

Pam Fenn, Commissioner
Diana Smith, Commissioner
Cassi Webb, Commissioner
Jeannie De Fazio, Alternate



Eric Heimbrecht, Commissioner
Mark McCullough, Commissioner
Michael Arndt, Commissioner
Donald J. Glacy, Alternate

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

AUGUST 3, 2026
7:00 PM

A. CALL TO ORDER

B. ADMINISTRATION OF OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONERS

1. Consideration and action to nominate and elect a Chair.
2. Consideration and action to nominate and elect a Vice Chair.

C. 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.

D. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held June 15, 2026.

E. NEW BUSINESS

1. **Hold a public hearing and make a recommendation** on a rezoning application request by Johnny Hunt, to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas for an approximately 0.6887 acre tract of land described as Lots 1, 2, and 3, Block C of the North Highland Addition, an addition to the City of Roanoke, Denton County,



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**August 3, 2026
Page 2 of 2**

Texas by changing the zoning on said tracts from Single-Family-7 (SF-7) District to Light Commercial (LC) District. (ZC-2026-04)

2. **Hold a public hearing and make a recommendation** to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 5R, Block A, of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, more particularly described as 120 Country View Drive, Suites 104 & 108, Roanoke, Texas, by changing the zoning on said tract of land from Retail to Retail - Specific Use Permit, to allow for electronic assembly use. (SUP-2026-05).
3. **Hold a public hearing and make a recommendation** to a city-initiated text amendment to amend Planned Development Ordinance No. 2014-113, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Planned Development Standards to authorize Office uses, by amending the development standards for an approximately 2.237-acres of land, consisting of Lots 1-10, Block A, of the Marshall Creek Addition, an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-06).

F. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, July 27, 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

Eric Heimbrecht, Commissioner
Pam Fenn, Commissioner
VACANT



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

**MINUTES
PLANNING AND ZONING COMMISSION
JUNE 15, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

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

Absent:

A. CALL TO ORDER

Meeting was called to order at 7:00 pm

B. PUBLIC INPUT

None.

C. APPROVAL OF THE MINUTES

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

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

D. NEW BUSINESS

1. **Conduct a public hearing and consider amending** Chapter 12, Article II, Division 3 and Division 4 to increase the number of alternate members for the Planning and Zoning Commission and the Zoning Board of Adjustment (ordinance No. 2026-126)

Public hearing opened at 7:02 p.m.

City Planner Ashlie Tolliver explained the need for alternate board members and requested approval for the addition of four alternate members for the Zoning Board of Adjustment and two alternate members for the Planning and Zoning Commission.

Public hearing closed at 7:03 with no public comment

Commissioner Fenn questioned the expectations for alternate members.

Ms. Tolliver advised the alternate members would be expected to submit an application and attend at least half of the meetings. The alternate members will be appointed by the City Council and will be offered training.

Vice-Chairman Glacy questioned what is driving the amendment. Ms. Tolliver explained the recent difficulty to reach quorum for a meeting of the Zoning Board of Adjustment.

Vice-Chairmen Glacy expressed concern that the remedy could make the outcome worse by making it easier for board members to miss meetings. He asked if there were any alternative solutions, but none were offered.

Motion made by Commissioner Fenn and seconded by Commissioner McCullough to recommend approval of Ordinance No. 2026-126, amending Chapter 12, Article II, Division 3 and Division 4 to increase the number of alternate members for the Planning and Zoning Commission and the Zoning Board of Adjustment. The motion passed 5 – 1 with Vice Chairman Glacy opposing.

E. ADJOURNMENT

Motion made by Commissioner Heimbrecht and seconded by Commissioner McCullough to adjourn the meeting at 7:19 p.m. Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Zoning change from Single-Family-7 (SF-7) Zoning District to Light Commercial (LC) Zoning District

MEETING DATE: August 3, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation on a rezoning application request by Johnny Hunt, to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas for an approximately 0.6887 acre tract of land described as Lots 1, 2, and 3, Block C of the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas by changing the zoning on said tracts from Single-Family-7 (SF-7) District to Light Commercial (LC) District.

INFORMATION:

The applicant, Johnny Hunt, is requesting a zoning change from Single-Family-7 (SF-7) Zoning District to Light Commercial (LC) Zoning District.

The subject property is an approximately .6887 acre vacant tract of land, generally located at the south-east corner of the intersection of Crosby Street and James Street.

Adjacent Zoning

Direction	Zoning	Current Use
North	Retail	Stone/Countertop Retailer
East	Light Commercial	Stone/Countertop Storage Yard/Warehouse
South	Single- Family 7	Single Family Residence
West	Retail	Restaurant/Retail



AGENDA ITEM

The property to the east was rezoned in 1986. The property to the west was rezoned in 2000.

Request Details

Per section 12.430, the Light Commercial zoning district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see article VII, division 5 of this chapter). Some light manufacturing may also be allowed, in conformity with certain conditions as required herein. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Uses that would be permitted in the proposed zoning district are included in the attached files.

Additional Requirements

Prior to any new development, the property would likely be required to be re-platted into one lot.

STAFF RECOMMENDATION:

The proposed zoning is consistent with the adjacent zoning to the east. While the adjacent property to the south is Single-Family 7, any future development on the subject property would be required to have a 100-foot rear yard setback to mitigate the impact of development on the subject parcel. While the 2003 Future Land Use Map indicates this area should be designated Single-Family Use, the Future Land Use map is inconsistent with the direction of development for the city over the last decade and needs to be updated. Staff recommends approval of the request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-140 ZC-2026-04 Rezone - SF-7 to LC - 0.6887 acre tract
2. ZC-2026-04 Application_Redacted



AGENDA ITEM

3. LC Use Chart
4. 2003 FLUP
5. SPO Map

ORDINANCE NO. 2026-140

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 0.6887 ACRE TRACT OF LAND LOCATED IN THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 923, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK C, OF THE NORTH HIGHLAND ADDITION, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AS FURTHER DESCRIBED AND/OR DEPICTED IN EXHIBIT A 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 LIGHT COMMERCIAL (LC) DISTRICT; 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 0.6887-acre tract or tracts of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described as Lots 1, 2, and 3, Block C of the North Highland Addition, 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 Light Commercial District (LC); 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 0.6887-acre tract or tracts of land located in the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, and being more particularly described as Lots 1, 2, and 3, Block C, of the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas , being described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Single Family- 7 District (SF-7) is changed to Light Commercial District (LC).

SECTION 3.

The property shall be developed in strict accordance with the allowable land uses for the property being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

SECTION 4.

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 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. 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 7.
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 8.
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 August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

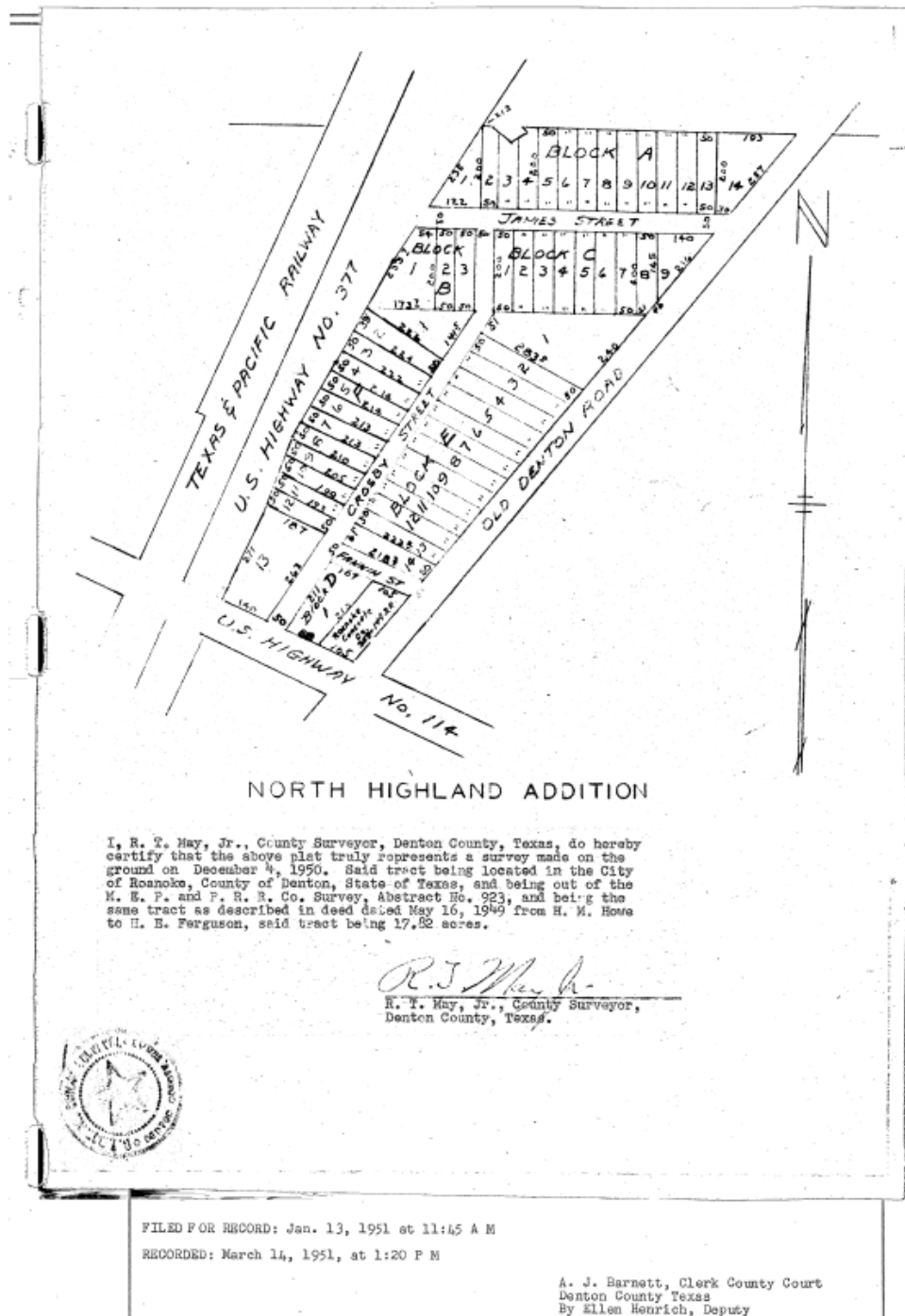
APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 0.6887 Acre Tract of Land being Lots 1, 2, and 3, Block C, North
Highland Addition

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

ZONING APPLICATION

Applicant/Agent Name HUNT, JOHNNY MARVIN & MARIA TERESA		Home Phone [REDACTED]	Mobile Phone [REDACTED]
Address 2111 Meadowview Dr.		City / State Keller / TX	Zip 76262
Property Owner(s) HUNT, JOHNNY MARVIN & MARIA TERESA		Home Phone [REDACTED]	Work Phone [REDACTED]
Address, City, State, Zip No address / Property at corner of James & Crosby St. / Prop. ID 71437 / North Highland Addn Blk C LOT 1,2,3			
Present Zoning Classification SF - Single Family	Requested Zoning Classification LC - Light Commercial	Acreage/Lot of Requested Zoning Classification 0.6887 Acres	

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 None at this point

Justification for requested zoning change: Surrounded by commercial / Preparing to sell and would like to have it zoned as commercial for possible future owners.

