

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



Eric Heimbrecht, Commissioner
Mark McCullough, Commissioner
VACANT, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
500 S. OAK STREET
ROANOKE, TEXAS 76262**

**MAY 18, 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 May 4, 2026.

D. NEW BUSINESS

1. **Consideration and action** on a Preliminary Plat (PP-2026-01), a request by Sandy Brantley for an approximate 6.168 acres located in the W. Beall Survey, Abstract No. 82, City of Roanoke Texas, Denton County, Texas. The property is generally located at the Northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (PP-2026-01)
2. **Consider and make a recommendation** on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**May 18, 2026
Page 2 of 2**

3. **Consider and make a recommendation** on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1,k Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, May 12, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, City Secretary

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

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

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
MAY 4, 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

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.

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 April 6, 2026.

Motion made by Vice Chairman Glacy and seconded by Commissioner McCullough to approve. Motion carried unanimously

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)

Motion by Commissioner Heimbrecht, seconded by Commissioner Fenn, to approve. Motion passed 6-0-1 with Commissioner Adams abstaining.

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).

Public hearing opened at 7:05 p.m.

Staff provided overview of the item and recommended approval.

Property owners at the following addresses spoke to the Commission and expressed their opposition to the rezoning application:

236 Morningside Drive, Roanoke
240 Morningside Drive, Roanoke
244 Morningside Drive, Roanoke
244 Crockett Street, Roanoke

Public hearing closed at 7:17 p.m.

Motion by Vice Chairman Glacy, seconded by Commissioner Fenn, to deny the rezoning application. Motion passed 5-1-1 with Chairman Kasal opposing and Commissioner Adams abstaining.

3. **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)

No action taken on this item.

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).

Public hearing opened at 7:30 p.m.

Staff provided overview of the item and recommended approval.

Public hearing closed at 7:34 p.m.

Motion by Commissioner Smith and seconded by Commissioner Heimbrecht to approve. Motion carried 6-0-1 with Commissioner Adams abstaining.

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)

Public hearing opened at 7:39 p.m.

Staff provided overview of the item and recommended approval.

Public hearing closed at 7:42 p.m.

Motion by Vice Chairman Glacy and seconded by Commissioner Fenn to approve. Motion carried 6-0-1 with Commissioner Adams abstaining.

E. ADJOURNMENT

Motion made by Commissioner Adams, seconded by Vice Chairman Glacy to adjourn the meeting at 7:45 p.m..

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Preliminary Plat (PP-2026-01)

MEETING DATE: May 18, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Preliminary Plat (PP-2026-01), a request by Sandy Brantley for an approximate 6.168 acres located in the W. Beall Survey, Abstract No. 82, City of Roanoke Texas, Denton County Texas. The property is generally located located at the Northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (PP-2026-01)

INFORMATION:

Zoning: Retail

Proposed Quik Trip Store

Use:

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

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

STAFF RECOMMENDATION:

Staff recommends approval of PP-2026-01.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PP-2026-01



AGENDA ITEM

Re-Plats:

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

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

30-DAY WAIVER:

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

_____ Applicant Signature

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

MINOR PLATS

Review Requirements:

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

Minor Plats:

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

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

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

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

Submission Requirements

- Completed Application Form
- Filing Fee
- Transmittal Letter

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

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

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

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

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

Plats

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

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

Plat Continued

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



Plat Application

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

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

Date Filed:		File No.
Name of Applicant Sandy Brantley	Address of Applicant 9800 Hillwood Pkwy, Suite 250 Fort Worth TX 76177	Phone Number & E-Mail [REDACTED]

Engineer or Land Planner Westwood Jonathan Schindler, PE	Address 9800 Hillwood Pkwy, Suite 250 Fort Worth TX 76177	Phone Number & E-Mail [REDACTED]
		Fax Number
Location of Property NEC of Bobcat Blvd and US Hwy 377	Name of Addition/Subdivision QuikTrip Store No. 1898 Addition	Acres 6.168
		Lot / Block Lot1/Block 1

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

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

Type of Subdivision

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

Proposed Use

- Residential Lots
 Industrial
 Commercial or Retail
 Public or Institutional

Improvements Proposed

- City of Roanoke
 Well
 Other access and left turn lane

Type of Sanitary facilities

- City of Roanoke Sewer
 Septic Tank
 Other _____

Type of Street Surfacing

- City of Roanoke Standards
 Existing paved street
 Other _____

Type of Storm Drainage

- Curb and Gutter
 Storm Sewers
 Other _____

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

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

Sandy Brantley
 Applicants Signature

Digitally signed by Sandy Brantley
 DN: cn=US, e=sandy.brantley@westwoodps.com, o=Westwood Professional Services, cn=Sandy Brantley
 Date: 2026.02.23 16:38:17 -0600

02/23/2026
 Date

FOR OFFICE USE ONLY

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

TO: Planning and Zoning Commission

SUBJECT: Site Plan request (SP-2026-03)

MEETING DATE: May 18, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and make a recommendation on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).

INFORMATION:

Sandy Brantley, on behalf of Quik Trip Corporation, is requesting approval of a site plan for a Quik Trip Gasoline Station, proposed to be located on a 6.168-Acre tract generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. The property is zoned "R" - Retail, and the proposed use is permitted by right. The store is proposed to be 6,445 square feet, and will also have 16 gasoline pump stations.

<u>Development Standard</u>	<u>City Ordinance Requirement</u>	<u>Requirement Met?</u>	<u>Comments</u>
Minimum Front Yard Setback	25 Feet	Yes	N/A
Minimum Side Yard Setback	15 Feet	Yes	N/A
Minimum Rear Yard Setback	15 Feet	Yes	N/A



AGENDA ITEM

Parking Spaces	Minimum 33	Yes	N/A
Landscape Buffer	25 feet tapered to 15 feet	Yes	N/A
Signs	2 attached, 1 monument	Proposing 3 attached and 1 monument sign	The City Sign Ordinance needs to be updated. The proposed signage is consistent with the standard and design for this type of use in the area.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Exhibit



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Sandy Brantley	Address of Applicant 9800 Hillwood Pkwy, Suite 250 Fort Worth TX 76177	Phone Number and Email [REDACTED]	
Legal Interest Engineering Consultant			
Owner QuikTrip Corporation	Address 8700 Freeport Pkwy, Suite 115, Irving, TX 75063	Phone Number & Email [REDACTED]	
Firm preparing Site Plan Package Westwood Professional Services, Inc.	Address	Phone Number [REDACTED]	
		Email [REDACTED]	
Location of Property NEC of Bobcat Blvd and US Hwy 377	Name of Addition/Subdivision Beall Survey Abstract 82	Lot / Block Tract 1	Present Zoning

Proposed Site Plan Contains:

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

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

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

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

Sandy Brantley

Digitally signed by Sandy Brantley
 DN: C=US, E=sandy.brantley@westwoodps.com, O=Westwood
 Professional Services, CN=Sandy Brantley
 Date: 2026.02.17 09:40:35-06'00

Applicants Signature

02/13/2026

Date

FOR OFFICE USE ONLY

Site Plan Fee 400.00	P&Z Meeting 05/18/2026	CC Meeting 05/26/2026	File for Record SP- <u>2026</u> - <u>03</u>
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07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____
Total Site Area devoted to landscape: _____ %		

- Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- A Plant Legend, if symbols or abbreviations are used.
- Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- Show location of trees to be preserved. **NO EXISTING TREES**
- Show spacing of plant material to be used.
- Show description of maintenance provisions for the Landscape Plan.
- Show proposed and existing sidewalks and utility easements.
- Show irrigation system if applicable.
- Show rain and freeze protection.

