

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



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

ROANOKE PLANNING AND ZONING AGENDA
500 S OAK ST
ROANOKE, TEXAS 76262

MAY 4, 2026
7:00 PM

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 April 6, 2026.

D. NEW BUSINESS

1. **Consider and make a recommendation** on a Site Plan request by The John McAdams Company and the City of Roanoke for a hotel to be located on an approximately 3.269-acre parcel legally described as Lot 1, Block B, Roanoke City Center Addition, and generally located northeast of the intersection of Parish Lane and South Oak Street. (SP-2026-02)
2. **Hold a public hearing and make a recommendation** on a rezoning application for Lots 1 & 2, Block 1, of the Chandler-Chase Estates Addition, an Addition to the City of Roanoke, Denton County, Texas and generally located at 401 S. Walnut Street to change the zoning from Oak Street Corridor Zoning District - Neighborhood Transition Zone to Oak Street Corridor Zoning District - Civic/Mixed Use Zone (ZC-2026-02).



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**May 4, 2026
Page 2 of 3**

3. **Hold a public hearing and make a recommendation** on a rezoning application for Lots 1 & 2, Block 1, of the Chandler-Chase Estates Addition, an Addition to the City of Roanoke, Denton County, Texas and generally located at 401 S. Walnut Street to change the 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 townhome use (SUP-2026-04).
4. **Hold a public hearing and make a recommendation** on a city initiated rezoning application on approximately 57.502-Acres of land located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 57.502-Acres of Land from Single Family-7 District (SF-7) to Planned Development 2014-114 District with Single Family PD Uses. (ZC-2026-03).
5. **Hold a public hearing and make a recommendation** to consider amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, April 27, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, City Secretary



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**May 4, 2026
Page 3 of 3**

*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

Ernie Adams, Commissioner
Eric Heimbrecht, Commissioner
Pam Fenn, Commissioner



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

**MINUTES
PLANNING AND ZONING COMMISSION
APRIL 6, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

Present: Chairman Jason Kasal; Vice Chairman Don Glacy; Commissioners: Ernie Adams, Mark McCullough, Diana Smith, Eric Heimbrecht, and Pam Fenn, City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

Absent: None.

A. CALL TO ORDER

Meeting was called to order at 7:00 pm

B. PUBLIC INPUT

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No public input

C. APPROVAL OF THE MINUTES

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

Motion made by Commissioner McCullough and seconded by Commissioner Fenn to approve. Motion carried unanimously

D. OLD 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.

Applicant was available for questions

Motion by Commissioner Adams, seconded by Commissioner Heimbrecht, to approve.

Motion passed 6-1 with Vice Chairman Glacy opposing.

2. 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).

Public hearing opened at 7:14 p.m.

Staff provided overview of the item.

Public hearing closed at 7:27 p.m.

Motion by Vice Chairman Glacy to deny and seconded by Commissioner Fenn.

Motion failed 2-5 with Chairman Kasal and Commissioners Adams, McCullough, Smith, and Heimbrecht opposing.

Motion by Commissioner Adams, seconded by Vice Chairman Glacy, to approve with the instruction that the item be presented to the City Council following the May 2, 2026 Special Election and any related runoff election.

Motion passed 6-1 with Chairman Kasal opposed.

3. 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)

Public hearing opened at 7:51 p.m.

Staff provided overview of the item.

Applicant was available for questions.

Public hearing closed at 7:53 p.m.

Motion by Commissioner Heimbrecht, seconded by Commissioner Adams, to approve with the stipulation requiring 4,000 square feet of convertible retail space facing Oak Street and the clubhouse shifted to face Union Street.

Motion passed 6-1 with Vice Chairman Glacy opposed.

E. NEW BUSINESS

1. Conduct a public hearing and consider amending Chapter 12, Article I, by amending Section 12.6 of the City of Roanoke, Code of Ordinances, entitled "Definitions" by adding a definition for "Retail Sales of CBD, Tobacco, E-Cigarettes, or Non-Traditional Smoking-Related Products" and amending Chapter 12, Article VI, Section 12.661, Appendix 3, of the City of Roanoke, Code of Ordinances entitled "Use Charts" to authorize "Retail Smoke/Tobacco/CBD Stores" use with a Specific Use Permit (SUP) within the Retail (R), Light Commercial (LC), and Business Park (BP) Districts. (ZTA-2026-02)

Public hearing opened at 8:00 p.m.

Public hearing closed at 8:24 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner McCullough, to approve.
Motion passed unanimously

2. Conduct a public hearing and consider amending Chapter 12, Article VII, Division 10, of the City of Roanoke, Code of Ordinances, entitled "Special Regulations for Certain Types of Uses" by adding a new section, 12.932 entitled "Retail Smoke, Tobacco, and CBD Stores", establishing special regulations for Retail Smoke, Tobacco, and CBD Stores. (ZTA-2026-03)

Public hearing opened at 8:25 p.m.

Public hearing closed at 8:26 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner Adams, to approve.
Motion passed unanimously

F. ADJOURNMENT

Motion made by Commissioner Heimbrecht, seconded by Commissioner McCullough to adjourn the meeting at 8:27pm.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan Request SP-2026-02

MEETING DATE: May 4, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and make a recommendation on a Site Plan request by The John McAdams Company and the City of Roanoke for a hotel to be located on an approximately 3.269-acre parcel legally described as Lot 1, Block B, Roanoke City Center Addition, and generally located northeast of the intersection of Parish Lane and South Oak Street.

INFORMATION:

The City of Roanoke and John McAdams Company are requesting a site plan approval for a full-service hotel and convention center, located on a 3.269-Acre parcel which is generally located northeast of the South Oak Street and Parish Lane intersection. The hotel is proposed to be 5-stories, with a total area of 61,448 square feet. An amended plat of the property has been approved administratively.

Zoning District	Oak Street Corridor Zoning District - Civic/Mixed Use Zone. The use is permitted by-right in the Civic/Mixed-Use Zoning District.
Design	The proposed elevations indicate that the architectural standards of the Zoning District will be met.
Landscape	The proposed landscape plan indicates that all landscaping requirements will be met.
Civil Construction	The Civil Construction plans have been accepted by the City.
Parking	315 spaces are required. The site plan indicates a total of 343 parking spaces are provided. 298 will be located in the parking garage, with an additional 45 parallel and angled spaces provided.

STAFF RECOMMENDATION:



AGENDA ITEM

Staff recommends approval of the site plan.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2026-02 SITE PLAN
2. SP-2026-02 Elevations
3. SP-2026-02 Landscape Plans
4. SP-2026-02 Acceptance Letter



CLIENT

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DALLAS, TX 75231
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CLIENT

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ROANOKE HOTEL

SITE PLAN
500 S OAK STREET
LOT 1, BLOCK B
3.269 ACRES IN THE
M.E.P & P. R.R. SURVEY, ABSTRACT NO. 923
HOOVER SURVEY, ABSTRACT NO. 603
CITY OF ROANOKE
DENTON COUNTY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF
CLIENT REVIEW

CLIENT REVIEW

UNDER THE AUTHORITY OF
MATTHEW G. ST. MARIE P.E.
110328 ON 04.10.2026
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED
PLANS SHALL BE ISSUED
PRIOR TO THE RELEASE FOR
CONSTRUCTION.

REVISIONS

NO.	DATE	
1	02. 03. 2006	1ST SITE PLAN SUBMITTAL
2	03. 20. 2006	2ND SITE PLAN SUBMITTAL
2	04. 10. 2006	3RD SITE PLAN SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC25258
FILENAME	SPEC25258 \$1.dwg
CHECKED BY	MCSM
DRAWN BY	NW
SCALE	1" = 30'
DATE	02.03.2026
SHEET	

SITE PLAN

SP08



BENCHMARK NOTES

TERMINI - BOX OUT ON INLET
N: 7047711.682
E: 2357814.922
ELEV: 648.933

COORDINATES SHOWN HEREON ARE OF
SURFACE VALUE. APPLY A SCALE
FACTOR OF 0.9990597884 FOR GRID
VALUES.

SEE SHEET CD-01 FOR GENERAL NOTES

SITE LEGEND

PROPERTY LINE	_____	RIGHT-OF-WAY LINE	_____
LOT LINE	_____	EXISTING GAS LINE	_____
	_____	EXISTING WATER LINE	_____
	_____	EXISTING SEWER LINE	_____
	_____	EXISTING STORM LINE	_____
	_____	EXISTING UNDERGROUND ELECTRIC	_____
	_____	PROPOSED WATER LINE	_____
	_____	EXISTING STD. F.H.	
	_____	EXISTING WATER METER	
	_____	EXISTING WATER VALVE	
	_____	EXISTING IRRIGATION CONTROL VALVE	
	_____	PROPOSED STD. F.H.	
	_____	PROPOSED FDC	
	_____	EXISTING LIGHT POLE	
	_____	PROPOSED LIGHT POLE	

PAVEMENT SPECIFICATION LEGE

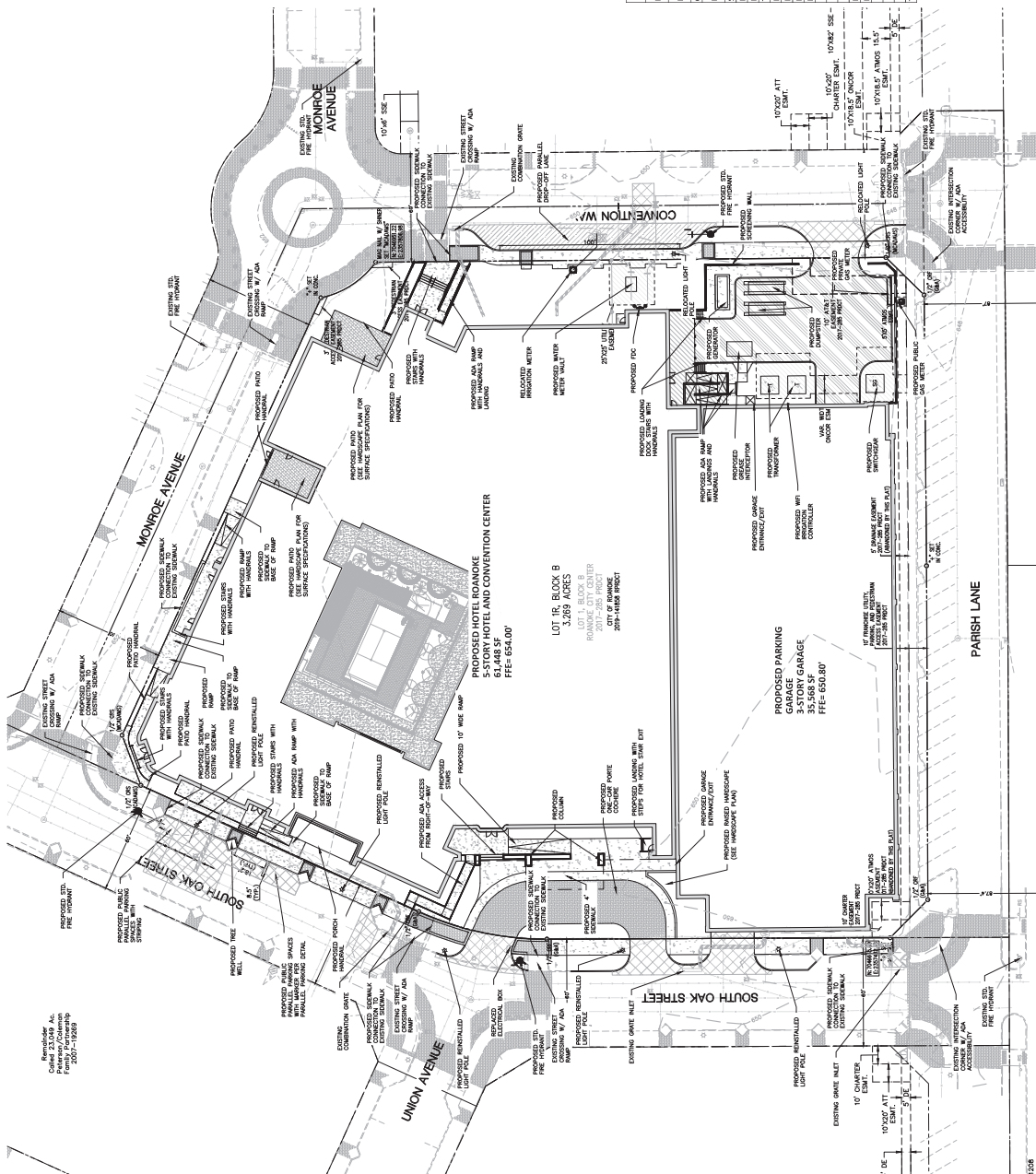
	LOADING DOCK PAVEMENT
	STREET AND DRIVEWAY PAVEMENT
	DOCK-DECK BRICK PAVING
	DOCK-DECK STUMPED AND STAINED CONCRETE
	SEWERAL PAVEMENT
	ENHANCED PEDESTRIAN CONCRETE
	LANDING PAVEMENT (DESIGNED BY STRUCTURAL)

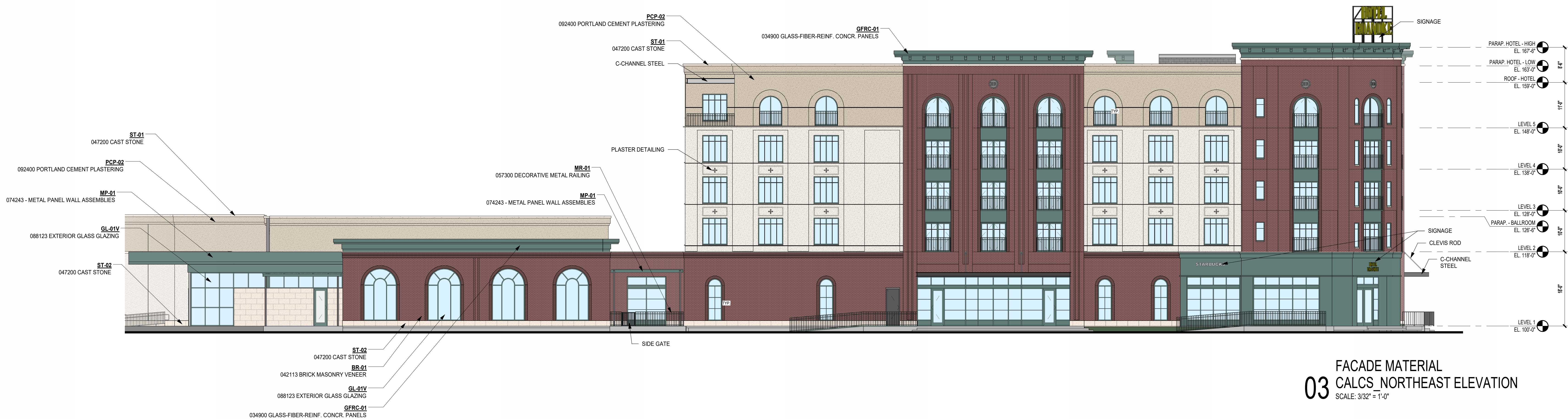
Site Data Table

	EXISTING ZONING	OAK STREET CORRIDOR ZONING DISTRICT
	PROPOSED ZONING	OAK STREET CORRIDOR ZONING DISTRICT
	GROSS AREA	3,899 AC (162,307.64 SQ. FT.)
	PARKING SPACES	
	SQUARE FOOTAGE FOR USE	
	FULL SERVICE HOTEL	166,689
	PARKING (STRUCTURED)	106,704
	TOTAL BUILDING AREA (SQ. FT.)	272,773
	LOT COVERAGE	68%
	MINIMUM BUILDING HEIGHT	59' DOOF (65.3' WITH PARAPET)
	PARKING RATIO PER CITY ORDINANCE	(ONE) (1) PER 4,500 SF.
	OFFICE OR BUSINESS PLACE	(ONE) (1) PER 100 SQUARE FEET OF FLOOR AREA
	OTHER OFFICE, BUSINESS, OR PROFESSIONAL	(ONE) (1) PER 100 SQUARE FEET OF FLOOR AREA
	REQUIRED PARKING	115
	STRUCTURED PARKING	298
	ADJACENT PARALLEL SPACES	14
	ADJACENT ANGLED SPACES	31

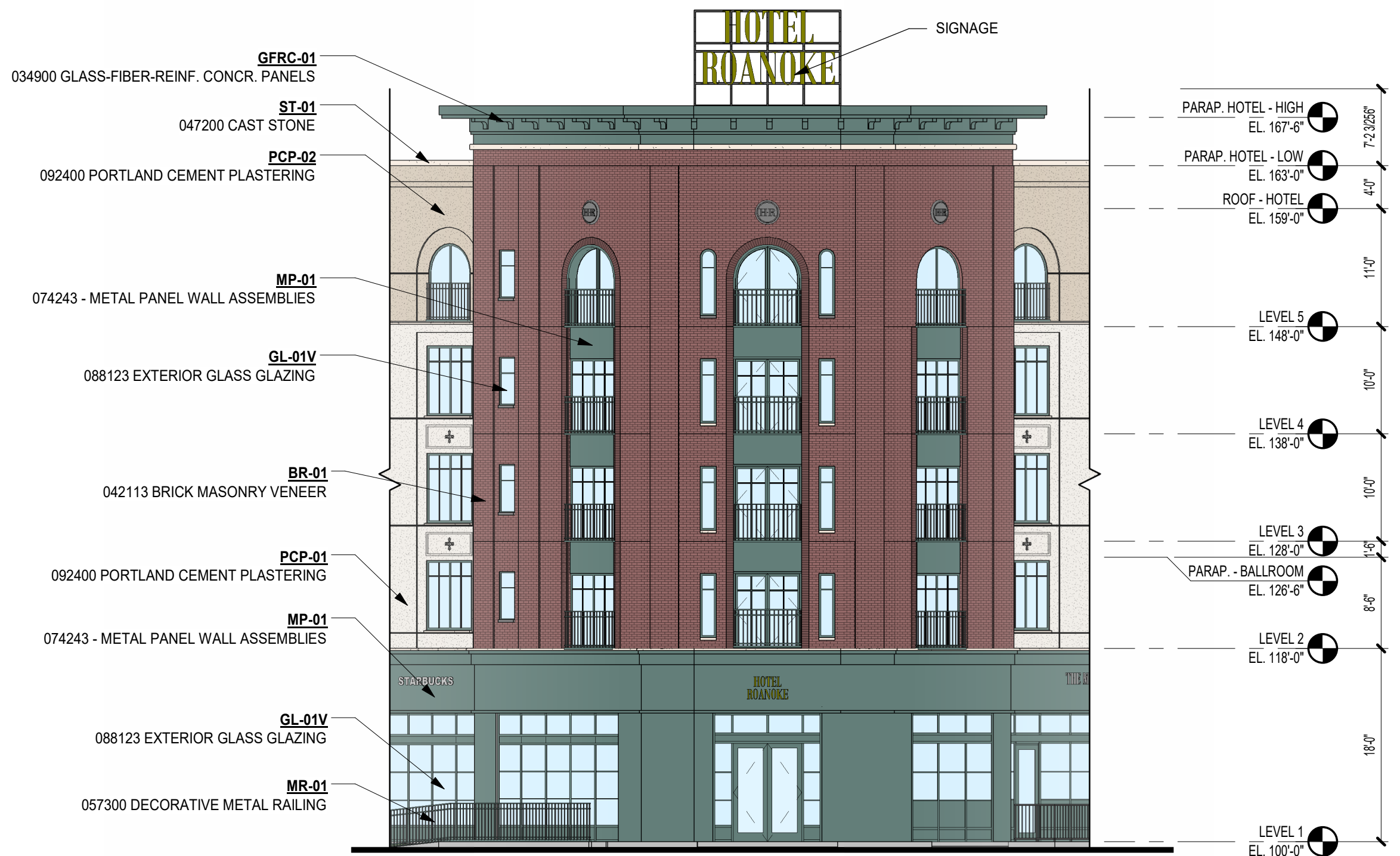
SITE PLAN NOTES:

- CONTRACTOR TO ENSURE ALL EXTERIOR STEPS ARE PLACED OUTSIDE OF THE INSIDE-OF-WAY.





03 FACADE MATERIAL CALCS_NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

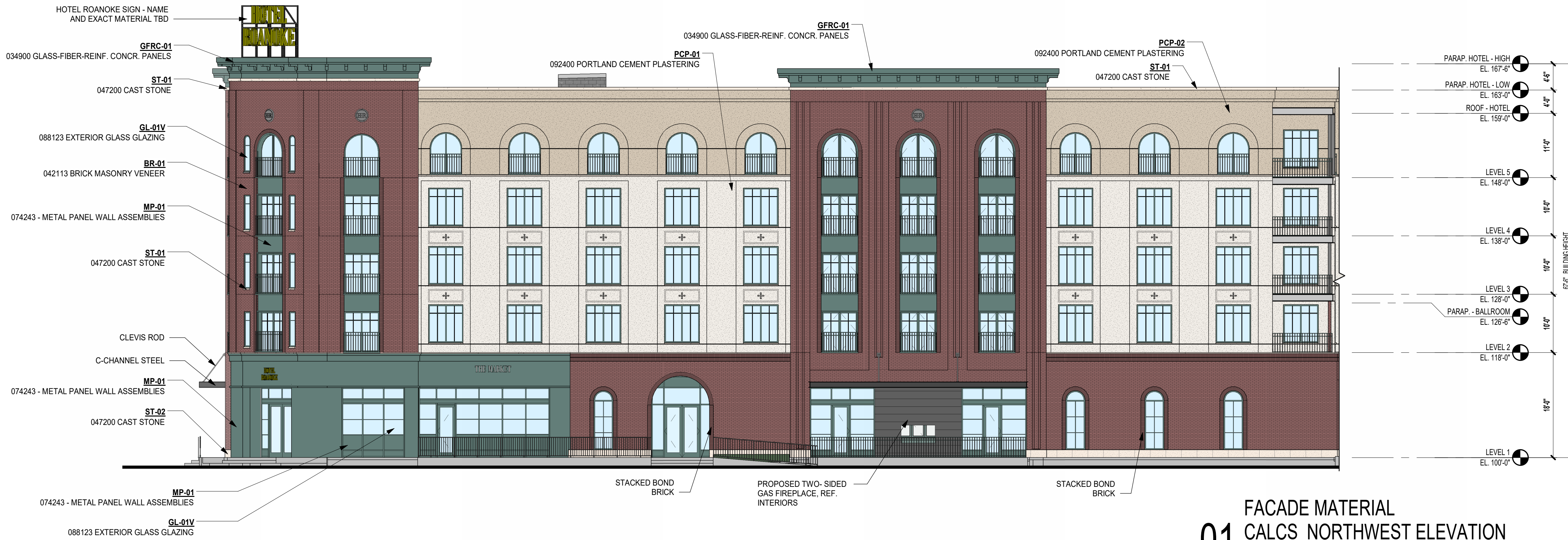


02 FACADE MATERIAL CALCS_FRONT CORNER ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL PERCENTAGE - NORTHEAST ELEVATION		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	30.75%	4,467.98
STUCCO	31.77%	4,616.61
METAL PANEL	6.77%	984.15
GLASS FIBER REINFORCED CONCRETE	4.10%	595.49
CAST STONE	5.18%	752.82
GLAZING	21.43%	3,114.80
TOTAL SF		14,531.85

MATERIAL PERCENTAGE - FRONT CORNER ELEVATION		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	36.46%	385.51
STUCCO	0%	0.00
METAL PANEL	19.68%	208.09
GLASS FIBER REINFORCED CONCRETE	9.89%	104.56
CAST STONE	2.57%	27.21
GLAZING	31.41%	332.10
TOTAL SF		1,057.47