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.

Johnny M. Hunt 6/22/26
Applicant Signature and Date

Attach one (1) electronic copy in a pdf format of the Metes & Bounds description of the property and a survey map of the property. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

I/We NA - Representing self owner(s) of the above described property do hereby authorize NA to act on my/our behalf in making and representing this zoning change application.

Johnny M. Hunt 6/22/26
Signature of owner Date

State of Texas
County of Denton

Sworn to and subscribed before me on the _____ day of _____, 2016, by _____ (year) (name of owner).

Notary Seal

Case Number: ZC-2026-04
Fee: \$250.00

Notary Public's Signature

07/20/2023

X

#184-DEDICATION OF NORTH HIGHLAND ADDITION TO THE TOWN OF ROANOKE, TEXAS

THE STATE OF TEXAS }

COUNTY OF DENTON } WHEREAS, A. L. Crosby and wife, Thelma D. Crosby, of the County of Denton, State of Texas, are the owners of the following described tract of land, to wit:

All that certain lot, tract or parcel of land situated in the County of Denton and State of Texas, and described by metes and bounds as follows:

Being a portion of the M. & P. & P. R. R. Company Survey, Abstract No. 923;

BEGINNING at the intersection of the southeast line of U. S. Highway No. 377 with the northeast line of U. S. Highway No. 114;

THENCE Southeasterly with the northeast line of U. S. Highway No. 114, 278 feet, a point for corner, same being the southwest corner of a lot conveyed by H. M. Howe and wife, Inez C. Howe, to Roanoke Concrete Company, by deed dated March 25, 1946, and recorded in Volume "353", page 149, of the Deed Records of Denton County, Texas;

THENCE Northeasterly with the west boundary line of said lot parallel with the northwest line of the old Denton-Fort Worth Highway, 210 feet to the northwest corner of said lot;

THENCE Southeast with the north boundary line of said lot and parallel with the northeast line of United States Highway No. 114, 105 feet to the northeast corner of said lot, same being a point in the northwest line of the old Denton-Fort Worth Highway;

THENCE North 40 degrees east with the northwest line of the old Denton-Fort Worth Highway, 1522 feet, a point for corner in the north boundary line of the Howe 115 acre tract;

THENCE North 89 degrees west with the north boundary line of the Howe 115 acre tract to its intersection with the southeast boundary line of U. S. Highway No. 377, Less .04 acres heretofore conveyed to the State of Texas;

THENCE Southwesterly with the southeast boundary line of U. S. Highway No. 377, to its intersection with the northeast boundary line of U. S. Highway No. 114, the place of beginning, and containing 17.82 acres of land, more or less; and,

WHEREAS, the owners desire to subdivide said tract of land into lots and blocks as an addition to the town of Roanoke, Texas: Now, therefore,

KNOW ALL MEN BY THESE PRESENTS: That we, the said A. L. Crosby and wife, Thelma D. Crosby, of the County of Denton, State of Texas, for and in consideration of the premises and of the benefits accruing to us and to our said property, have this day subdivided the above described land into lots and blocks as shown by the attached map or plat thereof, to be known as "North Highland Addition to the Town of Roanoke, Texas, said tract having been subdivided into Blocks "A", "B", "C", "D", "E", and "F", the said Block "A" containing fourteen lots, numbered One to Fourteen inclusive; Block "B" containing three lots, numbered One to Three inclusive; Block "C" containing nine lots, numbered One to Nine inclusive; Block "D" containing one lot, being numbered One; Block "E" containing fourteen lots, numbered One to Fourteen inclusive; and Block "F" containing thirteen lots, numbered One to Thirteen

inclusive, which said lots shall hereafter be conveyed by lot and block number;

And we do hereby Dedicate the streets shown upon the attached plat to public use;

That the attached plat is hereby attached and made a part hereof.

Witness our hands at Denton, Texas, this the 2nd day of January, A. D. 1951.

R. L. Crosby

Thelma D. Crosby

THE STATE OF TEXAS }

COUNTYY OF DENTON } BEFORE ME, the undersigned authority, a Notary Public in and for the County of Denton, State of Texas, on this day personally appeared A. L. Crosby and wife, Thelma D. Crosby, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Thelma D. Crosby, wife of the said A. L. Crosby, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Thelma D. Crosby, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 11th day of January, A. D. 1951.

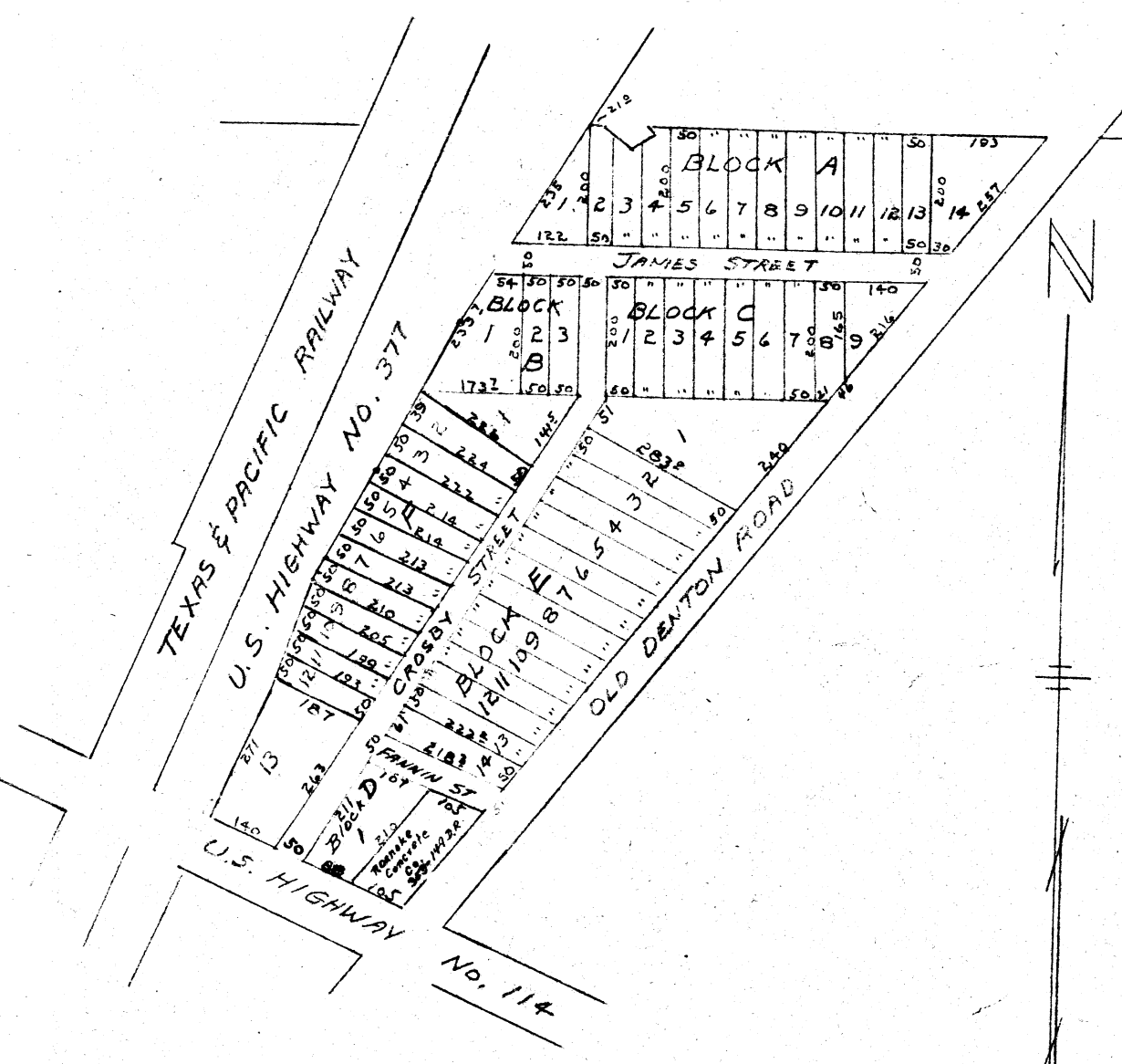
J. W. Jagoe III, Notary Public,

Denton County, Texas

Seal

SEE MAP ON NEXT PAGE

722,367-



NORTH HIGHLAND ADDITION

I, R. T. May, Jr., County Surveyor, Denton County, Texas, do hereby certify that the above plat truly represents a survey made on the ground on December 4, 1950. Said tract being located in the City of Roanoke, County of Denton, State of Texas, and being out of the M. E. P. and P. R. R. Co. Survey, Abstract No. 923, and being the same tract as described in deed dated May 16, 1949 from H. M. Howe to H. E. Ferguson, said tract being 17.82 acres.

