found, a 4" found in concrete at the northeast corner of said 0.293 acre tract bears N 00°49'45" W 46.6 feet;
 THENCE S 01°00'30" E, 143.91 feet with the common line between said 1.327 acre tract and said Lot 1, Roanoke Gateway Addition to a masonry nail found in a tree stump at the most easterly southeast corner of said 1.327 acre tract, from which a 5/8" rebar found for witness bears N 53°30' W 0.3 feet;
 THENCE S 83°07'30" W 170.97 feet continuing with the common line between said 1.327 acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" capped rebar found (cap is illegible);
 THENCE S 01°34'00" W 57.18 feet continuing with the common line between said 1.327 acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" capped rebar found (W.A.L. RPLS 5714) at the most southerly southeast corner of said 1.327 acre tract;
 THENCE N 86°50'00" W 146.42 feet continuing with the common line between said 1.327 acre tract and said Lot 1, Roanoke Gateway Addition to a 1/2" rebar found at the southwest corner of said 1.327 acre tract and the most westerly northwest corner of said Lot 1, Roanoke Gateway Addition, and being on the east line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796;
 THENCE S 00°23'30" E 259.14 feet with the east line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the west line of said Lot 1, Roanoke Gateway Addition to a 1/2" rebar found at the southeast corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796, and being the northeast corner of Lot 11, Block 1, Meadow View, on addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Cabinet D, Page 149 of the Plat Records of Denton County, Texas, from which a 1/2" rebar found at the southwest corner of Lot 9, Block A of said Roanoke Gateway Addition bears S 00°31'30" E, 573.5 feet;
 THENCE S 89°19'40" W with the south line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the north line of said Meadow View, passing at 99.6 feet a 1/2" rebar found at the northwest corner of said Lot 11, Meadow View and the northeast corner of Lot 10, Block 1, Meadow View, continuing a total distance of 304.42 feet to a 1/2" capped rebar found (PEISER) at the southwest corner of said 1.899 acre tract, being the southeast corner of Lot 1, Block A, Roanoke Church of Christ Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded in Document Number 2018-137 of the Plat Records of Denton County, Texas, from which a 1" pipe found at the southwest corner of that certain called 1.0 acre tract of land described in deed in favor of Nicholas A. Cruse and Shannon K. Cruse, recorded in Document Number 2015-114479 of the Real Property Records of Denton County, Texas, bears S 89°19'40" W 375.0 feet;
 THENCE N 00°47'10" E, 464.09 feet with the east line of said 1.899 acre tract and the west line of said Lot 1, Roanoke Church of Christ Addition to a 1/2" capped rebar found (EAGLE SURVEYING) on the south line of said Dallas Drive at the northwest corner of said 1.899 acre tract and the northeast corner of said Lot 1, Roanoke Church of Christ Addition, from which a 1/2" rebar found at the northwest corner of said Roanoke Church of Christ Addition and the northeast corner of said 1.0 acre Cruse tract bears S 89°21' W 281.0 feet;
 THENCE N 89°21'00" E, with the south line of said Dallas Drive and the north line of said 1.899 acre tract, passing at 124 feet the most northerly northeast corner thereof, being the northwest corner of said 0.231 acre tract, continuing with the north line thereof a total distance of 199.92 feet to a 1/2" rebar found at the northeast corner of said 0.231 acre tract and the northwest corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796;
 THENCE N 86°07'00" E, 94.48 feet continuing with the south line of said Dallas Drive and the north line of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 to a 5/8" capped rebar found (RPLS 2312) at the northeast corner of said Oldenwood Investment Group, LLC tract in Document Number 2020-96796 and the northwest corner of said 1.899 acre tract;
 THENCE N 89°23'00" E, 317.07 feet continuing with the south line of said Dallas Drive and the north line of said 1.899 acre tract to the POINT OF BEGINNING and containing approximately 4.521 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, OLDENWOOD INVESTMENT GROUP, LLC do hereby adopt this plat designating the herein above described property as Roanoke Lodging Addition, an addition to the City of Roanoke and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and public utility shall at all times have the right of ingress and egress to and from upon the said easements strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Roanoke, Texas.

WITNESS MY HAND this _____ day of _____ 2022.

Authorized Representative _____

STATE OF TEXAS :
 COUNTY OF DENTON :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____ 2022.