MATERIAL PERCENTAGE - NORTHWEST ELEVATION		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	27.10%	3,463.78
STUCCO	39.64%	5,064.55
METAL PANEL	6.23%	795.46
GLASS FIBER REINFORCED CONCRETE	2.89%	369.8
CAST STONE	2.40%	306.54
GLAZING	21.72%	2,774.67
TOTAL SF		12,774.80



01 FACADE MATERIAL CALCS_NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



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Arch: W. Lane Acree Reg. No.: 24725

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DALLAS, TX 75254
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mep engineer
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food service consultant
WORRELL DESIGN
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project
ROANOKE HOTEL & CONVENTION
CENTER
600 S OAK STREET, ROANOKE, TX 76262

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original issue

SITE PLAN 01/30/2026

revisions

1 2ND SUBMITTAL 03/20/2026

title
FACADE MATERIAL CALC
ELEVATIONS

project number 23069.101

date 03/20/2026

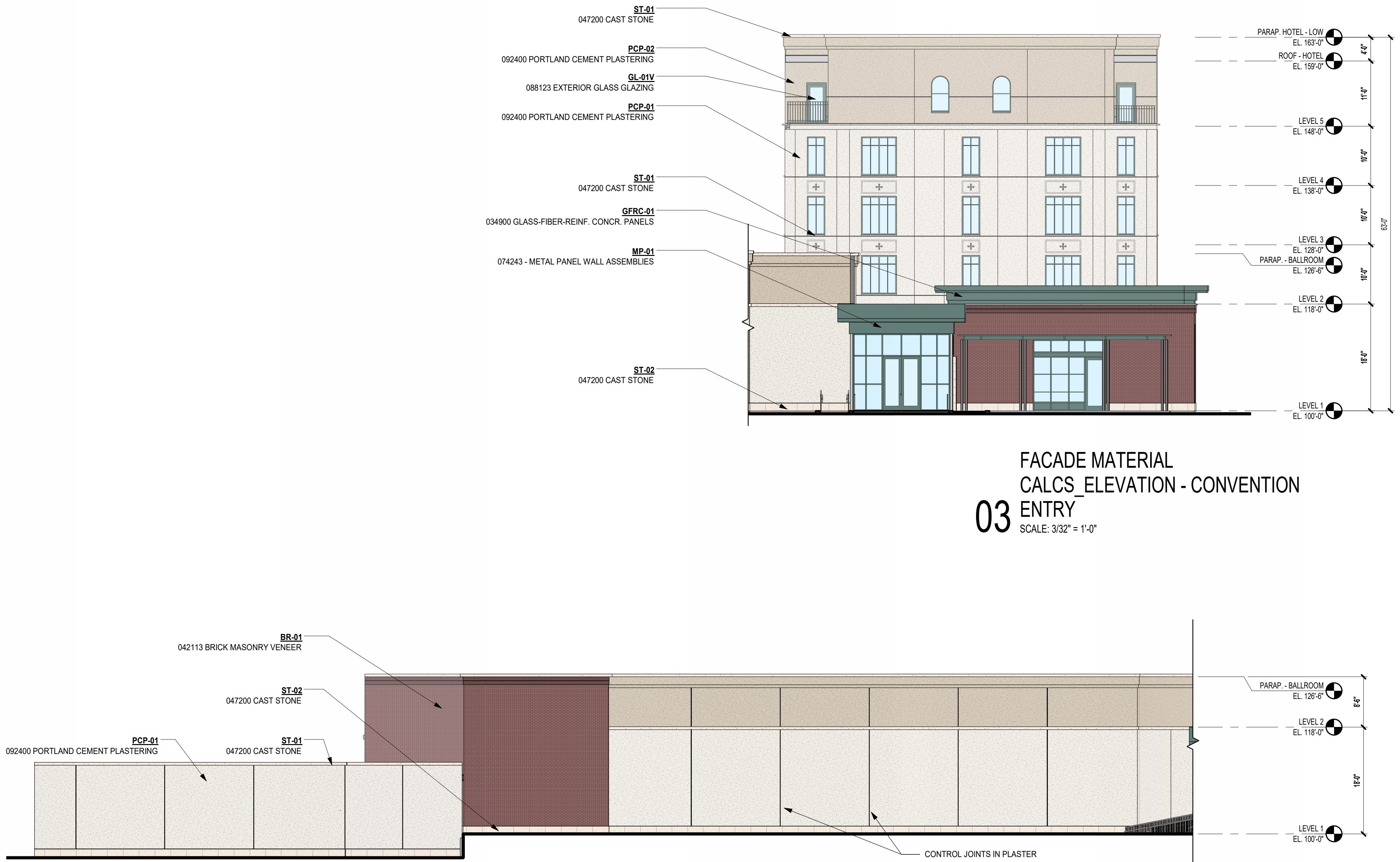
sheet

SP30

MATERIAL PERCENTAGE - EAST ELEVATION (CONVENTION ENTRY)		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	11.03%	521.92
STUCCO	62.89%	2,975.00
METAL PANEL	2.67%	126.42
GLASS FIBER REINFORCED CONCRETE	3.94%	186.57
CAST STONE	2.80%	132.52
GLAZING	16.65%	787.77
TOTAL SF		4,730.20

MATERIAL PERCENTAGE - EAST ELEVATION (CONVENTION DROP)		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	16.38%	956.38
STUCCO	75.45%	4,406.39
METAL PANEL	0.48%	28
GLASS FIBER REINFORCED CONCRETE	0.00%	0
CAST STONE	7.69%	449.2
GLAZING	0.00%	0.00
TOTAL SF		5,839.97

MATERIAL PERCENTAGE - WEST ELEVATION (PORTE COCHERE)		
MATERIAL	% OF TOTAL SF	SQUARE FOOTAGE (SF)
BRICK	23.97%	1,886.41
STUCCO	34.50%	2,714.98
METAL PANEL	3.83%	301.25
GLASS FIBER REINFORCED CONCRETE	2.44%	192
CAST STONE	17.43%	1371.58
GLAZING	17.84%	1,403.64
TOTAL SF		7,869.86



03
FACADE MATERIAL
CALCS_ELEVATION - CONVENTION
ENTRY
SCALE: 3/32" = 1'-0"

02
FACADE MATERIAL CALCS_ EAST
ELEVATION - CONVENTION DROP
SCALE: 3/32" = 1'-0"



01
FACADE MATERIAL CALCS_ WEST
ELEVATION - PORTE COCHERE
SCALE: 3/32" = 1'-0"



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CENTER

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original issue

1/30/2026

revisions

1 2ND SUBMITTAL 03/20/2026

title

FACADE MATERIAL CALC

ELEVATIONS

project number

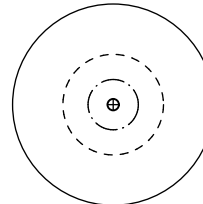
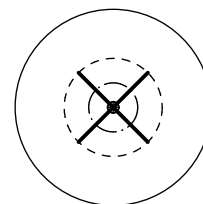
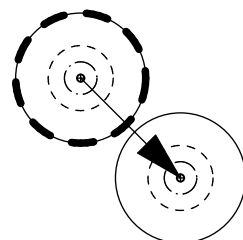
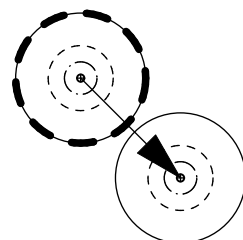
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date

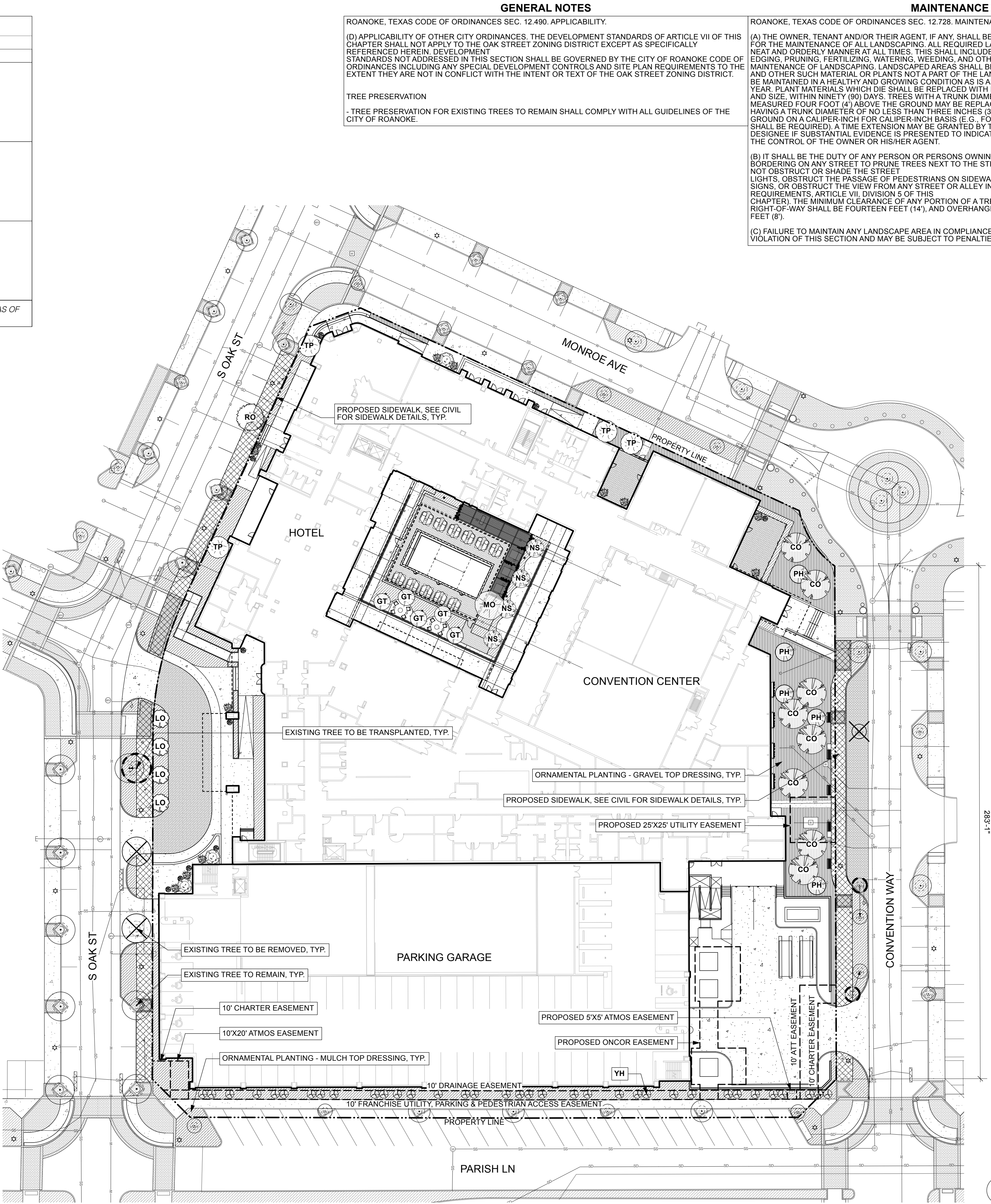
03/20/2026

sheet

SP31

LANDSCAPE DATA			EXISTING TREE LEGEND	
PERIMETER LANDSCAPE	REQUIRED	PROVIDED	TREE GRAPHICS	
NO SPECIFIC PERIMETER PLANTING REQUIREMENTS FOR THE OAK STREET CORRIDOR ZONING DISTRICT.	0 SF	15,596 SF		EXISTING TREE TO BE PRESERVED (19 QTY.)
NUMBER OF TREES - REQUIRED AT 50' ON CENTER ALONG PUBLIC STREET FRONTS (EXCLUDING ALLEYS) (MIN. 3" GAUPE TREE MEASURED AT 6" ABOVE GROUND LEVEL)	29	34"		
*COUNT INCLUDES EXISTING TREES TO BE PRESERVED				EXISTING TREE TO BE REMOVED (3 QTY.)
INTERIOR LANDSCAPE	REQUIRED	PROVIDED		
NO SPECIFIC INTERIOR PLANTING REQUIREMENTS FOR THE OAK STREET CORRIDOR ZONING DISTRICT.	0 SF	1,369 SF		EXISTING TREE TO BE TRANSPLANTED (3 QTY.)
NUMBER OF TREES	0	10		
NON-VEHICULAR LANDSCAPE	REQUIRED	PROVIDED		
NO SPECIFIC NON-VEHICULAR PLANTING REQUIREMENTS FOR THE OAK STREET CORRIDOR ZONING DISTRICT.	0 SF	0 SF		EXISTING TREE TO BE TRANSPLANTED (3 QTY.)
NUMBER OF TREES	0	0		
TOTAL SITE AREA DEVOTED TO LANDSCAPE	10%		ADDITIONAL TREE SURVEY INFORMATION PENDING AS OF 3/26	

PLANTING SCHEDULE							
TREES							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPACING	SIZE	PLANTED HT
	CO	8	CHINQUAPIN OAK	Quercus muehlenbergii	PER PLAN	3" CAL	12'0"
	GT	5	GINKGO TREE	Ginkgo biloba	PER PLAN	24" BOX	10'0"
	LO	4	LACEY OAK	Quercus laceyi	PER PLAN	3" CAL	10'0"
	MO	1	MONTERREY OAK	Quercus polymorpha	PER PLAN	100 GAL	12'0"
	PH	4	POSSUMHAW HOLLY	Ilex decidua	PER PLAN	45 GAL	8'0"
	RO	1	RED OAK	Quercus shumardii	PER PLAN	3" CAL	12'0"
	TP	4	TEXAS PERSIMMON	Diospyros texana	PER PLAN	45 GAL	6'0"
	YH	36	YAUPON HOLLY	Ilex vomitoria	PER PLAN	65 GAL	9'0"
TALL SHRUBS							
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	NS	4	NELLIE R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	PER PLAN	65 GAL	8'0"
PLANTING AREAS							
SYMBOL	QTY	NAME	NOTES				
	10,820 SF	ORNAMENTAL PLANTING - MULCH TOP DRESSING	50% SHRUBS + 28% GRASSES + 20% PERENNIALS + 2% VINES				
	6,350 SF	ORNAMENTAL PLANTING - GRAVEL TOP DRESSING	50% SHRUBS + 28% GRASSES + 20% PERENNIALS + 2% VINES				
PLANTING AREA SCHEDULE							
SHRUBS							
COMMON NAME	BOTANICAL NAME	SPACING	SIZE	PLANTED HT			
BOXWOOD (GLOBE)	Buxus microphylla var. japonica	2'0"	30 GAL	2'0"			
BOXWOOD (GLOBE)	Buxus microphylla var. japonica	1'6"	15 GAL	1'6"			
DWARF PALMETTO	Sabal minor	4'0"	15 GAL	2'6"			
DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	3'4"	7 GAL	2'0"			
JAPANESE ARALIA	Fatsia japonica	2'6"	5 GAL	2'0"			
PINEAPPLE GUAVA	Feijoa sellowiana	4'0"	15 GAL	3'4"			
PERENNIALS							
COMMON NAME	BOTANICAL NAME	SPACING	SIZE	PLANTED HT			
BLACKFOOT DAISY	Melampodium leucanthum	2'0"	1 GAL	6"			
GIANT LEOPARD PLANT	Fatragium japonicum var. giganteum	2'0"	3 GAL	1'6"			
GIANT WIDELEAF HESPERALOE	Hesperaloe funifera ssp. chiangii	4'0"	15 GAL	3'0"			
HENRY DUELBERG MEALY SAGE	Salvia farinacea 'Henry Duelberg'	1'8"	1 GAL	1'0"			
HOLLY FERN	Cyrtomium falcatum	2'0"	3 GAL	1'3"			
HOT LIPS SALVIA	Salvia microphylla 'Hot Lips'	2'6"	3 GAL	1'0"			
LAMB'S EAR	Stachys byzantina	1'3"	1 GAL	6"			
SOFT LEAF YUCCA	Yucca recurvifolia	3'0"	7 GAL	1'6"			
TROPICAL GIANT SPIDER LILY	Hymenocallis caribaea 'Tropical Giant'	3'0"	3 GAL	1'8"			
WOOD FERN	Thelypteris kunthii	1'8"	1 GAL	1'3"			
GRASSES							
COMMON NAME	BOTANICAL NAME	SPACING	SIZE	PLANTED HT			
BERKELEY SEDGE	Carex divulsa	1'3"	1 GAL	6"			
LITTLE BLUESTEM	Schizachyrium scoparium	1'3"	1 GAL	10"			
LITTLE KITTEN MAIDEN GRASS	Miscanthus sinensis 'Little Kitten'	3'0"	3 GAL	1'3"			
SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	4'0"	5 GAL	2'6"			
SIDEOATS GRAMA	Bouteloua curtipendula	1'6"	1 GAL	10"			
VINES							
COMMON NAME	BOTANICAL NAME	SPACING	SIZE	PLANTED HT			
CROSSVINE	Bignonia capreolata	5'0"	5 GAL	2'6"			
EVERGREEN CLEMATIS	Clematis armandii	5'0"	5 GAL	2'6"			
FIG IVY	Ficus pumila	1'8"	1 GAL	1'0"			
HACIENDA CREEPER	Parthenocissus 'Hacienda Creeper'	3'0"	5 GAL	2'6"			
STAR JASMINE	Trachelospermum jasminoides	5'0"	5 GAL	2'6"			



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project
ROANOKE HOTEL & CONVENTION CENTER
ROANOKE, TX

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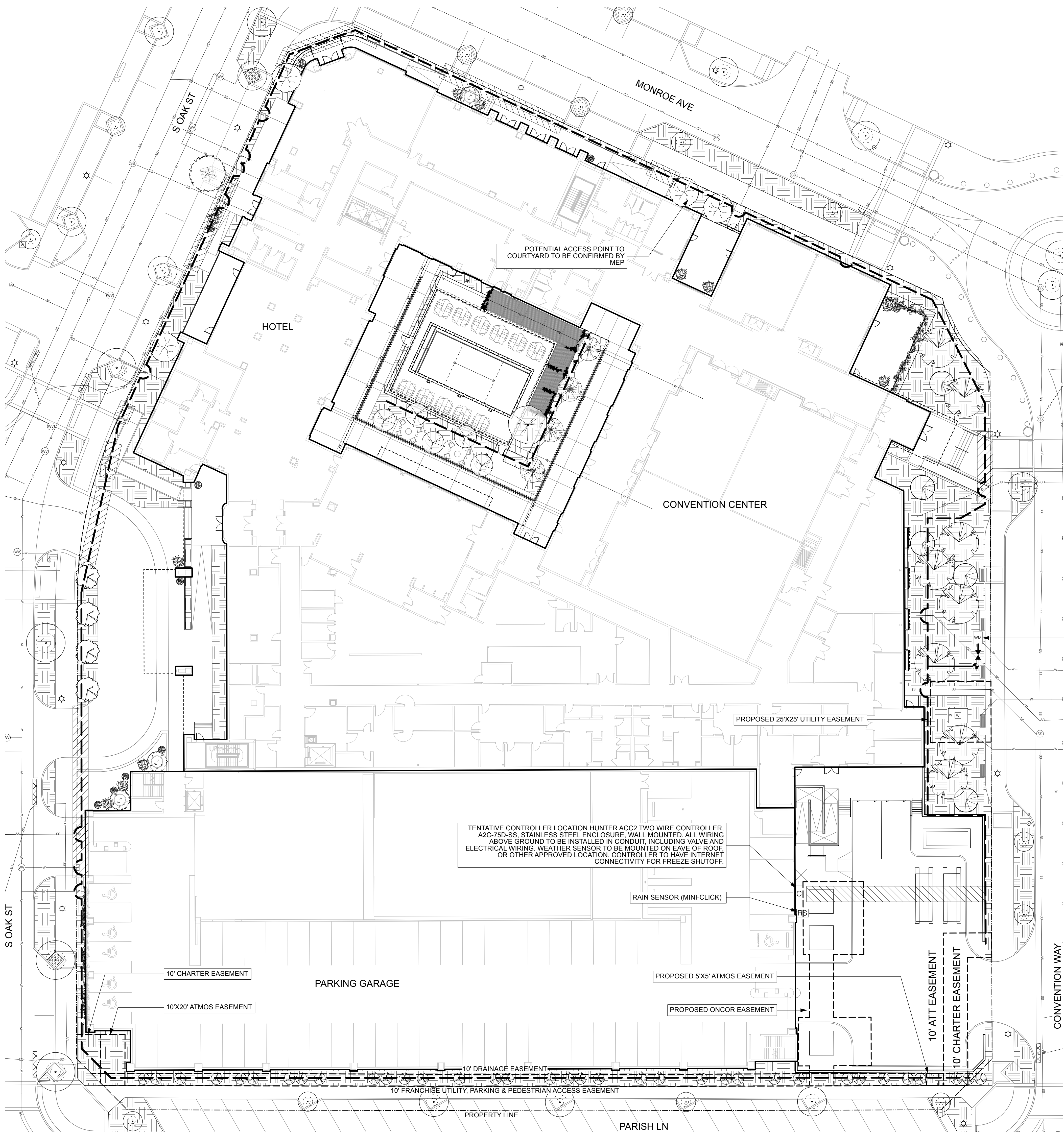
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revisions
3RD SUBMITTAL 4/10/2026



title
LANDSCAPING PLAN

project number 23069.100
date 4/10/2026
sheet

SP32



LEGEND

- MASTERVERVE
- BACKFLOW
- WM
- WATER METER (POINT OF CONNECTION)
- C
- CONTROLLER - FINAL LOCATION IS TO BE DETERMINED BY OWNER OR REPRESENTATIVE AFTER CONSULTING WITH PROJECT ARCHITECT
- RS
- RAIN SENSOR (MINI-CLICK)
- MAINLINE - USE SCH 40 PVC PIPE AS DESIGNATED ON PLANS
- IRRIGATION SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING. WHERE REQUIRED, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE OR AS DESIGNATED ON PLANS.
- LANDSCAPE PLANTING AREAS

GENERAL NOTES

IRRIGATION NOTES:

- ALL LANDSCAPE PLANTING PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- ALL TREES TO BE ON BUBBLER ZONES. ALL OTHER LANDSCAPE AREAS TO BE ON DRIP TUBING ZONES.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
- PROVIDE AN EXTRA 2" SCH 40 PVC SLEEVE LOCATIONS TO ALLOW FOR ELEC. VALVE WIRING FROM CONTROLLER.
- IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF ROANOKE, THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
- CONTRACTOR TO CALL 811 TO LOCATE ANY UTILITIES AND UNDERGROUND STRUCTURES.