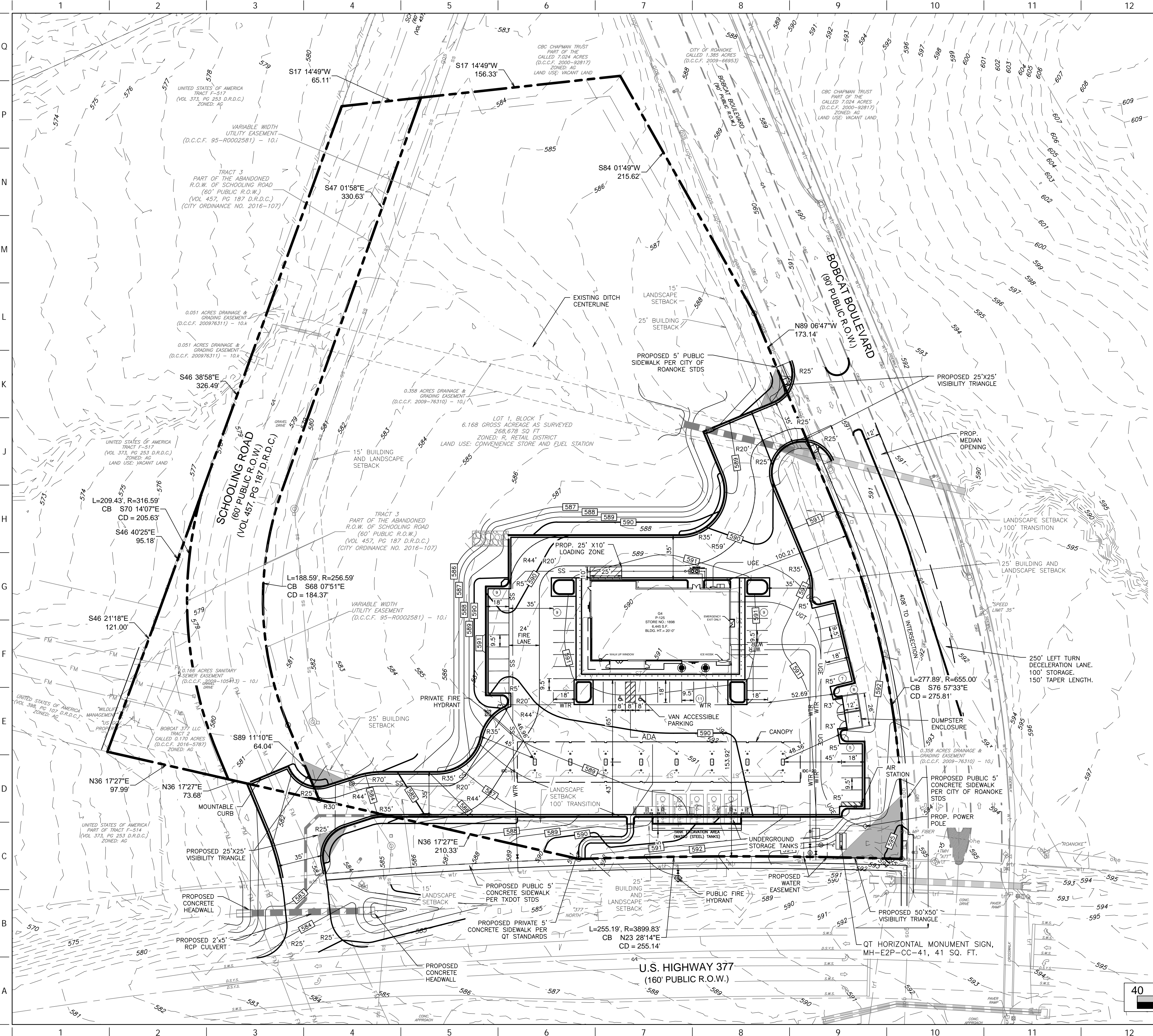
SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

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

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

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

FILE LOCATION: N:\0069294\08\06 CAD\DWG\Site Design\Site Plan\08-1898_Civil (P-123).dwg TAB NAME: Site (Prelim) USER: SBronley SAVED: 4/29/2026 1:30 PM PLOTTED: 4/29/2026 1:39 PM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA TABLE

LOT AREA (SF)(ACRES)	268,678 SF / 6.168 ACRES
EXISTING ZONING	R-RETAIL DISTRICT
PROPOSED USE	CONVENIENCE STORE/FUEL STATION
SQUARE FOOTAGE OF USE (SF)	6,445 SF
BUILDING AREA (SF)	6,445 SF
BUILDING HEIGHT (FT)	21'-5"
REQUIRED PARKING	6,445 SF/200 = 33 SPACES
PROVIDED PARKING	50 SPACES
PROPOSED LOT COVERAGE (%)	43.14%

PRELIMINARY FOR REVIEW ONLY

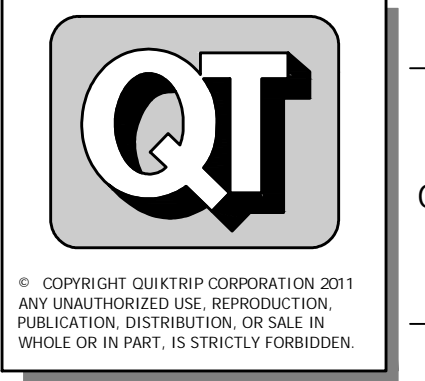
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSE. THEY ARE PREPARED BY OR UNDER THE SUPERVISION OF:

JONATHAN SCHINDLER 18884 04/20/2026
 PROFESSIONAL ENGINEER

PROJECT NO.: R0069294.03

Westwood
 Westwood Professional Services, Inc.
 9800 HILLWOOD PKWY, SUITE 250
 FORT WORTH, TX 76177
 T: 817.562.3350
 F: 888.937.5150
 westwoodps.com
 TBPELS ENGINEERING FIRM NO. 11756
 TBPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1898
 NEC OF HIGHWAY 377 AND BOBCAT BLVD
 ROANOKE, TEXAS