Notary Public in and for the State of Texas _____

My commission expires the _____ day of _____

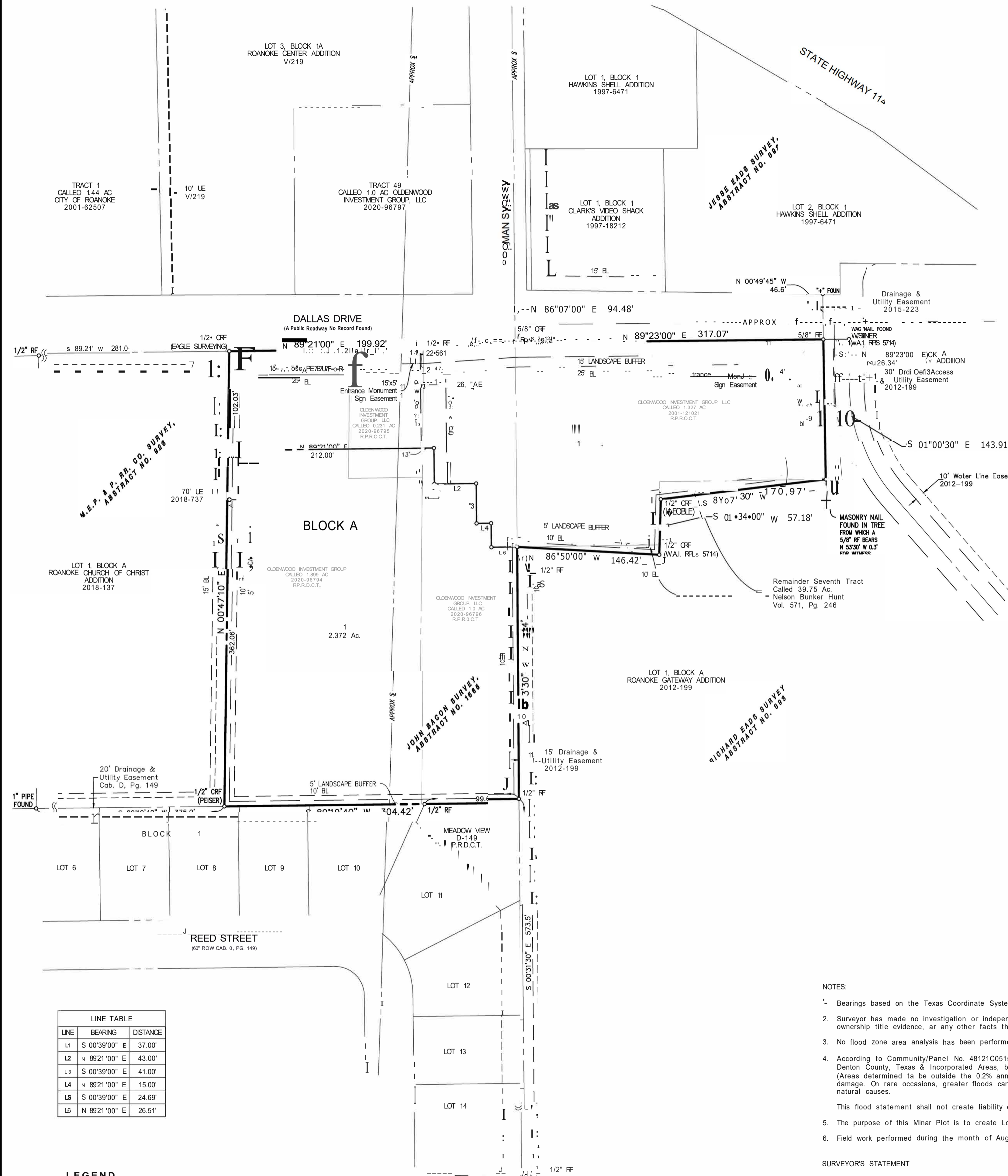
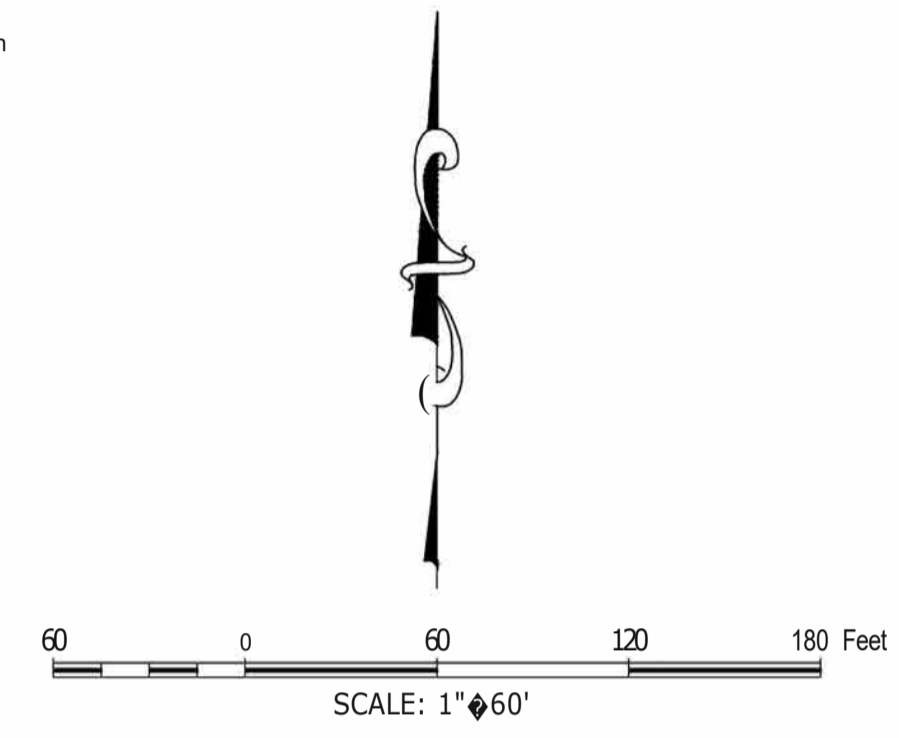
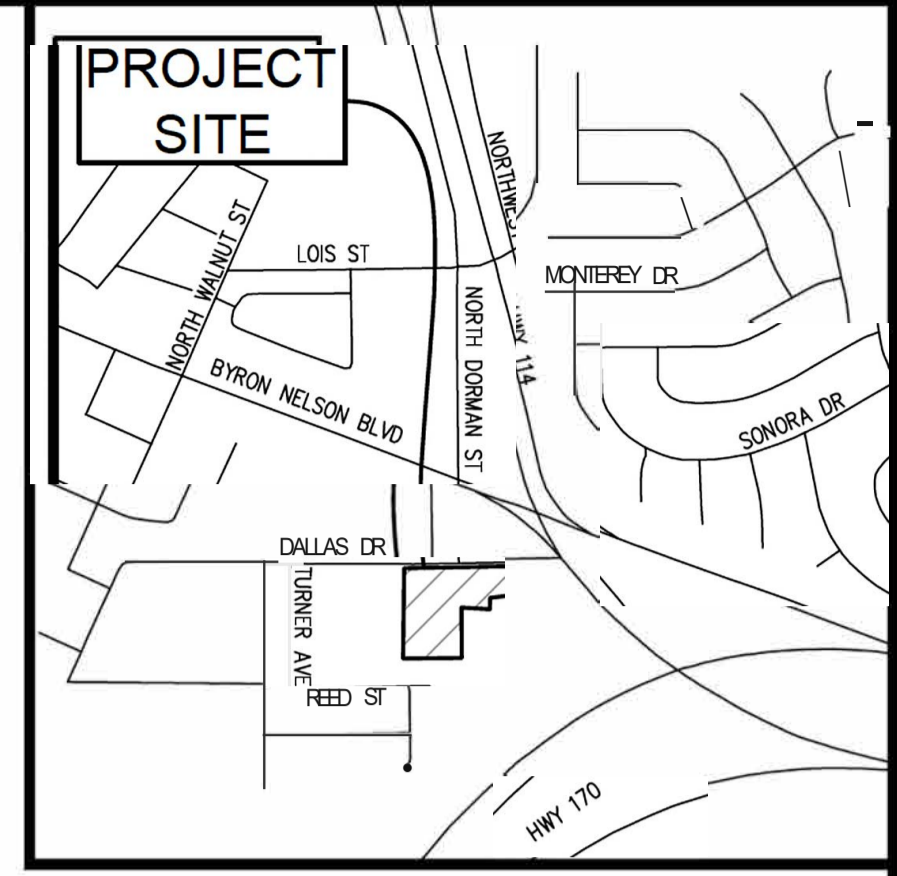
APPROVAL OF THE CITY OF ROANOKE, TEXAS