- 1" IRRIGATION METER (POINT OF CONNECTION)
- 1" ISOLATION VALVE
- 1" BACKFLOW
- 1" MASTER VALVE



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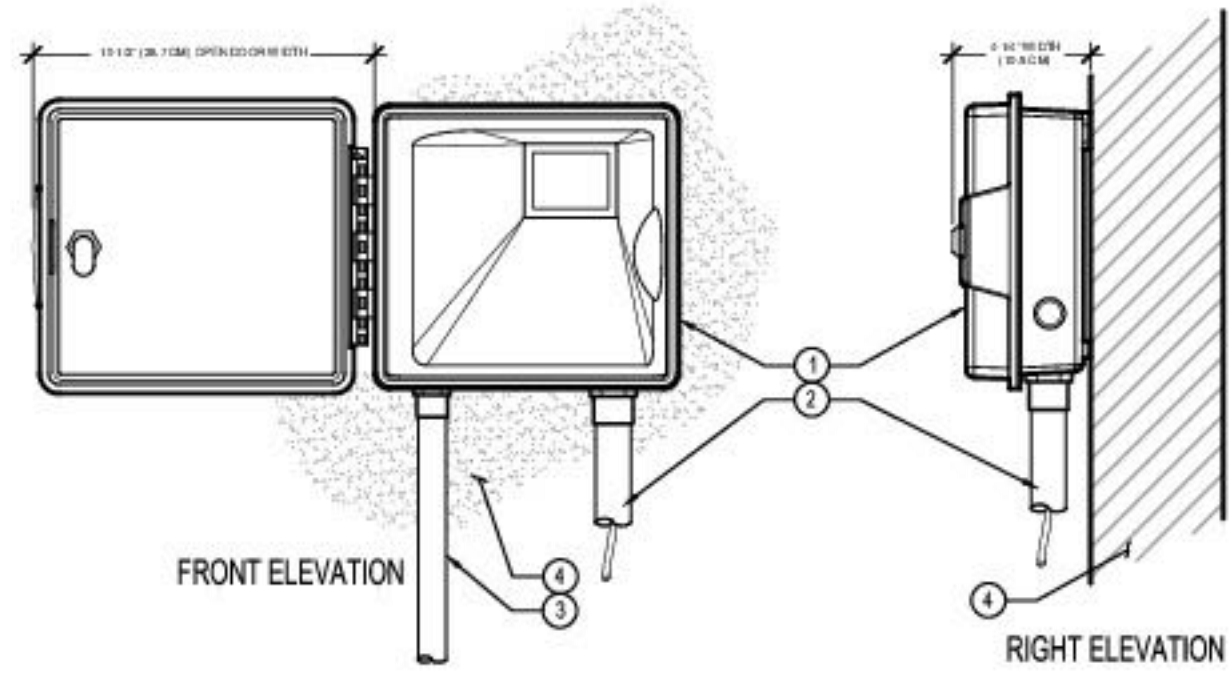
IRRIGATION MAINLINE & SLEEVING DIAGRAM

project number 23069.100

date 4/10/2026

sheet

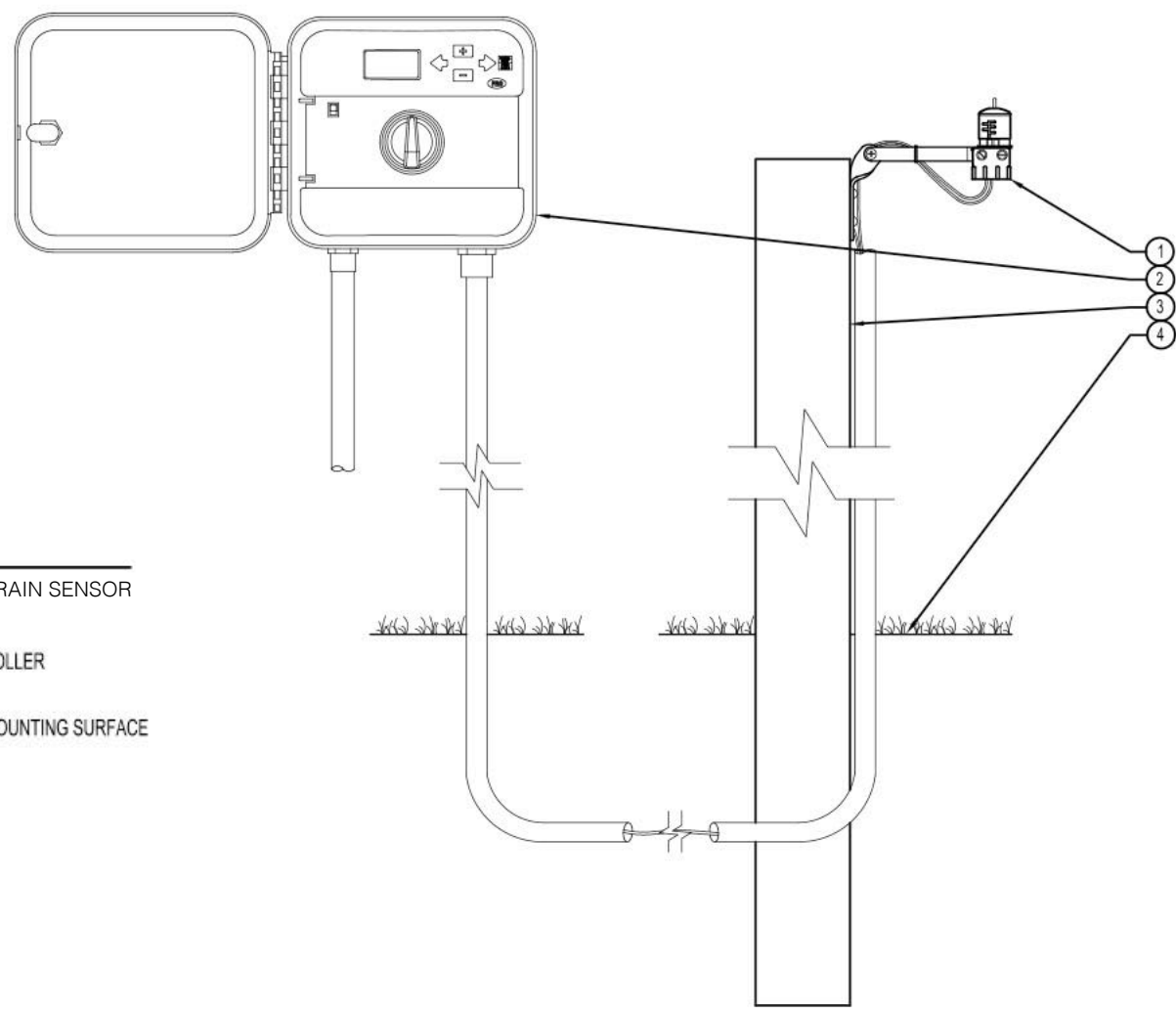
SP34



- LEGEND:**
- 1 IRRIGATION CONTROLLER (PRO-HC) PER PLAN
 - 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 - 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- NOTE:** MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDING 110 VAC POWER SOURCE
- NOTE:** CONTROLLER IS CONNECTED TO WIFI AND USES WEATHER FORECASTING TO PROHIBIT WATERING DURING FREEZING TEMPERATURES.

1 IRRIGATION CONTROLLER

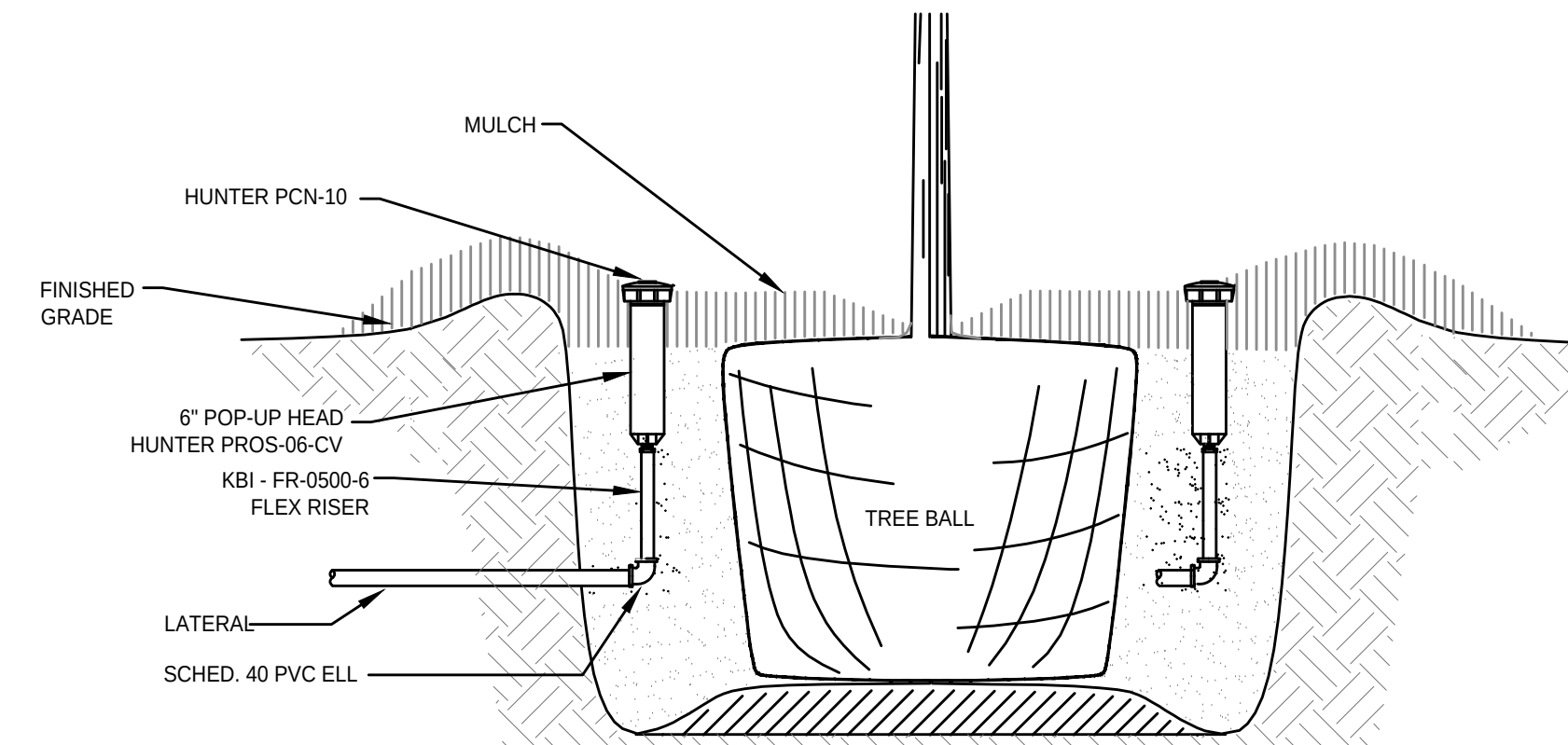
Scale: NTS



- LEGEND:**
- 1 MINI-CLICK SENSOR / RAIN SENSOR
 - 2 WALL MOUNT CONTROLLER
 - 3 POST OR SUITABLE MOUNTING SURFACE
 - 4 FINISHED GRADE

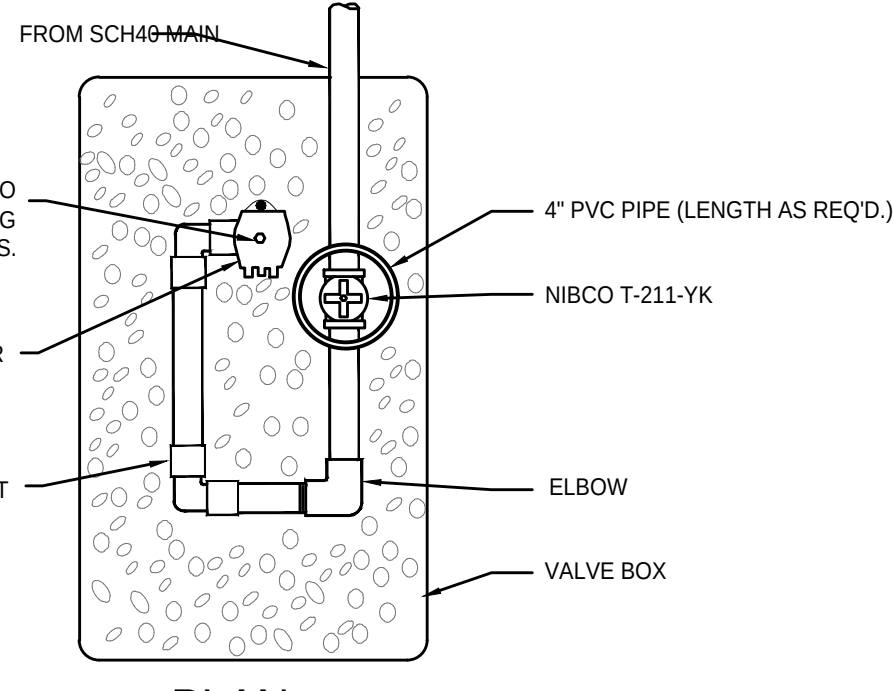
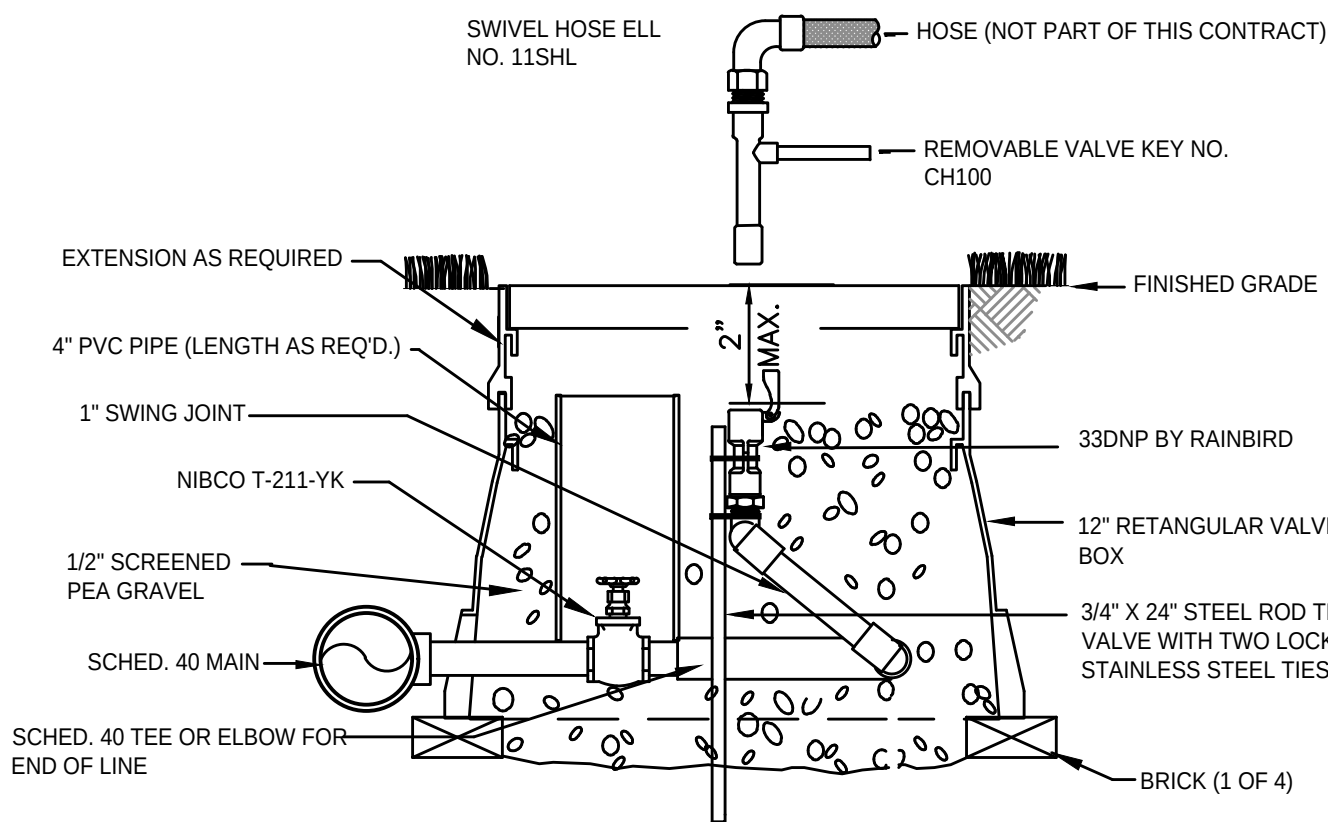
2 MINI-CLICK W/ GENERIC WALL MOUNT CONTROLLER

Scale: NTS



3 BUBBLERS AT TREE - SECTION

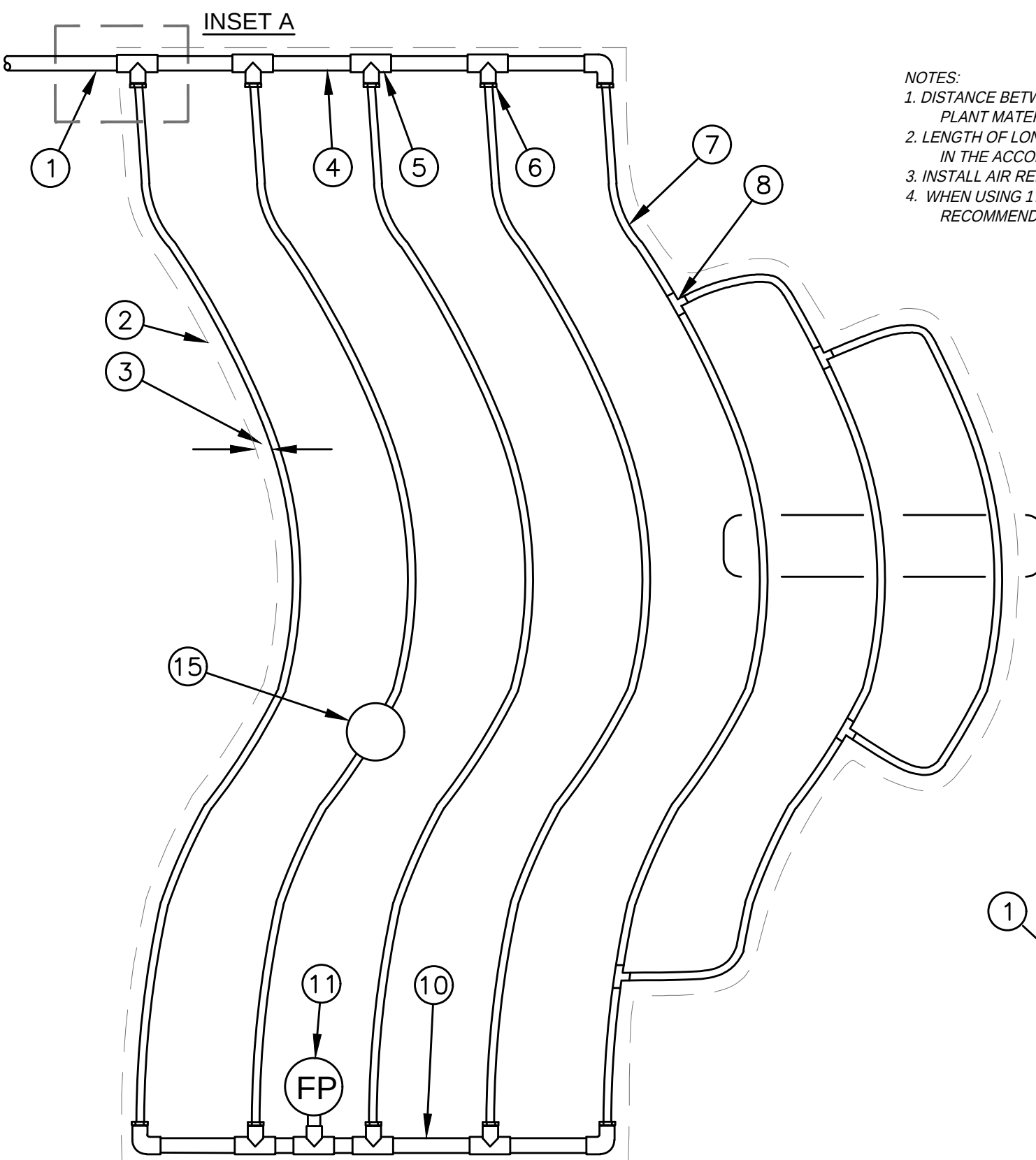
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PLAN

4 QUICK-COUPLING VALVE

Scale: NTS

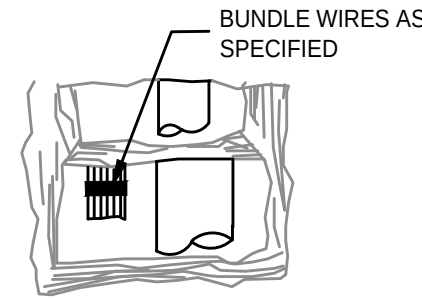


- NOTES:**
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIPLINE.
 4. WHEN USING 1/2\"/>

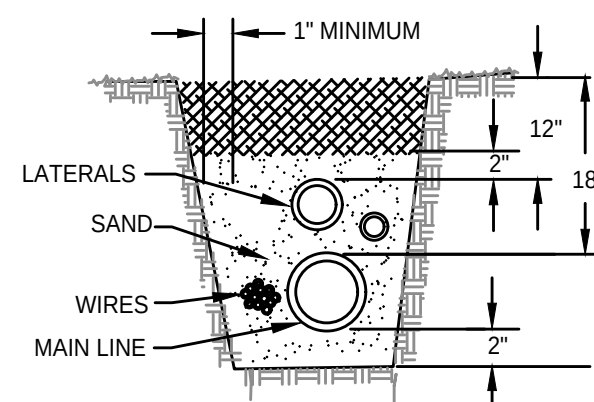
- 1 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 PERIMETER OF AREA
- 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2\"/>
- 4 PVC SUPPLY MANIFOLD
- 5 PVC SCH 40 TEE OR EL (TYPICAL)
- 6 BARB X MALE FITTING.
- 7 SUB-SURFACE DRIPLINE: RAINBIRD XFSP 06-18, 18\"/>
- 8 BARB X BARB INSERT TEE.
- 9 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 10 PVC FLUSH HEADER
- 11 AUTOMATIC FLUSH VALVE
- 12 PVC RISER PIPE
- 13 TURF OR MULCH
- 14 FINISH GRADE
- 15 1/2\"/>

6 DRIP ZONE IRREGULAR CURVES LAYOUT

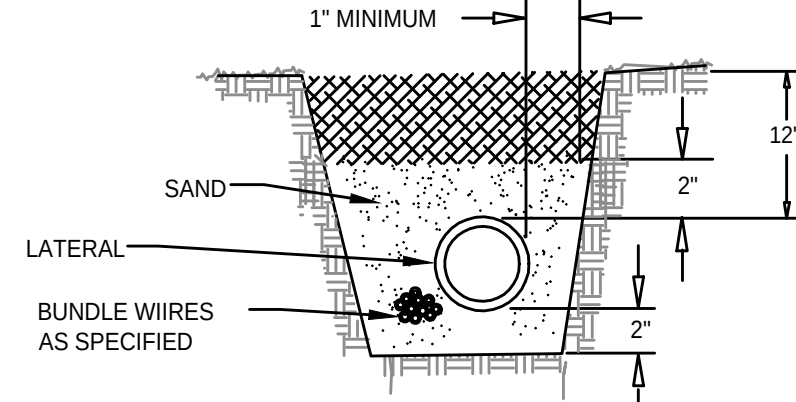
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PLAN