PROTOTYPE: P-123
 DIVISION:
 VERSION: 001
 DESIGNED BY: JES
 DRAWN BY: SB
 REVIEWED BY: JES

REV.	DATE	DESCRIPTION

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 1

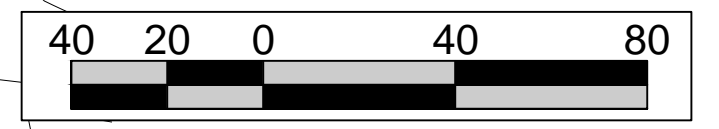
SITE PLAN

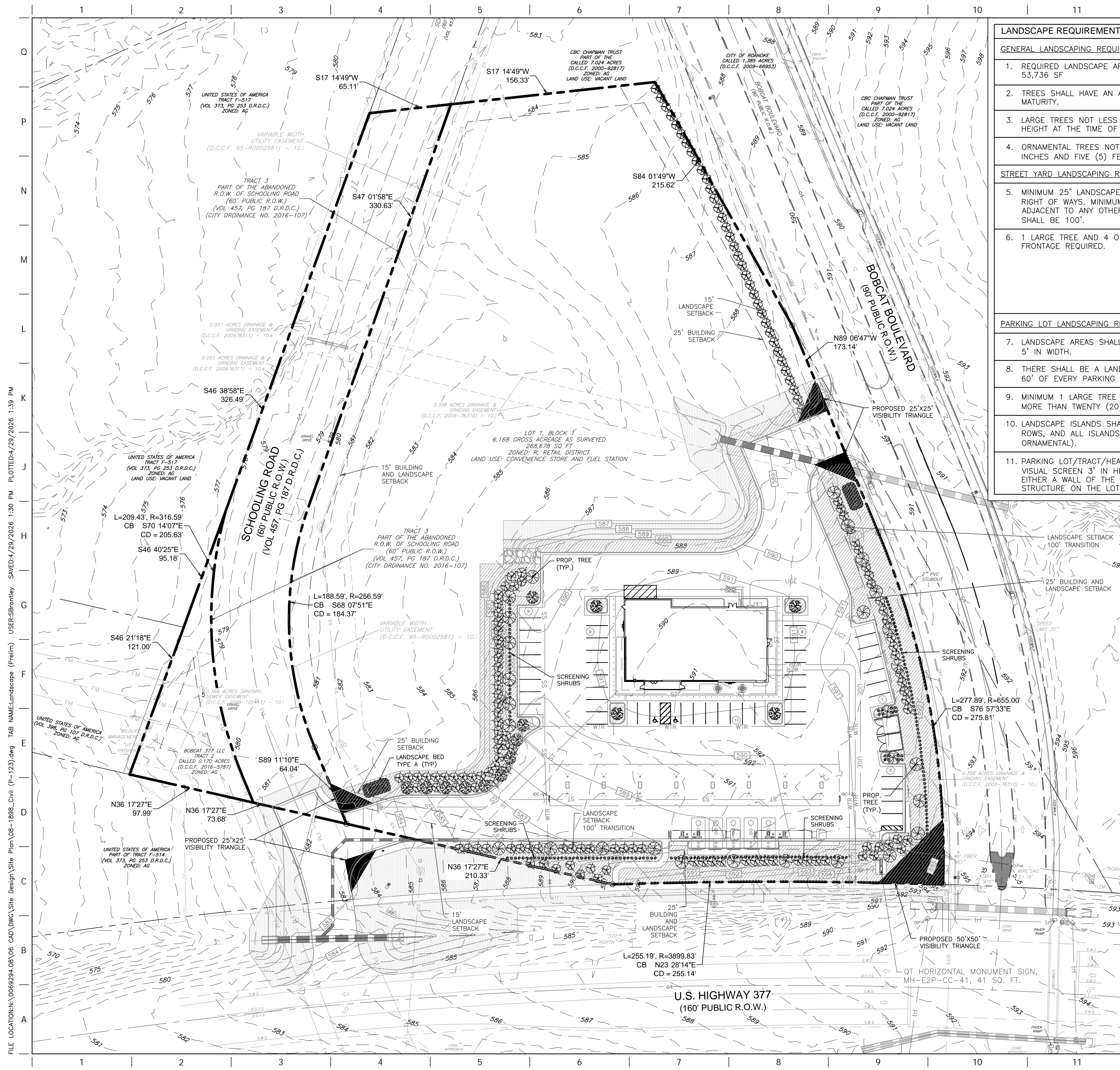
6.168 ACRE TRACT, LOCATED IN THE W. BEALL SURVEY, ABSTRACT 82, IN DENTON COUNTY, TEXAS.

DATE OF PREPARATION: April 29, 2026

OWNER/DEVELOPER:
 BUSINESS NAME: QUIKTRIP CORPORATION
 CONTACT NAME: BRANDON OSTMEYER
 PHONE: 469-583-7591
 EMAIL: BOSTMEYER@QUIKTRIP.COM

ENGINEER/APPLICANT:
 BUSINESS NAME: WESTWOOD
 CONTACT NAME: JONATHAN SCHINDLER, PE
 PHONE: 817-562-3350
 EMAIL: JONATHAN.SCHINDLER@WESTWOODPS.COM





LANDSCAPE REQUIREMENTS	
GENERAL LANDSCAPING REQUIREMENTS	
1. REQUIRED LANDSCAPE AREA : 20% OF LOT AREA = 268,678 SF X 20% = 53,736 SF	157,146 SF OR 58.49% PROVIDED
2. TREES SHALL HAVE AN AVERAGE CROWN SPREAD OF GREATER THAN 15' AT MATURITY.	PROVIDED
3. LARGE TREES NOT LESS THAN THREE (3) CALIPER INCHES AND SEVEN (7) IN HEIGHT AT THE TIME OF PLANTING.	PROVIDED
4. ORNAMENTAL TREES NOT LESS THAN ONE AND ONE-HALF (1.5) CALIPER INCHES AND FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.	PROVIDED
STREET YARD LANDSCAPING REQUIREMENTS:	
5. MINIMUM 25' LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO ARTERIAL RIGHT OF WAYS. MINIMUM 15' LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO ANY OTHER RIGHT OF WAYS. MINIMUM LENGTH OF TRANSITION SHALL BE 100'.	PROVIDED
6. 1 LARGE TREE AND 4 ORNAMENTAL TREES PER 50 LINEAR FEET OF STREET FRONTAGE REQUIRED.	BOBCAT BLVD = 667 LF 14 LARGE TREES PROVIDED 56 ORNAMENTAL TREES PROVIDED US 377 = 456 LF 10 LARGE TREES PROVIDED 40 ORNAMENTAL TREES PROVIDED SCHOOLING RD = 585 LF 12 LARGE TREES PROVIDED 48 ORNAMENTAL TREES PROVIDED
PARKING LOT LANDSCAPING REQUIREMENTS:	
7. LANDSCAPE AREAS SHALL BE A MINIMUM OF FIFTY (50) SQ. FT. AND AT LEAST 5' IN WIDTH.	PROVIDED
8. THERE SHALL BE A LANDSCAPED AREA WITH AT LEAST 1 LARGE TREE WITHIN 60' OF EVERY PARKING SPACE.	PROVIDED
9. MINIMUM 1 LARGE TREE PER TEN (10) PARKING SPACES WITHIN PARKING LOTS MORE THAN TWENTY (20) SPACES.	47 PARKING SPACES >5 LARGE TREES PROVIDED
10. LANDSCAPE ISLANDS SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS, AND ALL ISLANDS SHALL CONTAIN AT LEAST 1 TREE (LARGE OR ORNAMENTAL).	PROVIDED
11. PARKING LOT/TRACT/HEADLIGHT SCREENS ARE TO FORM A CONTINUOUS, SOLID VISUAL SCREEN 3' IN HEIGHT WITHIN TWO YEARS OF PLANTING AND MAY BE EITHER A WALL OF THE SAME BUILDING MATERIAL AS THE PRINCIPAL STRUCTURE ON THE LOT OR MASONRY OR A LIVING SCREEN.	PROVIDED