This Minar Plat or Amending Plat was submitted to and considered by the City of Roanoke, Texas and hereby approved pursuant to Section 212.0065 and 212.016 of the Local Texas Government Code as amended.

Dated on this the _____ day of _____ 2022.

BY: _____
 Cody Petree, Interim City Manager Date

ATTEST: _____
 April S. Hill, City Secretary Date



LINE	BEARING	DISTANCE
L1	S 00°39'00" E	37.00'
L2	N 89°21'00" E	43.00'
L3	S 00°39'00" E	41.00'
L4	N 89°21'00" E	15.00'
L5	S 00°39'00" E	24.69'
L6	N 89°21'00" E	26.51'

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET
 - CRF = CAPPED REBAR FOUND
 - PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
 - RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
 - BL = BUILDING LINE
 - LE = UTILITY EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - WLE = WATER LINE EASEMENT

NOTES:

- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by MCADAMS on the subject property.
- According to CommunityPanel No. 48121C0515 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain), thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
 This flood statement shall not create liability on the part of the surveyor.
- The purpose of this Minar Plat is to create Lots 1 and 2 of the Roanoke Lodging Addition.
- Field work performed during the month of August, 2022.

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey of the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
 MARK PAINE, RPLS 15078 10/13/22

Mark Paine, RPLS
 Texas Registration No. 5078

FINAL PLAT
Lot 1 & 2, Block 1
ROANOKE LODGING ADDITION
4.521 Acres

in the
 RICHARD EADS SURVEY, ABSTRACT NO. 393
 MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY
 SURVEY, ABSTRACT NO. 923
 JOHN BACON SURVEY, ABSTRACT NO. 1565
 CITY OF ROANOKE
 DENTON COUNTY, TEXAS



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 75262
 840.240.1012
 TBP: 19762 TBP: 10194440
 www.mcadamsco.com

DRAWN BY: AT DATE: 08/24/2022 SCALE: 1"=60' JOB: No.SPEC21071

OWNER
 Oldenwood Investment Group, LLC
 3301 Weetwer CT
 Grapevine, Texas 76051
PIIB181
 Contact: Gerald Boyle

DEVELOPER
 Icon Lodging
 8861 Cyprius Wat. Blvd Suite 180
 Coppell, Texas 75019
 p (489) 327-1000
 Contact Nick Patel

Stratus

onestratus.com

888.503.1569

SITE ADDRESS:

700 DALLAS DRIVE
ROANOAKE, TX 76262

Stratus Project Manager: ANTHONY MOLINA
Stratus Sales: REAMS MORRISON

OWNER'S SCOPE OF WORK:

- Owner to provide (1) primary circuit (120v) for EACH sign location.
- Sign contractor is responsible for all secondary wiring. If primary is not present at time of install, the owner is responsible for making the final connection.
- Owner is to provide unrestricted access to the area behind where each sign is located.
- The access panel is to be approx. 24" x 36".
- 5/8" plywood blocking is to be provided behind where each sign and lighting is to be installed.

SIGN PACKAGE:

**TOTAL (6) SIX CHANNEL LETTER SETS REQUIRED (2) TWO FOR FRONT ELEVATION,
(1) ONE FOR RIGHT ELEVATION,
(1) ONE FOR LEFT ELEVATION & (2) TWO FOR REAR ELEVATION
(1) ONE D/F ILLUMINATED MONUMENT SIGN REQUIRED**

CUSTOMER APPROVAL / SIGNATURE:

SIGNATURE: _____ DATE: _____

Residence INN

BY MARRIOTT

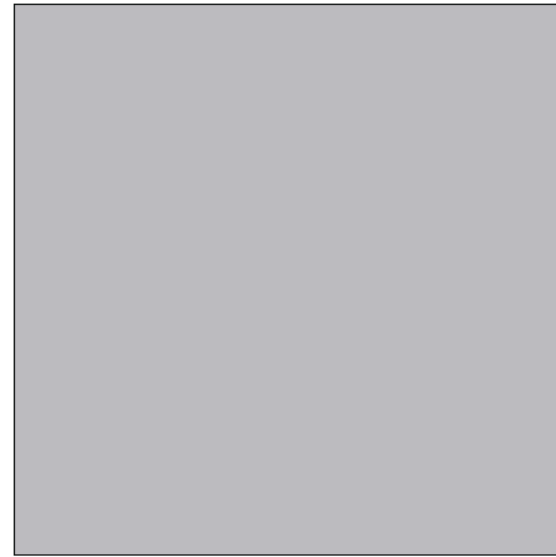
Marriott

INTERNATIONAL

COLOR MATRIX & LOGO



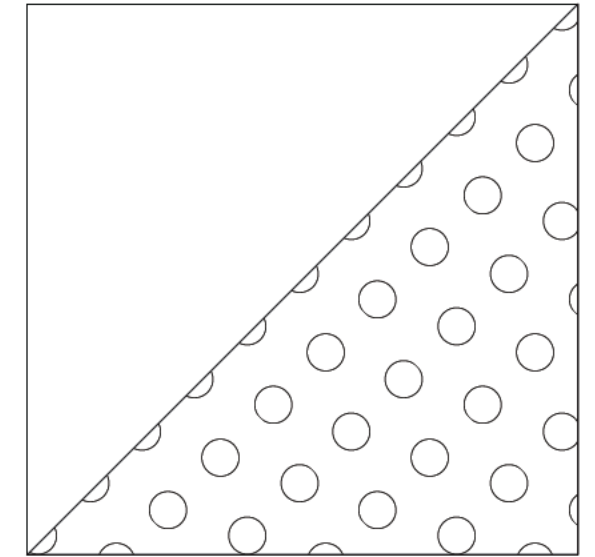
PANTONE: Pantone 425 Grey
PAINT: RAL 7012
VINYL: 3M 3635-210 Dual-Color Film w/
 Pantone 425 Digital Print



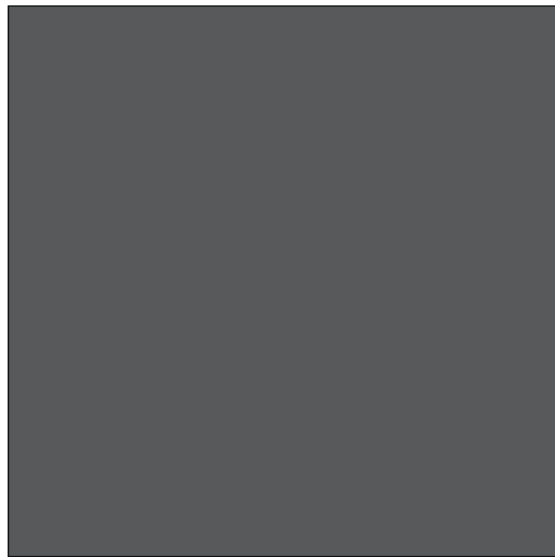
PAINT: Matthews 41342SP Brushed Alum.;
 RAL 9007



PANTONE: Pantone 877 Silver
PAINT: RAL 9006



PAINT: White, RAL 9003
VINYL: 3M 3635-20B White Block-Out Film
 3M 3635-210 White Dual-Color Film



PANTONE: Pantone 425 Gray, 95%
VINYL: 3M 3635-20B White Block-Out film w/
 Pantone 425 Gray 95% Digital Print

Residence INN

BY MARRIOTT

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 Mentor, Ohio 44060
 888.503.1569

CLIENT:
Residence INN
 BY MARRIOTT

ADDRESS:
 700 DALLAS DRIVE
 ROANOAKE, TX 76262

PAGE NO.:
 2

ORDER NUMBER:
 1237731

SITE NUMBER:
 30037

ELECTRONIC FILE NAME:
 G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2024\TX\Residence Inn_Roanoake_Sales\
 Residence Inn_Roanoake_Sales R6

PROJECT NUMBER:
 85890

PROJECT MANAGER:
 ANTHONY MOLINA

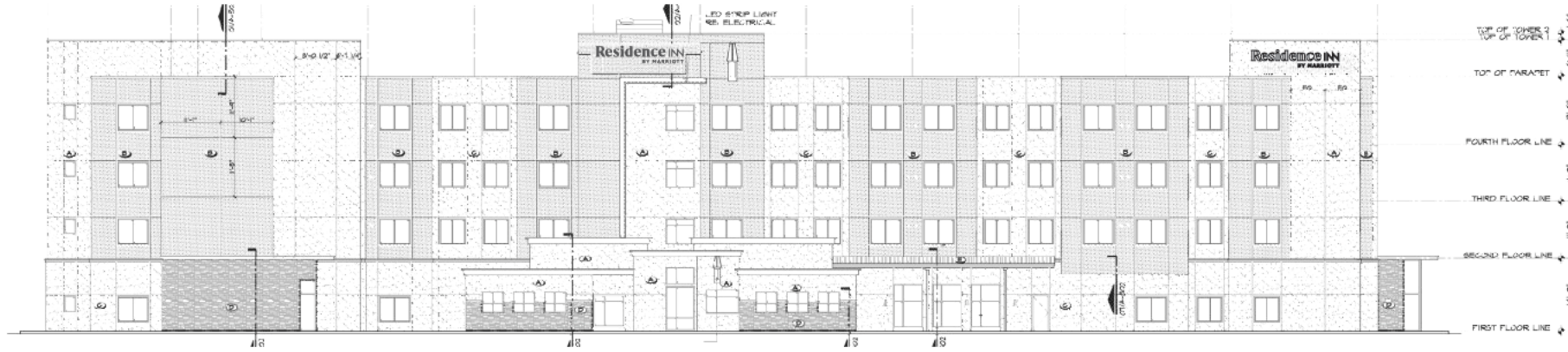
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 1	482787	06/26/24 Z-SH					
Rev 2	483113	06/27/24 DS					
Rev 3	519306	03/11/25 Z-KE					
Rev 4	519710	03/13/25 Z-AV					
Rev 5	524289	04/04/25 BLB					
Rev 6	579022	02/12/26 Z-AI					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

PROPOSED FRONT ELEVATION

RI-CL-24-S-GW-Right / RI-CL-24-S-WW-Right

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	57.1



FULL ELEVATION

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



Scale: 1/16"=1'-0"

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BY MARRIOTT

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1237731

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PROJECT MANAGER:
ANTHONY MOLINA