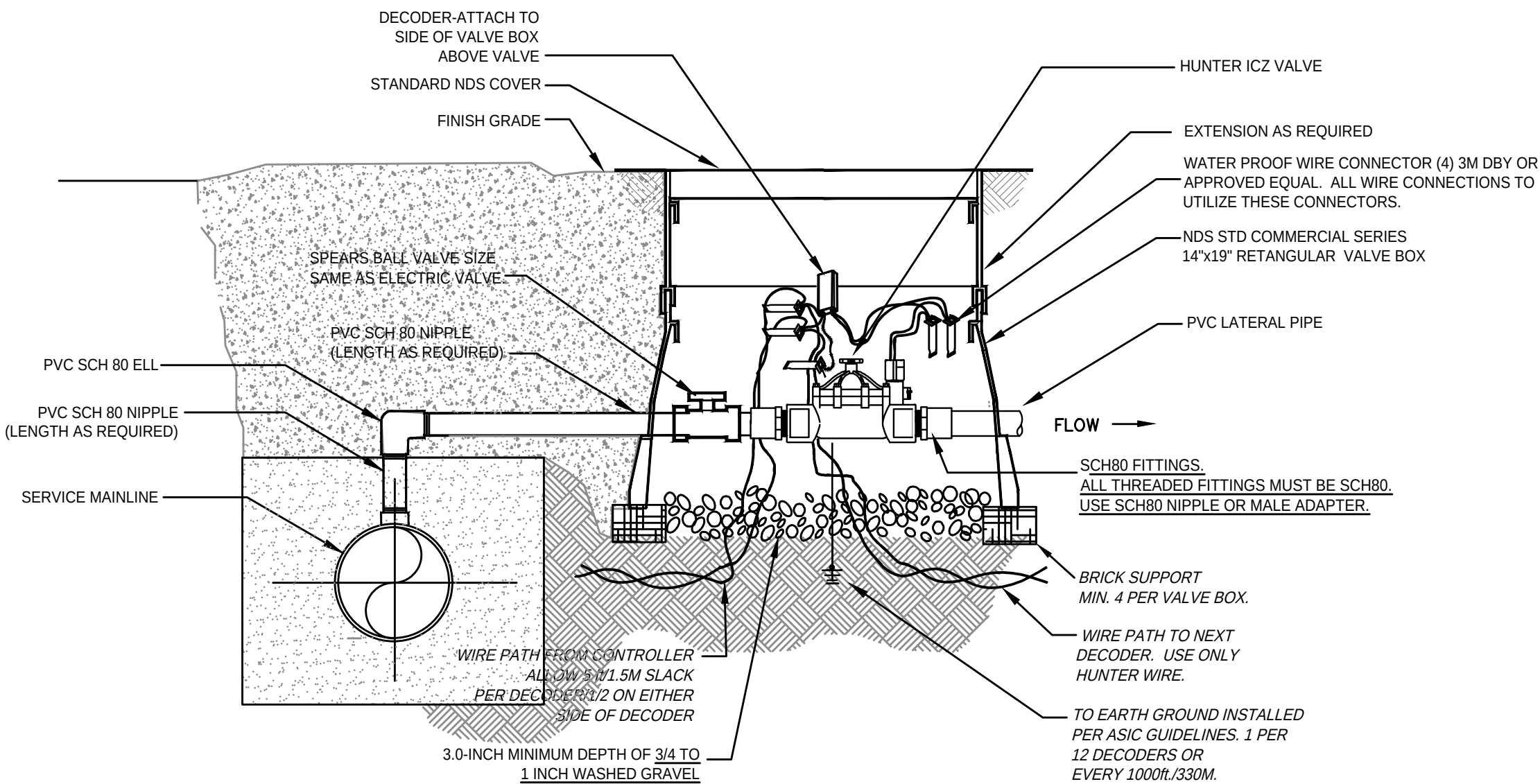
MAIN & LATERAL SECTION



LATERAL SECTION

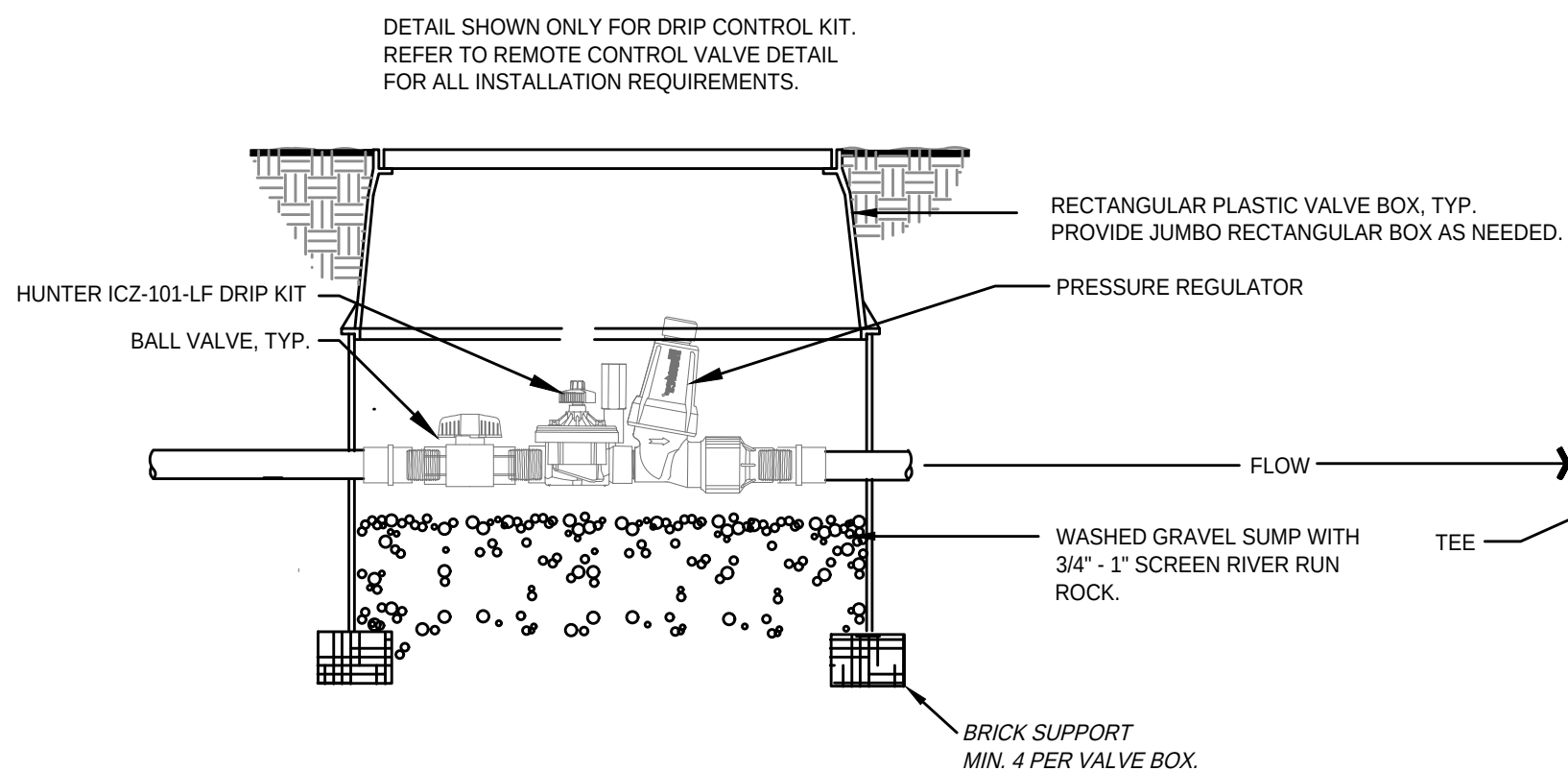
5 STANDARD TRENCH

Scale: NTS



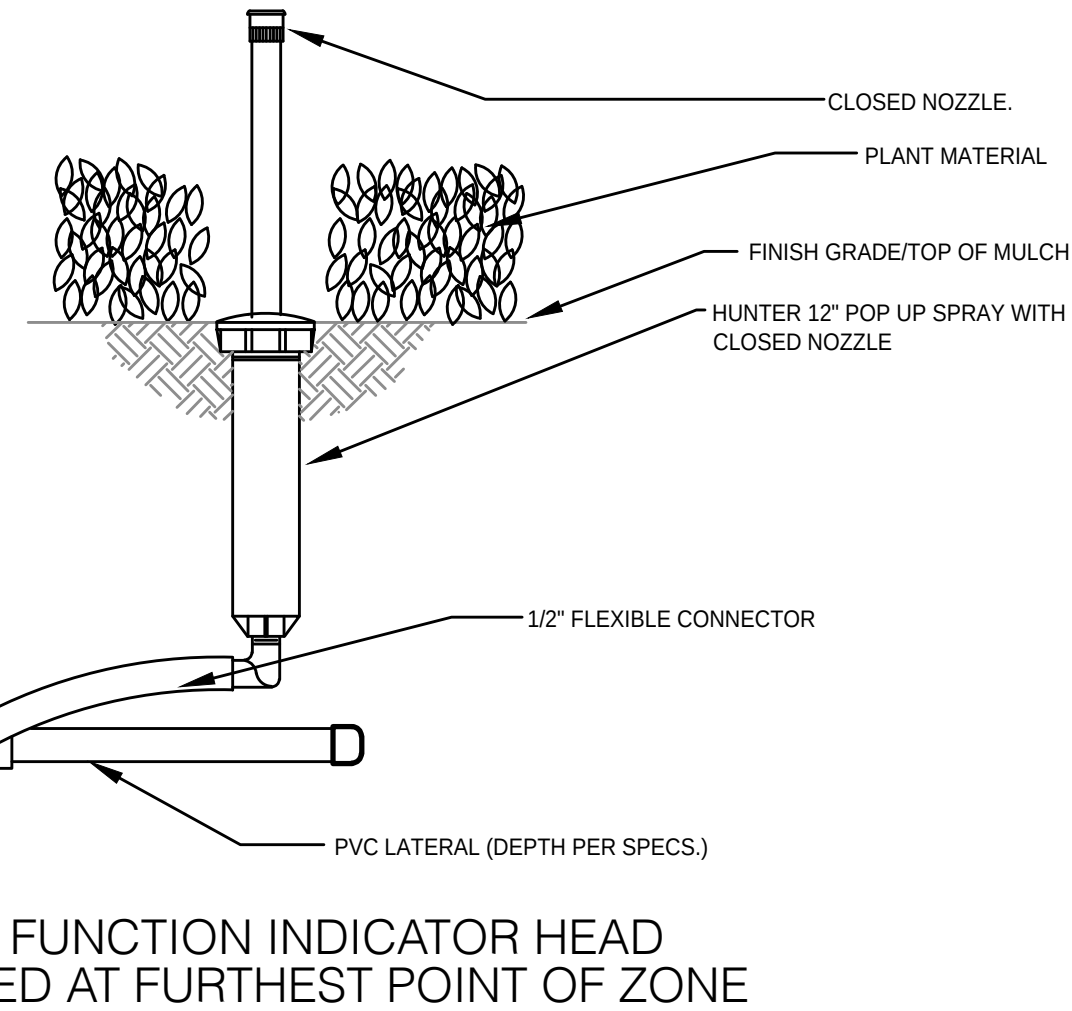
7 ELECTRIC VALVE (TWO WIRE) DETAIL AT SERVICE LINE

Scale: NTS



8 HUNTER DRIP CONTROL KIT (ICV-101-LF)

Scale: NTS



ZONE FUNCTION INDICATOR HEAD
PLACED AT FURTHEST POINT OF ZONE

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SITE PLAN

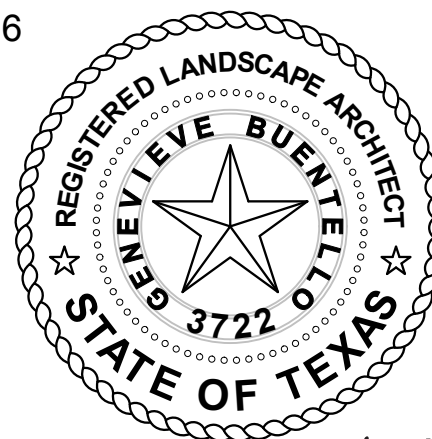
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4/10/2026

4/10/26



title

IRRIGATION DETAILS

project number

23069.100

date

4/10/2026

sheet

SP35

April 24, 2026

Ashlie Tolliver
City of Roanoke
500 S. Oak St
Roanoke, TX 76262

**RE: Oak St Hotel Civil Plans
Plan Review**

Mrs. Tolliver:

We have reviewed the resubmitted Civil Construction Plans for the referenced development for compliance with the City of Roanoke Subdivision Ordinance and Design Standards. Based on this review, we have no further objections to approval.

Please let me know if you have any questions.
Sincerely,

TNP
Teague Nall & Perkins



Justin Baker, P.E.
Senior Project Manager



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Rezoning Application ZC-2026-02

MEETING DATE: May 4, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation on a rezoning application for Lots 1 & 2, Block 1, of the Chandler-Chase Estates Addition, an Addition to the City of Roanoke, Denton County, Texas and generally located at 401 S. Walnut Street to change the zoning from Oak Street Corridor Zoning District - Neighborhood Transition Zone to Oak Street Corridor Zoning District - Civic/Mixed Use Zone (ZC-2026-02).

INFORMATION:

The applicant, Bill Janecek, is requesting a rezoning of 2 Lots, for a total area of approximately .518-acres, from the current zoning district of Oak Street Corridor - Neighborhood Transition Zone to Oak Street Corridor - Mixed Use Zone, so that the applicant can apply for a Specific Use Permit to allow for construction of townhomes.

Planning Analysis

The request is consistent with the adjacent zoning districts. Currently, the subject property is zoned Neighborhood Transition Zone. By rezoning the property to Civic-Mixed Use Zone the zoning district boundaries will be neater and more consistent with adjacent uses. The applicant will be required to obtain a Specific Use Permit to construct townhomes. Townhomes are not permitted by right or with SUP in the Neighborhood Transition Zone. If the rezoning request is approved, but the Specific Use Permit request is denied, the applicant would be able to develop the property for any use that is permitted by right in the Civic Mixed Use Zoning District.

Adjacent Zoning Districts

Direction	Adjacent Zoning	Use
North	Neighborhood Transition Zone	Residential Home



AGENDA ITEM

East	Public – City Owned Property	City of Roanoke – Community & Senior Center
South	Civic-Mixed Use Zone	Two 99 Monroe Apartments
West	Civic Mixed- Use Zone	Townhomes

STAFF RECOMMENDATION:

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-120 - 401 S Walnut Rezone Neighborhood Transition Zone to Civic Mixed Use Zone
2. 401 S Walnut Plat
3. ZC-2026-02 Map Exhibit
4. ZC-2026-02 App_REDACTED
5. NOTICE EXHIBIT FOR AGENDA

ORDINANCE NO. 2026-120

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 – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE FOR LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, AND GENERALLY LOCATED AT 401 SOUTH WALNUT STREET, ROANOKE, DENTON COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 Lots 1 and 2, Block 1 of the Chandler-Chase Estates addition, 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone; and

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

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2.

The 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 Lots 1 and 2, Block 1 of the Chandler-Chase Estates addition, 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Civic/Mixed Use Zone.

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. 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. PENALTY CLAUSE

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

SECTION 6. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
EFFECTIVE DATE**

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this May 12, 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 0.518 ACRE TRACT OF LAND AS SITUATED IN THE D. O. HOOVER SURVEY ABSTRACT NO. 603 AND THE M. E. P. & P. R. R. CO. SURVEY ABSTRACT NO. 923, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED TO JAMES THOMAS PARKER AND LAVENA PARKER, AS RECORDED IN VOLUME 709, PAGE 736, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AND BEING THE SOUTHEAST CORNER OF THE SAID PARKER TRACT FROM WHICH A 1/2 INCH IRON ROD BEARS N 78°48'36" W, 7.58 FEET;

THENCE N 78°48'36" W, ALONG THE SOUTH LINE OF SAID PARKER TRACT, 143.99 FEET TO A PIPE POST FOR CORNER AND THE SOUTHWEST CORNER OF SAID PARKER TRACT;

THENCE N 05°28'07" W, ALONG THE WEST LINE OF THE SAID PARKER TRACT AND BEING THE EAST LINE OF A TRACT OF LAND AS CONVEYED TO DALE COLEMAN AND JOHN A. COLEMAN, JR. AS RECORDED IN VOLUME 927, PAGE 661, SAID DEED RECORDS, 170.74 FEET TO A PIPE POST FOR CORNER;

THENCE S 70°46'36" E, 141.60 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING IN THE WEST LINE OF S WALNUT STREET;

THENCE S 03°18'58" E, ALONG THE WEST LINE OF S WALNUT STREET, 151.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.518 ACRES OF LAND MORE OR LESS.

BEARINGS ARE BASED THE SOUTH LINE OF SAID PROPERTY.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
OF THE CITY

THIS PLAT IS DEEMED APPROVED TO INACTION TO SECTION 212.009 OF THE
LOCAL GOVERNMENT CODE

DATED THIS 24th DAY OF July, 2007

BY: Lewis Rice
CHAIRMAN

ATTEST: _____

SECRETARY: Shelly Edwards

APPROVAL OF THE CITY COUNCIL OF THE CITY

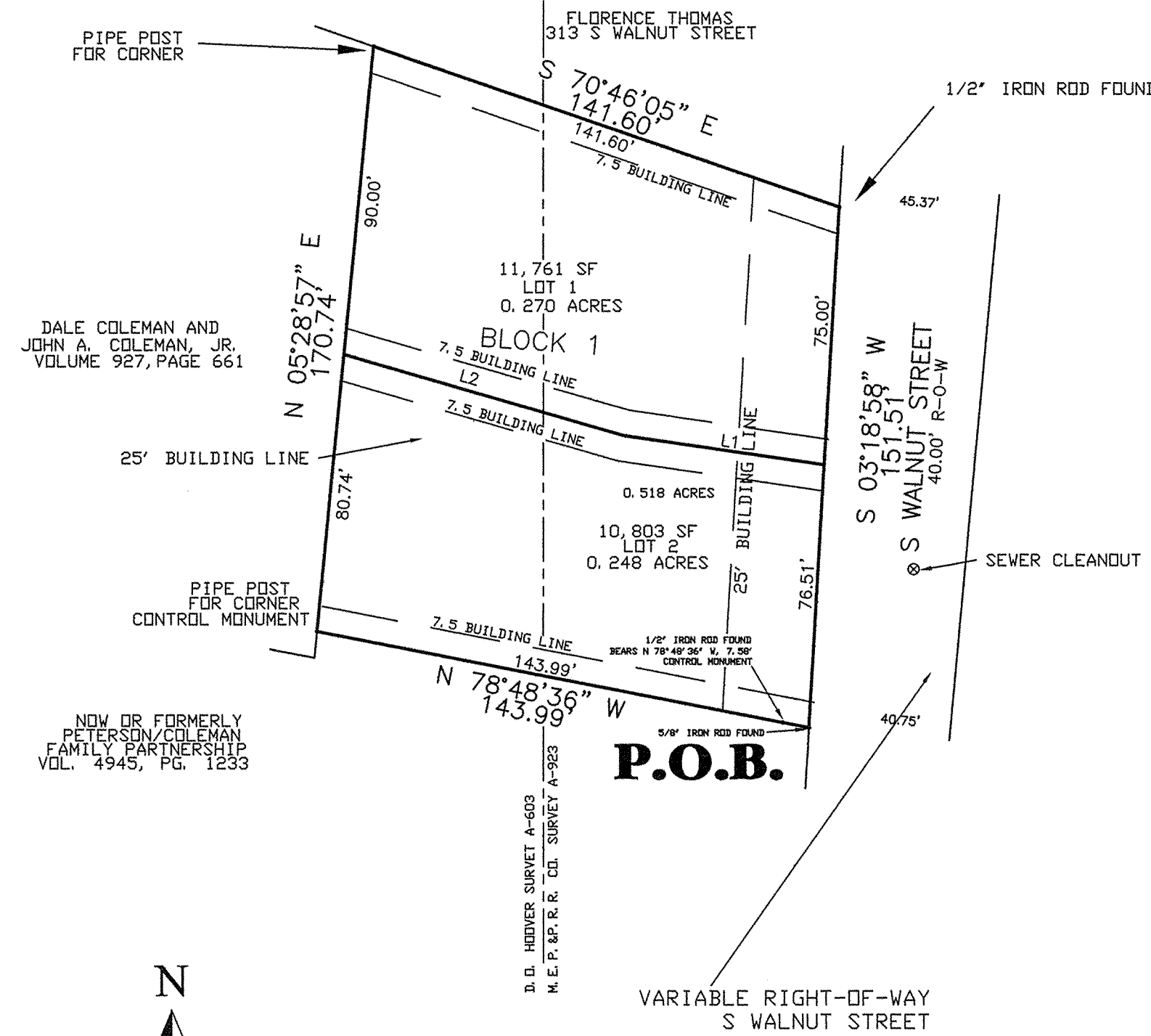
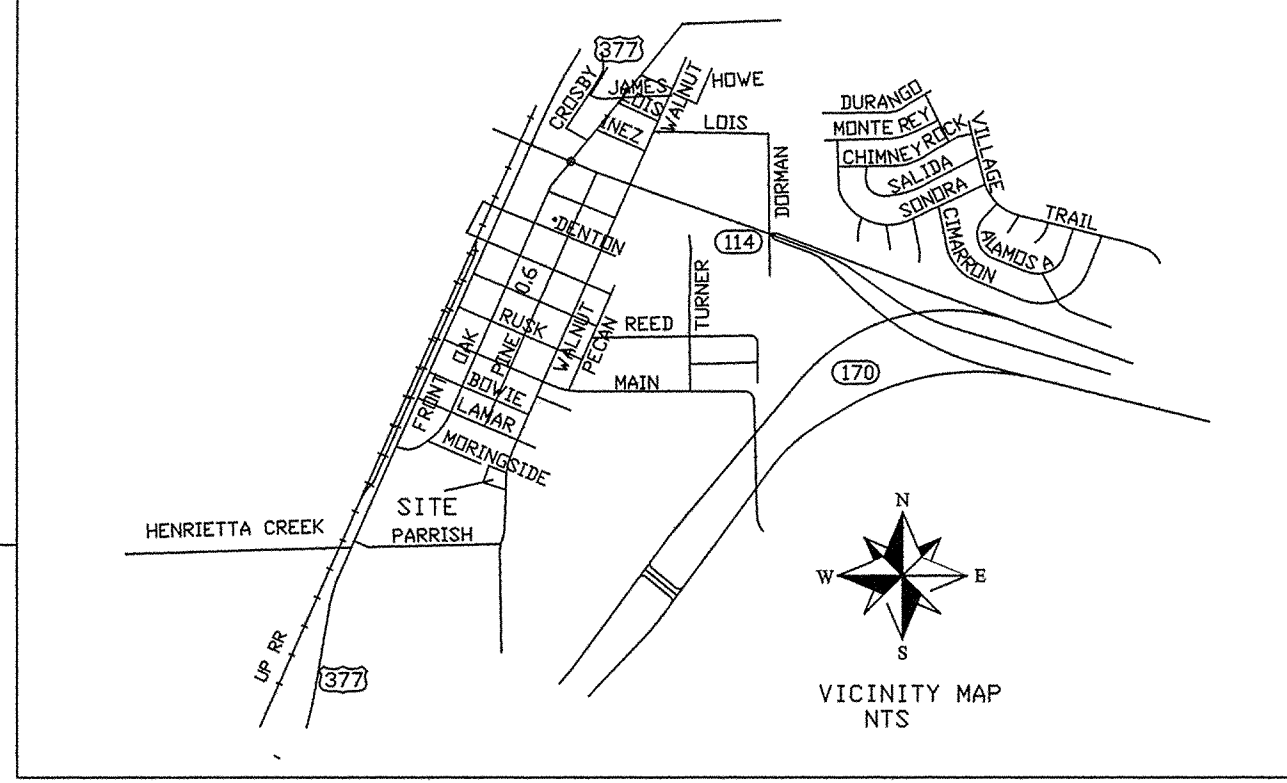
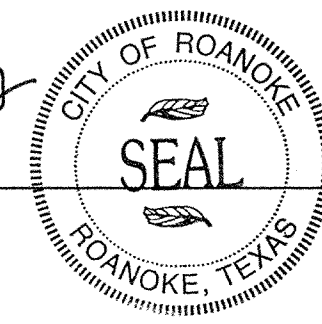
THIS PLAT IS DEEMED APPROVED TO INACTION TO SECTION 212.009 OF THE
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DATED THIS 24th DAY OF July, 2007

BY: Chris
MAYOR

ATTEST: _____

SECRETARY: Shelly Edwards



LEGAL DESCRIPTION

BEING A 0.518 ACRE TRACT OF LAND AS SITUATED IN
THE D. O. HOOVER SURVEY ABSTRACT NO. 603 AND THE
M. E. P. & P. R. R. CO. SURVEY ABSTRACT NO. 923,
DENTON COUNTY, TEXAS, AND BEING ALL THOSE CERTAIN
TRACTS OF LAND AS CONVEYED TO WILLIAM P. JANECKE,
AS RECORDED IN CLERKS FILE NO. 2006-148445 AND
2006-45417, DEED RECORDS, DENTON COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AND BEING
THE SOUTHEAST CORNER OF THE SAID PARKER TRACT FROM
WHICH A 1/2 INCH IRON ROD BEARS
N 78°48'36" W, 7.58 FEET;

THENCE N 78°48'36" W, ALONG THE SOUTH LINE OF SAID
PARKER TRACT, 143.99 FEET TO A PIPE POST FOR
CORNER AND THE SOUTHWEST CORNER OF SAID PARKER
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THENCE N 05°28'07" W, ALONG THE WEST LINE OF THE
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THENCE S 70°46'36" E, 141.60 FEET TO A 1/2 INCH
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THENCE S 03°18'58" E, ALONG THE WEST LINE OF S
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BEGINNING AND CONTAINING 0.518 ACRES OF LAND MORE
OR LESS.