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT MIN	124	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 16" HT MIN	214	
LARGE TREES	●	LIVE OAK <i>Quercus Phellos</i>	3" CALIPER 8' HT	14	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	●	SHUMMARD RED OAK <i>Quercus shumardii (SOUTHERN VARIETY)</i>	3" CALIPER 8' HT	28	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH REPRESENTATIVE PRIOR TO INSTALLATION
ORNAMENTAL TREES	●	WAX MYRTLE <i>Myrica Cerifera</i>	3" CALIPER (TOTAL) 6' HT	144	IRRIGATION SYSTEM WILL BE DESIGN AND INSTALLED FOR THIS PROJECT SITE
MISC	■	MULCH		619 S.F.	RAIN AND FREEZE PROTECTION WILL BE INSTALLED WHEN REQUIRED
	■	TIFWAY 419 BERMUDA SOD		28,847 S.F.	
		HYDRO MULCH		24,138 S.F.	

LANDSCAPE DATA TABLE	
LOT AREA (SF)/ACRES	268,678 SF / 6.168 ACRES
PERIMETER LANDSCAPE (SF)	13,225 SF
NUMBER OF TREES	176
INTERIOR LANDSCAPE (SF)	35,008 SF (NEW) / 117,762 SF (EXISTING)
NUMBER OF TREES	10
NON-VEHICULAR LANDSCAPE (SF)	152,770 SF
NUMBER OF TREES	186
TOTAL LANDSCAPE AREA (SF)/%	152,770 SF OR 56.86% PROVIDED

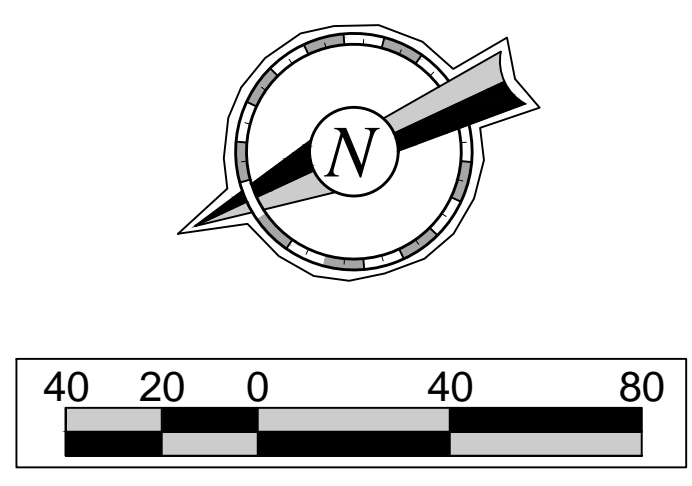
LANDSCAPE PLAN

6.168 ACRE TRACT, LOCATED IN THE W. BEALL SURVEY, ABSTRACT 82, IN DENTON COUNTY, TEXAS.

DATE OF PREPARATION: April 29, 2026

OWNER/DEVELOPER:
BUSINESS NAME: QUIKTRIP CORPORATION
CONTACT NAME: BRANDON OSTMEYER
PHONE: 469-583-7591
EMAIL: BOSTMEYER@QUIKTRIP.COM

ENGINEER/APPLICANT:
BUSINESS NAME: WESTWOOD
CONTACT NAME: JONATHAN SCHINDLER, PE
PHONE: 817-562-3350
EMAIL: JONATHAN.SCHINDLER@WESTWOODPS.COM



PRELIMINARY - FOR REVIEW ONLY.

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

JONATHAN SCHINDLER 10889 04/29/2026
TYPE OF PRINT NAME REV DATE

PROJECT NO.: R0069294.03

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
T 817.562.3350
F 817.562.3150
westwoods.com
TPELS ENGINEERING FIRM NO. 11756
TPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1898
NEC OF HIGHWAY 377 AND BOBCAT BLVD
ROANOKE, TEXAS

QT

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PROTOTYPE: P-123
DIVISION:
VERSION: 001
DESIGNED BY: JES
DRAWN BY: SB
REVIEWED BY: JES

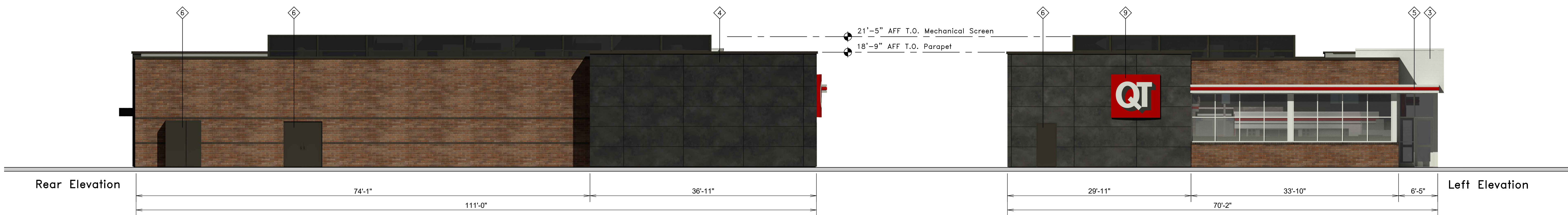
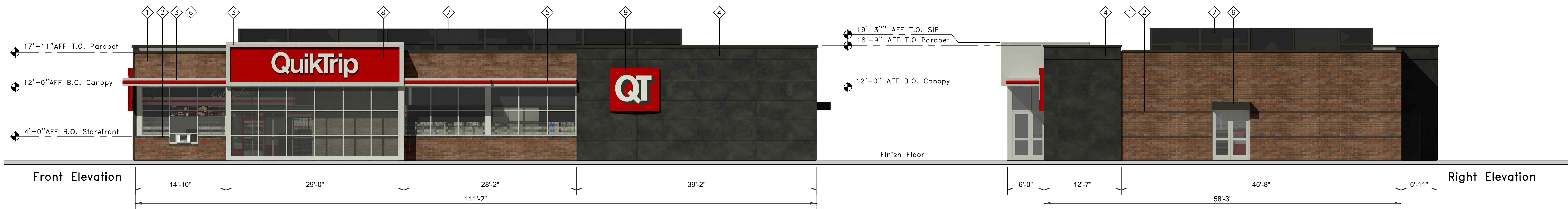
REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
6

ORIGINAL ISSUE DATE:

FILE LOCATION: \\N:\066294\08_06_CAD\DWG\Site Design\Site Plan\08-1898_Civil (P-123).dwg TAB NAME: Landscape (Prelim) USER: Bbrantley SAWE: 04/29/2026 1:30 PM PLOTTED: 4/29/2026 1:39 PM



Store #	G4 Building Elevations		Address:	City, State:
Serial #	Scale: 1/8"=1'-0"	Issue Date:	Drawn By: JK	Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Draft Print

03/30/2026 4:32:00 PM

MH15-E2P-CC-41 Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign
- 41 Square Feet Sign Area



Item #QT-MH15-E2P-CC-41

Project Information

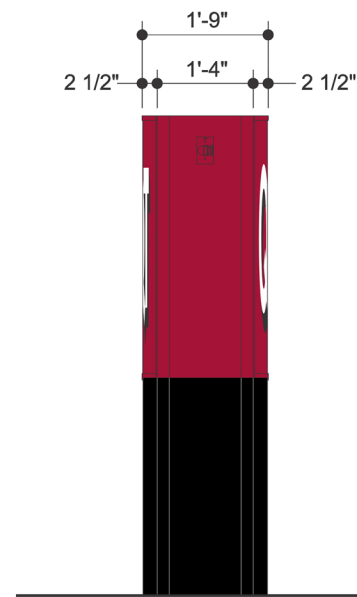
Client
QuikTrip
Location

Notes:

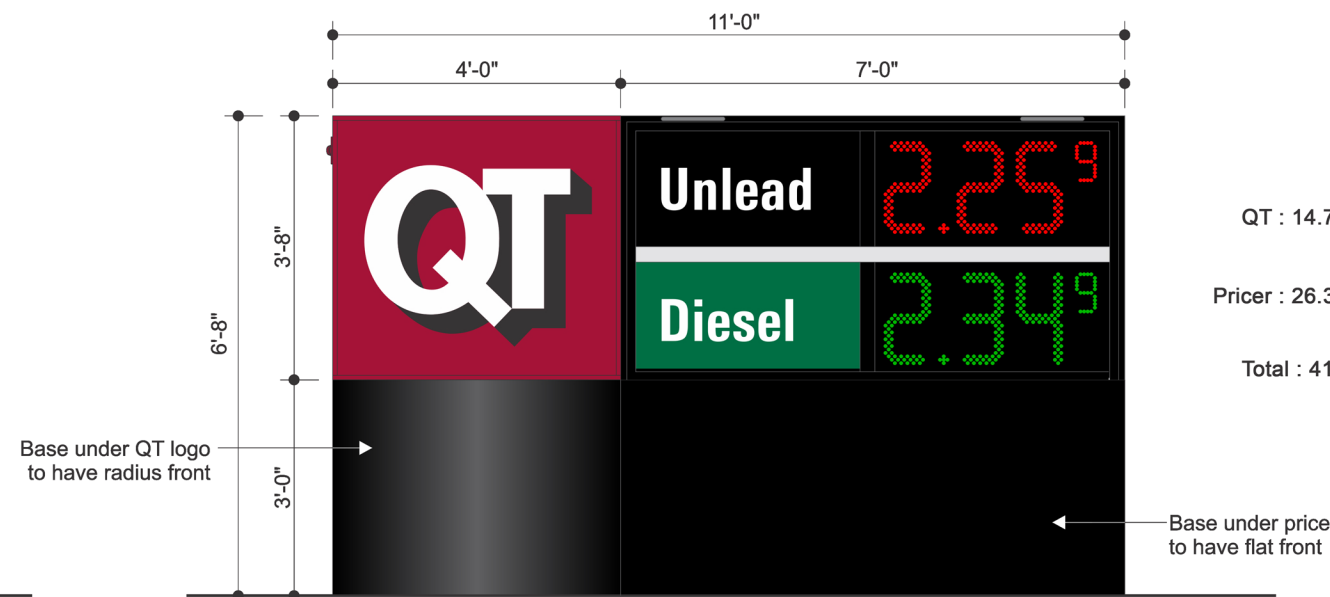
- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Top View



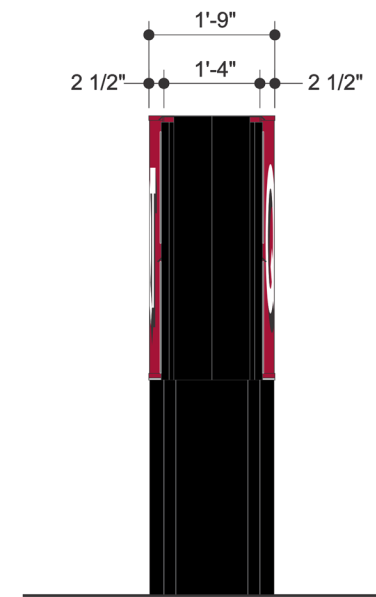
Side Elevation



Front Elevation

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

QT : 14.7 SF Sign Area
Pricer : 26.3 SF Sign Area
Total : 41 SF Sign Area



Side Elevation

Sales **House** Design **CT** Project Manager **James Gentry**

Date / Description

Date	Description
01/24/22	Issue Date
02/01/22	Rev. 1
2	
3	
4	
5	
6	
7	
8	
9	

Notes

-

Store

1898

Declaration

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This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

FILE NUMBER: E212503

Listed Electric Sign Complies with
UL48
E212503 CSA C22.2 No.207

GROUNDING AND BONDING OF THE SIGN.

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

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1-800-967-2553
www.allenindustries.com



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan request (SP-2026-04)

MEETING DATE: May 18, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and make a recommendation on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

INFORMATION:

The proposed site plan is located on an approximately 128.294 acre parcel. The property is zoned Business Park. The proposed use is a 31,714 square foot warehouse with truck docks on both the northern and southern facades of the structure. There are existing warehouse uses on the property. The addition of the proposed warehouse does not impact any city development standards, and all standards are met.