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Rev 4	519710	03/13/25 Z-AV	Revised Artwork				
Rev 5	524289	04/04/25 BLB	Changed letter sets overall size to 24"				
Rev 6	579022	02/12/26 Z-AI					

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PROPOSED RIGHT ELEVATION

RI-CL-24-S-WW-Right

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	57.1



FULL ELEVATION

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



Scale: 1/16"=1'-0"

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30037

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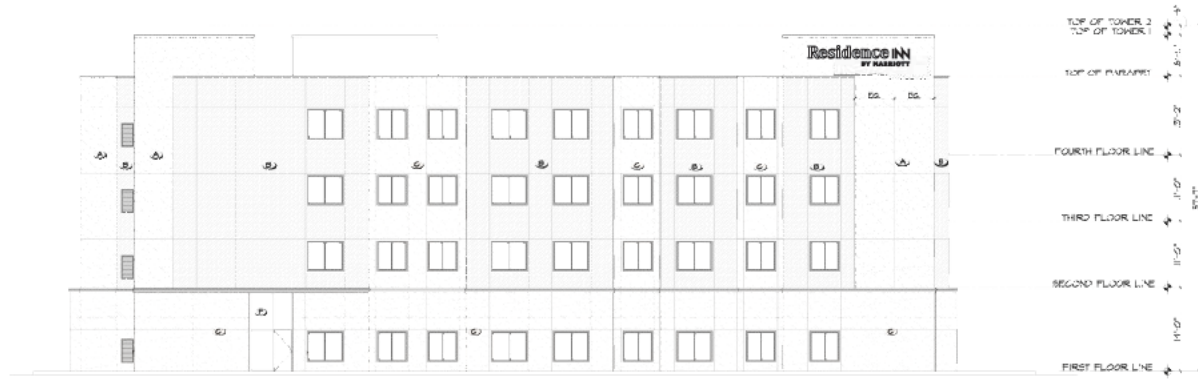
PROPOSED LEFT ELEVATION

RI-CL-24-S-WW-Right

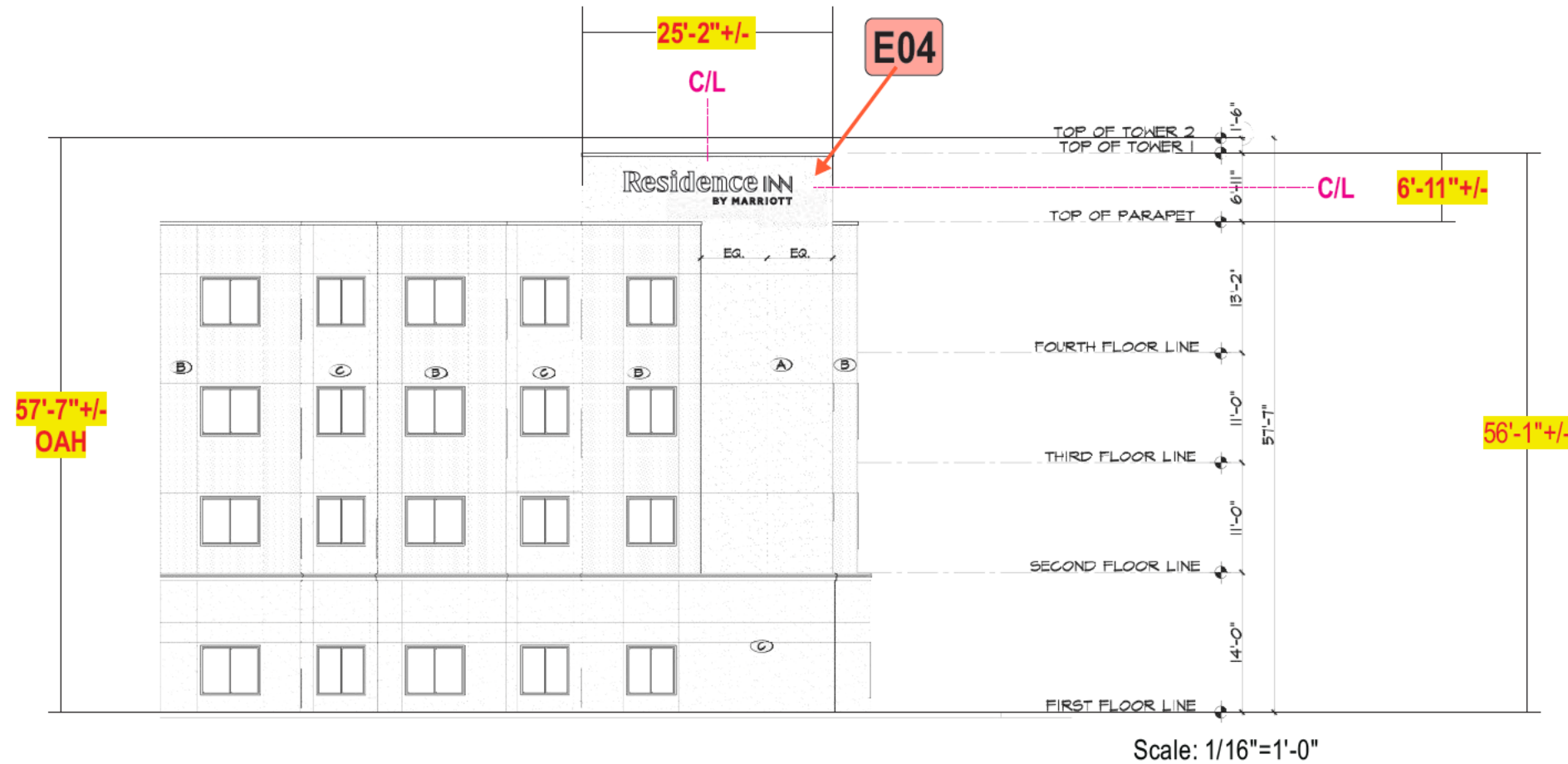
EXISTING SIGN SF:	-
PROPOSED SIGN SF:	57.1