151181 A0603A HOOVER, TR33,34, 0, 2.1AC/ALL
68892 A0603A MEPPRR, TR97,98, 0, 3.1AC/ALL
G01,511, C17
SJ1194A

Filed for Record in:
Denton County

On: Aug 14, 2007 at 04:14P

As a
Plat

Document Number: 97900

Amount 43.00

Receipt Number - 412602

By:
Kerry Lambert

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
CHANDLER-CHASE ESTATES
AN ADDITION TO THE CITY OF ROANOKE
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AND BEING
SITUATED IN THE D. O. HOOVER SURVEY
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STATE OF TEXAS
COUNTY OF DENTON

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THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER
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EXPRESSED.

EXECUTED THIS THE 23rd DAY OF July, A. D. 2007

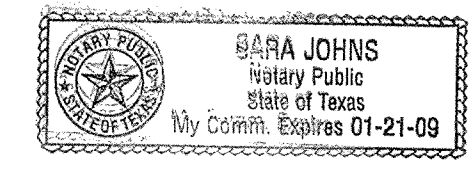
William P. Jancke
WILLIAM P. JANECKE
OWNER

STATE OF TEXAS
COUNTY OF DENTON

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS 23rd DAY OF July, 2007 BY William P. Jancke OWNER OF THE SUBJECT PROPERTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



STATE OF TEXAS
COUNTY OF JOHNSON

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
A ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY
SUPERVISION ON THE GROUND.

Gary L. Clements
GARY L. CLEMENTS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4732

DATE: JANUARY 2007



GARY L. CLEMENTS		
DRAWN glc	DATE	P.O. BOX 971 ALVARADO, TX. 76009
APPROVED GLC	DATE	817-790-7528 FAX 817-790-0711
SCALE 1" = 100	SHEET	PROJECT NO. GLC060007PLAT

APPROVAL OF THE PLANNING AND ZONING COMMISSION
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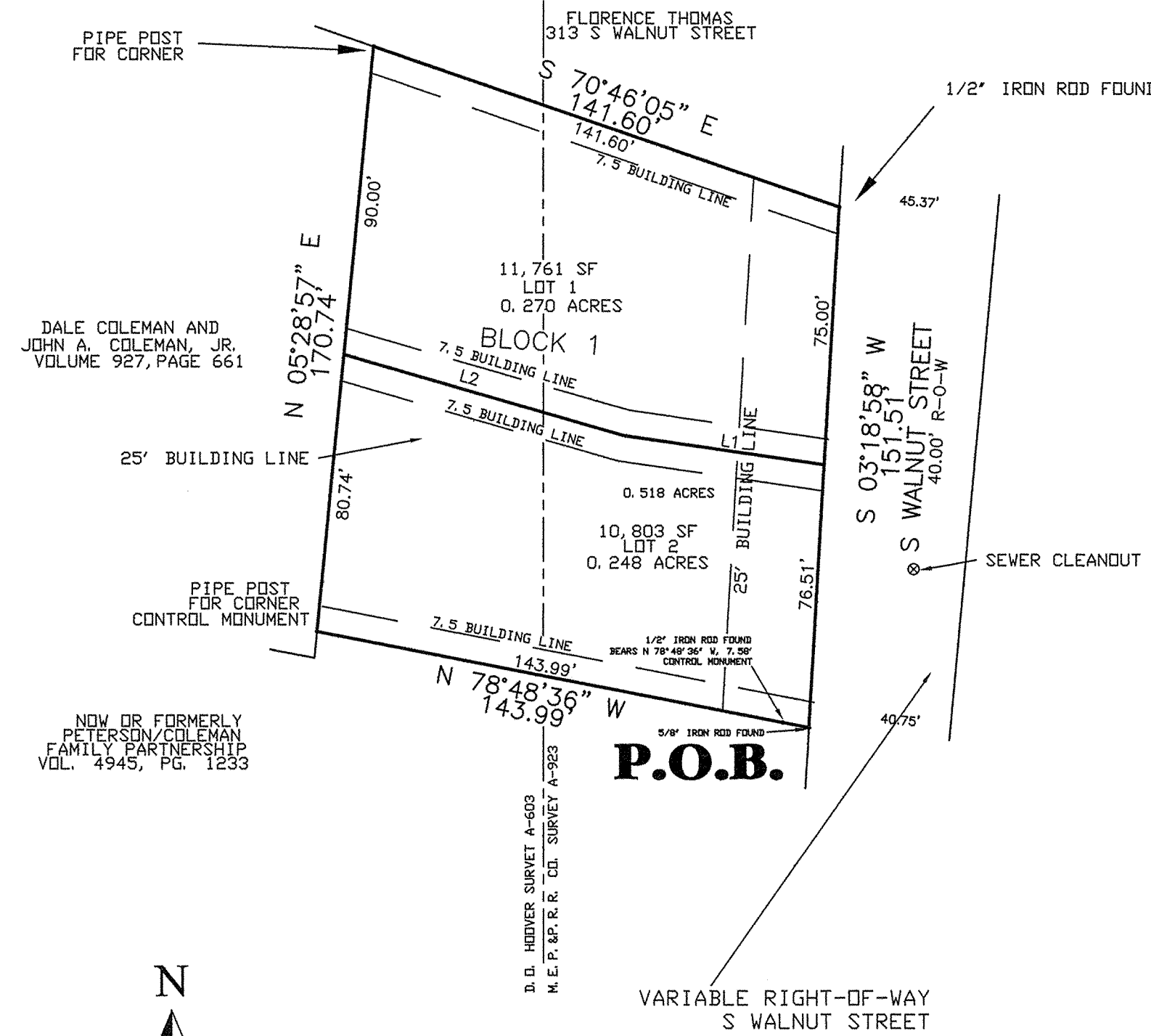
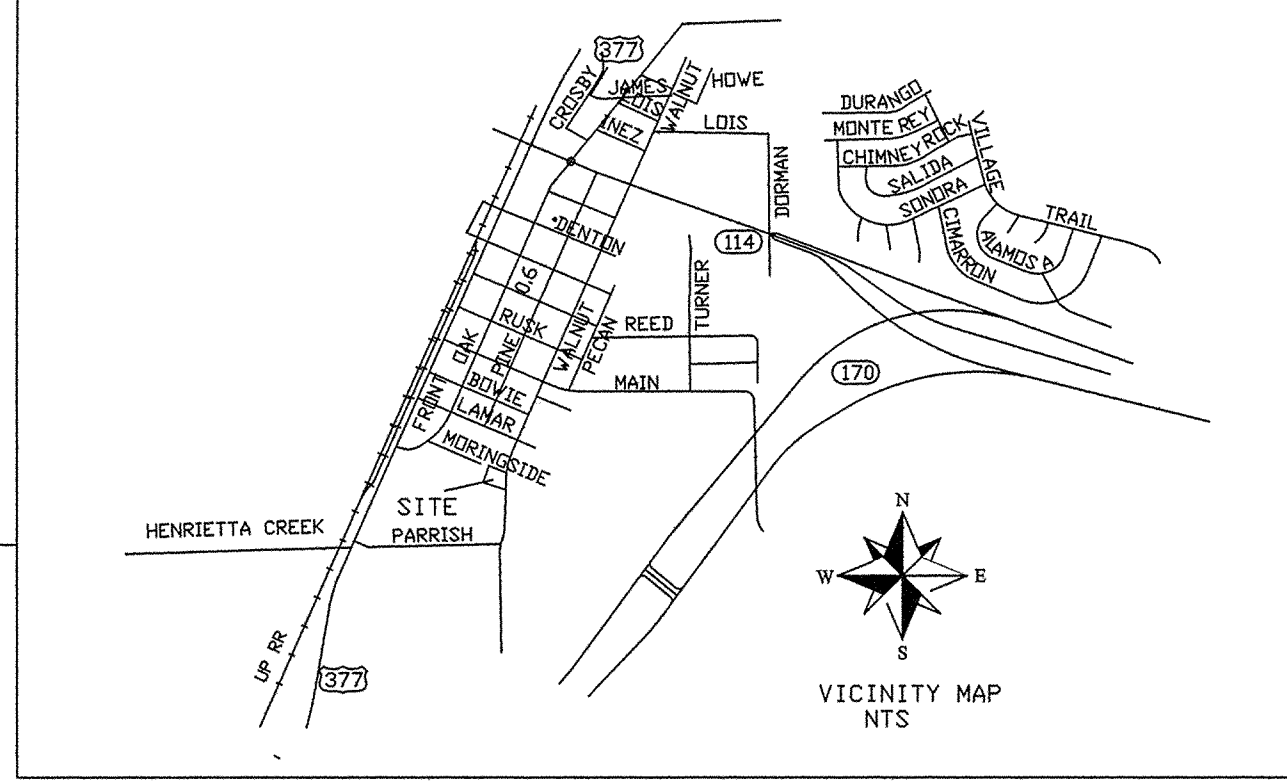
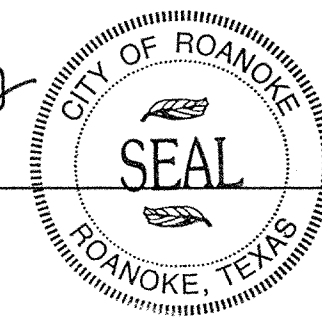
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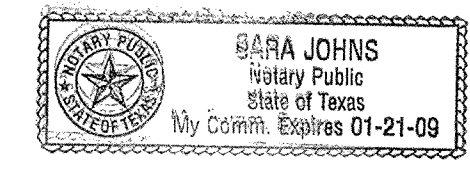
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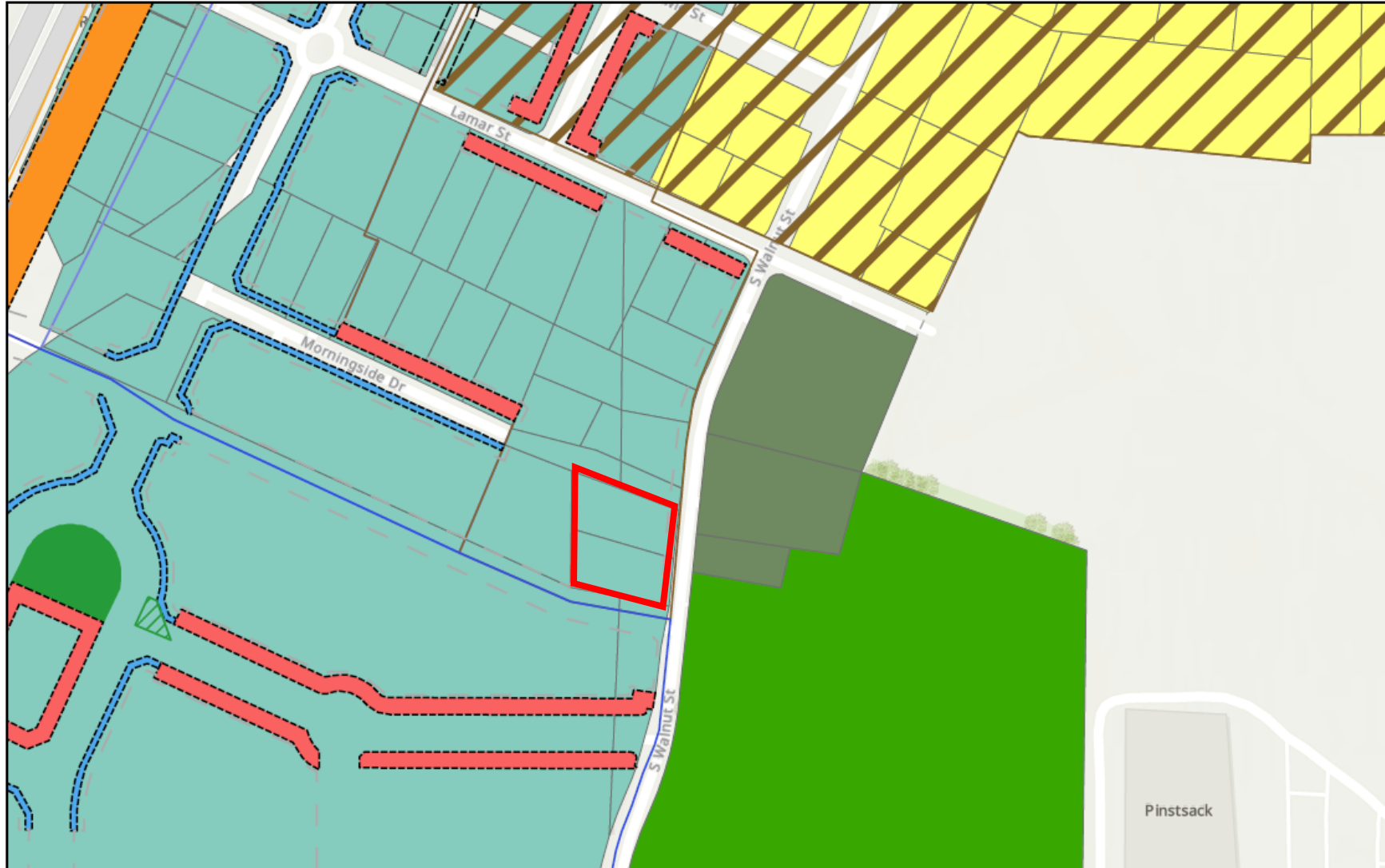
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SCALE 1" = 100	SHEET	PROJECT NO. GLC060007PLAT

Calc. Pg. 900

Zoning Classification Web Map



4/27/2026

Zoning Setbacks Public View

--- Parking Setback

--- Building Setback

Overlay District

0-70 Ft Build-To-Zone

0-10 Ft Build-To-Zone

5-25 Ft Build-To-Zone

Civic Mixed Use Zone

Hwy 377 Zone

Main Street Overlay

Neighborhood Transition Zone

Oak Street Zone

Public Open Space (Required)

Public Open Space (Requested)

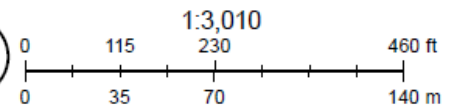
PUB

SF

OAK ST

PARK

World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS,



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

ZONING APPLICATION

Applicant/Agent Name William Janecek	Home Phone X	Mobile Phone [REDACTED]
Address PO Box 262562	City / State Plano, TX	Zip 75026
Property Owner(s) William Janecek	Home Phone X	Work Phone [REDACTED]
Address, City, State, Zip 401 S Walnut st. Roanoke, TX, 76262		
Present Zoning Classification Oak Street Corridor - Transition Zone	Requested Zoning Classification Oak Street Corridor - Mixed Use Zone	Acreage/Lot of Requested Zoning Classification .5168 Acre

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 Residential (Townhomes)

Justification for requested zoning change: _____

Adding housing options like attached single-family units supporting the city's goals for efficient infill growth.

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.

William Janecek 2/20/2026
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 _____ owner(s) of the above described property do hereby authorize _____ to act on my/our behalf in making and representing this zoning change application.

State of Texas
County of _____

Signature of owner

Date

Sworn to and subscribed before me on the _____ day of _____, _____ by _____
(year) (name of owner).

Notary Seal

Notary Public's Signature

PD VS REC #884877 \$250.00
03/19/2026 JM

07/20/2023



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARINGS

ZONING AMENDMENT

ROANOKE PLANNING & ZONING COMMISSION

ZC-2026-02

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 4 2026**, TO CONSIDER A REZONING APPLICATION FOR LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 401 S. WALNUT STREET, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – 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.

SUP-2026-04

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 4, 2026, TO CONSIDER A REZONING APPLICATION FOR LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 401 S. WALNUT STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW TOWNHOME 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

ZC-2026-02

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MAY 12, 2026**, TO CONSIDER A REZONING APPLICATION FOR LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 401 S. WALNUT STREET, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – 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.**

SUP-2026-04

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **TUESDAY, MAY 12, 2026**, TO CONSIDER A REZONING APPLICATION FOR LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE

ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED AT 401 S. WALNUT STREET, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – OAK STREET CORRIDOR ZONING DISTRICT – CIVIC/MIXED USE ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW TOWNHOME 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 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: Ashlie Tolliver, City Planner at atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374.

PROPERTY LOCATION MAP (SUBJECT PROPERTY(IES) OUTLINED IN RED)

Subject Property Address: 401 S. Walnut

Parcel Number(s): 526993 & 526994





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit SUP-2026-04

MEETING DATE: May 4, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation on a rezoning application for Lots 1 & 2, Block 1, of the Chandler-Chase Estates Addition, an Addition to the City of Roanoke, Denton County, Texas and generally located at 401 S. Walnut Street to change the 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 townhome use (SUP-2026-04).

INFORMATION:

The applicant, Bill Janecek, is requesting a Specific Use Permit to allow for town-home use on 2 lots, approximately .518-acres (approximately 22,564 square feet) in area, and generally located at 401 S. Walnut Street. The property has road frontage to the south on Crockett Street and to the east along South Walnut Street. The applicant anticipates development of approximately 12 townhomes, to be completed in two phases, though the final result may be less than 12 depending on any site development constraints.

Staff Analysis

Staff analyzed the request and believes that the proposed use of townhomes would be consistent with the Oak Street Corridor Regulating Plan as well as the surrounding development and uses. The property would be required to be replatted through the Minor Plat Process, and a Site Plan would be required to be approved by the Planning & Zoning Commission and City Council prior to issuance of permits. The replat is eligible for review and approval via administrative process. The Specific Use Permit is being sought prior to commencement of the replat and site plan process for financial due diligence.

Adjacent Zoning and Uses:



AGENDA ITEM

Direction	Adjacent Zoning	Use
North	Neighborhood Residential Home Transition Zone	
East	Public – City Owned Property	City of Roanoke – Community & Senior Center
South	Civic-Mixed Use Zone	Two 99 Monroe Apartments
West	Civic Mixed-Use Zone	Townhomes

STAFF RECOMMENDATION:

Staff recommends approval of the request as it is consistent with the surrounding zoning and intent of the Oak Street Corridor Zoning District.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-121 - 401 S Walnut Street - Oak Street Civic Mixed Use SUP - Townhome Use
2. SUP-2026-04 Map Exhibit
3. Conceptual Site Plan
4. 401 S Walnut Plat
5. SUP-2026-04 App_REDACTED

ORDINANCE NO. 2026-121

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 TOWNHOME USE FOR AN APPROXIMATELY 0.5168-ACRE TRACT OF LAND CONSISTING OF LOTS 1 AND 2, BLOCK 1 OF THE CHANDLER-CHASE ESTATES ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 0.5168-acre tract of land consisting of Lots 1 and 2, Block 1 of the Chandler-Chase Estates addition, 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); and

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

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2.

The 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 0.5168-acre tract of land consisting of Lots 1 and 2, Block 1 of the Chandler-Chase Estates addition, 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 townhome 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. 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. PENALTY CLAUSE

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

SECTION 6. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**SECTION 7.
EFFECTIVE DATE**

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this May 12, 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

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THENCE N 78°48'36" W, ALONG THE SOUTH LINE OF SAID PARKER TRACT, 143.99 FEET TO A PIPE POST FOR CORNER AND THE SOUTHWEST CORNER OF SAID PARKER TRACT;

THENCE N 05°28'07" W, ALONG THE WEST LINE OF THE SAID PARKER TRACT AND BEING THE EAST LINE OF A TRACT OF LAND AS CONVEYED TO DALE COLEMAN AND JOHN A. COLEMAN, JR. AS RECORDED IN VOLUME 927, PAGE 661, SAID DEED RECORDS, 170.74 FEET TO A PIPE POST FOR CORNER;

THENCE S 70°46'36" E, 141.60 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING IN THE WETS LINE OF S WALNUT STREET;

THENCE S 03°18'58" E, ALONG THE WEST LINE OF S WALNUT STREET, 151.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.518 ACRES OF LAND MORE OR LESS.