STAFF RECOMMENDATION:

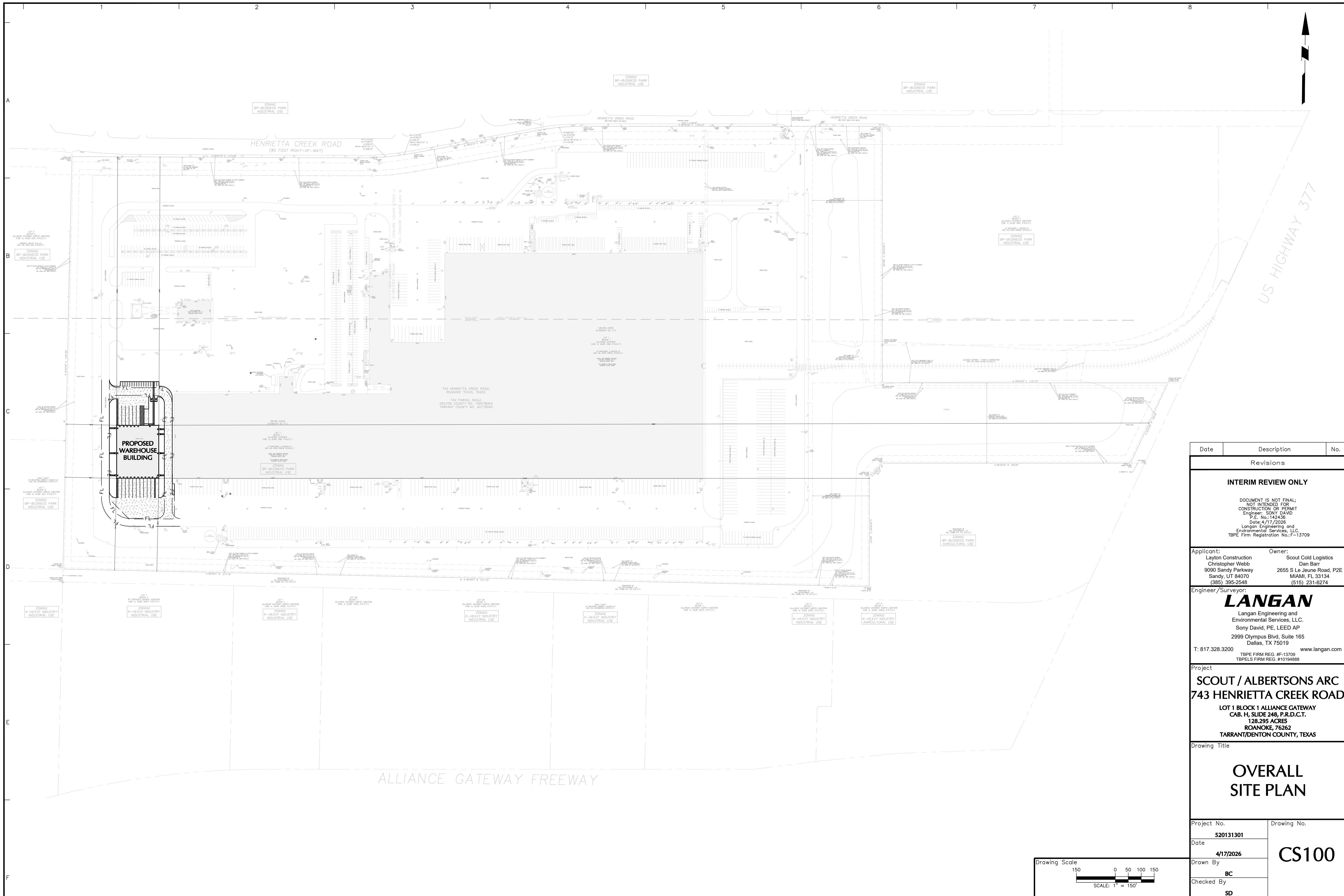
Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Exhibit



Project No. 520131301

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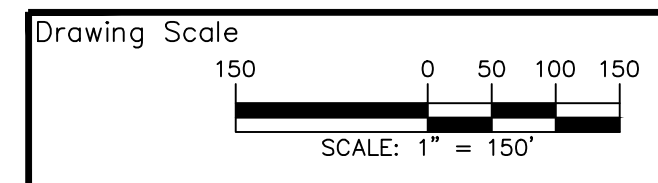
Date	Description	No.
Revisions		
INTERIM REVIEW ONLY		
<p>DOCUMENT IS NOT FINAL: NOT INTENDED FOR CONSTRUCTION OR PERMIT Engineer: SONY DAVID P.E. No: 142436 Date: 4/17/2025 Langan Engineering and Environmental Services, LLC TBPE Firm Registration No. F-13709</p>		
Applicant: Layton Construction Christopher Webb 9090 Sandy Parkway Sandy, UT 84070 (385) 395-2548		Owner: Scout Cold Logistics Dan Barr 2655 S Le Jeune Road, P2E MIAMI, FL 33134 (515) 231-6274
Engineer/Surveyor: <div style="text-align: center;"> LANGAN Langan Engineering and Environmental Services, LLC. Sony David, PE, LEED AP 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 www.langan.com TBPE FIRM REG. #F-13709 www.tbpe.com TBPELS FIRM REG. #10194888 </div>		

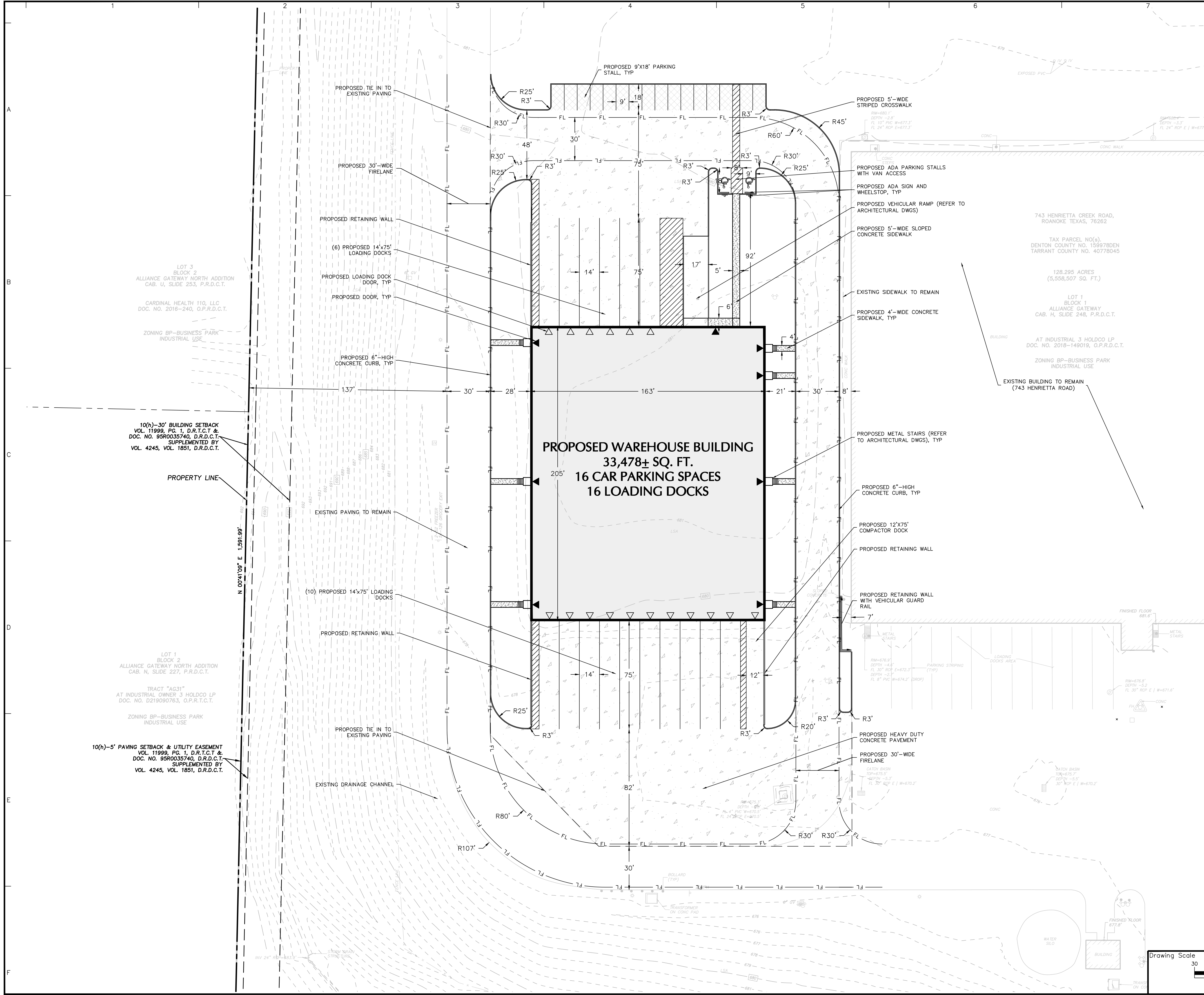
Project
SCOUT / ALBERTSONS ARC
743 HENRIETTA CREEK ROAD
 LOT 1 BLOCK 1 ALLIANCE GATEWAY
 CAB. H, SLIDE 248, P.R.D.C.T.
 128.295 ACRES
 ROANOKE, 76262
 TARRANT/DENTON COUNTY, TEXAS