R. T. May, Jr.
R. T. May, Jr., County Surveyor,
Denton County, Texas.



FILED FOR RECORD: Jan. 13, 1951 at 11:45 A M
RECORDED: March 14, 1951, at 1:20 P M

A. J. Barnett, Clerk County Court
Denton County Texas
By Ellen Henrich, Deputy

Types of Land Uses	Light Commercial Zoning District
Hay, Grain, and/or Feed Sales	P
Accessory Building/Structure (Non-Residential)	P
Armed Services Recruiting Center	P
Check Cashing Service	P
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Offices (Parole - Probation)	P
Real Estate Offices	P
Telemarketing Agency	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School (including Defensive Driving)	P
Automatic Teller machines (ATM's)	P
Barber/Beauty Shop/College (barber or cosmetology school or college)	P
Barber/Beauty Shop (non-college)	P
Communication Equipment (installation and/or Repair—No outdoor sales or storage)	P
Computer Sales	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Exterminator service (no outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Full Service Hotel	S
Funeral Home	P
Limited Service Hotel	S
Martial Arts School	P
Kiosk (providing a service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P
Mini-Warehouse/Self Storage	P
Newspaper or Job Printing	P
Photo Studio	P
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live in)	P
Shoe Repair	P
Studio for Radio or Television (without tower)	P
Tailor Shop	P
Tool Rental (Indoor Storage only)	P
Tool Rental (with Outdoor Storage)	P
Travel Agency	P
Alcoholic Beverage Retail Sales, Beer Barns, Bars, Liquor Stores, etc. (No drive through)	S
All Terrain Vehicle (go-carts) Dealer/Sales	P
Antique Shop (household items; no outside storage)	P
Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	S
Art Dealer/Gallery	P

Types of Land Uses	Light Commercial Zoning District
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)	P
Auto Dealer, Used Auto Sales	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery (Retail)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (manufacturing)	P
Cafeteria	P
Confectionery Store (Retail)	P
Consignment Shop	P
Convenience Store without gas sales	P
Department Store	P
Drapery Shop/Blind Shop	P
Florist	P
Food or Grocery Store	P
Furniture Sales (Indoor)	P
Garden Shop (Inside Only; no outside storage)	P
Gravestone/Tombstone Sales	P
Handicraft Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (indoor)	P
Market (Public, Flea)	S
Mobile home, modular home, and manufactured home sales and display facilities	P
Motorcycle Dealer (primarily new/repair)	P
Motor home, trailer and recreational vehicles sales, rental, and display facilities	P
Personal Watercraft Sales (primarily new/repair/rental)	P
Needlework Shop	P
Pet Grooming (Indoor Kennels)	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales/Outdoor Storage)	P
Recycling Kiosk	P
Restaurant	P
Restaurant (Drive-In)	P
Retail Store (Misc.)	P
Security Systems Installation Company	P
Temporary Outdoor Retail Sales/Commercial Promotion (30 day time limit; permit required)	P
Upholstery Shop (Non-Auto)	P
Used Merchandise/furniture Store)	P
Vacuum Cleaner Sales and Repair	P
Veterinarian/Small Animal Clinic (Indoor Kennels)	P
Woodworking Shop (ornamental)	P
Auto Body Repair	P
Auto Financing & Leasing	P
Auto Glass Repair/Tinting	P
Auto Interior Shop/Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Auto Rental	P
Auto Repair (General)	P

Types of Land Uses	Light Commercial Zoning District
Auto Repair as an Accessory Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service	P
Automotive Gasoline or Motor Fuel Service	P
Car Wash (Self Service; Automated)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	P
Public Garage/Parking Structure	P
Quick Lube/Oil Change/Minor Inspection	P
Railroad or Bus Passenger Terminal	P
Tire Sales (Outdoors)	P
Amusement Devices/Arcade (Four or more Devices)	P
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	S
Ballpark, stadium, athletic field (private)	P
Billiard/Pool Facility (Three or More Tables)	S
Bingo Facility	S
Bowling Center	P
Broadcast Station (with Tower)	P
Dance Hall/Dancing Facility	P
Dinner Theatre	P
Driving Range	P
Exhibition Hall	P
Fair Ground	S
Golf Course (Miniature)	P
Golf Course (Private)	S
Health Club (Physical Fitness; Indoors Only)	P
Motion Picture Theatre (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum (Indoors Only)	P
Park and/or Playground (Private)	S
Park and/or Playground (Public)	P
Skating Rink (Ice)	P
Swimming Pool (Private; Membership)	P
Swimming Pool (Public)	P
Tennis Court (Lighted)	S
Tennis Court (Private/Not Lighted)	P
Theatre (Non-Motion Picture; Live Drama)	P
Video Rental/Sales	P
Cemetery and/or Mausoleum	S
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Clinic (Medical)	P
Community Center (Municipal)	P
Electrical Generating Plant	S
Electrical Substation	S
Electrical Transmission Line	S
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (not listed)	P
Fraternal Organization	P
Gas Transmission Line (Regulating Station)	S

Types of Land Uses	Light Commercial Zoning District
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	S
Heliport	S
Helistop	P
Hospice	S
Hospital (Acute Care/Chronic Care)	P
Library (Public)	P
Mailing Service (Private)	P
Maternity Homes	S
Non-Profit Activities by Church	P
Philanthropic Organization	P
Phone Exchange/Switching Station	S
Police Station	P
Post Office (Governmental)	P
School, Vocational (Business/Commercial Trade	P
Sewage Pumping Station	P
Utility Distribution Line	P
Water Supply Facility (Elevated Water Storage)	P
Water/Wastewater Treatment Plant (Public)	P
Book Binding	S
Electrical Service Shop	P
Feed & Grain Store	P
Heating & Air-Conditioning Sales/Services (no outside storage)	P
Pawn Shop	P
Propane Sales (Retail)	S
Taxidermist	S
Transfer Station (Refuse/Pick-up)	S
Veterinarian (Outdoor Kennels or Pets)	S
Warehouse/Office	P
Welding Shop	P
Contractor's Office/Sales, with Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office (only with permit)	P
Electronic Assembly	S
Electronic Data Processing	S
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair	P
Kitchen Equipment Manufacturing	S
Machine Shop	P
Maintenance & Repair Service for Buildings	S
Outside Storage	S
Plumbing Shop (no outside storage)	P
Research Lab (Non-Hazardous)	S
Sand/Gravel Sales (Storage)	S
Sign Manufacturing	S
Stone/Clay/Glass Manufacturing	S
Wood, Plastic Container Manufacturing	S

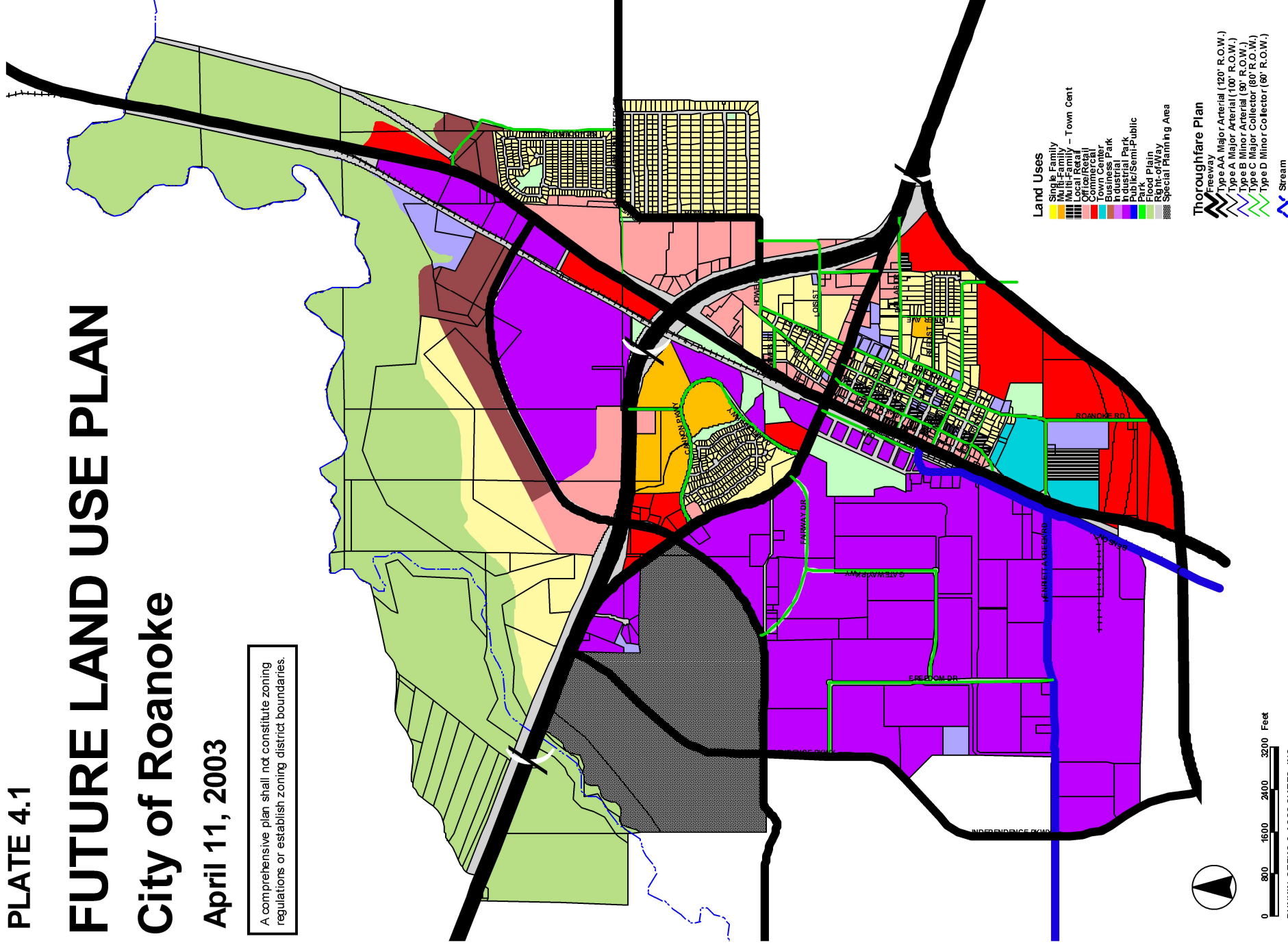
PLATE 4.1

FUTURE LAND USE PLAN

City of Roanoke

April 11, 2003

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



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

Subject Property Address: Southeast corner of James Street & Crosby Street

Parcel Number(s): 71437





AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Specific Use Permit, to allow for electronic assembly use. (SUP-2026-05)

MEETING DATE: August 3, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation on an application by Austin Rea, on behalf of AIP Roanoke, LLC, to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 5R, Block A, of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, more particularly described as 120 Country View Drive, Suites 104 & 108, Roanoke, Texas, by changing the zoning on said tract of land from Retail to Retail - Specific Use Permit, to allow for electronic assembly use. (SUP-2026-05).