BEARINGS ARE BASED THE SOUTH LINE OF SAID PROPERTY.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
OF THE CITY

THIS PLAT IS DEEMED APPROVED TO INACTION TO SECTION 212.009 OF THE
LOCAL GOVERNMENT CODE

DATED THIS 24th DAY OF July, 2007

BY: Lewis Rice
CHAIRMAN

ATTEST: _____

SECRETARY: Shelly Edwards

APPROVAL OF THE CITY COUNCIL OF THE CITY

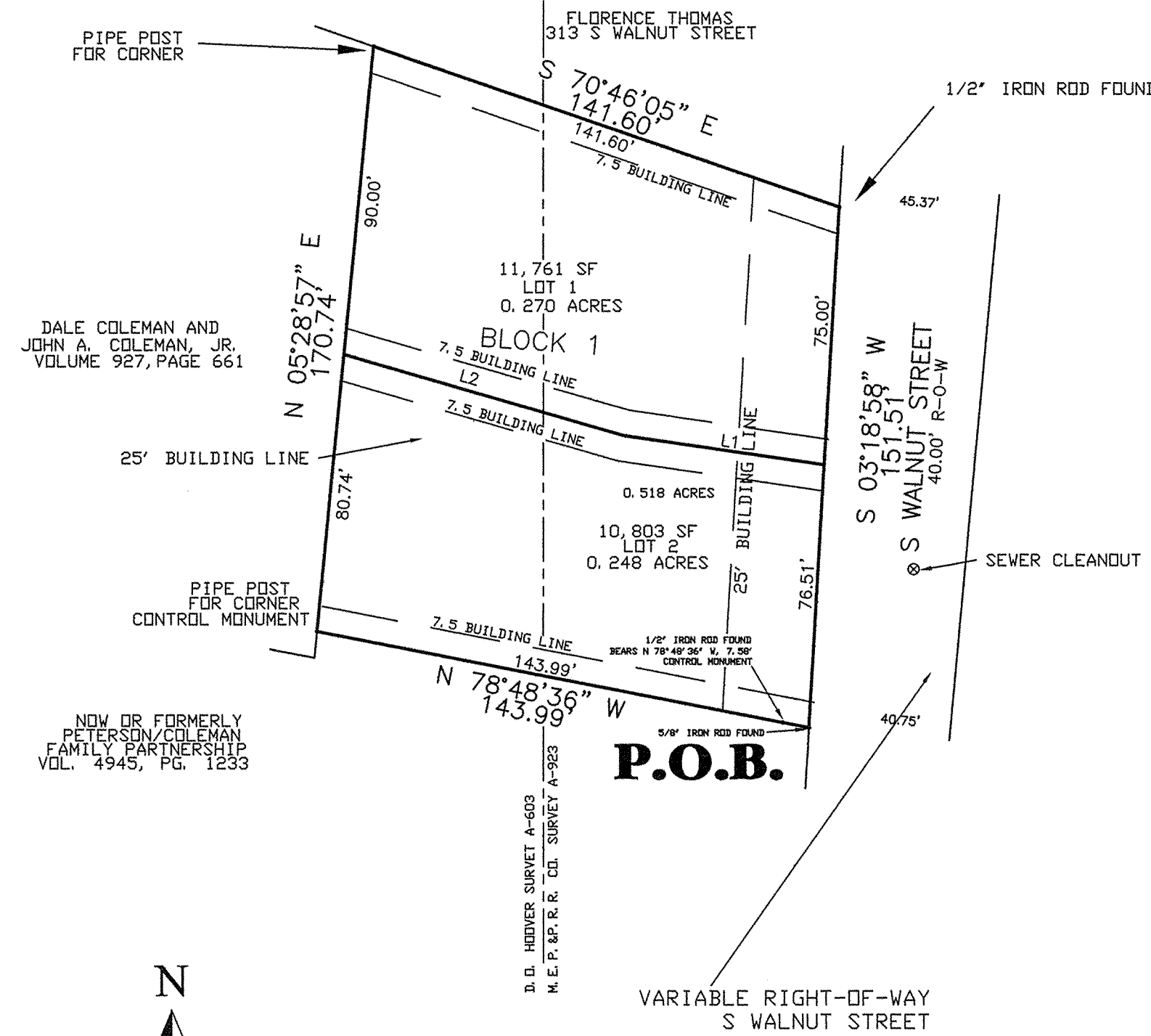
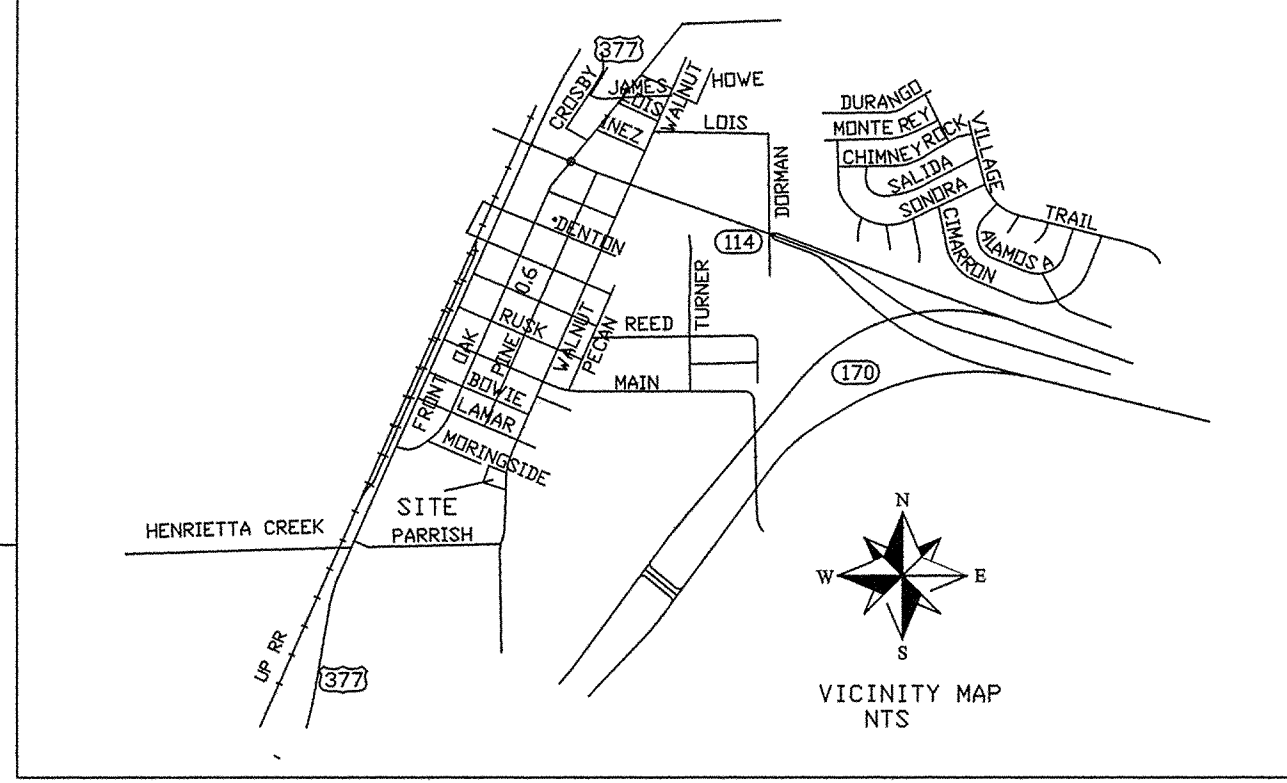
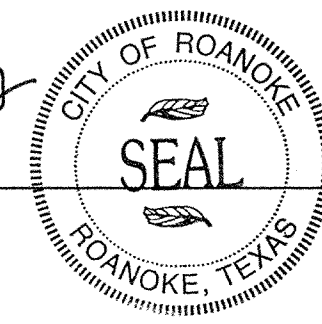
THIS PLAT IS DEEMED APPROVED TO INACTION TO SECTION 212.009 OF THE
LOCAL GOVERNMENT CODE

DATED THIS 24th DAY OF July, 2007

BY: Chris
MAYOR

ATTEST: _____

SECRETARY: Shelly Edwards



LEGAL DESCRIPTION

BEING A 0.518 ACRE TRACT OF LAND AS SITUATED IN
THE D. O. HOOVER SURVEY ABSTRACT NO. 603 AND THE
M. E. P. & P. R. R. CO. SURVEY ABSTRACT NO. 923,
DENTON COUNTY, TEXAS, AND BEING ALL THOSE CERTAIN
TRACTS OF LAND AS CONVEYED TO WILLIAM P. JANECKE,
AS RECORDED IN CLERKS FILE NO. 2006-148445 AND
2006-45417, DEED RECORDS, DENTON COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
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151181 A0603A HOOVER, TR33,34, 0, 2.1AC/ALL
68892 A0603A MEPPRR, TR97,98, 0, 3.1AC/ALL
G01,511, C17
SJ1194A

Filed for Record in:
Denton County

On: Aug 14, 2007 at 04:14P

As a
Plat

Document Number: 97900

Amount 43.00

Receipt Number - 412602

By:
Kerry Lambert

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
CHANDLER-CHASE ESTATES
AN ADDITION TO THE CITY OF ROANOKE
DENTON COUNTY, TEXAS
AND BEING
SITUATED IN THE D. O. HOOVER SURVEY
ABSTRACT NO. 603
AND THE
M. E. P. & P. R. R. CO. SURVEY
ABSTRACT NO. 923
DENTON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DENTON

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND
SHOWN ON THIS PLAT, AND DESIGNATED AS LOTS 1 AND 2,
BLOCK 1, CHANDLER-CHASE ESTATES, AN ADDITION TO THE
CITY OF ROANOKE, DENTON COUNTY, TEXAS AND WHOSE NAME
IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF
THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER
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SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED.

EXECUTED THIS THE 23rd DAY OF July, A. D. 2007

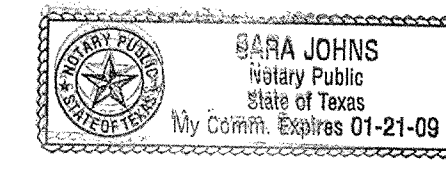
William P. Jancke
WILLIAM P. JANECKE
OWNER

STATE OF TEXAS
COUNTY OF DENTON

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS 23rd DAY OF July, 2007 BY William P. Jancke OWNER OF THE SUBJECT PROPERTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

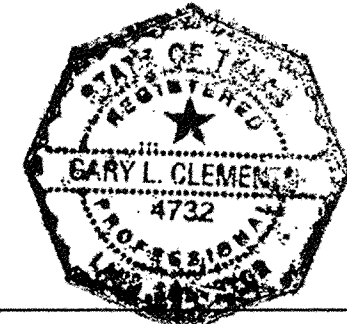


STATE OF TEXAS
COUNTY OF JOHNSON

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
A ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY
SUPERVISION ON THE GROUND.

Gary L. Clements
GARY L. CLEMENTS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4732

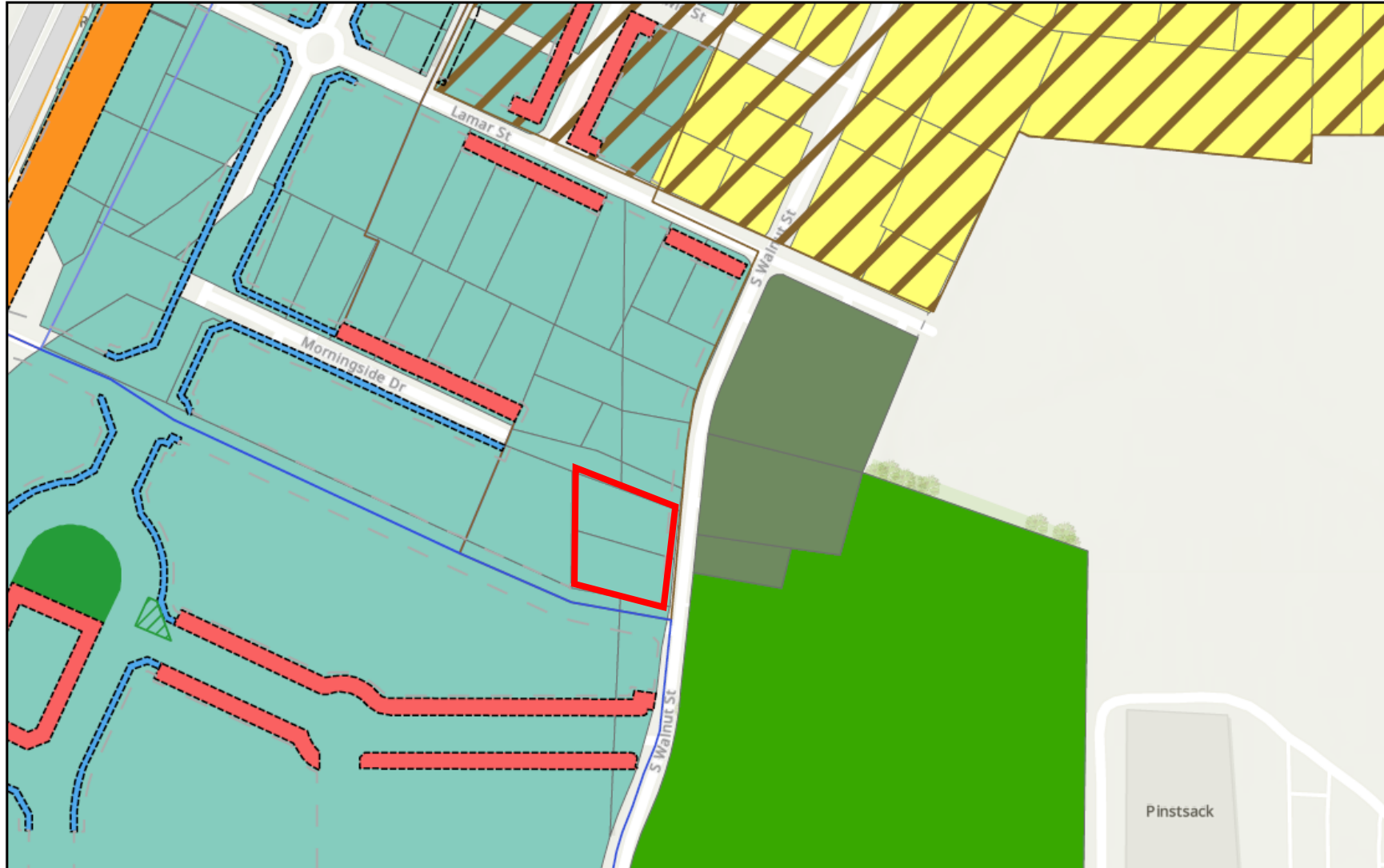
DATE: JANUARY 2007



GARY L. CLEMENTS		
DRAWN glc	DATE	P.O. BOX 971 ALVARADO, TX. 76009
APPROVED GLC	DATE	817-790-7528 FAX 817-790-0711
SCALE 1" = 100	SHEET	PROJECT NO. GLC060007PLAT

Calc. Pg. 900

Zoning Classification Web Map



4/27/2026

Zoning Setbacks Public View

--- Parking Setback

--- Building Setback

--- Overlay District

0-70 Ft Build-To-Zone

0-10 Ft Build-To-Zone

5-25 Ft Build-To-Zone

Civic Mixed Use Zone

Hwy 377 Zone

Main Street Overlay

Neighborhood Transition Zone

Oak Street Zone

Public Open Space (Required)

Public Open Space (Requested)

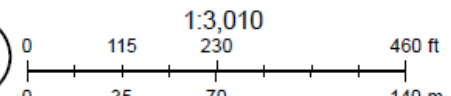
PUB

SF

World_Hillshade

OAK ST

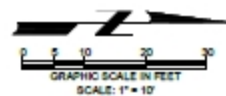
PARK



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS,



Conceptual Site Plan *Roanoke Townhomes*



Warren Wilke & Associates
jwarren@wa.com
 214-495-5509
 7812 Hilday Oak Dr.
 Denton, Texas 76208

APPROVAL OF THE PLANNING AND ZONING COMMISSION
OF THE CITY

THIS PLAT IS DEEMED APPROVED TO INACTION TO SECTION 212.009 OF THE
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DATED THIS 24th DAY OF July, 2007

BY: Lewis Rice
CHAIRMAN

ATTEST: _____

SECRETARY: Shelly Edwards

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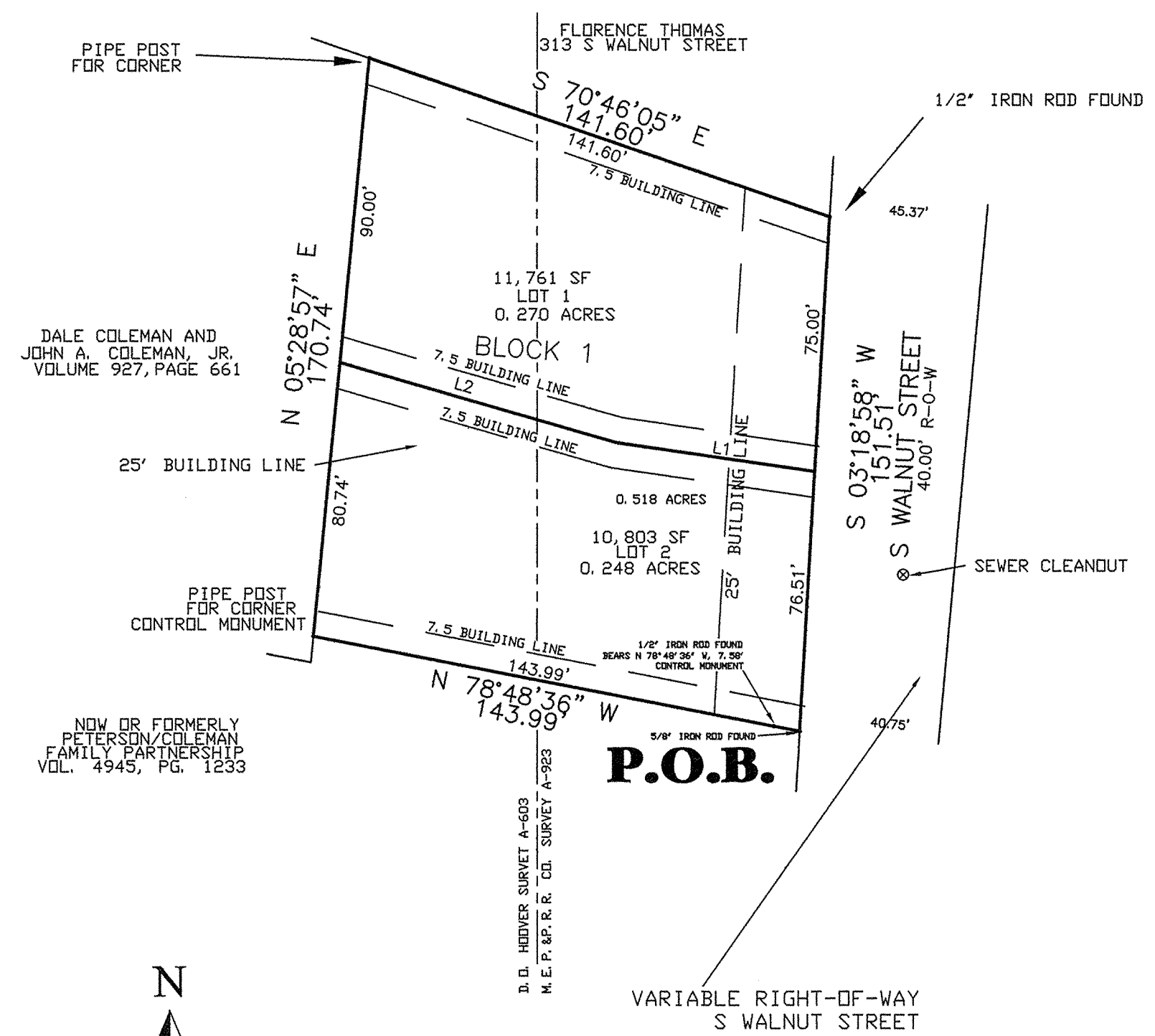
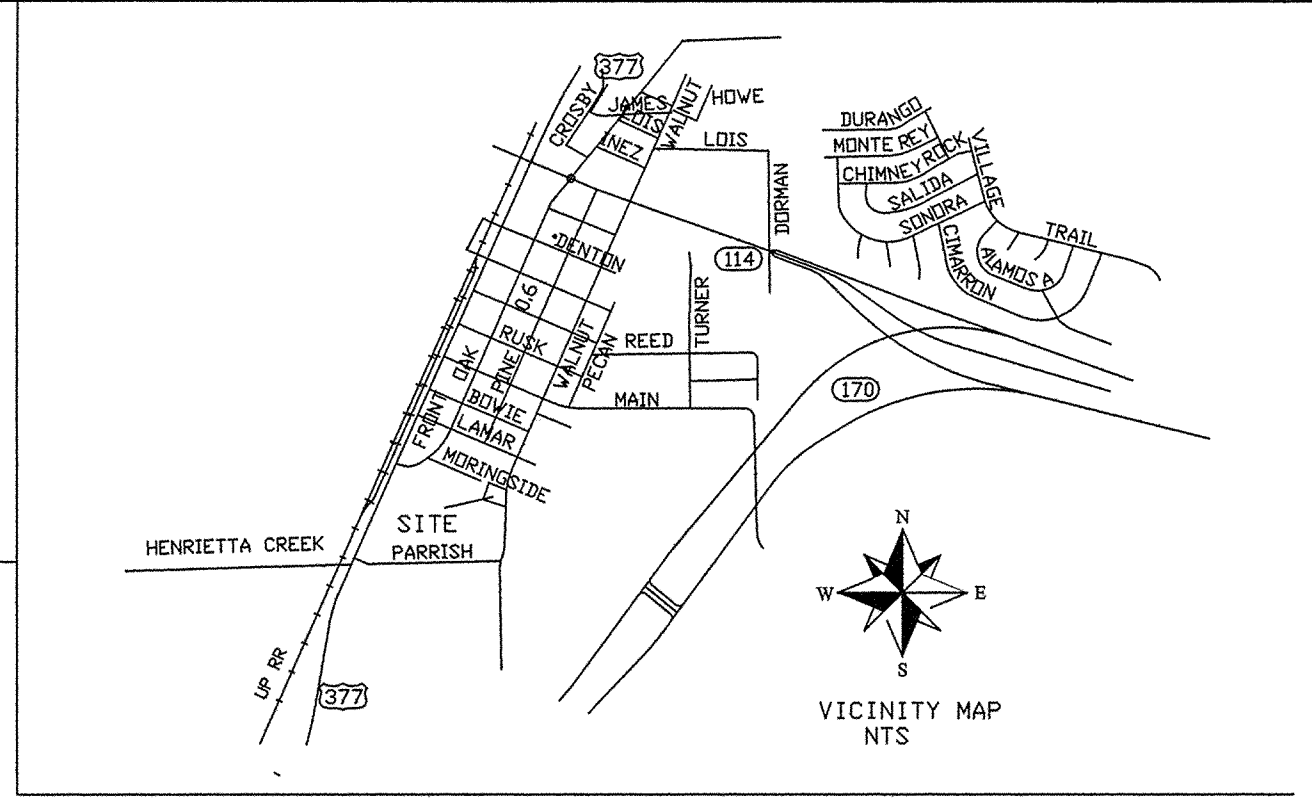
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ATTEST: _____

SECRETARY: Shelly Edwards

CITY OF ROANOKE
SEAL
ROANOKE, TEXAS



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As a
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STATE OF TEXAS
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William P. Jancke
WILLIAM P. JANECKE
OWNER

STATE OF TEXAS
COUNTY OF DENTON

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

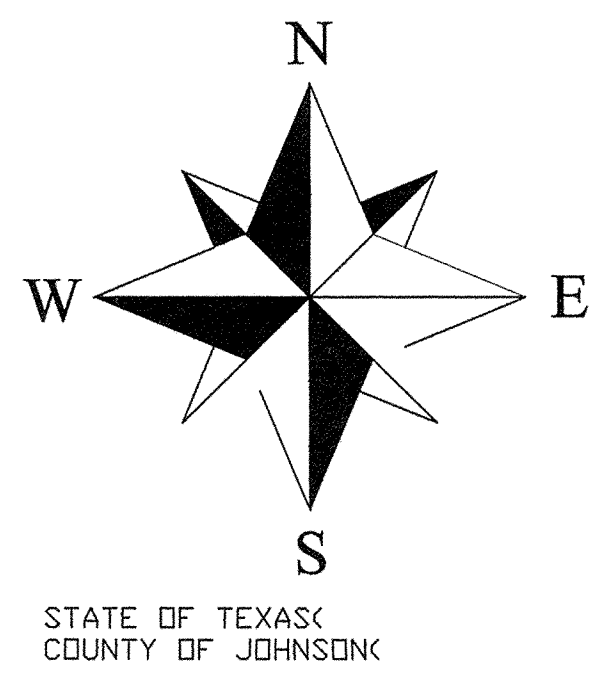
MY COMMISSION EXPIRES

SARA JOHNS
Notary Public
State of Texas
My Comm. Expires 01-21-09

DATE: January 2007

My Commission Expires 01-21-09

GARY L. CLEMENTS		
DRAWN glc	DATE	P.O. BOX 971 ALVARADO, TX. 76009
APPROVED GLC	DATE	817-790-7528 FAX 817-790-0711
SCALE 1" = 100	SHEET	PROJECT NO. GLC060007PLAT



STATE OF TEXAS
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GARY L. CLEMENTS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4732

DATE: JANUARY 2007





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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent William Janecek	Address, City, State, Zip PO Box 262562 Plano, TX, 75026	Phone Number and email [REDACTED]
Type of permit requested Specific Use Permit	Name of Business X	Email and Website-if applicable X
Property Owner(s) William Janecek	Address, City, State, Zip PO Box 262562 Plano, TX, 75026	Phone Number and email [REDACTED]
Legal Description – Lot/Block/Subdivision Lots 1 and 2, Block 1, Chandler-Chase Estates, an addition to the City of Roanoke, Denton County, Texas	Property Address 401 S Walnut st, Roanoke, TX, 76262	Present Zoning Oak Street Corridor - Transition Zone

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? X

Justification for request for Special Use Permit: _____

Adding housing options like attached single-family units supporting the city's goals for efficient infill growth.

Authorization:

I/ We _____ owner(s) of the above described property do hereby authorize
_____ to act on my/our behalf in making and representing this Specific Use permit application.