Drawing Title

OVERALL
 SITE PLAN

Project No. 520131301	CS100
Date 4/17/2026	
Drawn By BC	
Checked By SD	





SITE DATA TABLE		
ZONING	EXISTING	PROPOSED
TOTAL SITE ACREAGE	BP-BUSINESS PARK	BP-BUSINESS PARK
TOTAL BUILDING COVERAGE	1,263,711 SF	33,478 SF
OFFICE SPACE	15,900 SF	617 SF
WAREHOUSE SPACE	1,247,811 SF	31,714 SF
REQUIRED OFFICE PARKING		(3 Required)
1 PER 300 SF OF FLOOR AREA	53	5
REQUIRED WH PARKING		(11 Required)
1 PER 3000 SF OF FLOOR AREA	416	11
REQUIRED ADA PARKING		
1 PER 25 SPACES	1	2
TRAILER PARKING PROVIDED	276	
TOTAL IMPERVIOUS COVERAGE	58.35 AC (46.52%)	60.71 AC (48.41%)
BUILDING HEIGHT		40'-0"

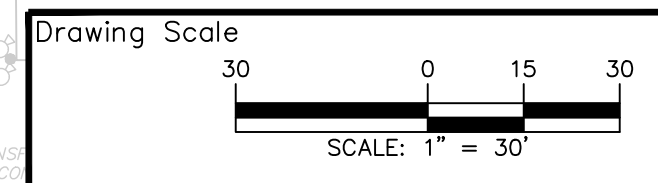
PAVEMENT LEGEND	
	4,000 PSI 7" THICK HEAVY DUTY CONCRETE
	4,000 PSI 5" THICK LIGHT DUTY CONCRETE
	3,000 PSI 4" THICK SIDEWALK CONCRETE

NOTE: SEE CS501 FOR ADDITIONAL PAVING DETAILS

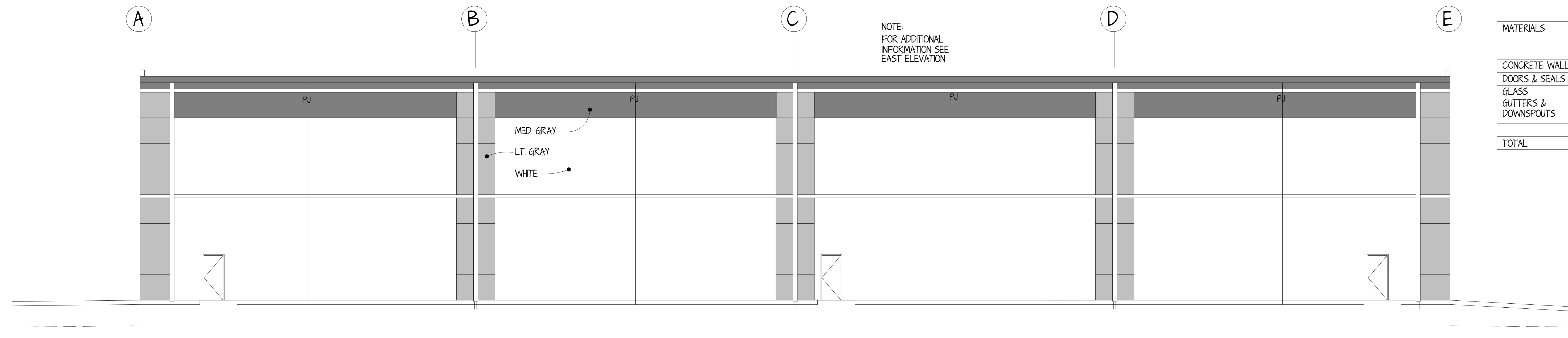
Date	Description	No.
Revisions		
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Applicant: Layton Construction Christopher Webb 9090 Sandy Parkway Sandy, UT 84070 (385) 395-2548		Owner: Scout Cold Logistics Dan Barr 2655 S Le Jeune Road, P2E MIAMI, FL 33134 (515) 231-6274
Engineer/Surveyor: LANGAN Langan Engineering and Environmental Services, LLC. Sony David, PE, LEED AP 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 www.langan.com		

Project
SCOUT / ALBERTSONS ARC
743 HENRIETTA CREEK ROAD
LOT 1 BLOCK 1 ALLIANCE GATEWAY
CAB. H, SLIDE 248, P.R.D.C.T.
128.295 ACRES
ROANOKE, 76262
TARRANT/DENTON COUNTY, TEXAS

Drawing Title	
SITE AND PAVING PLAN	
Project No. 520131301	Drawing No. CS101
Date 4/17/2026	
Drawn By BC	
Checked By SD	



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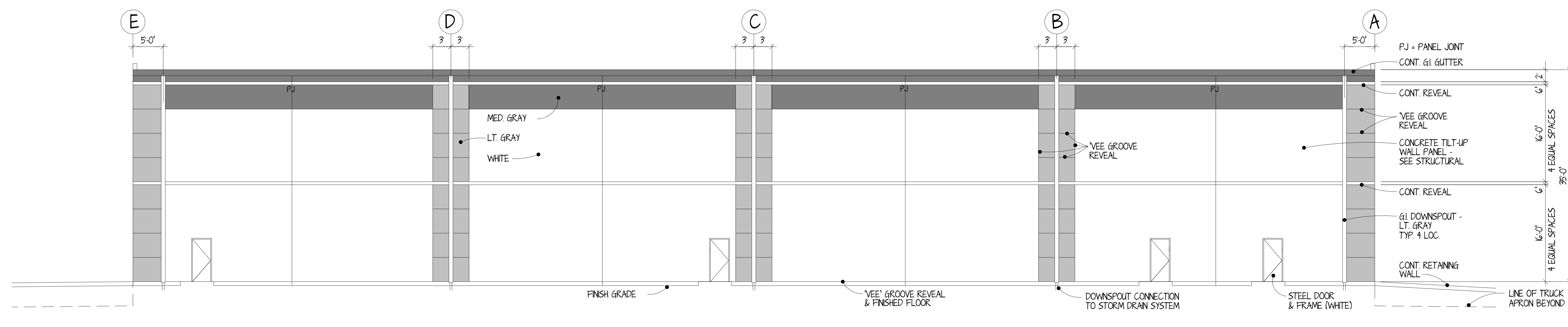