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



FULL ELEVATION



Scale: 1/16"=1'-0"

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Rev 6	579022	02/12/26 Z-AI					

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PROPOSED REAR ELEVATION

RI-CL-24-S-WW-Right

Scale: 1/16"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	57.1



FULL ELEVATION

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



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ORDER NUMBER:
1237731

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PROJECT MANAGER:
ANTHONY MOLINA

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Rev 6	579022	02/12/26 Z-AI					

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E01 FACE LIT CHANNEL LETTERS
Scale: 1/2"=1'-0"

RI-CL-24-S-GW-Right
57.1 square feet



Channel Letter Specifications:

Construction:
.050" aluminum channel letter with .063" with aluminum backs/
1.5-2.0mm aluminum channel letter cases
3" deep returns

Face Material:
3/16" 2447 white acrylic/3-4mm 30% translucent opal acrylic
or 3/16" Plaskolite 2406 white acrylic

Decoration:
Digitally printed dual-color film to match Pantone® 425 C Gray/
digital print in Pantone® 425 C gray onto 3M Dual-Color 3635-210
White perforation vinyl film, double layer liquid lacquering

Trim Cap:
1" painted to match Pantone® 425 C Gray/factory painted trim
cap to match Pantone® 425 C Gray

Illumination:
GE 7100K White LED's as required
or Sloan Prism 24 6500K White LED's as required

Remote Power Supplies

Exterior Finish:
Paint to match Pantone® 425 C Gray/ powder coating RAL7012, satin finish

Interior Finish:
Paint reflective white/powder coating RAL9003, glossy finish

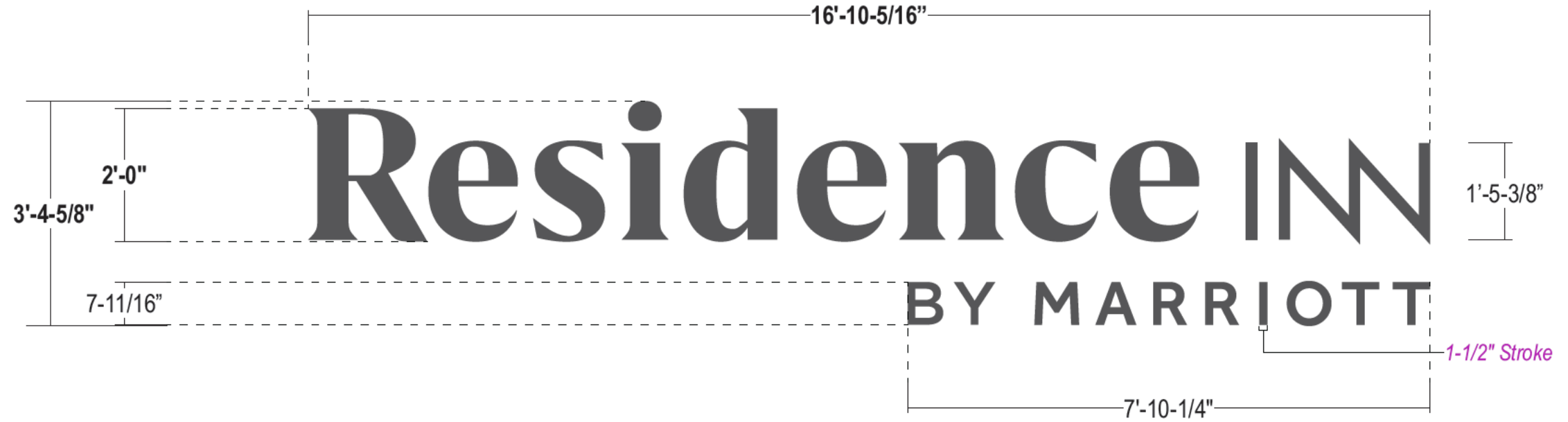
**For Channel Letters smaller than 24", the "By Marriott" size will be the same as the 24" set.*

Wall Material, Install & Quantity:

Wall Material:
Not available at time of survey

Install:
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;

Quantity:
(1) ONE SET REQUIRED FOR FRONT ELEVATION



COLOR PALETTE

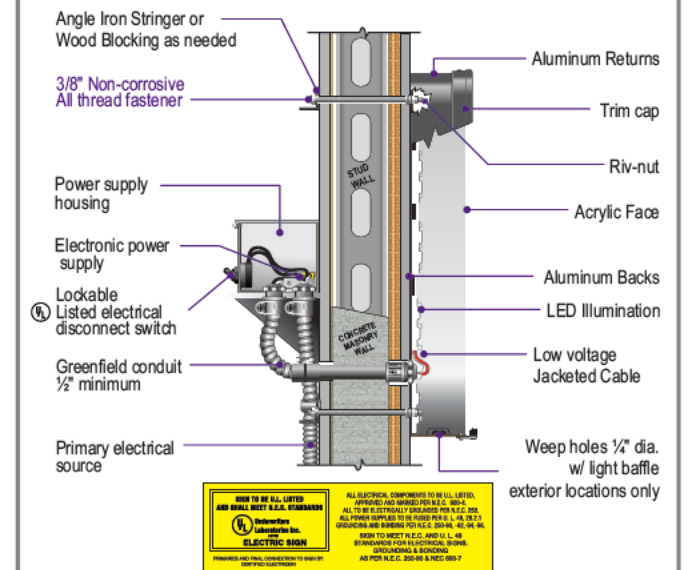
- 3M 3635-210 White Dual-Color Film w/ Pantone 425 Gray Digital Print
- Pantone 425 Gray RAL7012 Gray

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



SIMULATED NIGHT VIEW



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CLIENT: Residence INN BY MARRIOTT	PAGE NO.: 8
ADDRESS: 700 DALLAS DRIVE ROANOAKE, TX 76262	

ORDER NUMBER: 1237731	PROJECT NUMBER: 85890
SITE NUMBER: 30037	PROJECT MANAGER: ANTHONY MOLINA
ELECTRONIC FILE NAME: G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2024\TX\Residence Inn_Roanoake_Sales\Residence Inn_Roanoake_Sales R6	

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E02 FACE LIT CHANNEL LETTERS

RI-CL-24-S-WW-Right

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

57.1 square feet

E03

E04 E05 E06



Channel Letter Specifications:

Construction:
 .050" aluminum channel letter with .063" with aluminum backs/
 1.5-2.0mm aluminum channel letter cases
 3" deep returns

Face Material:
 3/16" 7328 white acrylic
 3-4mm 30% translucent opal acrylic
** For trimless letters, 7/16" 7328 white acrylic to be used*

Trim Cap:
 1" painted to match Pantone® 425 C Gray/factory painted trim cap to match Pantone® 425 C Gray

Illumination:
 GE 7100K White LED's as required
 or Sloan Prism 24 6500K White LED's as required

Remote Power Supplies

Exterior Finish:
 Paint to match Pantone® 425 C Gray/ powder coating RAL7012, satin finish

Interior Finish:
 Paint reflective white/powder coating RAL9003, glossy finish

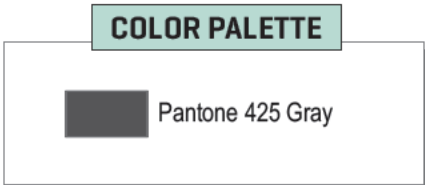
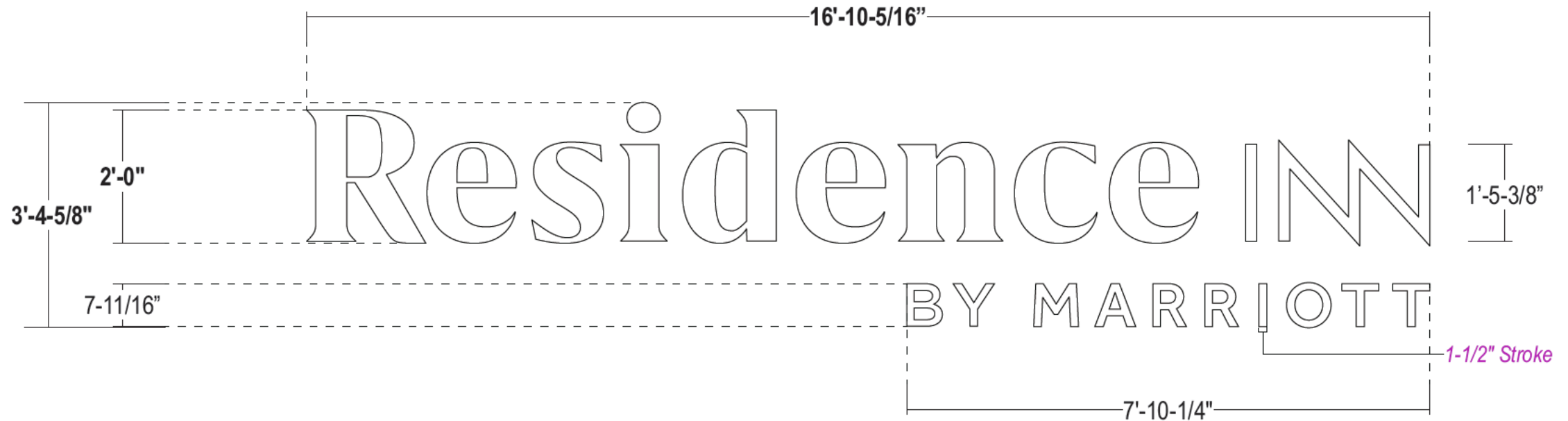
**For Channel Letters smaller than 24", the "By Marriott" size will be the same as the 24" set.*

Wall Material, Install & Quantity:

Wall Material:
 Not available at time of survey

Install:
 Thru bolted using all thread into blocking as required;
 12" standard length of threaded rod will be supplied unless otherwise noted;
 3/8" threaded rod into blocking or Stratus approved equivalent;

Quantity:
TOTAL (5) FIVE SETS REQUIRED (1) ONE FOR FRONT ELEVATION, (1) ONE FOR RIGHT ELEVATION, (1) ONE FOR LEFT ELEVATION & (2) TWO FOR REAR ELEVATION



Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

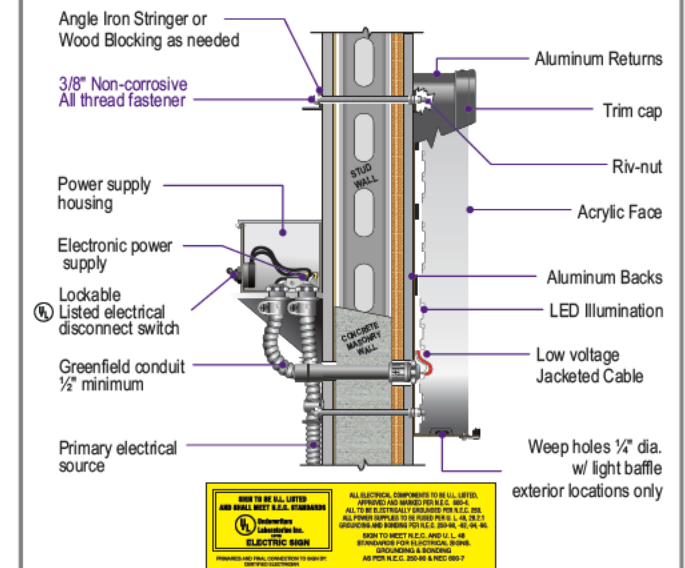
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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

SIMULATED NIGHT VIEW



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



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CLIENT: Residence INN BY MARRIOTT	PAGE NO.: 9
ADDRESS: 700 DALLAS DRIVE ROANOAKE, TX 76262	

ORDER NUMBER: 1237731	PROJECT NUMBER: 85890
SITE NUMBER: 30037	PROJECT MANAGER: ANTHONY MOLINA
ELECTRONIC FILE NAME: G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2024\TX\Residence Inn_Roanoke_Sales\Residence Inn_Roanoke_Sales R6	

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E07 D/F ILLUMINATED MONUMENT SIGN

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

RI-M6

52.6 square feet



Monument Specifications:

Construction:
Aluminum tube frame with .125" aluminum shoe-box style faces

Face Construction:
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

Face Decoration:
Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish
* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

Backer Panel:
.118" white solar grade polycarbonate/ 3mm 30% translucent opal acrylic

Retainer:
Bleed face

Illumination:
GE 7100K White LED's as required
or Sloan PrismBeam 24V 6500K White LED's as required
Power Supplies Housed within Cabinet

Exterior Finish:
Paint Pantone® 425 C Gray, satin finish/ powder coating RAL7012, satin finish
Paint Pantone® 877 C Silver, satin finish/ powder coating RAL9006, satin finish

Interior Finish:
Paint reflective white/ powder coating RAL9003, glossy finish

Pole Cover Specifications:
* Preferred method to have monument base match building hard scape (stone, brick, etc., provided by general contractor)

Construction:
Aluminum angle frame with .080" aluminum skins

Exterior Finish:
Paint Matthews 41342SP Brushed Aluminum, satin finish/ powder coating RAL9007, satin finish

Install & Quantity:
Install:
Direct burial installation to match city code & engineering requirements

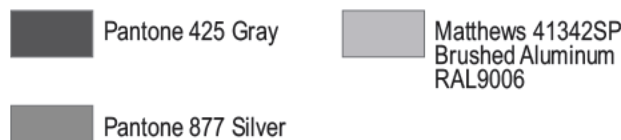
Quantity:
(1) ONE D/F ILLUMINATED MONUMENT REQUIRED SIGN

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

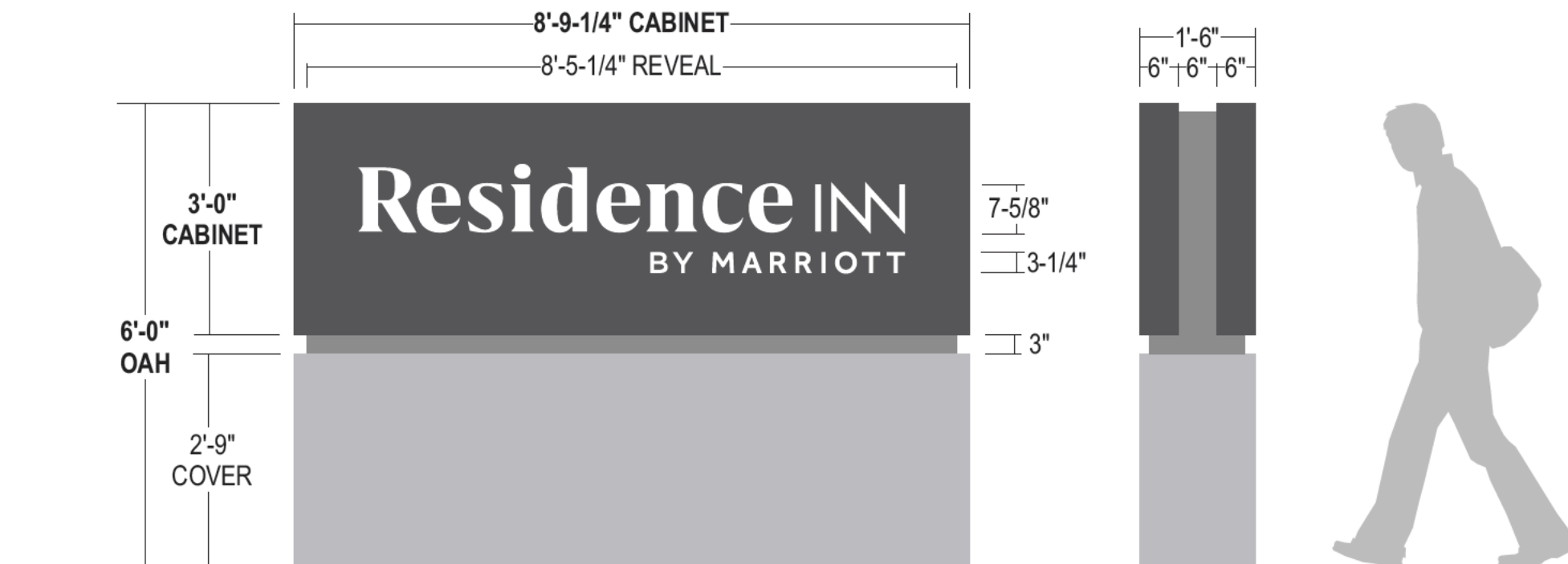
COLOR PALETTE



Paint finish to be satin unless otherwise specified



SIMULATED NIGHT VIEW



SIDES A & B MATCH

SIDE VIEW

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
Residence INN
BY MARRIOTT

ADDRESS:
700 DALLAS DRIVE
ROANOAKE, TX 76262

PAGE NO.:
10

ORDER NUMBER:
1237731

SITE NUMBER:
30037

ELECTRONIC FILE NAME:
G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2024\TX\Residence Inn_Roanoake_Sales\Residence Inn_Roanoake_Sales R6

PROJECT NUMBER:
85890

PROJECT MANAGER:
ANTHONY MOLINA

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	481964	06/24/24 Z-KA					
Rev 1	482787	06/26/24 Z-SH	Removed pylon sign				
Rev 2	483113	06/27/24 DS					
Rev 3	519306	03/11/25 Z-KE					
Rev 4	519710	03/13/25 Z-AV					
Rev 5	524289	04/04/25 BLB					
Rev 6	579022	02/12/26 Z-AI					

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