Owner(s) Signature _____

Owner(s) Signature _____

Date _____

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.

William Janecek
Applicants Signature

2/20/2026
Date

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

FOR OFFICE USE ONLY

Application Fee PD VS \$250.00 Rec #884877 03/19/2026 JM	P&Z Meeting 05/04/2026	CC Meeting 05/12/2026	File for Record SUP- 2026 - 04
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07/20/2023



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Rezoning Application ZC-2026-03

MEETING DATE: May 4, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation on a city initiated rezoning application on approximately 57.502-Acres of land located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 57.502-Acres of Land from Single Family-7 District (SF-7) to Planned Development 2014-114 District with Single Family PD Uses. (ZC-2026-03).

INFORMATION:

The City of Roanoke is initiating a rezoning to rezone approximately 57.502-Acres from Single Family 7 Zoning District to Planned Development District Zoning as established by Ordinance No. 2014-114.

Background

In March 2026, the City began exploring proposing a text amendment to the Marshall Creek Planned Development Ordinance No. 2014-114 to address a discrepancy regarding lot coverage percentages. Upon preparing the ordinance for that text amendment, Staff discovered that the Planned Development Ordinance passed in 2014 did not rezone the entirety of the community as intended, but only rezoned 10 lots that front Marshall Creek Road, resulting in only 2.237 Acres of the overall neighborhood being rezoned. The GIS Zoning Map further indicated in error that the entire neighborhood had been rezoned to the PD, however the legal description located in Exhibit A of the Planned Development Ordinance confirmed that there was an error in the ordinance.

As a result of this oversight, the zoning for the properties located within the area indicated on the Map Exhibit File in red were never rezoned to be located in the Planned Development, and the current zoning is the Base Zoning District SF-7. The proposed rezoning is to correct the administrative error and allow for single-family



AGENDA ITEM

development to continue as intended in the 2014 Planned Development Ordinance in an effort to promote redevelopment of the area.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-122 - Marshall Creek PD - 57 acres from SF -7 to PD 2014-114
2. ZC-2026-03 - Aerial GIS Map of Proposed Rezoning Boundaries
3. ZC-2026-03 - Mailed Notice Exhibit
4. ORD NO 2014-114 - PD 2014-16 Marshall Creek - Original PD Ordinance

ORDINANCE NO. 2026-122

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 57.502 ACRES OF LAND LOCATED IN THE THOMAS KELLY SURVEY, ABSTRACT NO. 704, CONSISTING OF 36.912-ACRES OF LAND LOCATED IN THE MARSHALL CREEK ADDITION, AND 20.59- ACRES OF LAND LOCATED IN THE GREEN ACRE ESTATES 2ND ADDITION, ALL OF WHICH ARE AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT A OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT OR TRACTS FROM SINGLE FAMILY-7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT – ORD NO 2014-114 PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 57.502-acres of land, located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-acres of land located in the Marshall Creek Addition, and 20.59-acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, and being more particularly described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) to Planned Development – Ordinance No. 2014-114; and

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

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2.

The approximately 57.502-acres of land, located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-acres of land located in the Marshall Creek Addition, and 20.59-acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family-7 District (SF-7) to Planned Development District – Ord. No. 2014-114, with single-family residential uses.

SECTION 3. 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 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. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as required by law.

**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 May 12, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

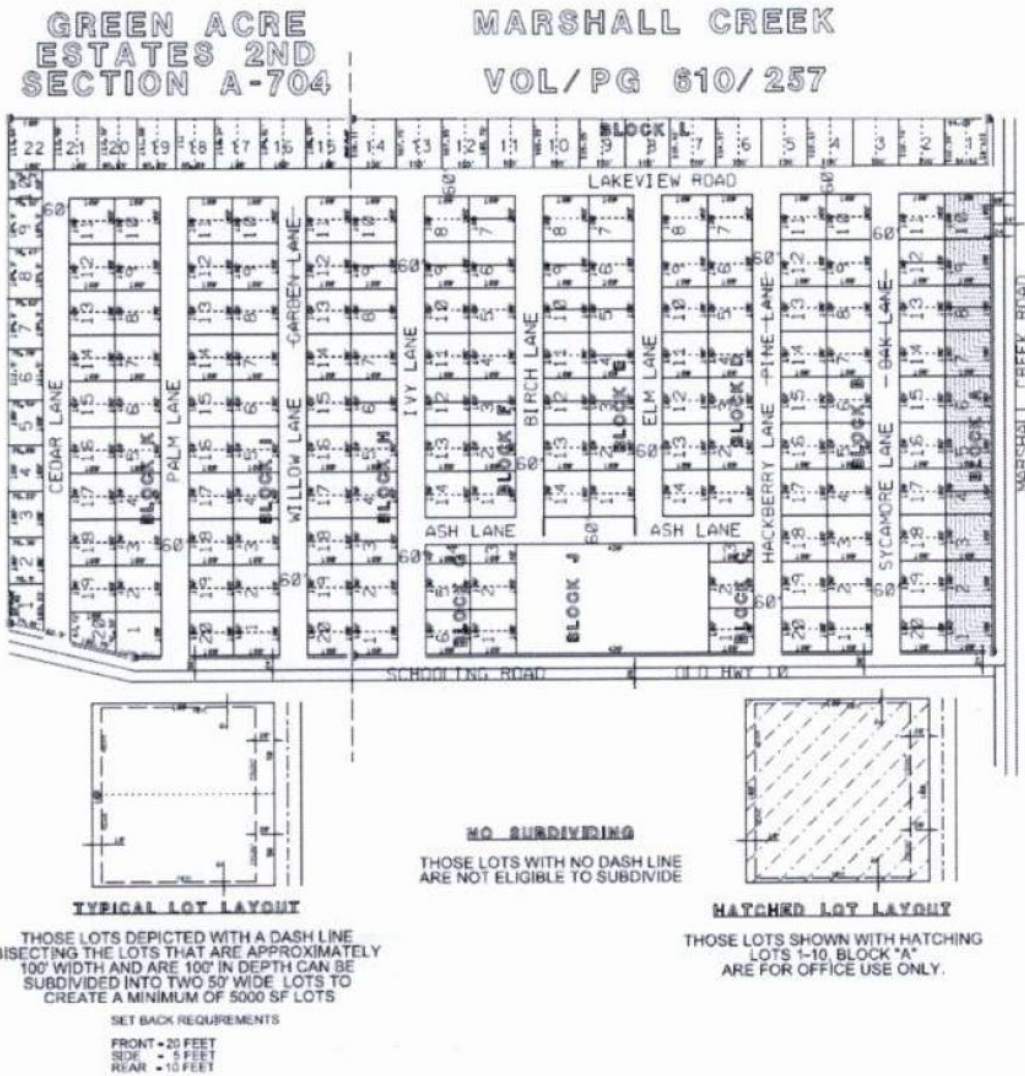
ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A



Legal Description of lots to be added:

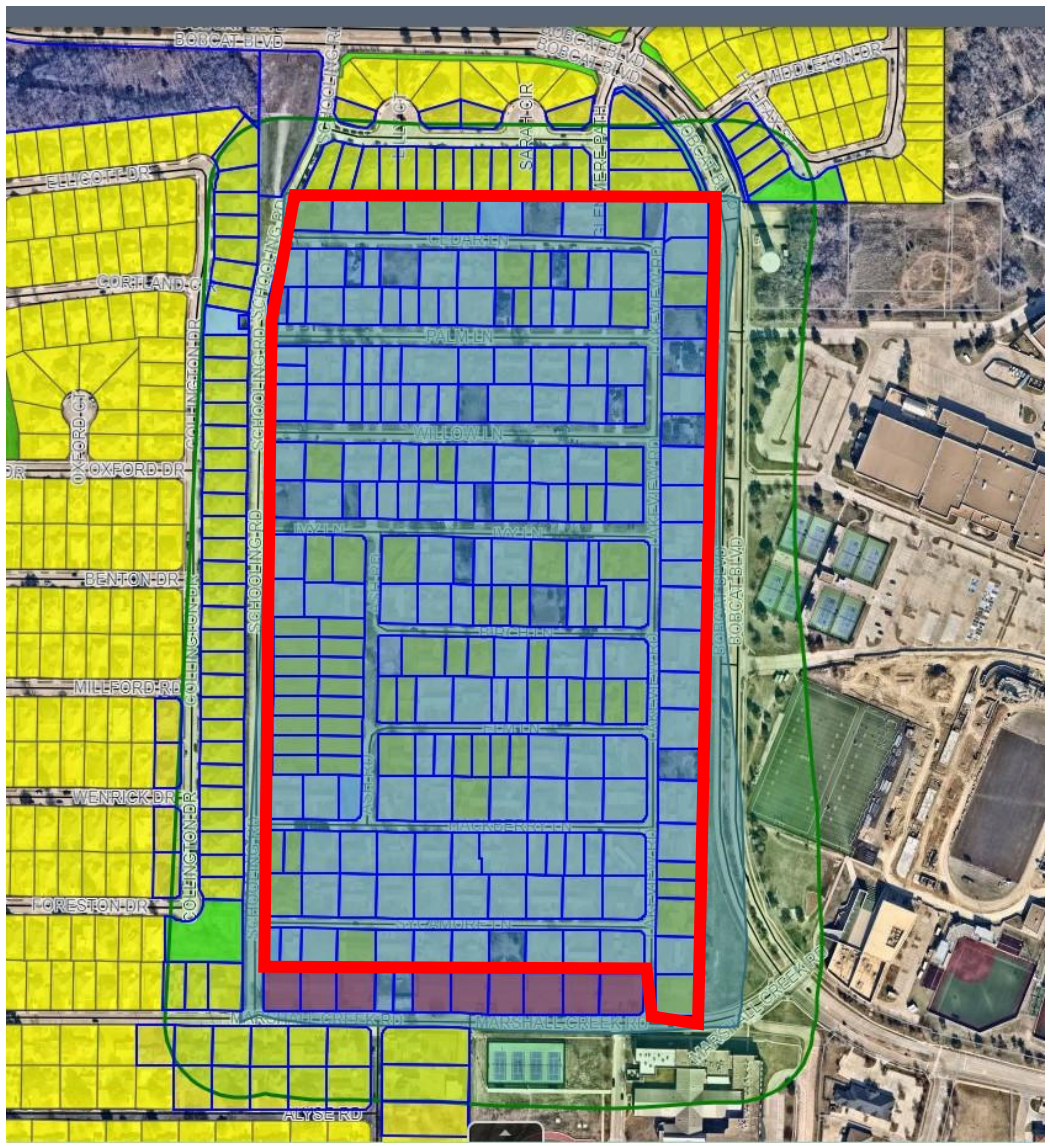
Approximately 36.912 acres of land located in the Thomas Kelly Survey Abstract No. 704 and consisting of:

Lots 11-20, Block A, Marshall Creek Addition
Lots 1-20R-2, Block B, Marshall Creek Addition
Lots 1-3, Block C, Marshall Creek Addition
Lots 1-14, Block D, Marshall Creek Addition
Lots 1-14, Block E, Marshall Creek Addition
Lots 1-14, Block F, Marshall Creek Addition
Lots 1-6, Block G, Marshall Creek Addition
Lots 1-10, Block H, Marshall Creek Addition
Lots 1-16, Block J, Marshall Creek Addition
Lots 1-14, Block L, Marshall Creek Addition

And approximately 20.59 Acres of land located in the Thomas Kelly Survey Abstract No. 704 and consisting of:

Lots 11-20, Block H, Green Acre Estates 2nd Addition
Lots 1-20, Block I, Green Acre Estates 2nd Addition,
Lots 1-20, Block K, Green Acres Estates 2nd Addition
Lots 1-10, Block M, Green Acre Estates 2nd Addition
Lots 15-22, Block L, Green Acre Estates 2nd Addition

Aerial GIS Map of Proposed Rezoning Boundaries





**City of Roanoke
Notice of Public Hearing
Zoning Amendment**



NOTICE OF PUBLIC HEARINGS
ZONING AMENDMENT

«name»
«addrDeliveryLine»
«addrFreeForm3»

Roanoke Planning & Zoning Commission

ZC-2026-03

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 4 2026**, TO CONSIDER A CITY INITIATED REZONING OF APPROXIMATELY 36.912 ACRES LOCATED IN THE THOMAS KELLY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FROM SF-7 ZONING DISTRICT TO PLANNED DEVELOPMENT ESTABLISHED BY ORDINANCE NO. 2014-114 (MARSHALL CREEK PD). **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.**

Additional Information: This is a technical correction. Due to an oversight, these properties were not included in the establishment of the Planned Development in 2014 as intended.

ZTA-2026-04

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 4, 2026**, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2014-114, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY ADDING A MAXIMUM LOT/TRACT COVERAGE OF 50% FOR SINGLE FAMILY DEVELOPMENT FOR AN APPROXIMATELY 39.149 ACRES OF LAND CONSISTING OF LOTS 1-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,. **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-2026-03

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 12 2026**, AND CONSIDER A CITY INITIATED REZONING OF APPROXIMATELY 36.912 ACRES LOCATED IN THE THOMAS KELLY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK

F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FROM SF-7 ZONING DISTRICT TO PLANNED DEVELOPMENT ESTABLISHED BY ORDINANCE NO. 2014-114 (PD-2014-#16). **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.**

Additional Information: This is a technical correction. Due to an oversight, these properties were not included in the establishment of the Planned Development in 2014 as intended.

ZTA-2026-04

THE **ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 12, 2026**, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2014-114, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY ADDING A MAXIMUM LOT/TRACT COVERAGE OF 50% FOR SINGLE FAMILY DEVELOPMENT FOR AN APPROXIMATELY 39.149 ACRES OF LAND CONSISTING OF LOTS 1-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,. **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:

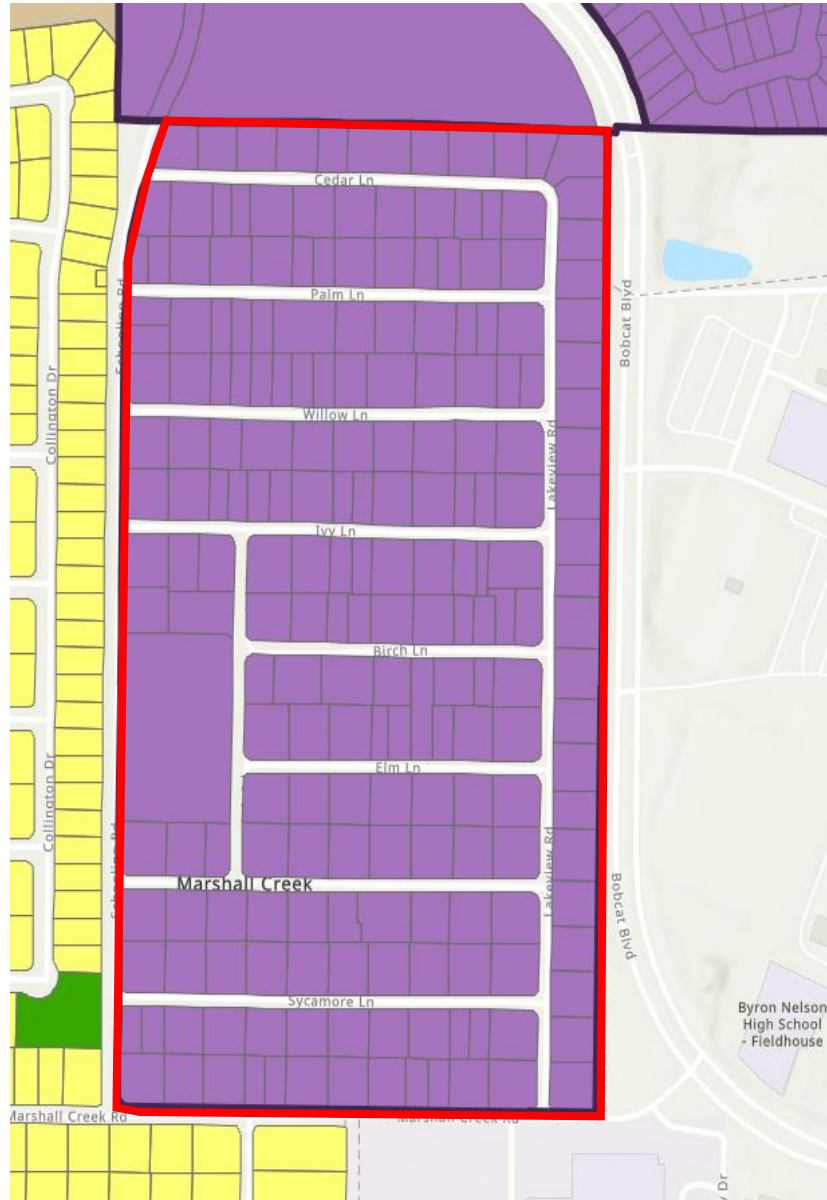
There is a property location map on page 3 of this notice. Property owners within 200'(ft.) of the tract(s) receive written notification of the request. All interested property owners are encouraged to attend this hearing. **Persons wishing their opinion to be part of the record, and who are unable to 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: Ashlie Tolliver, City Planner, or email it to atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374. Please reference the number on the bottom of Page 1 of this notice.

Enclosed – A map showing the boundary of properties impacted by ZC-2026-03 and ZTA-2025-03

PROPERTY LOCATION MAP (AREA BOUNDARY OUTLINED IN RED)

PROPERTY BOUNDARIES IMPACTED:



ORDINANCE No. 2014-114

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 2.237 ACRES OF LAND LOCATED IN THE THOMAS KELLY SURVEY, ABSTRACT NO. 704, AND CONSISTING OF LOTS 1 THROUGH 10, BLOCK A OF THE MARSHALL CREEK SUBDIVISION, AN ADDITION LOCATED WITHIN 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 CHANGING THE ZONING ON THE APPROXIMATELY 2.237 ACRES TRACT OR TRACTS OF LAND FROM SINGLE FAMILY (SF-7) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT NO. 2014-114 (PD # 2014-16); PRESCRIBING THE PERMISSIBLE USES; PRESCRIBING THE DEVELOPMENT STANDARDS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER 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 2.237 acres of land, located within the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family (SF-7) District to Planned Development District No. 2014-114 (PD # 2014-16), to allow single-family and office uses on said property; 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 approximately 2.237 acres of land, located within the Thomas Kelly Survey, Abstract No. 704, and consisting of Lots 1 through 10, Block A of the Marshall Creek subdivision, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Single-Family (SF-7) District is changed to Planned Development District No. 2014-114 (PD # 2014-16), with residential and office uses, as more fully described herein.

Section 3.

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

Section 4. 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. 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 7. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the **24th** day of **June, 2014**.

APPROVED:





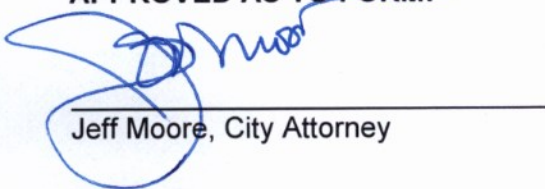
Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



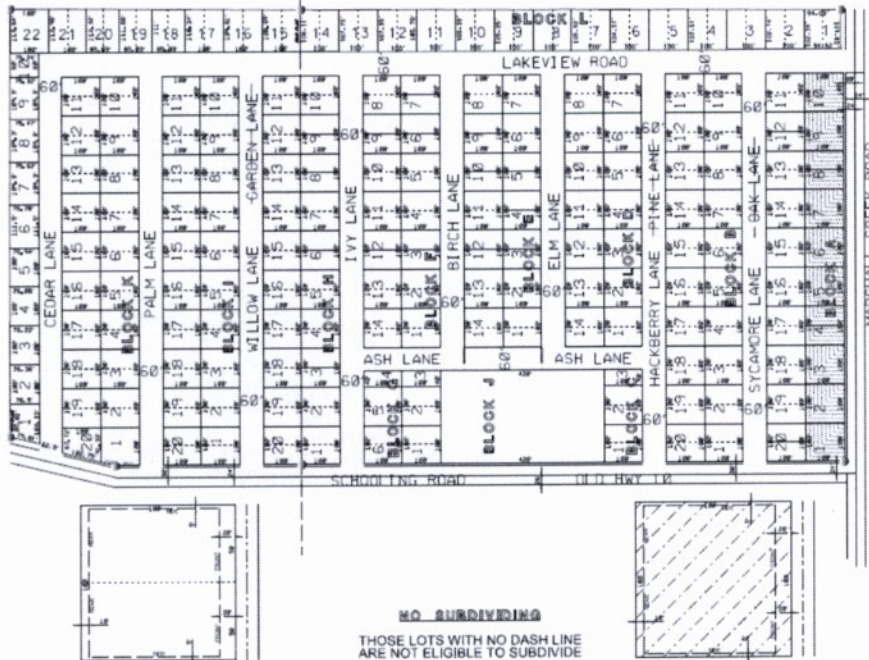
Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 2.237 Acre Tracts of Land

GREEN ACRE
ESTATES 2ND
SECTION A-704

MARSHALL CREEK
VOL/PG 610/257



TYPICAL LOT LAYOUT

THOSE LOTS DEPICTED WITH A DASH LINE
BISECTING THE LOTS THAT ARE APPROXIMATELY
100' WIDE AND ARE 100' IN DEPTH CAN BE
SUBDIVIDED INTO TWO 50' WIDE LOTS TO
CREATE A MINIMUM OF 5000 SF LOTS

SET BACK REQUIREMENTS

FRONT - 20 FEET
SIDE - 5 FEET
REAR - 10 FEET

HATCHED LOT LAYOUT

THOSE LOTS SHOWN WITH HATCHING
LOTS 1-10, BLOCK "A"
ARE FOR OFFICE USE ONLY.

2.237 ACRE TRACT

Lots 1 through 10, Block A, Marshall Creek
Thomas Kelly Survey, Abstract No. 704
City of Roanoke, Denton County, Texas

DESCRIPTION, of a 2.237 acre tract of land situated in the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas; said tract being all of Lots 1 through 10, Block A of Marshall Creek, an addition to the City of Roanoke, Texas according to the plat recorded in Volume 610, Page 257, of the Plat Records of Denton County, Texas; said 2.237 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north line of Marshall Creek Road and the east line of Schooling Road; said point also being the southwest corner of said Lot 1;

THENCE, North 00 degrees, 10 minutes, 30 seconds West, along the said east line of Schooling Road, a distance of 100.00 feet to the northwest corner of said Lot 1;

THENCE North 89 degrees, 54 minutes, 22 seconds East, departing the said east line of Schooling Road and along the north line of said Lots 1 through 10, a distance of 1,000.00 feet to a point for corner at the northeast corner of said Lot 10, said point also being in the west line of Lakeview Drive (a 60-foot right-of-way);

THENCE, South 00 degrees, 10 minutes, 30 seconds East, along the said west line of Lakeview Drive, a distance of 94.92 feet to the southeast corner of said Lot 10; said point also being at the intersection of the said west line of Lakeview Drive and the said north line of Marshall Creek Boulevard;

THENCE South 89 degrees, 36 minutes, 54 seconds West, along the said north line of Marshall Creek Boulevard and along the south line of said Lots 1 through 10, a distance of 1,000.01 feet to the POINT OF BEGINNING;

CONTAINING: 97,460 square feet or 2.237 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B

Development Standards

A. DEVELOPMENT STANDARDS:

1. Same as Article 7, of the Comprehensive Zoning Ordinance.

B. ZONING DISTRICTS:

1. Single Family Housing (PD-SF)

(a) General Purpose and Description

This Planned Development district is intended to provide for planned residential development of detached, single-family residences on smaller and more compact lots of not less than 5,000 square feet in size

(b) Permitted Uses

Those listed for the SF-7 district in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article V of the City of Roanoke Comprehensive Zoning Ordinance.