MATERIALS	MATERIAL PERCENTAGES							
	ELEVATIONS							
	NORTH		EAST		SOUTH		WEST	
%	AREA	%	AREA	%	AREA	%	AREA	
CONCRETE WALLS	82%	532 SF	95%	6726 SF	77%	589 SF	95%	6747 SF
DOORS & SEALS	17%	109 SF	1%	84 SF	23%	1540 SF	1%	63 SF
GLASS	1%	88 SF						
GUTTERS & DOWNSPOUTS			4%	297 SF			4%	297 SF
TOTAL	100%	6509 SF	100%	7107 SF	100%	6699 SF	100%	7107 SF

SHEET INDEX
A3-2A
A3-2A
A3-2A
CP01
CP02

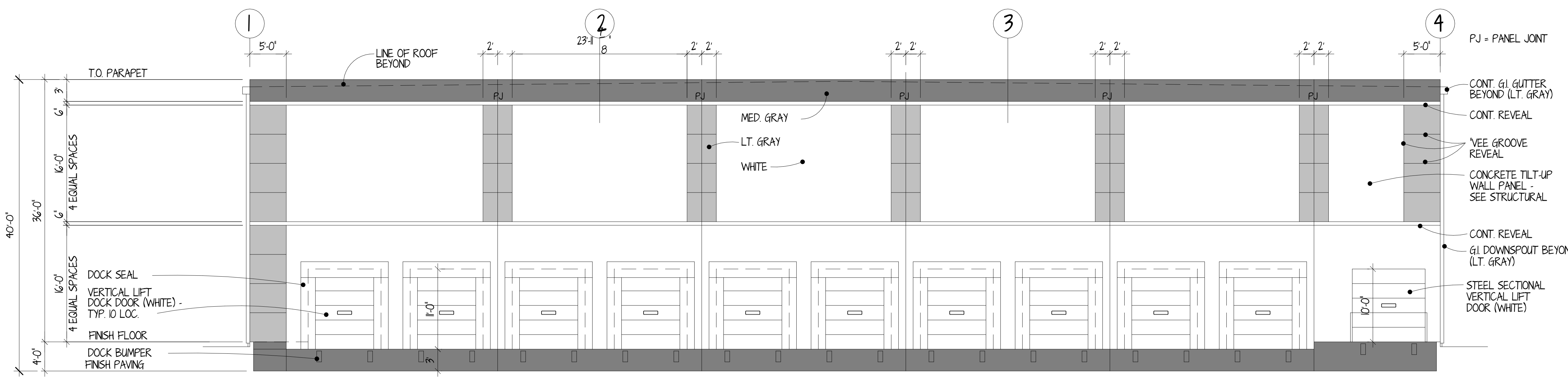
WEST ELEVATION

REFERENCING SCALE 1/8" = 1'-0"



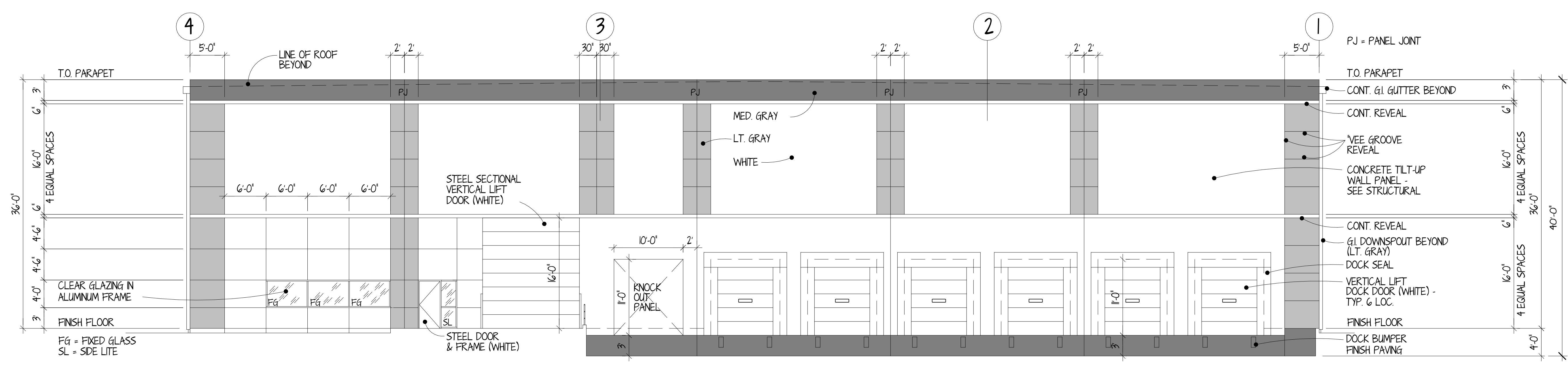
EAST ELEVATION

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SOUTH ELEVATION

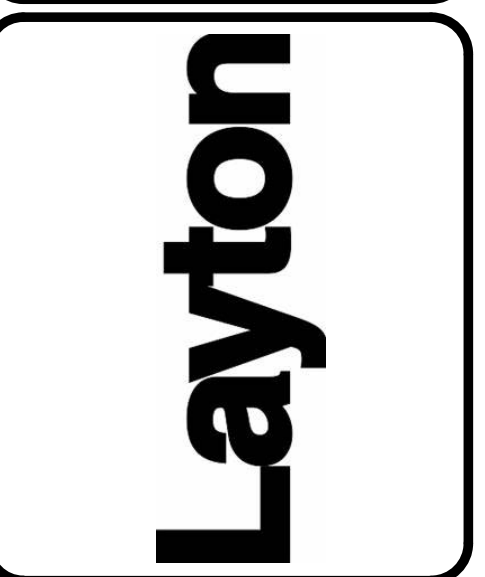
REFERENCING SCALE 1/8" = 1'-0"



NORTH ELEVATION

REFERENCING SCALE 1/8" = 1'-0"

A3-2A



4/17/2026 5:46:28 AM

NEW BUILDING FOR:
ALBERTSONS (ARC)
743 HENRIETTA CREEK ROAD
ROANOKE, TX 76262

EXTERIOR ELEVATIONS

JOB # 26-01
SCALE 1/8" = 1'-0"
PROJECT START: 12/24/24
SHEET 3 OF 3 SHEETS
A3-2A