INFORMATION:

The applicant, Austin Rea, is requesting a Specific Use Permit for the property addressed as 120 Country View Drive, Roanoke, Texas to allow for an electronic assembly use in suites 104 & 108. .

The company has been identified as American Fusion and they will be utilizing the space for assembly and testing of power-generating devices.

Specific Use Permits

Per Zoning Ordinance Section 12.640, the purpose and intent of a special use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions.

The procedures for Specific Use Permits are attached as a file.

Adjacent Zoning



AGENDA ITEM

Direction	Zoning	Use
North	Retail	Business Park
East	Retail	Dogtopia
South	Retail & Government	Multi-Tenant & Fire Station
West	Retail	Offices

Property History

The business park was constructed in 2022-2023. The subject property contains 9 suites, and Permit Records indicate that the following suites have been issued a Certificate of Occupancy:

Suite	C/O Use
124 (Issued 2026)	American Fusion Temporary Office
112 (Issued 2026)	Water restoration warehouse storage & office
128 (Issued 2025)	Contractor office and warehouse storage (hvac, refrigeration, plumbing, electrical)
132 (Issued 2025)	Water restoration warehouse storage & office

While there have not been any Specific Use Permit ordinances approved for the building located at 120 Country View, Ord 2025-111 approved a Specific Use Permit for auto-upholstery use to be permitted at 125 Country View Drive, Suite 116.

STAFF RECOMMENDATION:

Staff recommends approval as the proposed use is not inconsistent with the surrounding uses and the current operations within the business park.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2026-05 Application Packet_Redacted
2. Ordinance No. 2026-141 Retail to Retail- SUP - electronic assembly use
3. SUP Requirements



AGENDA ITEM

4. SPO Map



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

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Austin Rea	Address, City, State, Zip 120 Country View Drive Roanoke, TX 76262 Suites 104 & 108	Phone Number and email [REDACTED]
Type of permit requested Special Use Permit	Name of Business American Fusion Inc.	Email and Website-if applicable [REDACTED]
Property Owner(s) AIP Roanoke LLC Ted Rea	Address, City, State, Zip 1504 Eagle Ct Lewisville TX 75057	Phone Number and email [REDACTED]
Legal Description – Lot/Block/Subdivision Lot 5R Block A Countryview Business Park Phase II	Property Address 120 Country View Drive Roanoke, TX 76262 Suites 104 & 108	Present Zoning R Retail

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? No
Justification for request for Special Use Permit: Ashlie Tolliver has informed us that electronic assembly is permitted but we need to have an SUP

Authorization:

I/ We Ted Rea on behalf of AIP Roanoke, LLC owner(s) of the above described property do here by authorize Austin Rea to act on my/our behalf in making and representing this Specific Use permit application.

[Signature]
Owner(s) Signature
7/8/2024
Date

Owner(s) Signature

Date

Include the following:

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

Austin Rea
Applicants Signature

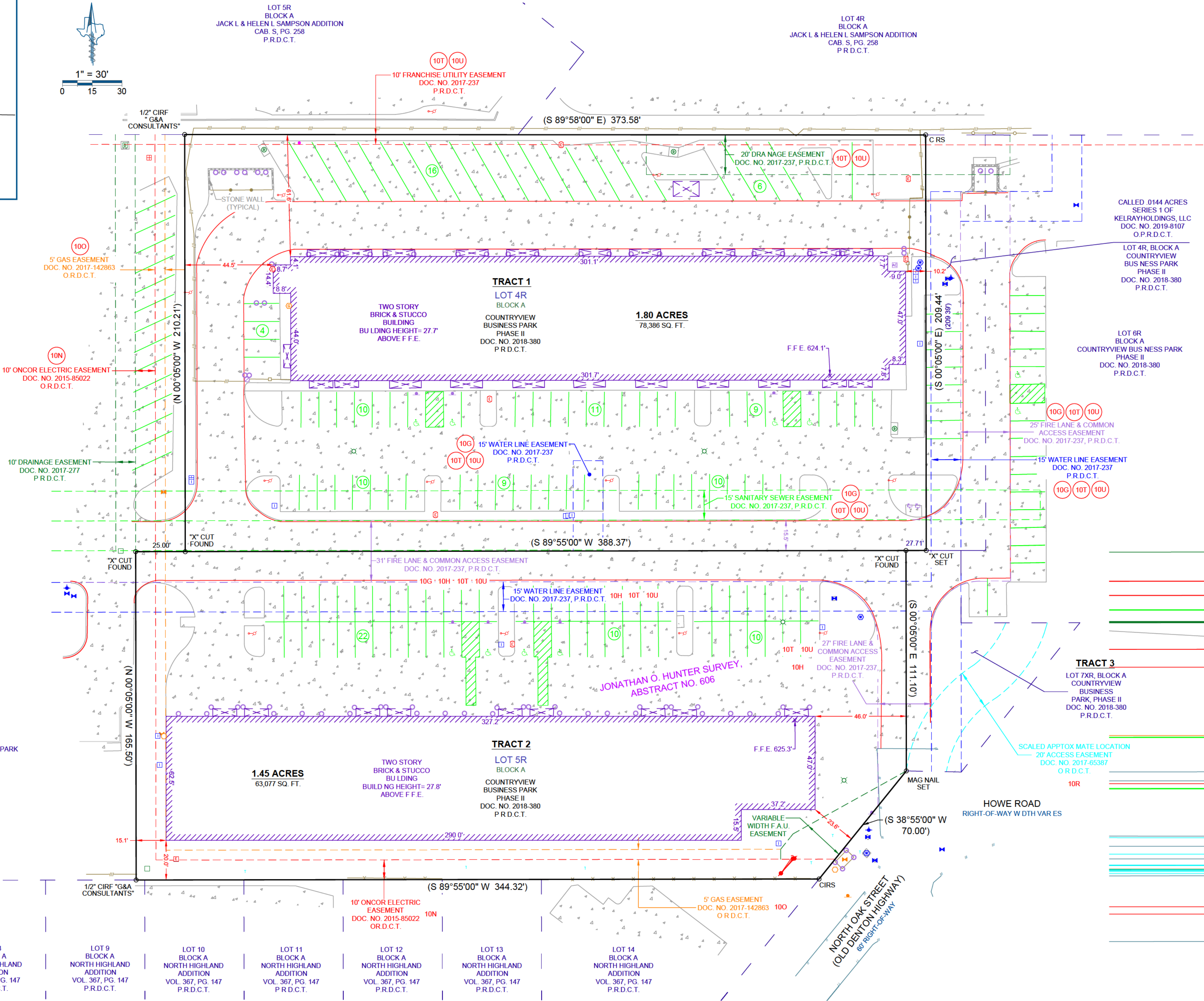
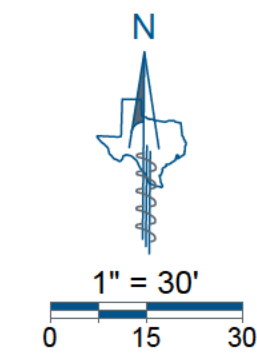
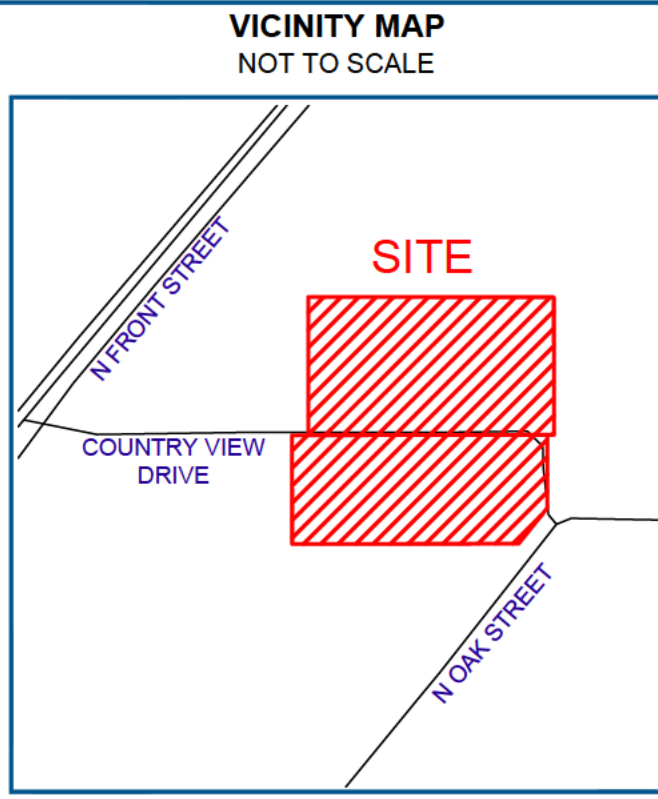
7/8/2026
Date

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

FOR OFFICE USE ONLY

Application Fee 200.00	P&Z Meeting 08/03/2026	CC Meeting 08/11/2026	File for Record SUP- 2026 - 05
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07/20/2023



GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First National Title Insurance Company with G.F. No. 25-886425-NJ, an effective date of February 15th, 2026, and issued date of February 23rd, 2026. This survey is only valid for G.F. No. 25-886425-NJ. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- All building lines, setbacks, and easements shown hereon are by Document Number 2018-380, P.R.D.C.T., unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AiTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AiTerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- The subject tract is zoned I Light Industrial District by the Zoning Report From Partner, dated October 23rd, 2025.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typographical errors or for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

To First National Title Insurance Company, Capital Title of Texas, LLC, ROK Lending, LLC, its successors and/or assigns, as their interests may appear, and AIP Roanoke, LLC, a Texas limited liability company; This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5(a), 5(b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on March 25th, 2026.

Date of Plat or Map: _____

Matthew Raabe
R.P.L.S. # 6402



LEGAL DESCRIPTION

Tract 1:
Being a 1.80 acre tract or parcel of land situated in the J. D. Hunter Survey, Abstract Number 606 in the City of Roanoke, Denton County, Texas and being a portion of Lot 4R, Block A of Countryview Business Park, Phase II an addition to the City of Roanoke, recorded in Document Number 2018-380 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a capped 1/2" iron rod stamped "G&A CONSULTANTS" found at the Northwest corner of said Lot 4R and the common Northeast corner of Lot 3R, Block A of said Countryview Business Park, Phase II and being in the South line of Lot 5R, Block A of Jack L. & Helen L. Sampson Addition an addition to the City of Roanoke, recorded in Cabinet S, Page 258 of the Plat Records of Denton County, Texas;
THENCE South 89°58'00" East, with the North line of said Lot 4R and the common South line of said Lot 5R, Block A of Jack L. & Helen L. Sampson Addition and the common South line of said Lot 4R, Block A of said Jack L. & Helen L. Sampson Addition, a distance of 373.58 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of a called 0.144 acre tract of land described in the deed to Series 1 of Kelrayholdings, LLC, recorded in Document Number 2019-8107 of the Official Records of Denton County, Texas;
THENCE South 00°05'00" East, with the West line of said 0.144 acre tract, a distance of 209.44 feet to a x-cut set at the Southwest corner of said 0.144 acre tract and being in the North line of Lot 7XR, Block A of said Countryview Business Park, Phase II;
THENCE South 89°55'00" West, with the South line of said Lot 4R of Countryview Business Park, Phase II and the common North line of said Lot 7XR, Block A of Countryview Business Park, Phase II and the common North line of Lot 5R, Block A of said Countryview Business Park, Phase II, a distance of 373.58 feet to a x-cut found at the Southwest corner of said Lot 4R of Countryview Business Park, Phase II and the common Southeast corner of said Lot 3R, Block A of said Countryview Business Park, Phase II;
THENCE North 00°05'00" West, with the West line of said Lot 4R of Countryview Business Park, Phase II and the common East line of said Lot 3R, Block A of said Countryview Business Park, Phase II, a distance of 210.20 feet to the POINT OF BEGINNING and containing 1.80 acres of land more or less.

Tract 2:
Being Lot 5R, Block A, of Countryview Business Park, Phase II, an Addition to the City of Roanoke, Denton County, Texas, according to the Plat thereof recorded under Document Number 2018-380, Plat Records, Denton County, Texas.

Tract 3:
Being Lot 7XR, Block A, of Countryview Business Park, Phase II, an Addition to the City of Roanoke, Denton County, Texas, according to the Plat thereof recorded under Document Number 2018-380, Plat Records, Denton County, Texas.

Tract 4:
A nonexclusive Easement created by Easement Agreement for Reciprocal Access, dated July 24, 2015, filed July 28, 2015, recorded in Clerk's File No. 2015-85016, Official Public Records, Denton County, Texas.

FLOOD NOTE

This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 48121C0515G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 25-886425-NJ as listed:

- 10G The Utility, Water Line, Sanitary Sewer, Fire Lane and Common Access and Drainage easement(s) as set out on plat/map in Document No. 2018-380 of the Map and/or Plat Records of Denton County, Texas.
AFFECTS, AS SHOWN
- 10H The Utility, Water Line and Fire Lane and Common Access easement(s) as set out on plat/map in Document No. 2018-380 of the Map and/or Plat Records of Denton County, Texas.
AFFECTS, AS SHOWN
- 10J Easement granted to Texas Power & Light Company recorded November 26, 1930 in Volume 234, Page 28, of the Deed Records, Denton County, Texas.
UNABLE TO LOCATE FROM DESCRIPTION IN DOCUMENT
- 10K Easement granted to Texas Power & Light Company recorded June 5, 1935 in Volume 252, Page 240, of the Deed Records, Denton County, Texas.
UNABLE TO LOCATE FROM DESCRIPTION IN DOCUMENT
- 10L Easement granted to Texas Power & Light Company recorded November 3, 1945 in Volume 318, Page 445, of the Deed Records, Denton County, Texas.
UNABLE TO LOCATE FROM DESCRIPTION IN DOCUMENT
- 10M Agreement by and between Jack L. Sampson and Helen Louise Sampson and I. R. Gossett, recorded November 14, 1979 in Volume 986, Page 319, of the Deed Records, Denton County, Texas.
UNABLE TO LOCATE FROM DESCRIPTION IN DOCUMENT
- 10N Easement to Oncor Electric Delivery Company, LLC, for underground electric supply and communication lines, recorded July 28, 2015 in County Clerk's File No. 2015-85022, of the Official Public Records, Denton County, Texas.
AFFECTS AS SHOWN
- 10O Easement for gas line granted to Atmos Energy Corporation recorded November 20, 2017 in County Clerk's File No. 2017-142863, of the Official Public Records, Denton County, Texas.
AFFECTS AS SHOWN
- 10P Terms, conditions, and stipulations in the Agreement for Reciprocal Access by and between Texas Countryview Properties Limited Partnership and 377 BMT, LLC, recorded July 28, 2015 in County Clerk's File No. 2015-85016 of the Official Public Records of Denton County, Texas.
AFFECTS, NO PLOTTABLE EASEMENTS
- 10Q Terms, conditions, and stipulations in that Signage Easement Agreement by and between Texas Countryview Properties Limited Partnership and 377 BMT, LLC, recorded July 28, 2015 in County Clerk's File No. 2015-85017 of the Official Public Records of Denton County, Texas.
DOES NOT AFFECT
- 10R Temporary Access Easement Agreement by and between Texas Countryview Properties Limited Partnership and Series 1 of Kelray Holdings, LLC, recorded June 2, 2017 in County Clerk's File No. 2017-65387 of the Official Public Records of Denton County, Texas.
AFFECTS AS SHOWN
- 10S Mineral and/or royalty interest reserved in Deed recorded May 22, 2006 in County Clerk's File No. 2006-50157 of the Official Public Records of Denton County, Texas.
NOT A SURVEY MATTER
- 10T The following matters affecting Lot 4R as provided in Document No. 2017-237 of the Plat Records of Denton County, Texas:
20 feet wide drainage easement along part of the north property line of Lot 4R;
15 feet wide sanitary sewer easement along the south property line;
Undefined portion of a 31 feet wide fire lane and common access easement along the south property line;
15 feet wide water line easement adjoining the south property line.
AFFECTS AS SHOWN
- 10U The following matters affecting Lot 5R as provided in Document No. 2017-237 of the Plat Records of Denton County, Texas:
Undefined portion of a 31 foot fire lane and common access easement along the north property line;
15 feet water line easement parallel to the north property line;
Undefined portion of a 27 feet wide Fire Lane and common access easement along the east property line.
AFFECTS AS SHOWN
- 10V The following matters affecting Lot 7XR as provided in Document No. 2017-237 of the Plat Records of Denton County, Texas:
Undefined portion of a 31 feet wide fire lane and common access easement along the north property line;
15 feet wide water line easement along the north property line, along the most northerly north property continuing the south property line;
Undefined portion of a 27 feet wide Fire Lane and Common Access Easement along the part of the west property line.
DOES NOT AFFECT

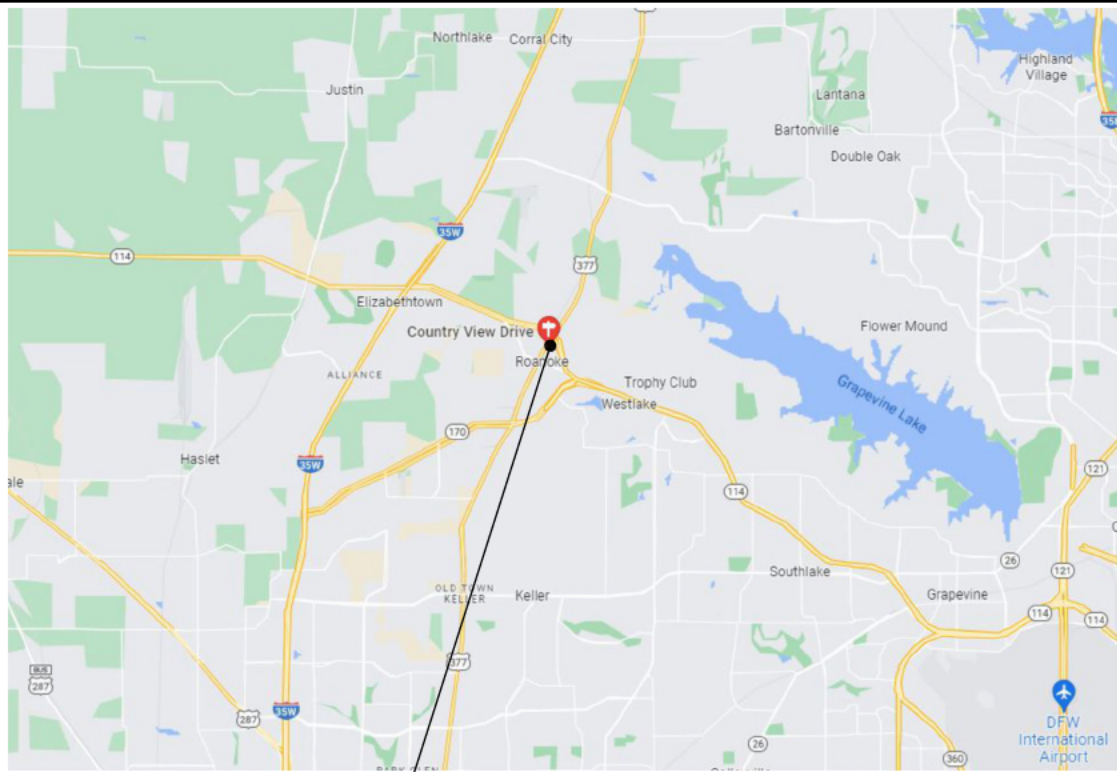
ALTA / NSPS
LAND TITLE SURVEY

Being 3.25 Acres of Land
out of the Jonathan O. Hunter Survey, Abstract Number 606
in the City of Roanoke, Denton County, Texas

LEGEND

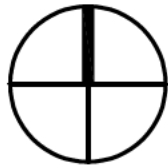
Electric Box	Edge of Asphalt	CIRF Capped Iron Rod Found	Sign	Water Meter	Building Corner
Electric Meter	Overhead Utility	F.F.E. Finished Floor Elevation	Mail Box	Water Valve	No Parking
Light Pole	Wrought Iron Fence	VOL. Volume	Air Conditioning Unit	Fire Hydrant	Concrete
Guy Wire	Wire Fence	() Record Call	Ballast	Irrigation Control Valve	Stairs
Power Pole	Wood Fence	Record Monumentation	Gate Post	Storm Drain	Stairs
Gas Valve	Chain Link Fence	Boundary Monumentation	Storm Drain Manhole	Sanitary Manhole	Stairs
Gas Utility Sign	Pipe Full Fence	Underground Vault	Sanitary Manhole	Sanitary Clean Out	Stairs
Gas Valve	Fire Lane Slope	F.A.E. Fire Lane & Access Easement	PG. Page	DOC. NO.	Document Number

PARKING SPACES Regular = 119 ADA = 8 Total = 127	JOB NUMBER 2112.065-09		Eagle Surveying, LLC	
	DATE 03/30/2026		222 South Elm Street	
	REVISION		Suite: 200	
	DRAWN BY CDT		Denton, TX 76201	
		940.222.3009		PROPERTY ADDRESS COUNTRY VIEW DRIVE ROANOKE, TX
		www.eaglesurveying.com		
		TX Firm # 10194177		

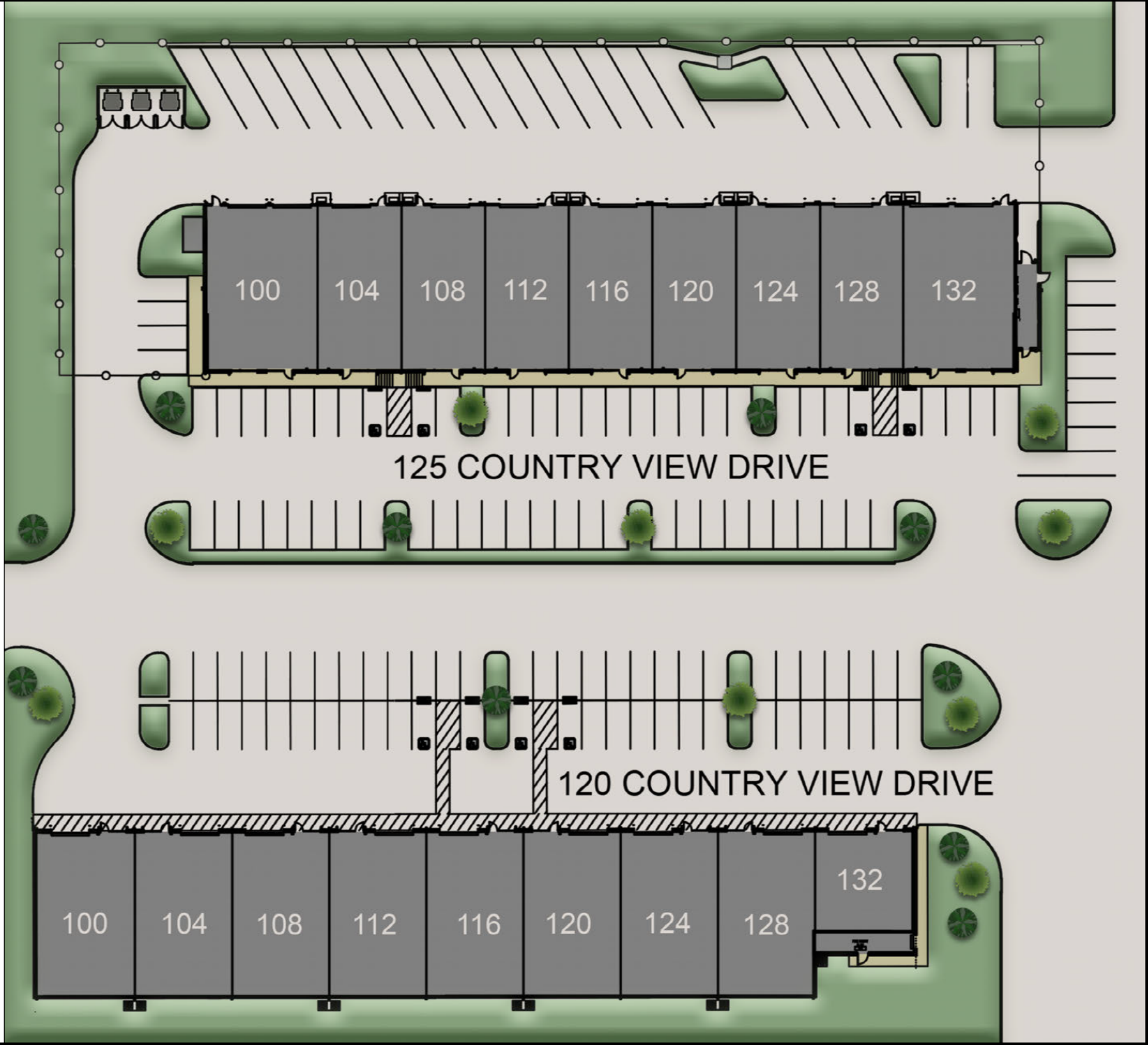


SITE LOCATION

VICINITY MAP



NORTH



ROANOKE
LEASING SITE PLAN

ALLTRADES INDUSTRIAL PROPERTIES
120/125 COUNTRY VIEW DRIVE
ROANOKE, TEXAS

NOT TO SCALE

FOR LEASING INFORMATION:
ALLTRADES INDUSTRIAL PROPERTIES
1504 EAGLE COURT, STE. 9
LEWISVILLE, TX 75057
PHONE: (855) 255-8723
EMAIL: leasing@855alltrades.com
CONTACT: TED REA

ORDINANCE NO. 2026-141

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 RETAIL DISTRICT (R) TO RETAIL DISTRICT – SPECIFIC USE PERMIT (R-SUP) TO ALLOW ELECTRONIC ASSEMBLY FOR LOT 5R, BLOCK A OF THE COUNTRYVIEW BUSINESS PARK PHASE II ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; 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 and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from Retail district (R) to Retail district – Specific Use Permit (R – SUP) to allow electronic assembly use for Lot 5R, Block A of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, and more particularly described and/or depicted in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.

**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 August 11, 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

Sec. 12.643. - Procedures for Specific Use Permits.

- (a) *Planning and Zoning Commission Recommendation.* Upon receipt of the recommendation from the City Manager or his/her designee the Planning and Zoning Commission shall conduct a public hearing (in accordance with article II, division 5 of this chapter) in order to formulate its recommendations to the City Council on the Specific Use Permit application. Following the public hearing, the Planning and Zoning Commission shall recommend approval, approval subject to modification, or denial of the proposal to the City Council in accordance with article II, division 5 of this chapter. If the appropriateness of the use cannot be assured at the location, the Planning and Zoning Commission shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.
- (b) *City Council Action.* The City Council shall be the final decision-maker on applications for Specific Use Permits. Following a public hearing and in consideration of the Planning and Zoning Commission's recommendations, the City Council shall approve, modify or deny the proposal for a Specific Use Permit in accordance with article II, division 5 of this chapter. If the appropriateness of the use cannot be assured at the location, the application for Specific Use Permit shall be denied as being incompatible with existing uses or with other uses permitted by right in the district.

Sec. 12.644. - Standards.

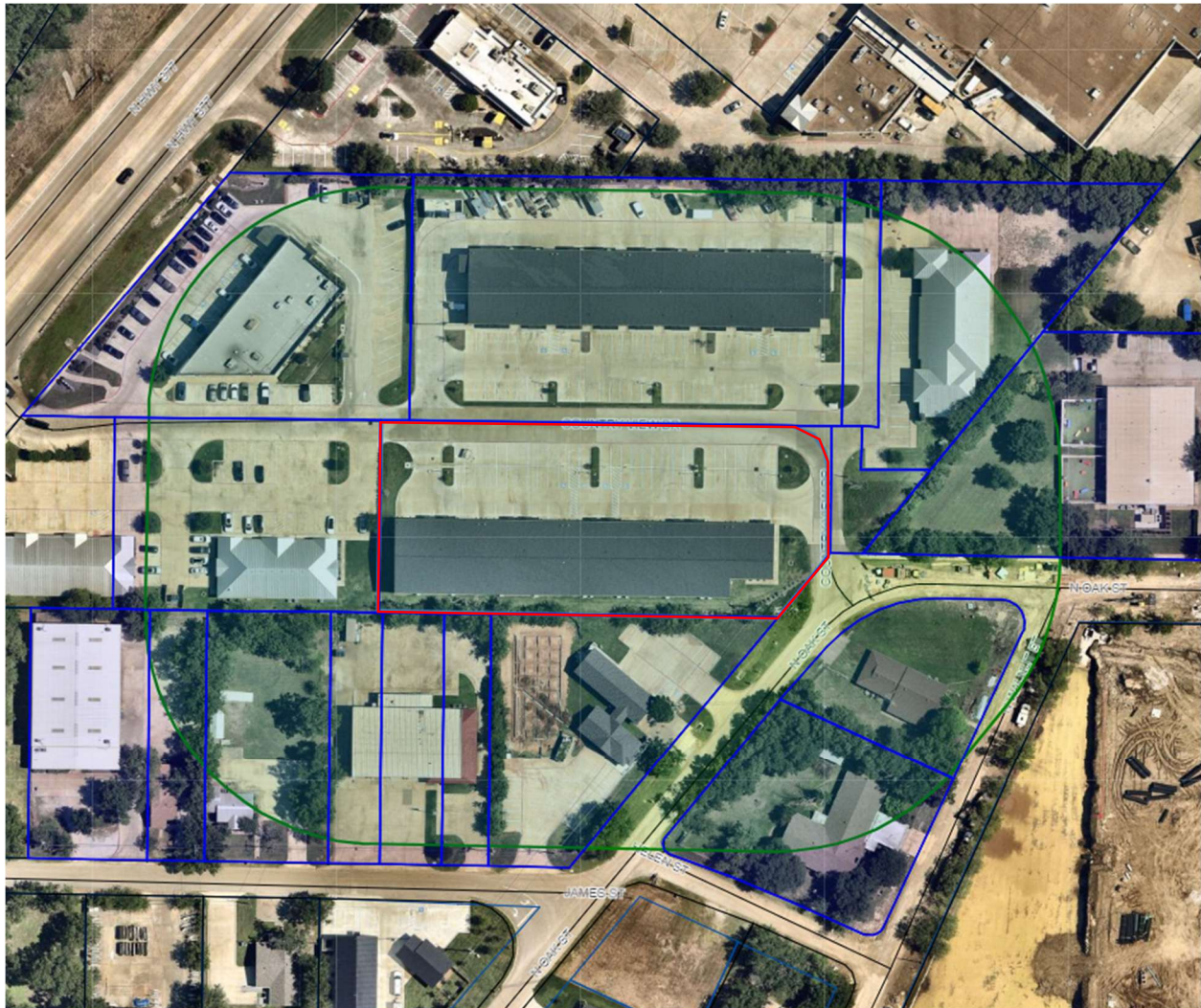
- (a) *Factors for Consideration.* When considering applications for a Specific Use Permit, the Planning and Zoning Commission in making its recommendation and the City Council in rendering its decision on the application shall, on the basis of the concept plan/site plan and other information submitted, evaluate the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Planning and Zoning Commission and the City Council shall specifically consider the extent to which:
 - (1) The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
 - (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - (3) The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article VII of this chapter;
 - (4) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, including but not limited to:
 - (A) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - (B) Off-street parking and loading areas;

- (C) Refuse and service areas;
 - (D) Utilities with reference to location, availability, and compatibility;
 - (E) Screening and buffering features to minimize visual impacts, and/or set-backs from adjacent uses;
 - (F) Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - (G) Required yards and open space;
 - (H) Height and bulk of structures;
 - (I) Hours of operation;
 - (J) Exterior construction material and building design; and
 - (K) Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
- (5) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
- (b) *Conditions.* In approving the application, the Planning and Zoning Commission may recommend, and the City Council may impose, such additional conditions as are reasonably necessary to assure compliance with these standards and the purpose and intent of this Section, in accordance with the procedures in article II, division 5 of this chapter. Such additional conditions shall exceed the minimum standards contained herein or in any other applicable City Code or Ordinance, and they cannot relax or grant relief from any of the City's minimum standards (see Subsection (c) below). Any conditions imposed shall be set forth in the ordinance approving the special use, and shall be incorporated into or noted on the concept plan or site plan for final approval. The City Manager or his/her designee shall verify that the plan incorporates all conditions set forth in the ordinance authorizing the special use, and shall sign the plan to indicate final approval. The City shall maintain a record of such approved special uses and the site plans and conditions attached thereto.
- (c) *Prohibition on Waivers and Variances.* The foregoing additional conditions shall not be subject to variances that otherwise could be granted by the Board of Adjustment nor may conditions imposed by the City Council subsequently be waived or varied by the BOA. In conformity with the authority of the City Council to authorize special uses, the City Council may waive or modify specific standards otherwise made applicable to the use by this chapter, to secure the general objectives of this section; provided, however, that the City Council shall not waive or modify any approval factor set forth in Subsection (a) of this Section.

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

Subject Property Address: 120 Country View Drive, Suites 104 & 108

Parcel Number(s): 742233





AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Amending the development standards for an approximately 2.237-acres of land

MEETING DATE: August 3, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Hold a public hearing and make a recommendation to a city-initiated text amendment to amend Planned Development Ordinance No. 2014-114, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Planned Development Standards to authorize Office uses, by amending the development standards for an approximately 2.237-acres of land, consisting of Lots 1-10, Block A, of the Marshall Creek Addition, an addition to the City of Roanoke, Denton County, Texas. (ZTA-2026-06).

INFORMATION:

The City is requesting an amendment to Planned Development Ordinance Number 2014-114, particularly to amend the development standards for Lots 1-10, Block A, of the Marshall Creek Addition.

Zoning History

2007 - City of Roanoke absorbed the Town of Marshall Creek.

2008 - Marshall Creek was zoned as "R-1 - Single Family Residential District".

2014 - Approximately 2.237 Acres was zoned as a Planned Development. The intent at this time was to rezone the entire Marshall Creek Addition into a Planned Development, but due to an error in the legal description, only 10 lots fronting onto Marshall Creek were placed in the Planned Development. The Planned Development indicates that the permitted use for these lots was office use, but the base zoning development standards required in the Office District applied.

2016 - A Specific Use Permit to allow light fabrication of materials was approved for Lot 5, Block A of Marshall Creek.

2018 - Text Amendments were approved, amending the permitted uses for Lots 1-10, Block A, to include Sign Manufacturing Uses and Golf Cart Sales and Customization Uses.

2026 - A rezoning ordinance was approved which corrected the legal description error identified in the original Planned Development Document from 2014. The rezoning expanded the PD to include the residential properties as originally intended. A zoning text amendment was approved which amended the development standards for the properties designated for residential development.



AGENDA ITEM

Current Development Standards:

Under the current development standards for those lots designated for "Office" Development, the following development standards currently apply to all lots fronting Marshall Creek.

Height	Maximum 2 stories or 35 feet
Lot Area	Minimum 10,000 square feet
Width	Minimum 100 feet
Depth	Minimum 100 feet
Front yard Setback	Minimum 25 feet
Side Yard Setback	Minimum 15
Rear Yard Setback when adjacent to Residential	Minimum 50 Feet

Issues:

Lots 1-10, Block A, were all platted in 1969, prior to the City of Roanoke absorbing the area and prior to the current development standards being put in place. The lots vary in sizes and while they are all very close to meeting the minimum development standards for lot area and lot depth, none of the existing lots currently meet those requirements. As new development and redevelopment occurs in this block, it has become evident that the setback requirements, specifically the rear yard requirements due to the residential adjacency are impossible to meet. While each case *could* request a variance from the Board of Adjustment to allow a reduced rear yard setback the issue is not unique to one or two lots in the block, and rather is existing on every lot in this block which indicates it is more appropriate to amend the development standards. Several of the existing buildings on Block A have setbacks of less than 10 feet to the adjacent property.

Proposed Changes

Maximum Building Height		
<u>Current</u>	<u>Proposed</u>	<u>Reasoning</u>
Two stories or 35 feet	25 feet	By limiting the maximum height to 25 feet, this allows the residential homes to have a taller maximum height, which mitigates the impact of new development on lots 1-10.
Minimum Lot Area		
<u>Current</u>	<u>Proposed</u>	<u>Reasoning</u>



AGENDA ITEM

10,000 square feet	9,000 sf	None of the lots as platted ever met the 10,000 square foot minimum, which means all of the lots are considered legally non-conforming lots. If a replat is ever required, this avoids the Board of Adjustment process for a hardship variance when the issue is a development pattern.
Minimum Lot Depth		
Current	Proposed	Reasoning
100 Feet	90 Feet	Lot 1 has approximately 99 feet of depth, but lot 10 only has 94.92 feet of depth, reducing the requirement to 90 is consistent with the lot area requirement and again, allows a smoother replat process.
Minimum Rear Yard Setback		
Current	Proposed	Reasoning
50 feet due to residential adjacency	35 feet	The smallest lot is approximately 95 square feet deep. Any development on that lot would be subject to a 25 foot front yard setback, which would leave a remaining lot depth of 70 feet. If the 50 foot rear yard setback requirement remains, the maximum potential building depth is 20 feet. Additionally, several of the existing buildings on Block A



AGENDA ITEM

		have setbacks of less than 10 feet to the adjacent property. A 35 foot rear yard setback allows for an appropriate scaled development of the lots in Block A, while also mitigating impact on the existing adjacent residential lots which allows for easier redevelopment and new of the existing lots in Block A
--	--	--

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment as it allows for a consistent and improved development standard.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Ordinance No. 2026-142 Zoning Text Amendment - PD2014-114 - Development Standards
2. Office Regulations
3. ORD NO 2014-114 - Rezone - PD 2014-16 Marshall Creek
4. Plat and Aerial Maps

ORDINANCE NO. 2026-142

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 TO AUTHORIZE OFFICE USES, AUTHORIZING CERTAIN ADDITIONAL USES BY SPECIFIC USE PERMIT (“SUP”) AND PROVIDING THE DEVELOPMENT STANDARDS FOR AN APPROXIMATELY 2.237-ACRES OF LAND, CONSISTING OF LOTS 1-10, BLOCK A OF THE MARSHALL CREEK ADDITION, 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; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER 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 2.237-acres of land, consisting of Lots 1-10, Block A of the Marshall Creek Addition, 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 Development Standards which is attached hereto as **Exhibit B**, and is incorporated herein for all purposes.

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. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded, which are in conflict with any provision of this 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 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 August 11, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

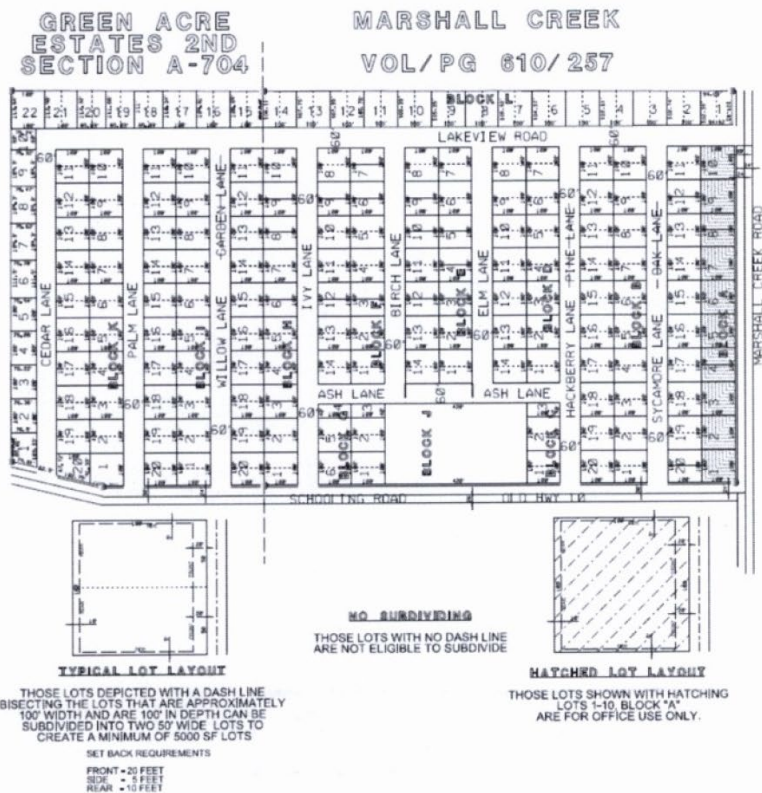
Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

[Property]



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:

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 twenty-five feet, 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 the uses listed below and the uses 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.

Additional Uses Permitted with Specific Use Permit:

- Locksmith
- Golf Cart Sales
- Sign Manufacturing
- Indoor Skills Training
- Contractor’s Offices/Sales without outdoor storage
- Flex Storage Warehouse/Office

(c) Development Standards

(1) Maximum Height Regulations.

(A) *Maximum Main Building Height.* Twenty-five feet (25’).

(B) *Maximum Accessory Building Height*. One story, or twelve feet (12').

(2) Area Regulations

(A) *Minimum Lot/Tract Area*. Nine Thousand (9,000) square feet per approved plat.

(B) *Minimum Lot/Tract Width*. One hundred feet (100') per approved plat.

(C) *Minimum Lot/Tract Depth*. Ninety feet (90') per approved plat.

(3) Size of Yards

(A) *Minimum Front Yard*. Twenty-five feet (25') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard.

(B) *Minimum Side Yard*. Fifteen feet (15') per approved site plan.

(C) *Minimum Rear Yard*. Thirty-five feet (35') per approved site plan.

(4) Other development standards

(A) *Maximum Lot/Tract Coverage*. Forty percent (40%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc).

(B) *Other requirements* (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

DIVISION 10. - O, OFFICE DISTRICT

Sec. 12.350. - General Purpose and Description.

The O, Office, district is established to create an appropriate setting for low intensity office and professional uses. The district can be used as a transition district between residential uses and more intense uses, and with appropriate buffers and landscaping, this district may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) or two (2) 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.

Sec. 12.351. - Permitted Uses.

Those uses listed for the O district in article VI of this chapter 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 this chapter.

Sec. 12.352. - Height Regulations.

(a) *Maximum Height.*

- (1) Two (2) stories or thirty-five feet (35') for the main building(s), except maximum height shall be twenty-five feet (25') for any portion of a building that is located within one hundred and fifty feet (150') of a residential zoning district.
- (2) One (1) story, twelve feet (12') for accessory buildings.
- (3) Other (see article VII, division 6 of this chapter).

Sec. 12.353. - Area Regulations.

(a) *Size of Lot/Tracts.*

- (1) *Minimum Lot/Tract Area.* Ten thousand (10,000) square feet.
- (2) *Minimum Lot/Tract Width.* One hundred feet (100').
- (3) *Minimum Lot/Tract Depth.* One hundred feet (100').

(b) *Size of Yards.*

- (1) *Minimum Front Yard.* Twenty-five feet (25') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see article VII, division 6 of this chapter for additional setback requirements).
- (2) *Minimum Side and Rear Yard.* Fifteen feet (15') unless adjacent to a residentially zoned property (see below).

- (3) Minimum Side or Rear Yard Adjacent to a Residential District—Fifty feet (50').
- (c) *Maximum Lot/Tract Coverage.* Forty percent (40%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- (d) *Maximum Floor-Area-Ratio (FAR).* One to one (1:1).
- (e) *Parking Requirements.* As established by article VII, division 2 of this chapter, Off-Street Parking and Loading Requirements.
- (f) *Minimum Exterior Construction Standards.* See article VII, division 6 of this chapter for exterior construction standards.

Sec. 12.354. - Special District Requirements.

- (a) Driveway Spacing (i.e., distance between driveways, measured edge-to-edge):
 - (1) Arterial Street—One driveway per two hundred (200) linear feet of frontage.
 - (2) Collector Street—One driveway per one hundred (100) linear feet of frontage.
 - (3) Local Street—One driveway per fifty (50) linear feet of frontage.
 - (4) Minimum distance from driveway to street corner—Fifty feet (50'), as measured from the street corner radius point of tangency.
- (b) *Site Plan Review.* Review and approval of a site plan by the Planning and Zoning Commission and the City Council (in accordance with article II, division 7 of this chapter) shall be required for any tract/lot/tract within the O district. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Plan as approved by the City Council.
- (c) *Landscaping Requirements.* See article VII, division 3 of this chapter.
- (d) *Screening Requirements.* See article VII, division 5 of this chapter.
- (e) Open storage and outside display are prohibited.
- (f) Color Building façade and elevation plans shall be submitted for review and approval along with the Site Plan. Façade and elevation plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The City Manager or his/her designee may, as he/she deems appropriate, require submission of additional information and materials during the Site Plan review process.
- (g) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (h) *Maintenance Requirements for Common Areas.* A property owners association is required for continued maintenance of any common land and facilities provided within the development.
- (i) *Other Regulations.* As established in the Development Standards, articles VI and VII of this chapter.

Secs. 12.355—12.399. - Reserved.

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:





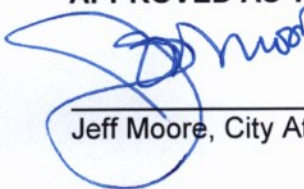
Carl E. Gierisch, Jr., Mayor

ATTEST:



April S. Hill, City Secretary

APPROVED AS TO FORM:



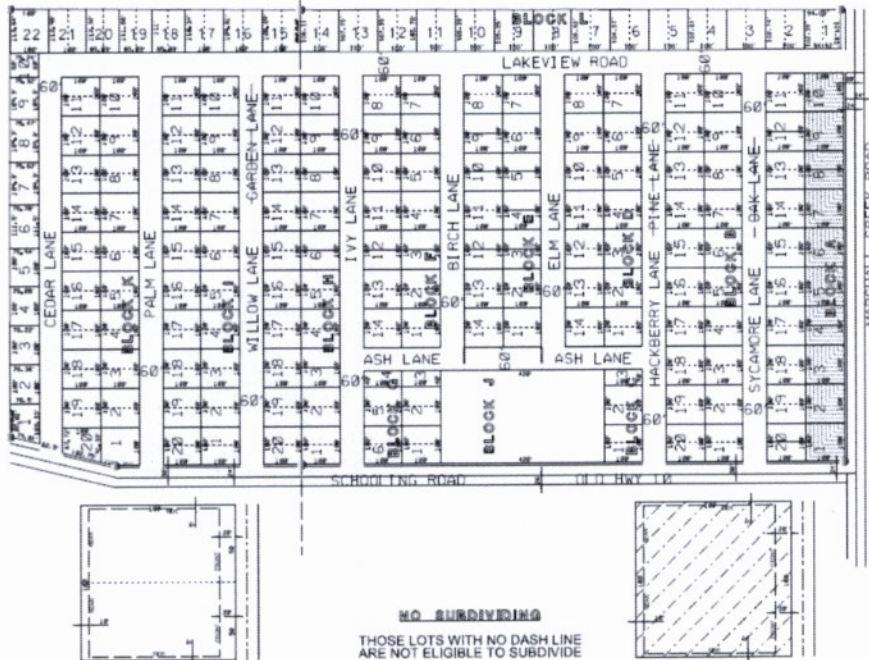
Jeff Moore, City Attorney

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.

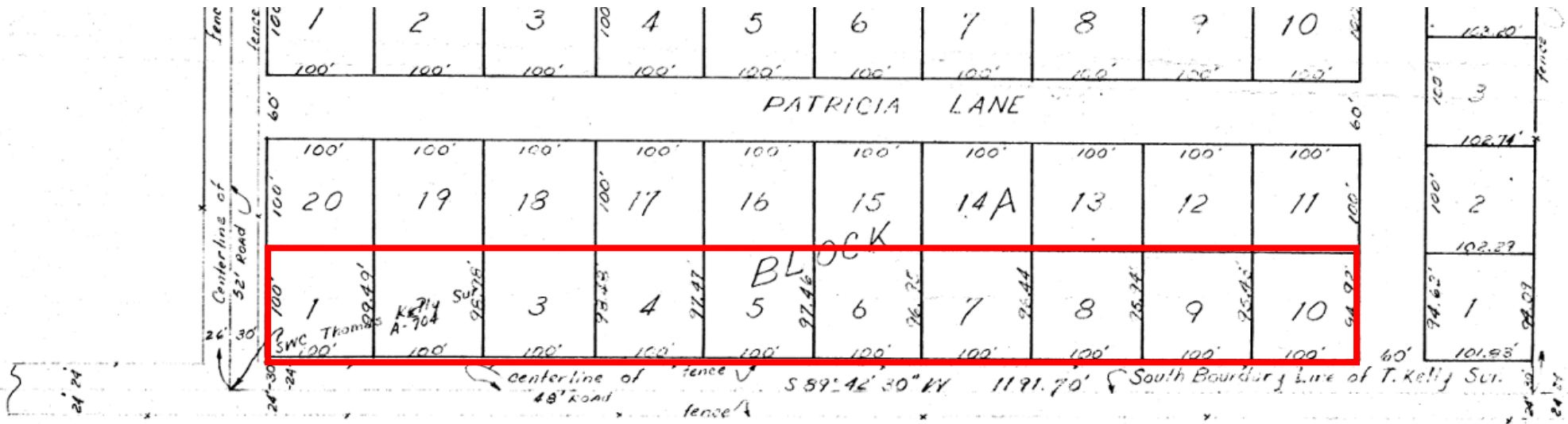
2. Office (PD-O)

(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.



STATE OF TEXAS