(c) Height Regulations

(1) Maximum Height

- (A) Two and one-half (2 ½) stories, or thirty-five feet (35') for any building/house.
- (B) One story, or sixteen (16') for other accessory buildings, including detached garages, garden shed, gazebo, etc.
- (C) Other requirements (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

(d) Area Regulations

(1) Size of Lot/Tract

- (A) Minimum Lot/Tract Area. Five Thousand (5,000) square feet per approved plat.
- (B) Minimum Lot/Tract Width. Fifty feet (50') per approved

plat.

- (C) Minimum Lot/Tract Depth. One hundred feet (100') per approved plat.

(2) Size of Yards

- (A) Minimum Front Yard. Twenty feet (20') per approved plat.
- (B) Minimum Side Yard. Five feet (5') per approved plat.
 - (i) There shall be a minimum side yard setback of five feet (5') on the street side of all corner lots; except those corner lots along the side of the street that other lots may front onto, shall be a minimum side yard setback of twenty feet (20').
- (C) Minimum Rear Yard. Ten feet (10') per approved site plan.

2. Office (PD-O)

(a) General Purpose and Description

The PD-O, Office, District is established to create an appropriate setting for low intensity office and professional uses. This District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to three (3) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this District shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

(b) Permitted Uses

Those uses listed for the O District in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article VI, the following uses are also permitted in Article V of the City of Roanoke Comprehensive Zoning Ordinance.



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Amending Comprehensive Zoning Ordinance ZTA-2026-04

MEETING DATE: May 4, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation to consider amending Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by adding a maximum lot/tract coverage of 50% for an approximately 57.502-Acres of land located in the Thomas Kelley Survey, Abstract No. 704, consisting of 36.912-Acres of land located in the Marshall Creek Addition, and 20.59-Acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-04)

INFORMATION:

The City of Roanoke is proposing a text amendment to the Marshall Creek Planned Development Ordinance No. 2014-114 to allow an increase in maximum lot coverage from 35% lot coverage to 50% lot coverage to further promote redevelopment of the area.

Background

The Planned Development Ordinance was established in 2014. The PD established development standards that would encourage redevelopment of the Marshall Creek neighborhood, as shown in the attached Zoning Map Exhibit.

Planned Development Zoning is based on a base-zoning district. In this case, PD 2014-114 allows for both Office Use development and Single-Family Development. The base zoning standards that generally would apply are the SF-7 District standards.

The intent of the Single Family Housing section of PD 2014-114 is to provide for development of single-family residences on smaller and more compact lots of a minimum of 5,000 square feet. The original Planned Development Ordinance failed to regulate the lot coverage, and based on the planned development standards, staff believes this was an oversight. Lot Coverage is the area covered by a foundation and a roof on a lot. Lot coverage only first floor coverage, as subsequent stories do not further



AGENDA ITEM

increase the impact of foundation and roof coverage on a lot.

A lot zoned SF-7 is permitted up to 35% lot coverage The minimum lot size in SF-7 is 7,200 square feet, which means a 7,200 square foot property could have a first floor building footprint of up to 2,520 square feet. Currently, the PD does not address lot coverage, which means that the base zoning standard of 35% of the total lot size is permitted for Single-Family development. This means that a 5,000 square foot lot located in the Planned Development can currently have up to 1,750 square feet of lot coverage.

The Planned Development allows for development on 5,000 square foot lots, and proportionally reduces the setback requirements based on the reduced lot size standard. Permitting a maximum lot coverage of 50% is reasonable, as this is the standard permitted in Old Town Roanoke for 5,000 square foot lots.

Base Zoning SF-7 Standards vs. PD Single Family Standards:

Development Standard	SF-7 Base Zoning	PD Zoning
Maximum Height	2 ½ stories OR 35 feet	2 ½ stories OR 35 Feet
Minimum Lot Size	7,200 Square Feet	5,000 Square Feet
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback	7.5 feet	5 feet
Minimum Rear Yard Setback	25 feet	10 feet
Maximum Lot Coverage	35% or 2,520 square feet	50% <i>Proposed or 2,500 square feet</i>



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-123 - MARSHALL CREEK - LOT COVERAGE AMENDMENT
2. ZTA-2026-04 - Map
3. ORD NO 2014-114 - Rezone - PD 2014-16 Marshall Creek
4. MAILED NOTICE

ORDINANCE NO. 2026-123

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-2014-114) BY AMENDING PLANNED DEVELOPMENT STANDARDS BY ESTABLISHING A MAXIMUM LOT/TRACT COVERAGE OF FIFTY PERCENT (50%) BY MAIN BUILDINGS AND ACCESSORY BUILDINGS FOR AN APPROXIMATELY 57.502 ACRES OF LAND LOCATED IN THE THOMAS KELLY SURVEY, ABSTRACT NO. 704, CONSISTING OF 36.912-ACRES OF LAND LOCATED IN THE MARSHALL CREEK ADDITION, AND 20.59- ACRES OF LAND LOCATED IN THE GREEN ACRE ESTATES 2ND ADDITION, ALL OF WHICH ARE AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT A OF THIS ORDINANCE, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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, THAT:

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2.

The Comprehensive Zoning Ordinance of the City of Roanoke, Texas, is hereby amended by amending Ordinance Number 2014-114, approved by the City Council of the City of Roanoke, Texas, on June 24, 2014, for an approximately 57.502-acres of land, located in the Thomas Kelly Survey, Abstract No. 704, consisting of 36.912-acres of land located in the Marshall Creek Addition, and 20.59-acres of land located in the Green Acre Estates 2nd Addition, all of which are an addition to the City of Roanoke, Denton County, Texas, and being more particularly described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by adding a Subsection B.1.(d)(1)(D), entitled "Maximum Lot/Tract Coverage" which shall read as follows:

"(D) Maximum Lot/Tract Coverage: Fifty percent (50%) by main buildings and accessory buildings."

SECTION 3. 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 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. PUBLICATION CLAUSE

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance as

required by law.

**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 May 12, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A



Legal Description of lots to be added:

Approximately 36.912 acres of land located in the Thomas Kelly Survey Abstract No. 704 and consisting of:

Lots 11-20, Block A, Marshall Creek Addition
Lots 1-20R-2, Block B, Marshall Creek Addition
Lots 1-3, Block C, Marshall Creek Addition
Lots 1-14, Block D, Marshall Creek Addition
Lots 1-14, Block E, Marshall Creek Addition
Lots 1-14, Block F, Marshall Creek Addition
Lots 1-6, Block G, Marshall Creek Addition
Lots 1-10, Block H, Marshall Creek Addition
Lots 1-16, Block J, Marshall Creek Addition
Lots 1-14, Block L, Marshall Creek Addition

And approximately 20.59 Acres of land located in the Thomas Kelly Survey Abstract No. 704 and consisting of:

Lots 11-20, Block H, Green Acre Estates 2nd Addition
Lots 1-20, Block I, Green Acre Estates 2nd Addition,
Lots 1-20, Block K, Green Acres Estates 2nd Addition
Lots 1-10, Block M, Green Acre Estates 2nd Addition
Lots 15-22, Block L, Green Acre Estates 2nd Addition

Exhibit B

A. DEVELOPMENT STANDARDS:

1. Same as Article 7, of the Comprehensive Zoning Ordinance.

B. ZONING DISTRICTS:

1. Single Family Housing (PD-SF)

a) General Purpose and Description

This Planned Development district is intended to provide for planned residential development of detached, single-family residences on smaller and more compact lots of not less than 5,000 square feet in size.

b) Permitted Uses

Those listed for the SF-7 district in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as “P” or “S” are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article V of the City of Roanoke Comprehensive Zoning Ordinance.

c) Height Regulations

1. Maximum Height

- a. Two and one-half (2 1/2) stories, or thirty-five feet (35') for any building/house.
- b. One story, or sixteen (16') for other accessory buildings, including detached garages, garden shed, gazebo, etc.
- c. Other requirements (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

d) Area Regulations

1. Size of Lot/Tract

- a. Minimum Lot/Tract Area. Five Thousand (5,000) square feet per approved plat.
- b. Minimum Lot/Tract Width. Fifty feet (50') per approved plat.

- c. Minimum Lot/Tract Depth. One hundred feet (100') per approved plat.

2. Size of Yards

- a. Minimum Front Yard. Twenty feet (20') per approved plat.
- b. Minimum Side Yard. Five feet (5') per approved plat.
 - i. There shall be a minimum side yard setback of five feet (5') on the street side of all corner lots, except those corner lots along the side of the street that other lots may front onto, shall be a minimum side yard setback of twenty feet (20').
- c. Minimum Rear Yard. Ten feet (10') per approved site plan.

- 3. **Maximum Lot/Tract Coverage.** Fifty percent (50%) by main buildings and accessory buildings.

2. Office (PD-O)

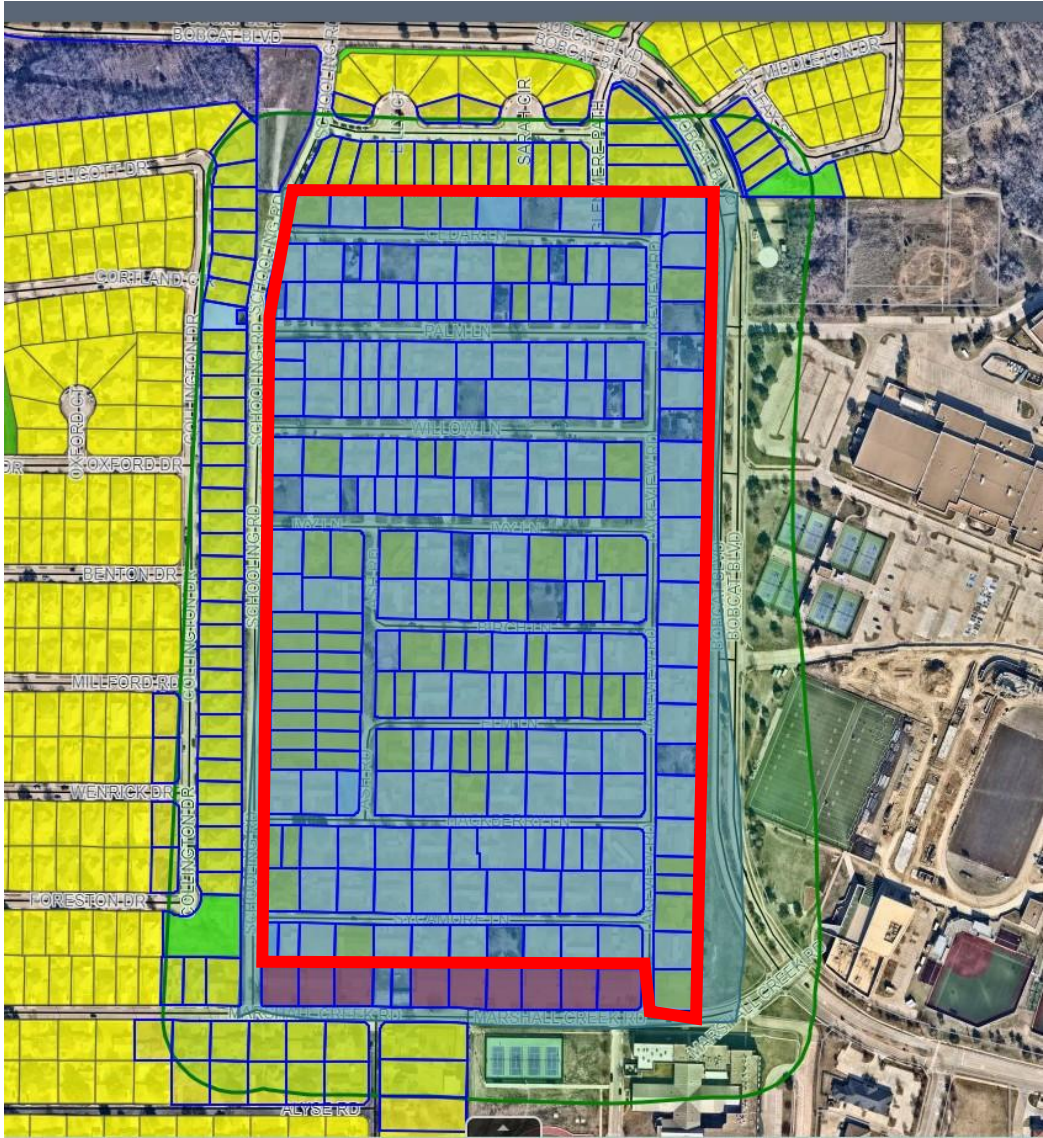
a) General Purpose and Description

The PD-O, Office, District is established to create an appropriate setting for low-intensity office and professional uses. This District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to three (3) stories, and shall not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations. Traffic generated by uses in this District shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

b) Permitted Uses

Those uses listed for the O District in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article VI, the following uses are also permitted in Article V of the City of Roanoke Comprehensive Zoning Ordinance.

Aerial GIS Map of Proposed Rezoning Boundaries



ORDINANCE No. 2014-114

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 2.237 ACRES OF LAND LOCATED IN THE THOMAS KELLY SURVEY, ABSTRACT NO. 704, AND CONSISTING OF LOTS 1 THROUGH 10, BLOCK A OF THE MARSHALL CREEK SUBDIVISION, AN ADDITION LOCATED WITHIN 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 CHANGING THE ZONING ON THE APPROXIMATELY 2.237 ACRES TRACT OR TRACTS OF LAND FROM SINGLE FAMILY (SF-7) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT NO. 2014-114 (PD # 2014-16); PRESCRIBING THE PERMISSIBLE USES; PRESCRIBING THE DEVELOPMENT STANDARDS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER 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 2.237 acres of land, located within the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Single Family (SF-7) District to Planned Development District No. 2014-114 (PD # 2014-16), to allow single-family and office uses on said property; 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 approximately 2.237 acres of land, located within the Thomas Kelly Survey, Abstract No. 704, and consisting of Lots 1 through 10, Block A of the Marshall Creek subdivision, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Single-Family (SF-7) District is changed to Planned Development District No. 2014-114 (PD # 2014-16), with residential and office uses, as more fully described herein.

Section 3.

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

Section 4. 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. 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 7. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the **24th** day of **June, 2014**.

APPROVED:





Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



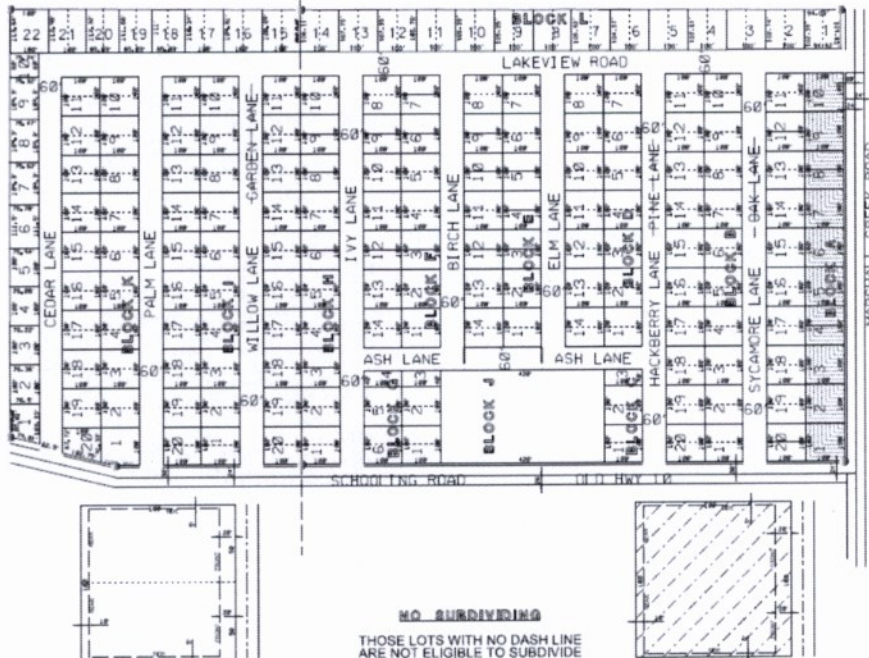
Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 2.237 Acre Tracts of Land

GREEN ACRE
ESTATES 2ND
SECTION A-704

MARSHALL CREEK
VOL/PG 610/257



TYPICAL LOT LAYOUT

THOSE LOTS DEPICTED WITH A DASH LINE
BISECTING THE LOTS THAT ARE APPROXIMATELY
100' WIDE AND ARE 100' IN DEPTH CAN BE
SUBDIVIDED INTO TWO 50' WIDE LOTS TO
CREATE A MINIMUM OF 5000 SF LOTS

SET BACK REQUIREMENTS

FRONT - 20 FEET
SIDE - 5 FEET
REAR - 10 FEET

HATCHED LOT LAYOUT

THOSE LOTS SHOWN WITH HATCHING
LOTS 1-10, BLOCK "A"
ARE FOR OFFICE USE ONLY.

2.237 ACRE TRACT

Lots 1 through 10, Block A, Marshall Creek
Thomas Kelly Survey, Abstract No. 704
City of Roanoke, Denton County, Texas

DESCRIPTION, of a 2.237 acre tract of land situated in the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas; said tract being all of Lots 1 through 10, Block A of Marshall Creek, an addition to the City of Roanoke, Texas according to the plat recorded in Volume 610, Page 257, of the Plat Records of Denton County, Texas; said 2.237 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north line of Marshall Creek Road and the east line of Schooling Road; said point also being the southwest corner of said Lot 1;

THENCE, North 00 degrees, 10 minutes, 30 seconds West, along the said east line of Schooling Road, a distance of 100.00 feet to the northwest corner of said Lot 1;

THENCE North 89 degrees, 54 minutes, 22 seconds East, departing the said east line of Schooling Road and along the north line of said Lots 1 through 10, a distance of 1,000.00 feet to a point for corner at the northeast corner of said Lot 10, said point also being in the west line of Lakeview Drive (a 60-foot right-of-way);

THENCE, South 00 degrees, 10 minutes, 30 seconds East, along the said west line of Lakeview Drive, a distance of 94.92 feet to the southeast corner of said Lot 10; said point also being at the intersection of the said west line of Lakeview Drive and the said north line of Marshall Creek Boulevard;

THENCE South 89 degrees, 36 minutes, 54 seconds West, along the said north line of Marshall Creek Boulevard and along the south line of said Lots 1 through 10, a distance of 1,000.01 feet to the POINT OF BEGINNING;

CONTAINING: 97,460 square feet or 2.237 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B

Development Standards

A. DEVELOPMENT STANDARDS:

1. Same as Article 7, of the Comprehensive Zoning Ordinance.

B. ZONING DISTRICTS:

1. Single Family Housing (PD-SF)

(a) General Purpose and Description

This Planned Development district is intended to provide for planned residential development of detached, single-family residences on smaller and more compact lots of not less than 5,000 square feet in size

(b) Permitted Uses

Those listed for the SF-7 district in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article V of the City of Roanoke Comprehensive Zoning Ordinance.

(c) Height Regulations

(1) Maximum Height

- (A) Two and one-half (2 ½) stories, or thirty-five feet (35') for any building/house.
- (B) One story, or sixteen (16') for other accessory buildings, including detached garages, garden shed, gazebo, etc.
- (C) Other requirements (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

(d) Area Regulations

(1) Size of Lot/Tract

- (A) Minimum Lot/Tract Area. Five Thousand (5,000) square feet per approved plat.
- (B) Minimum Lot/Tract Width. Fifty feet (50') per approved

plat.

- (C) Minimum Lot/Tract Depth. One hundred feet (100') per approved plat.

(2) Size of Yards

- (A) Minimum Front Yard. Twenty feet (20') per approved plat.
- (B) Minimum Side Yard. Five feet (5') per approved plat.
 - (i) There shall be a minimum side yard setback of five feet (5') on the street side of all corner lots; except those corner lots along the side of the street that other lots may front onto, shall be a minimum side yard setback of twenty feet (20').
- (C) Minimum Rear Yard. Ten feet (10') per approved site plan.

2. Office (PD-O)

(a) General Purpose and Description

The PD-O, Office, District is established to create an appropriate setting for low intensity office and professional uses. This District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to three (3) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this District shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

(b) Permitted Uses

Those uses listed for the O District in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article VI, the following uses are also permitted in Article V of the City of Roanoke Comprehensive Zoning Ordinance.



**City of Roanoke
Notice of Public Hearing
Zoning Amendment**



**NOTICE OF PUBLIC HEARINGS
ZONING AMENDMENT**

«name»
«addrDeliveryLine»
«addrFreeForm3»

Roanoke Planning & Zoning Commission

ZC-2026-03

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 4 2026**, TO CONSIDER A CITY INITIATED REZONING OF APPROXIMATELY 36.912 ACRES LOCATED IN THE THOMAS KELLY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FROM SF-7 ZONING DISTRICT TO PLANNED DEVELOPMENT ESTABLISHED BY ORDINANCE NO. 2014-114 (MARSHALL CREEK PD). **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.**

Additional Information: This is a technical correction. Due to an oversight, these properties were not included in the establishment of the Planned Development in 2014 as intended.

ZTA-2026-04

THE **ROANOKE PLANNING AND ZONING COMMISSION** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 4, 2026**, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2014-114, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY ADDING A MAXIMUM LOT/TRACT COVERAGE OF 50% FOR SINGLE FAMILY DEVELOPMENT FOR AN APPROXIMATELY 39.149 ACRES OF LAND CONSISTING OF LOTS 1-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,. **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-2026-03

THE **ROANOKE CITY COUNCIL** WILL HOLD A PUBLIC HEARING ON **MONDAY, MAY 12 2026**, AND CONSIDER A CITY INITIATED REZONING OF APPROXIMATELY 36.912 ACRES LOCATED IN THE THOMAS KELLY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK

F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FROM SF-7 ZONING DISTRICT TO PLANNED DEVELOPMENT ESTABLISHED BY ORDINANCE NO. 2014-114 (PD-2014-#16). **THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.**

Additional Information: This is a technical correction. Due to an oversight, these properties were not included in the establishment of the Planned Development in 2014 as intended.

ZTA-2026-04

THE **ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 12, 2026**, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2014-114, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY ADDING A MAXIMUM LOT/TRACT COVERAGE OF 50% FOR SINGLE FAMILY DEVELOPMENT FOR AN APPROXIMATELY 39.149 ACRES OF LAND CONSISTING OF LOTS 1-20, BLOCK A; LOTS 1-20R-2; BLOCK B; LOTS 1-3, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-14, BLOCK E; LOTS 1-14, BLOCK F; LOTS 1-6, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-16, BLOCK J; LOTS 1-14, BLOCK L; OF THE MARSHALL CREEK ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS AND OF APPROXIMATELY 20.59 ACRES OF LAND LOCATED IN THE THOMAS KELLEY SURVEY ABSTRACT NO. 704 AND CONSISTING OF LOTS 11-20, BLOCK H; LOTS 1-20, BLOCK I; LOTS 1-20, BLOCK K; LOTS 1-10, BLOCK M; AND LOTS 15-22, BLOCK L; OF THE GREEN ACRE ESTATES 2ND SECTION ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,. **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 page 3 of this notice. Property owners within 200'(ft.) of the tract(s) 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: Ashlie Tolliver, City Planner, or email it to atolliver@roanoketexas.com

FOR FURTHER INFORMATION: Please contact Ashlie Tolliver, AICP, City Planner at (682) 549-1374. Please reference the number on the bottom of Page 1 of this notice.

Enclosed – A map showing the boundary of properties impacted by ZC-2026-03 and ZTA-2025-03

PROPERTY LOCATION MAP (AREA BOUNDARY OUTLINED IN RED)

PROPERTY BOUNDARIES IMPACTED:

