

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 STREET  
ROANOKE, TEXAS 76262**

**AUGUST 17, 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. ELECTION OF OFFICERS**

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

**D. APPROVAL OF THE MINUTES**

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held August 3, 2026.

**E. NEW BUSINESS**

1. **Conduct a public hearing and make a recommendation** on a request by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the Permitted Uses and Development Standards on Tract 13, to allow drone charging stations as a primary use with an approved



**AGENDA FOR THE PLANNING AND  
ZONING COMMISSION**

**August 17, 2026  
Page 2 of 2**

specific use permit on approximately 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas. **(ZTA-2026-07)**

2. **Conduct a public hearing and make a recommendation** on a rezoning application by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, of a 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Planned Development Ord. 1996-117 (PD 1996-117) to Planned Development Ord No 1996-117 - Specific Use Permit (PD-SUP), to allow drone charging station use. **(SUP-2026-06)**

**F. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, August 11, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

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Lindsay Rawlinson, City Secretary

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

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



## AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Election of a Chair

MEETING DATE: August 17, 2026

DEPARTMENT: City Secretary

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### ITEM SUMMARY:

Consideration and action to nominate and elect a Chair.

### INFORMATION:

In accordance with Chapter 8, Section 8.1507 of the City of Roanoke Code of Ordinances:

(a) Unless otherwise provided by state law, City's Home Rule Charter, ordinance, bylaws, or certificate of formation, each board shall elect annually from its members a chairperson and a vice-chairperson... Elections shall occur at the first meeting of each board following the start of new terms.

(b) Chairperson. The chairperson shall preside over meetings. Motions may not be made by the chairperson. The chairperson shall be entitled to vote upon each motion. In the event of the absence of the chairperson and vice-chairperson, the members constituting the quorum shall elect for that meeting a member to preside as acting chairperson and assume those duties.

(c) Vice-chairperson. The vice-chairperson shall assist the chairperson in directing the affairs of the board. In the absence of the chairperson, the vice-chairperson shall assume all duties of the chairperson.

### STAFF RECOMMENDATION:

### SPECIAL CONSIDERATION:

### FINANCIAL CONSIDERATION:

### ATTACHMENTS:

None



## **AGENDA ITEM**





## AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Election of Vice Chair

MEETING DATE: August 17, 2026

DEPARTMENT: City Secretary

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### ITEM SUMMARY:

Consideration and action to nominate and elect a Vice Chair.

### INFORMATION:

In accordance with Chapter 8, Section 8.1507 of the City of Roanoke Code of Ordinances:

(a) Unless otherwise provided by state law, City's Home Rule Charter, ordinance, bylaws, or certificate of formation, each board shall elect annually from its members a chairperson and a vice-chairperson... Elections shall occur at the first meeting of each board following the start of new terms.

(b) Chairperson. The chairperson shall preside over meetings. Motions may not be made by the chairperson. The chairperson shall be entitled to vote upon each motion. In the event of the absence of the chairperson and vice-chairperson, the members constituting the quorum shall elect for that meeting a member to preside as acting chairperson and assume those duties.

(c) Vice-chairperson. The vice-chairperson shall assist the chairperson in directing the affairs of the board. In the absence of the chairperson, the vice-chairperson shall assume all duties of the chairperson.

### STAFF RECOMMENDATION:

### SPECIAL CONSIDERATION:

### FINANCIAL CONSIDERATION:

### ATTACHMENTS:



## **AGENDA ITEM**

None

Eric Heimbrecht, Commissioner  
Pam Fenn, Commissioner  
Cassi Webb, Commissioner  
Jeannie De Fazio, Alternate



Diana Smith, Commissioner  
Mark McCullough, Commissioner  
Michael Arndt, Commissioner  
Donald J. Glacy, Alternate

**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 3, 2026  
500 S. OAK STREET  
ROANOKE, TEXAS 76262  
7:00 PM**

**Present:** Commissioners: Mark McCullough, Diana Smith, Cassi Webb, Michael Arndt and Eric Heimbrecht; Alternates: Don Glacy and Jeannie De Fazio; City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

**Absent:** Chair Jason Kasal

**A. CALL TO ORDER**

Meeting was called to order at 7:04 pm

A motion was made by Alternate Commissioner Glacy to appoint Commissioner Heimbrecht as temporary Chair. Commissioner McCullough seconded the motion and it passed unanimously.

**B. ADMINISTRATION OF OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONERS**

City Secretary Lindsay Rawlinson administered the Oath of Office to newly appointed and re-appointed Commissioners.

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

A motion was made by Alternate Commissioner Glacy to postpone both items until August 17, 2026. The motion was seconded by Commissioner McCullough and passed unanimously.

**C. PUBLIC INPUT**

None.

**D. APPROVAL OF THE MINUTES**

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

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

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

City Planner Ashlie Tolliver provided an overview of the request and advised the Board that

staff recommends approval.

The public hearing opened at 7:11 p.m.

The applicant addressed the Board and was available for questions.

The public hearing closed at 7:16 p.m.

Discussion ensued regarding zoning information regarding the property as well as the space availability for the zoning change.

Commissioner McCullough made a motion to approve. The motion was seconded by Commissioner Smith and passed unanimously.

2. **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)

The public hearing opened at 7:22 p.m.

The applicant, Brent Nelson addressed the Board and was available for questions.

The public hearing closed at 7:23 p.m.

City Planner Ashlie Tolliver gave an overview and advised that staff recommends approval.

Commissioner Fenn questioned the SUP for electronic assembly. Staff advised the use is appropriate for the business.

Alternate Glacy questioned the applicant regarding the nature of the business, and Commissioner Fenn questioned logistics. Alternate DeFazio confirmed with the applicant that the fusion was not radioactive. The applicant advised that they are considering the space as temporary as they will need a much larger space as the business grown. Commissioner Smith questioned the size of the electronics and confirmed the business will operate during normal business hours. The applicant answered multiple questions regarding the nature of his business.

Commissioner Smith made a motion to approve. The motion was seconded by Commissioner McCullough and passed unanimously.

3. **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).

The public hearing opened at 7:38 p.m.

The public hearing was closed at 7:38 p.m.

City Planner Ashlie Tolliver gave an overview and explained that this is a City-initiated amendment and staff recommends approval.

Alternate Glacy confirmed that the purpose of the amendment is to clear up the wording of the ordinance and promote better development standards for the area.

Commissioner Fenn confirmed with staff that the zoning is not changing.

Alternate Glacy confirmed the notice is for Ordinance No. 2014-114.

Commissioner McCullough made a motion to approve. The motion was seconded by Commissioner Arndt and passed unanimously.

**F. ADJOURNMENT**

Motion made by Commissioner Webb and seconded by Commissioner Arndt to adjourn the meeting at 7:54 p.m. Motion carried unanimously.

\_\_\_\_\_  
Jason Kasal, Chairman

\_\_\_\_\_  
Babette Welch, Executive Assistant



## AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Amend Planned Development District Ordinance No. 1996-117

MEETING DATE: August 17, 2026

DEPARTMENT: Planning

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### ITEM SUMMARY:

**Conduct a public hearing and make a recommendation** on a request by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending the Permitted Uses and Development Standards on Tract 13, to allow drone charging stations as a primary use with an approved specific use permit on approximately 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas. **(ZTA-2026-07)**

### INFORMATION:

The applicant is requesting a text amendment to Planned Development Ordinance No. 1996-117 - The Homestead to add a new use for a drone charging station to be a primary use, with an approved Specific Use Permit.

### Background

Planned Development 1996-117 was established in 1996 and consists of approximately 200.678 acres, divided into 16 tracts of land with various uses. The subject property is located in Tract 13, and is generally located at 1209 N. US 377. Tract 13 contains approximately 6.17 acres of land and is designated as "Light Industrial." The uses permitted are included as a supplemental exhibit. While the Planned Development Ordinance indicates this area is designated for "Light Industrial" uses, the uses permitted based on ordinance language are generally more office/retail in nature. Tract 8 of the Planned Development, which is not part of the text amendment request, is designated as "Light Industrial" and allows more traditional industrial type uses compared to Tract 13. Staf is unsure of what the original intent of Tract 13 was due to the contradictory information, however, the parcels to the North, East, and West are all located within Tract 13.



## AGENDA ITEM

### **Adjacent Zoning**

#### **Direction Zoning Use**

n

|       |                    |                                     |
|-------|--------------------|-------------------------------------|
| North | PD<br>1996-<br>117 | Cubesmart Self<br>Storage           |
| East  | PD<br>1996-<br>117 | Take 5 Oil Change                   |
| South | PD<br>1996-<br>117 | Commercial/Retail<br>Uses - Walmart |
| West  | PD<br>1996-<br>117 | Autozone                            |

### **Request Details**

The applicant is proposing a Drone Charging use, when approved by Specific Use Permit.

The following items would be added as part of the text amendment:

#### **(1) Permitted Uses:**

All uses permitted in Tract 1 and Tract 2; and  
Drone Charging Location, whether accessory or primary, when approved by specific use permit.

\* \* \*

#### **(4) Limitation of Uses:**

A. For all uses permitted in Tract 1 and Tract 2, Limitations of Uses shall be the same as for Tract 1 or Tract 2, as applicable.

B. Drone Charging Location Regulations:

##### i. Definitions:

a. "Drone Charging Location" – A Drone Charging Location supports UA takeoff, landing, docking, and/or charging, and may or may not include UA loading, for purposes of package delivery and other airborne services by one or more UAs. A Drone Charging Location includes all related areas of land, devices, pieces of equipment, or structures.

b. "Unmanned Aircraft (UA)" means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft, also known as a drone, and the equipment required for the aircraft's safe and efficient operation.



## AGENDA ITEM

ii. Location. A Drone Charging Location may be at grade or on the roof of a structure.

iii. Distance from residential areas. A Drone Charging Location shall be located a minimum of 100 feet from zoning districts in which residential use is the only permitted use, measured from the edge of a Drone Charging Location to the closest property line.

iv. Site Design & Screening: A Drone Charging Location, except when located on the roof of a structure, shall be screened by a fence not less than 6 feet in height.

v. Minimum Parking Requirement. A Drone Charging Location operated as a primary use shall provide not less than one (1) on-site parking space. A Drone Charging Location operated as an accessory use shall not be required to provide on-site parking spaces.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed text amendment. The addition of the proposed use not not require the use to be approved, as requiring a Specific Use Permit approval allows for decisions to be made on a case-by-case basis, especially as it relates to the details of the use. The proposed use would have to meet all other development requirements such as screening and landscaping requirements.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

#### ATTACHMENTS:

1. Application
2. Ordinance No. 2026-144 Zoning Text Amendment - Ord 96-117 - Drone Charging Use by SUP
3. ORD 1996-117\_ORIGINAL HOMESTEAD PD
4. PD Map
5. Use Exhibit
6. Property Location Map





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

## ZONING APPLICATION

|                                                                                 |                                                          |                                                         |                            |
|---------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|----------------------------|
| Applicant/Agent Name<br>Zipline International Inc.                              |                                                          | Home Phone                                              | Mobile Phone<br>[REDACTED] |
| Address<br>333 Corey Way, South San Francisco CA 94080                          |                                                          | City / State<br>CA                                      | Zip<br>94080               |
| Property Owner(s)<br>C&C Roanoke, LLC                                           |                                                          | Home Phone                                              | Work Phone                 |
| Address, City, State, Zip<br>8350 N. Central Expy, Suite 1313, Dallas, TX 75206 |                                                          |                                                         |                            |
| Present Zoning Classification<br>PD-96-117                                      | Requested Zoning Classification<br>PD-96-117, as amended | Acreage/Lot of Requested Zoning Classification<br>0.486 |                            |

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 Drone Charging Location

Justification for requested zoning change: Amend PD-96-117 to allow a Drone Charging Location as a permitted primary use, subject to the proposed development standards.

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.

Raul Dominguez

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 Chad DuBose, Manager of

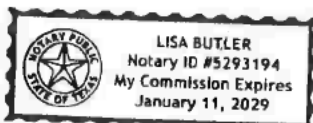
Zipline International, Inc. owner(s) of the above described property do hereby authorize \_\_\_\_\_ to act on my/our behalf in making and representing this zoning change application.

Chad DuBose 7/16/26  
Signature of owner Date

State of Texas

County of Dallas

Sworn to and subscribed before me on the 16 day of July, 26 by Chad DuBose  
(year) (name of owner).



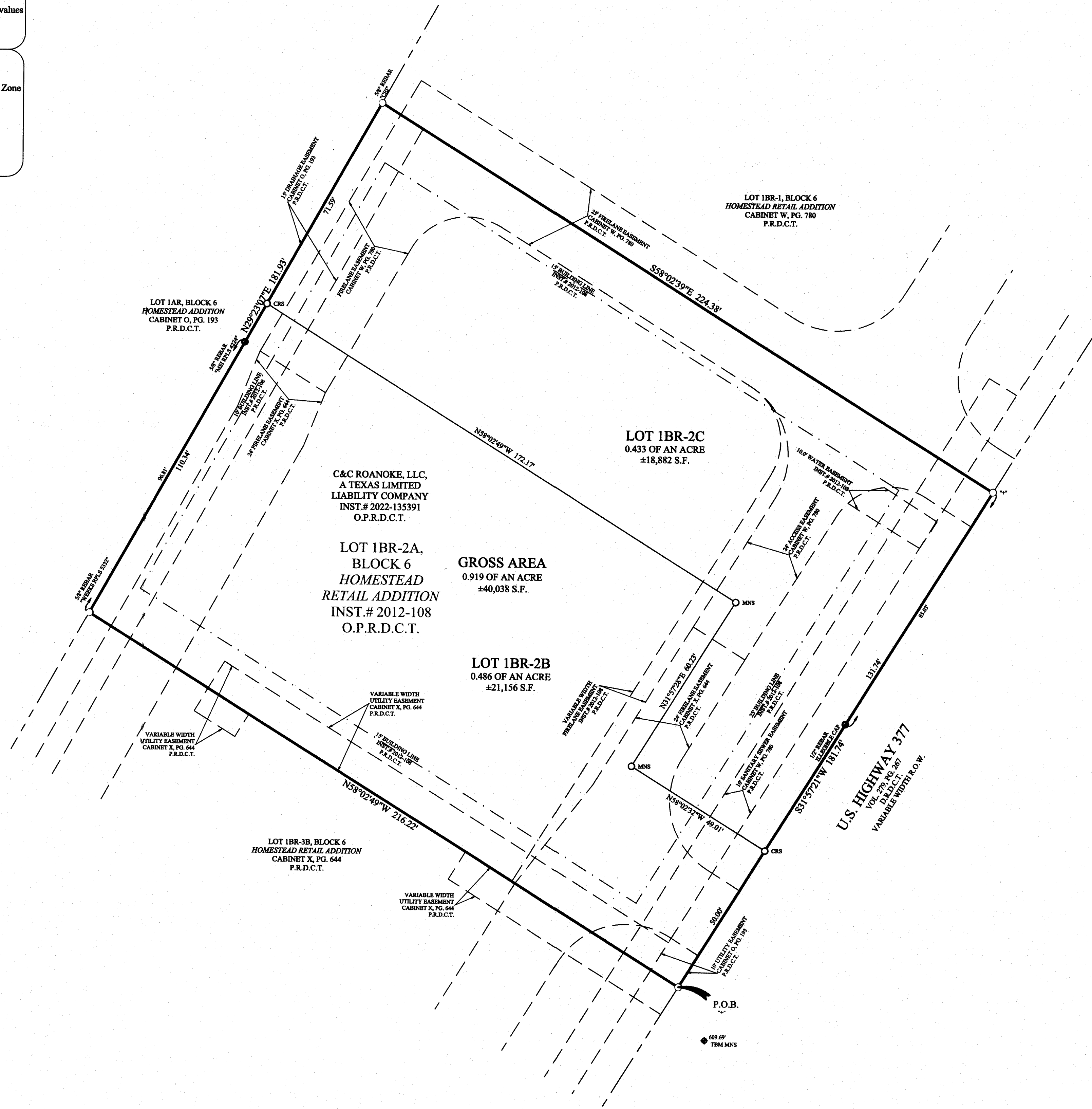
[Signature]  
Notary Public's Signature

07/20/2023

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4812C0515G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
Monuments are found if not marked MNS or CRS.  
CRS ○ 1/2" rebar stamped "Langan" set  
MNS ○ Mag nail & washer stamped "Langan" set  
TBM ○ Site benchmark (see vicinity map for general location)  
"+" cut in concrete  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS, '83, NCZ  
Elevations, if shown, are NAVD83 (Geoid 18)  
Bearings are based on the TxCS, '83, NCZ  
Distances & areas shown are represented in surface values  
TYPE I ○ TxDOT Right of Way tapered concrete monument.  
TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
TYPE III ○ TxDOT Right of Way aluminum cap.

**LEGEND OF ABBREVIATIONS**  
US.SyFt. United States Survey Feet  
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD83 North American Vertical Datum of 1988  
P.R.D.C.T. Plat Records of Denton County, Texas  
O.P.R.D.C.T. Official Public Records of Denton County, Texas  
D.R.D.C.T. Deed Records of Denton County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line



**OWNER'S CERTIFICATE**

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

**BEGINNING** at an "+" cut in concrete found at the south corner of the said Lot 1BR-2A;

**THENCE** with the perimeter and to the corners of 1BR-2A, the following calls:

- NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
- NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "MSI RPLS 4224", continue said course for a total distance of 181.93 feet to a found 5/8 inch capped rebar stamped "CEI";
- SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "+" cut in concrete;
- SOUTH 31°57'21" WEST, passing at a distance of 85.03 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the **POINT OF BEGINNING** and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15<sup>th</sup> day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: *Chris DuBose*

Name: *Chris DuBose*

Title: *Mgr*

STATE OF TEXAS §

COUNTY OF *Dallas* §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Chris DuBose* for C&C Roanoke, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein stated and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of January, 2025.

*Lisa Butler*  
Notary Public in and for the State of Texas

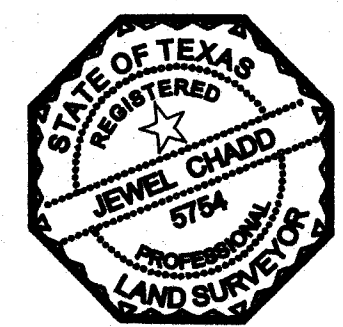
**GENERAL NOTES:**

- The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- The purpose of this Amended Plat is to reconfigure lot lines.
- Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website. (<https://roanoketexas.com/>)
- The fieldwork was completed on November 11, 2024.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas



*Jewel Chadd*  
Registered Professional  
Land Surveyor No. 5754

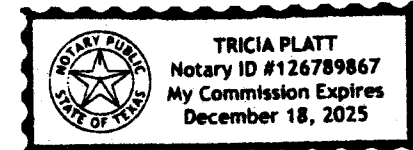
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Jewel Chadd*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 14<sup>th</sup> day of January, 2025.

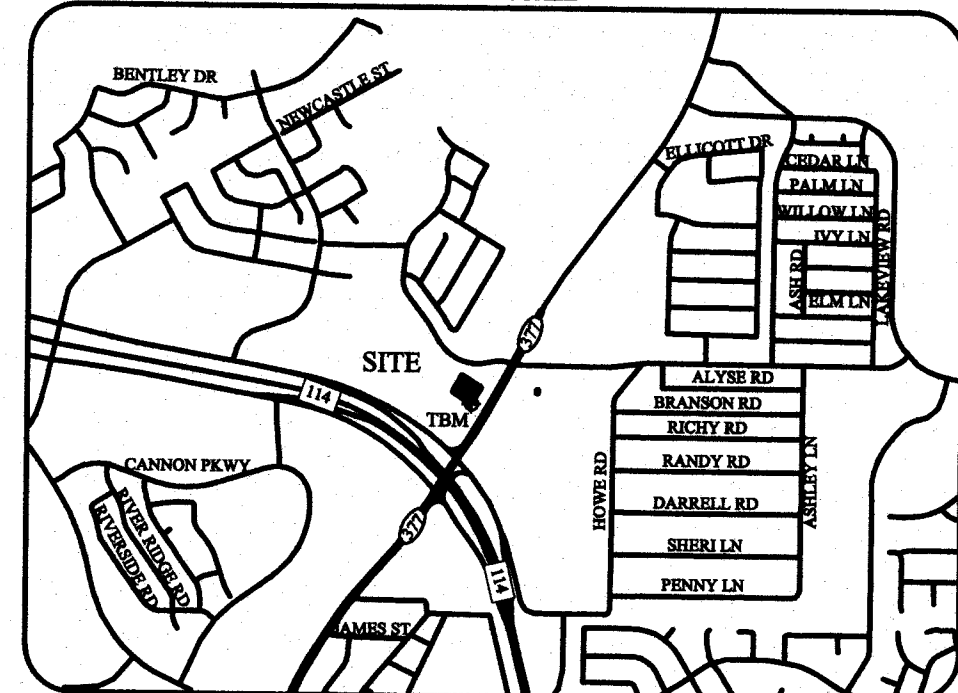
*Tricia Platt*  
Notary Public in and for the State of Texas



Filed for Record  
in the Official Records Of:  
Denton County  
On: 2/25/2025 2:57:41 PM  
in the PLAT Records  
VICINITY MAP AMENDED PLAT L  
Doc Number: 2025-1-73  
Number of Pages: 1  
Amount: \$0.00  
Order#: 20250225000608  
By: DB

**VICINITY MAP**

NOT TO SCALE



**AMENDED PLAT**  
**LOTS 1BR-2B & 1BR-2C, BLOCK 6**  
**HOMESTEAD RETAIL ADDITION**

BEING A 0.919 OF AN ACRE REPLAT OF  
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION  
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,  
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P. R.D.C.T.  
BEING OUT OF THE  
J. D. HUNTER SURVEY, ABSTRACT NO. 606  
DENTON COUNTY, TEXAS

**LANGAN**

Langan Engineering and  
Environmental Services, LLC  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
TBPELS Firm #10194888  
T: 817.328.3200 [www.langan.com](http://www.langan.com)

**OWNER**  
C&C Roanoke, LLC, a Texas  
Limited Liability Company  
8350 N Central Expressway  
Suite 1313  
Dallas, TX 75206  
Phone: 214-561-6522

**SURVEYOR**  
Langan Engineering and  
Environmental Services  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
Phone: 817-328-3200



SITE INFORMATION

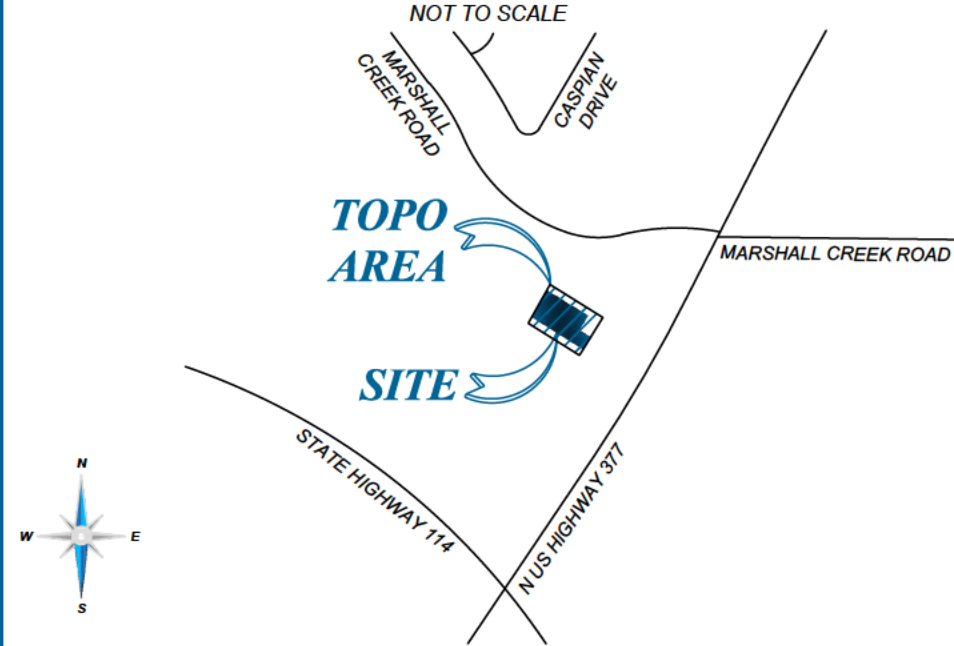
NF: C&C ROANOKE LLC  
1207 N US HIGHWAY 377, ROANOKE, TEXAS 76262  
APN: R 1061547

LIMITED TOPOGRAPHIC SURVEY

1207 N US HIGHWAY 377

ROANOKE, DENTON COUNTY, TEXAS 76262

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS JULY 03, 2026.
- THE DISTANCES SHOWN HEREON UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DENTON COUNTY CENTRAL APPRAISAL DISTRICT.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 07/02/2026.
- THIS IS NOT A BOUNDARY SURVEY. THE INFORMATION SHOWN HEREON IS AN EXHIBIT FOR TOPOGRAPHIC PURPOSES ONLY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS, VERTICAL DATUM BASED UPON A TEMPORARY BENCHMARK SET TO AN ASSUMED ELEVATION OF 100 IN US SURVEY FEET.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- TELEPHONE PEDESTAL
- SIGN
- BOLLARD
- TREE
- NF NOW OR FORMERLY
- RW RIGHT-OF-WAY
- TB TOP OF BANK
- TC TOP OF CONCRETE
- BOC BACK OF CURB
- NG NATURAL GROUND
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND CABLE TV LINE

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0515G, WHICH BEARS AN EFFECTIVE DATE OF 4/19/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83-2011.  
LATITUDE = 33°00'53.0021"  
LONGITUDE = -97°13'15.8686"  
CONVERGENCE ANGLE = 00°41'51.0674"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW AND ASSOCIATES ON 07/01/2026 AND TEXAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 266414688

COMPANY:  
ATMOS MDTX  
SPECTRUM  
CITY OF FORT WORTH WATER DEPARTMENT  
ONCOR ELECTRIC DISTRIBUTION  
LUMEN  
MCI  
TRI-COUNTY ELECTRIC COOPERATIVE INC  
AT&T

CONTACT:  
888-286-6700  
877-324-8450  
817-392-1234  
888-313-8862  
877-453-8533  
866-682-0624  
817-444-3201  
800-321-2000

**BLEW**  
Surveying | Engineering | Environmental  
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

| DATE                                               | REVISION HISTORY | BY |
|----------------------------------------------------|------------------|----|
| 07/13/26                                           | NETWORK COMMENTS | WA |
| SURVEYOR JOB NUMBER:<br>26-7126                    |                  |    |
| SURVEY DRAWN BY:<br>WA - 07/07/2026                |                  |    |
| SURVEY REVIEWED BY:<br>AJ                          |                  |    |
| SHEET:<br>1 OF 1                                   |                  |    |
| SURVEY PREPARED FOR:<br>ZIPLINE INTERNATIONAL INC. |                  |    |





### VICINITY MAP

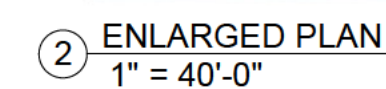
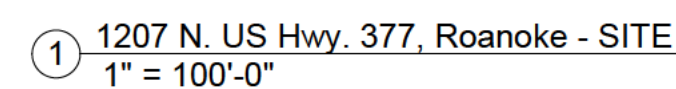
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

THIS SITE PLAN WAS PREPARED UTILIZING PRELIMINARY INFORMATION OBTAINED FROM THE CLIENT, COUNTY TAX RECORDS, AND AERIAL PHOTOGRAPHY. IT DOES NOT TAKE INTO CONSIDERATION THE REQUIREMENTS AND/OR RESTRICTIONS FROM ANY OF THE GOVERNING AGENCIES SUCH AS THE CITY, COUNTY, OR HIGHWAY DEPARTMENT. A MORE THOROUGH INVESTIGATION OF THE SITE SHOULD OCCUR PRIOR TO ANY REAL ESTATE TRANSACTIONS.



C&C Roanoke, LLC  
8350 N. Central Expy., Suite 1313  
Dallas, TX 75206

Zipline International Inc  
Raul Dominguez  
333 Corey Way,  
South San Francisco CA 94080



1207 N Hwy 377  
Roanoke, TX

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|



## **ORDINANCE NO. 2026-144**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT DISTRICT (PD-96-117) BY AMENDING PLANNED DEVELOPMENT STANDARDS BY ALLOWING DRONE CHARGING STATION USE AS A PRIMARY USE BY SPECIFIC USE PERMIT (SUP) FOR AN APPROXIMATELY 0.486-ACRES OF LAND CONSISTING OF LOT 1BR-2B, BLOCK 6 OF THE HOMETEAD RETAIL 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; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; 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 (15<sup>th</sup>) 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 96-117, approved by the City Council of the City of Roanoke, Texas, on July 2, 1996, by amending to authorize a drone charging station use by specific use permit (SUP) on an approximately 0.486-acre tract of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, as further described and/or depiction in **Exhibit A**, which is attached hereto and is incorporated herein for all purposes. Amending Subsection 12(b)(1) "Permitted Uses" and Subsection 12(b)(4) "Limitation of Uses" of the Development Standards for the project known as "The Homestead," attached as Exhibit B to Ordinance Number 96-117, which shall read as follows:

### **(1) Permitted Uses:**

All uses permitted in Tract 1 and Tract 2; and  
Drone Charging Location, whether accessory or primary, when approved by specific use permit.

\* \* \*

### **(4) Limitation of Uses:**

- A. For all uses permitted in Tract 1 and Tract 2, Limitations of Uses shall be the same as for Tract 1 or Tract 2, as applicable.
- B. Drone Charging Location Regulations:
  - i. Definitions:
    - a. **"Drone Charging Location"** – A Drone Charging Location supports UA takeoff, landing, docking, and/or charging, and may or may not include UA loading, for purposes of package delivery and other airborne services by one or more UAs. A Drone Charging Location includes all related areas of land, devices, pieces of equipment, or structures.
    - b. **"Unmanned Aircraft (UA)"** means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft, also known as a drone, and the equipment required for the aircraft's safe and efficient operation.
  - ii. Location. A Drone Charging Location may be at grade or on the roof of a structure.
  - iii. Distance from residential areas. A Drone Charging Location shall be located a minimum of 100 feet from zoning districts in which residential use is the only permitted use, measured from the edge of a Drone Charging Location to the closest property line.
  - iv. Site Design & Screening: A Drone Charging Location, except when located on the roof of a structure, shall be screened by

- a fence not less than 6 feet in height.
- v. Minimum Parking Requirement. A Drone Charging Location operated as a primary use shall provide not less than one (1) on-site parking space. A Drone Charging Location operated as an accessory use shall not be required to provide on-site parking spaces.

### **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 August 25, 2026.

**APPROVED:**

---

Carl E. Gierisch, Jr., Mayor

**ATTEST:**

---

Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

---

Jeff Moore, City Attorney

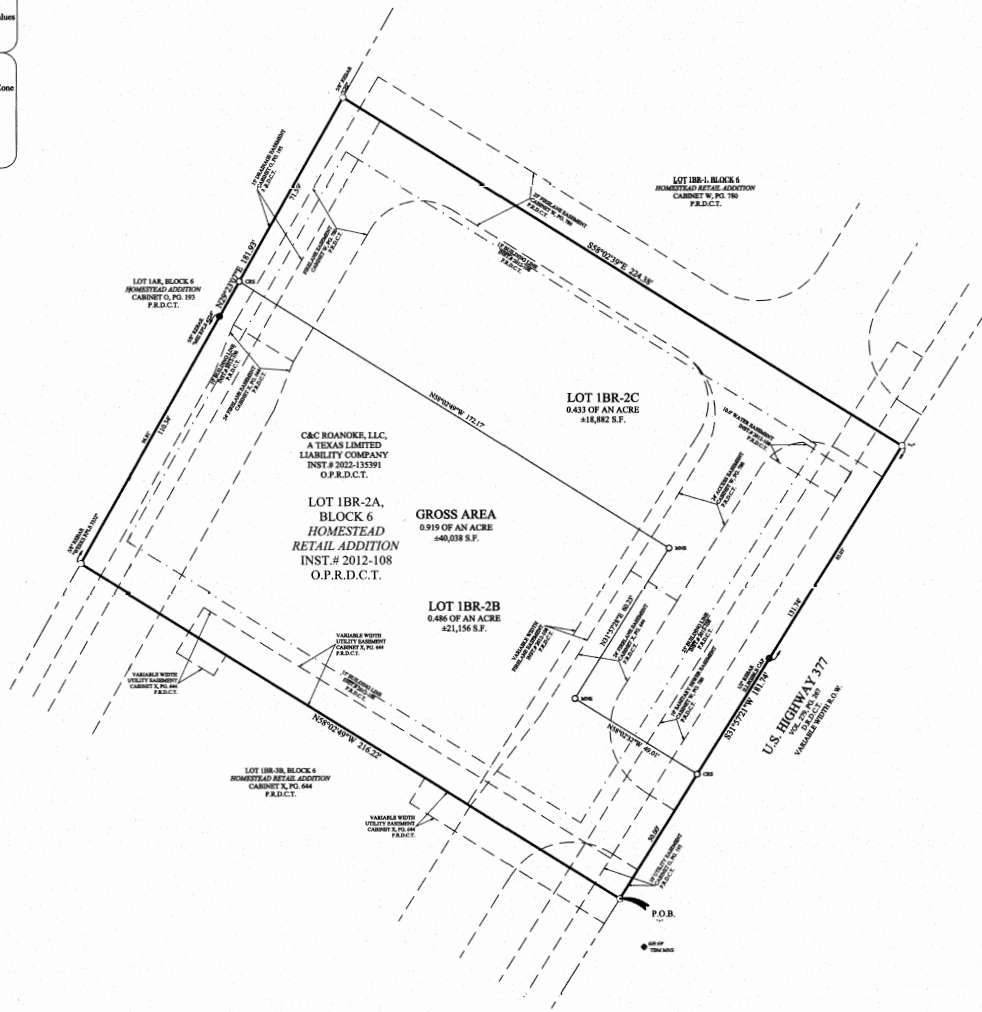


# EXHIBIT A

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(3) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C05150, dated 2011/04/18, via aerial map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
Measurements are based on **CRS** or **MNS** or **CRS**.  
CRS: 10' steel stamped "Langston" set  
MNS: 10' steel stamped "Langston" set  
TBM: 10' steel stamped "Langston" set  
1" = 1" set in concrete  
O: Vertex or common point (not a monument)  
Coordinate values, if shown, are US SPT/CRS/3,3,NCZ  
Elevations, if shown, are NAVD83 (Geoid 118)  
Bearings are based on the TxC/S,3,3,NCZ  
Distances & areas shown are represented in surface values  
TYPE I: TxDOT Right of Way tapered concrete monument.  
TYPE II: TxDOT Right of Way tapered cap in concrete.  
TYPE III: TxDOT Right of Way aluminum cap.

**LEGEND OF ABBREVIATIONS**  
US SPT: United States Survey Feet  
TxC/S,3,3,NCZ: Texas Coordinate System of 1983, North Central Zone  
NAVD83: North American Vertical Datum of 1983  
P.R.D.C.T.: Plat Records of Denton County, Texas  
D.R.D.C.T.: Official Public Records of Denton County, Texas  
V.O.L./P.O.I./N.S.T.R.: Volume/Page/Instrument Number  
P.O.B./P.C.: Point of Beginning/Point of Commencing  
E.S.M.T./B.L.: Easement/Building Line



## OWNER'S CERTIFICATE

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

**BEGINNING** at an "X" cut in concrete found at the south corner of the said Lot 1BR-2A;

**THENCE** with the perimeter and to the corners of 1BR-2A, the following calls:

1. NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
2. NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "WEEKS RPLS 4224", continue said course for a total distance of 181.95 feet to a found 5/8 inch capped rebar stamped "CEI";
3. SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "X" cut in concrete;
4. SOUTH 31°57'21" WEST, passing at a distance of 85.01 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the POINT OF BEGINNING and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS

COUNTY OF DENTON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15th day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: Chad D. Reese

Name: Chad D. Reese

Title: Manager

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Chad D. Reese, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed thereof stated.

Given under my hand and seal of office this 15th day of January, 2025.

Notary Public in and for the State of Texas.

## APPROVAL OF THE CITY OF ROANOKE, TEXAS

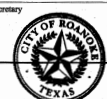
This minor amending plat was submitted to and considered by the City of Roanoke, Texas, and is hereby approved pursuant to Section 212.0065 and 212.016 of the Texas Local Government Code, as amended.

By: Cody Petre, City Manager

Date: 01-27-2025

ATTEST: April S. Hill, City Secretary

Date: 01-27-2025



## GENERAL NOTES:

1. The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
2. The purpose of this Amended Plat is to reconfigure lot lines.
3. Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website (<https://roanoketexas.com/>).
4. The fieldwork was completed on November 11, 2024.

This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be statements or documents pertaining to the subject tract that are not shown or referenced herein.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinance of the City of Roanoke, Denton County, Texas.



Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jewel Chadd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed thereof stated.

Given under my hand and seal of office this 14th day of January, 2025.

Notary Public in and for the State of Texas.



PLAT PLAT  
BOOK 10, PAGE 118  
My Commission Expires  
September 18, 2025

Filed for Record  
in the Official Records of:  
Denton County  
On: 01/27/2025 2:57:41 PM  
in the PLAT Records  
VOLUME 2025-73  
Number of Pages: 1  
Amount: \$0.00  
Gross: \$0.00  
By: DB

## VICINITY MAP

NOT TO SCALE



## AMENDED PLAT LOTS 1BR-2B & 1BR-2C, BLOCK 6 HOMESTEAD RETAIL ADDITION

BEING A 0.919 OF AN ACRE REPLAT OF  
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION  
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,  
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P.R.D.C.T.  
BEING OUT OF THE  
J.D. HUNTER SURVEY, ABSTRACT NO. 606  
DENTON COUNTY, TEXAS

**LANGAN**

Langston Engineering and  
Environmental Services, LLC  
2990 Olympus Blvd, Suite 105  
Dallas, TX 75019  
T: 817.329.3200 www.langan.com

OWNER  
C&C Roanoke, LLC, a Texas  
Limited Liability Company  
8330 N Central Expressway  
Suite 1113  
Dallas, TX 75206  
Phone: 214-961-4022

REVISION  
Langston Engineering and  
Environmental Services  
2990 Olympus Blvd, Suite 105  
Dallas, TX 75019  
Phone: 817.329.3200

ORDINANCE NO. 96-117

AN ORDINANCE REZONING REAL PROPERTY LOCATED IN THE CITY OF ROANOKE, BEING 200.678 ACRES IN THE C. W. KELSEY SURVEY, ABSTRACT 716, THE M. E. P. & P. R. R. CO. SURVEY, ABSTRACT 943, AND THE J. D. HUNTER SURVEY, ABSTRACT 606; 17.572 ACRES IN THE J. D. HUNTER SURVEY, ABSTRACT 606; AND 81.025 ACRES OF LAND IN THE J. D. HUNTER SURVEY ABSTRACT 606, FROM AG (AGRICULTURAL) TO PLANNED DEVELOPMENT MULTI USE FOR SINGLE FAMILY, MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL USES AND PROSCRIBING THE PERMISSIBLE USES THEREOF, AND PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE

Whereas, a public hearing was held before the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas after due notice thereof was had in accordance with the Zoning Ordinance of the City of Roanoke, Texas; and

Whereas, at such public hearings all persons having any interest in doing so were afforded an opportunity to be heard concerning the rezoning of the property hereinafter described as requested by the applicant.

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

I.

The following described property is hereby zoned from AG (agricultural) to PD (Planned Development Multi Use), for single family, multi-family, commercial and industrial uses in accordance with the development standards for the project known as "The Homestead":

See Exhibit "A" attached hereto

II.

The property shall be developed in strict accordance with the development standards for the project known as "The Homestead" which are attached hereto as Exhibit "B", which is incorporated herein by reference as if fully set out in detail.

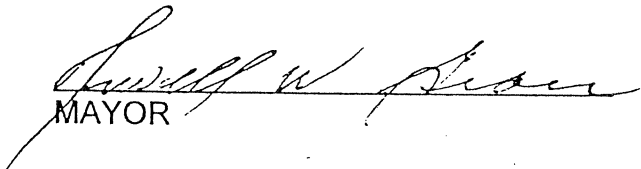
III.

Each and every provision, paragraph, sentence and clause of this ordinance has been separately considered and passed by the City Council of the City of Roanoke, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof should be ineffective, invalid, or unconstitutional for any cause, it shall not impair or affect the remaining portion nor any other part thereof, but the valid portion shall be enforced just as if it had been passed alone.

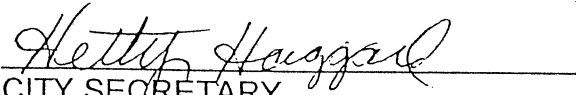
IV.

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.

PASSED AND APPROVED this 2nd day of July, 1996.

  
MAYOR

ATTEST:

  
CITY SECRETARY



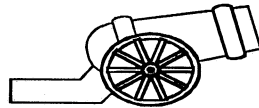


Ordinance #96-117

Exhibit "B"

# DEVELOPMENT STANDARDS

*The Homestead*



*Roanoke, Texas*

**Approximately 249 acres**

# DEVELOPMENT STANDARDS

## THE HOMESTEAD -- ROANOKE, TEXAS

The development of the land described in Exhibit "A" consisting of approximately 249 acres of land shall be in accordance with the PD Zoning Plan of the development (attached hereto as Exhibit "B"), all other Exhibits attached to or to be made a part of this Ordinance, the Code of Ordinances of the city of Roanoke, Texas, (Ordinance No. 85-116), all other applicable ordinances and regulations of the city of Roanoke, and the following Development Standards, conditions and requirements:

1. **Purpose; development standards, uses within individual tracts:** This Planned Development is designed to accommodate a variety of residential, commercial, retail, parks, and industrial uses. For development purposes, the Land is divided into sixteen (16) tracts (Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 as shown on Exhibit "B" attached hereto (PD Zoning Plan), and the use and development of each of the tracts shall be in accordance with the following:
2. **Tract 1 (Commercial Uses)** The following standards shall apply to Tract 1:
  - (a) **Size of Tract:** Tract 1 shall contain approximately 4.09 acres.
  - (b) **Uses Generally:** In the development and use of Tract 1, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
    - (1) **Permitted Uses:**

### RETAIL

|                           |                                           |
|---------------------------|-------------------------------------------|
| Book Stores               | Stationery/Card and Party Stores          |
| Specialty Gifts           | Specialty Neighborhood Services A-D Shops |
| Art Galleries             | Arts/Crafts and Hobby Shops               |
| Art Supply Stores         | Art Studio                                |
| Dance Studio              | Health and Athletic Services              |
| Weight Reduction Services | Private Health Clubs                      |
| Educational Services      | Photography Studio and Processing         |
| Music/Video Stores        | Sporting Goods Stores                     |
| Hardware Stores           | Confectionery Shops                       |
| Ice Cream Shops           | Bakers (Retail Sales Only)                |
| Grocery Store (Drive-in)  | Butcher Shops                             |
| Health Food Shops         | Seafood Shops                             |
| Dairy Shops               | Restaurant/Cafeteria or Cafe              |
| Jewelry and Watch Store   | Restaurant with Alcoholic Beverage Sales  |
| Fabric and Knit Shops     | Drug Stores/Apothecary and Pharmacy       |



## DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

Page 3

### 2. (b) (1) (Cont.)

#### RETAIL

|                              |                                                                            |
|------------------------------|----------------------------------------------------------------------------|
| Antique Shops                | Florist (Retail Only -- No Flower or Plant Raising -- No Outside Displays) |
| Interior Decorator           | Household Furnishing and Fixtures                                          |
| Electric Goods and Fixtures  | Computer/Electronic Sales and Services Store                               |
| Boutiques                    | Barber/Beauty and Nail Shops and Supplies                                  |
| Dry Cleaner (Pick up Only)   | Wearing Apparel and Shoe Shops                                             |
| Office Supply                | Gasoline Services Stations, Auto Laundry or Cash Wash                      |
| Auto Parts Sales, New Retail |                                                                            |

#### OFFICE

|                           |                                                         |
|---------------------------|---------------------------------------------------------|
| General Business          | Banks/Savings and Loans or Other Financial Institutions |
| Real Estate Offices       | Administrative/Executive/Editorial Offices              |
| Accounting Offices        | Architectural/Engineering/Planning Offices              |
| Attorneys Offices         | Physician or Dentists Offices                           |
| Insurance Offices         | Personal or Family Counselor                            |
| Public Secretary          | Medical/Dental/Chiropractic/Optomety, etc.              |
| Mortgage Companies        | Printing/Publishing and Engraving                       |
| Title Companies           | Governmental Uses                                       |
| Duplication/Mail Services |                                                         |

- (2) **Accessory Buildings and Uses:** Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory use shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.

(3) **Uncustomary Incidental Uses:**

- A. Sales of beer and/or wine only for off-premises consumption only, shall be considered a customarily incidental use in this district, but not in any residential district or a more restrictive commercial district. (THIS PARAGRAPH to be enacted provided a public election has approved some form of use of alcoholic beverage within the city) or;
- B. Private club dispensing alcoholic beverages to its members under the Texas Liquor Control Act, Article 666-15e, U.A.T.S. and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, all of which are adopted hereby and made a part hereof for all purposes, and which has secured a special use permit under the Code of Ordinances of the City as stipulated under section 9G of Ordinance #85-116.

## DEVELOPMENT STANDARDS

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2. (b) (3) (Cont.)

- C. No private club may be located within three hundred (300) feet of any church, school, hospital, park, playground, or publicly owned building, the measurements to be along the property lines of the street fronts and from front door to front door and in direct line across intersections where they occur.
- D. All vehicular access to property used for a private club must be from streets of minimum width.
- E. All property used for a private club must be located one hundred (100) feet from any single family residence existing when the use for a special use permit is requested. If the property is within two hundred fifty (250) feet of any single family residence existing at the time the permit is requested, the owner(s) of such residence shall be notified of the application. Should written protest be filed by such owner(s) with the City Manager's Office, no special use permit shall be granted for any property within two hundred fifty (250) feet of such residence. Measurement shall be determined as in paragraph C. above.
- F. All property used for a private club must be located further than one hundred (100) feet from any duplex or multi-family residential units existing at the time the special use permit is requested. Measurement shall be determined as in paragraph C. Above.

(4) **Limitation of Uses:** Any use not expressly permitted herein or allowed by permit is prohibited.

A. **Area and Building Regulations:**

- (i) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 1.
- (ii) **Minimum Open Space:** All areas (but in any event at least 20% of the total area of Tract 1) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 1.

## DEVELOPMENT STANDARDS

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2. (b) (4) A. (Cont.)

- (iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.
- (v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.
- (vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 1.
- (vii) Size of Lot: As necessary to meet requirements.
- (viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

- (i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

2. (b) (4) C. (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

- E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at least eighty percent (80%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

- F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.



3. **Tract 2 (Commercial Uses):** The following standards shall apply to Tract 2:

- (a) **Size of Tract:** Tract 2 shall contain approximately 15.80 acres.
- (b) **Uses Generally:** In the development and use of Tract 2, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses:**

Hotel-Motels  
Supermarkets  
Hospitals  
Building Material or Lumber Sales (No Outside Storage)  
Nursery  
All Uses Permitted in Tract 1

(2) **Accessory Buildings and Uses:** (Same as Tract 1)

(3) **Uncustomary Incidental Uses:** (Same as Tract 1)

(4) **Limitation of Uses:** (Same as Tract 1)

**Exceptions:**

- (i) **Height:** No building or structure shall exceed thirty five (35) feet in height except when each of the required yards are each increased by one (1) foot for each foot of additional building height above the height regulations with a maximum height of seventy (70) feet.

4. **Tract 3 (Commercial Uses):** The following standards shall apply to Tract 3:

- (a) **Size of Tract:** Tract 3 shall contain approximately 1.66 acres.

- (b) **Uses Generally:** (Same as Tract 1)

(1) **Permitted Uses:** All uses permitted in Tract 1

(2) **Accessory Buildings and Uses:** (Same as Tract 1)

(3) **Uncustomary Incidental Uses:** (Same as Tract 1)

(4) **Limitation of Uses:** (Same as Tract 1)

5. **Tract 4 (Single Family Residential)**: The following standards shall apply to Tract 4:

- (a) **Size of Tract**: Tract 4 shall contain approximately 48.38 acres.
- (b) **Uses Generally**: In the development and use of Tract 4, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) **Permitted Uses**:

Single Family Dwellings  
Private or Public Roadways Constructed to City Standards  
Private Common Areas Owned by a Homeowner's Association  
Utility Distribution Lines and Facilities  
Temporary Buildings Incidental to Construction Work and Sales  
in the Development of the Tract  
Schools (Public Elementary or High School)  
Parks  
Churches

- (2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

- A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.

5. (b) (2) (Cont.)

- B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

**Tract 4A:** Approximately 28.38 acres along State Highway 114:

A. **Area and Building Regulations:**

- (i) **Minimum Lot Size:** Lots shall have a minimum lot size of 7,200 square feet.
- (ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.
- (iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred twenty (120) feet, measured at the midpoint of the front of the lot.
- (iv) **Minimum Open Space:** All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed forty-five percent 45% of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) **Minimum Floor Area:** The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

5. (b) (3) A. (vi) (Cont.)

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).



5. (b) (3) (Cont.)

**Tract 4B:** Approximately 20 acres along W.F. Cannon Parkway adjacent to Tracts 5 and 6.

A. Area and Building Regulations:

- (i) Minimum Lot Size: Lots shall have a minimum lot size of 5,000 square feet.
- (ii) Lot Width: The width of each lot shall not be less than fifty (50) feet at the building line.
- (iii) Depth of Lot: The depth of each lot shall not be less than, one hundred ten (110) feet measured at the midpoint of the front of the lot.
- (iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) Maximum Building Coverage: The combined area of all main and accessory buildings shall not forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:  
  
Each dwelling containing one (1) story shall contain a minimum of one thousand (1,000) square foot, each dwelling containing more than two (2) story shall contain a minimum of one thousand three hundred (1,300) square feet.
- (vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.
- (viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

5. (b) (3) (Cont.)

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not less than five (5) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

6. Tracts 5, 6, and 7 (Multi-Family Residential): The following standards shall apply to Tracts 5, 6 and 7.

(a) Size of Tracts:

Tract 5 is approximately 18.12 acres

Tract 6 is approximately 20.72 acres

Tract 7 is approximately 11.46 acres

(b) Uses Generally: In the development of and use of Tracts 5,6 and 7, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) Permitted Uses: Same as Tract 4 except multi family instead of single family.

6. (b) (Cont.)

(2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.

(3) **Limitation of Uses**: Any use not expressly permitted herein is prohibited:

A. **Area and Building Regulations**:

(i) **Minimum Lot Size**: Lots shall have a minimum lot size of 7,200 square feet.

(ii) **Lot Width**: The width of each lot shall not be less than sixty (60) feet at the front street building line.

(iii) **Depth of Lot**: The depth of each lot shall not be less than one hundred twenty (120) feet except that a corner lot, having a minimum width of not less than eighty (80) feet may have an average of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

(iv) **Minimum Open Space**: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs and other suitable landscape materials.

(v) **Maximum Dwelling Units per Acre**: The maximum dwelling units per acre shall not exceed:

|         |                      |
|---------|----------------------|
| Tract 5 | 16 units to the acre |
| Tract 6 | 18 units to the acre |
| Tract 7 | 20 units to the acre |

(vi) **Minimum Floor Areas**: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

|               |                 |
|---------------|-----------------|
| One Bedroom   | 500 square feet |
| Two Bedroom   | 750 square feet |
| Three Bedroom | 850 square feet |

(vii) **Depth of Front Yard, Feet**: There shall be a front yard having a depth of not less than twenty-five (25) feet.

6. (b) (3) (Cont.)

- (viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty-five (25) feet.
- (ix) Width of Side Yard on Each Side, Feet: The width of the side yard or each side shall be fifteen (15) feet.
- (x) Height: No building shall exceed forty-five (45) feet or three (3) stories in height.

- B. Parking Regulations: Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b of Ordinance #85-116 of the city of Roanoke, Texas, provided however, that required front yard may be used for parking and maneuvering area.
- C. Screening Device Requirements: When property zoned multi-family abuts property zoned single family and such property zoned multi-family is to be used for three (3) or more apartment dwellings in one building, the owner of the building in the multi-family zone shall erect and be responsible for the maintenance of a screening device between the multi-family zoned property and single family zoned property. A barrier shall be of stone, brick, pierced brick or block, or other permanent materials of equal character, density and design, at least six (6) feet in height, and shall conform to the applicable provision of Section 9e.
- D. Accessory Buildings and Uses: In multi-family districts, accessory buildings and uses customarily incident to any of the above uses are permitted when not involving the conduct of business other than incidental to the residential use of such lot, including private and storage garages; provided, however, that such accessory building or use shall not be located less than sixty (60) feet from the front lot line nor less than five (5) feet from either side line; provided said accessory building shall not occupy in excess of fifty percent (50%) of the minimum required rear yard in the case of a one-story building or forty percent (40%) in the case of a two-story building. Said accessory building shall not be used for commercial purposes (the term "commercial purposes" shall include part time business).

6. (b) (3) (Cont.)

E. Special Requirements for Apartment Projects:

- (i) Off-street Parking and Loading: Off-street parking and loading shall be mandatory for all apartment projects developed under these provisions and shall satisfy the provisions of paragraph b. Of this section of this code, except as noted hereafter. Locations of parking and loading spaces shall be included on the site plan, and only those locations shall be used for parking or loading. No off-street parking area shall be located in any minimum required exterior yard. No parking space shall be located more than two hundred (200) feet pedestrian travel distance from the entrance to the dwelling unit which it is intended to serve. In addition to the number of off-street parking spaces required, there shall be furnished an additional number of guest parking spaces equal in number to ten percent (10%) of the required spaces.

Such guest parking spaces shall be located conveniently in terms of access from public streets, shall be permanently marked by signs, painted designations, or other durable devices.

- (ii) Refuse Facilities: Every dwelling unit shall be located within two hundred fifty (250) feet of a refuse facility, measured along the designed pedestrian and vehicular travel ways. Each refuse facility shall be screened from viewing by persons standing at ground level on the site or on immediately adjoining property, by a fence or wall not less than six (6) feet in height or by enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pick-up by refuse collection agencies.
- (iii) Recreation Space: Open space for recreation activities shall be provided on the site at the rate of not less than two hundred (200) square feet for each required off-street parking space, and shall have an area of not less than five percent (5%) of the total area of the site.



6. (b) (3) E. (Cont.)

- (iv) Emergency Access Easement: Where a building is located more than one hundred (100) feet from a dedicated public street there shall be provided an emergency access easement situated not further than thirty (30) feet from such building. Each emergency access easement shall allow for the rapid and safe movement of vehicles used for purposes of providing emergency health or public safety services. Each such easement shall have a clear unobstructed width of twenty-four (24) feet, shall connect at each end to a dedicated public street, or shall have a turn-around of eight (80) feet in diameter; corners of emergency access easements and their intersections with public streets shall have a sufficient turning area to permit the free movement of emergency vehicles.

Emergency access easements shall be marked by permanent signs, as required for designation of visitor parking spaces, and such signs shall have dimensions of not less than two (2) square feet nor greater than four (4) square feet in face area. Emergency access easement shall be clearly posted to prohibit parking or standing of vehicles except for emergency purposes.

- (v) Lighting: Lighting within the apartment project shall be provided along all driveways and emergency access easements, and at parking areas, other than parking garages enclosed by doors. The height and spacing of light fixtures shall be such as to produce an average illumination level of not less than 0.2 foot-candles on all such driveways, access easements and parking areas.

F. Building Materials:

- (i) Masonry Requirements - the surface of all main and accessory buildings shall have not less than sixty percent (60%) coverage of masonry.

7. **Tract 8 (Light Industrial):** The following standards shall apply to Tract 8:

- (a) **Size of Tract:** Tract 8 shall contain approximately 15.67 acres.
- (b) **Uses Generally:** In the development of Tract 8, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses:**

|                    |                                                                |
|--------------------|----------------------------------------------------------------|
| Office/Warehouse   | Building Materials Sales                                       |
| Showroom/Warehouse | Florist/Garden Shop/Nursery                                    |
| Mini Warehouse     | Cabinet/Upholstery/Woodworking                                 |
| Wholesale Offices  | Newspaper or Job Printing                                      |
| Day Care Center    | Auto Part Sales (new)                                          |
|                    | Plumbing/Electrical/Air Conditioning Shop (no outside storage) |

All uses permitted in Tract 1.

- (2) **Accessory Buildings and Uses:** Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory uses shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.
- (3) **Limitation of Uses:** Any use not expressly permitted herein or allowed by permit is prohibited:

(a) **Area and Business Regulations:**

- (i) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 8.
- (ii) **Minimum Open Space:** All areas (but in any event at least 20% of the total area of Tract 8) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 8.

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7. (b) (3) (a) (Cont.)

- (iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.
- (v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.
- (vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 8.
- (vii) Size of Lot: As necessary to meet requirements.
- (viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

- (i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

7. (b) (3) (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at one hundred percent (100%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.

8. **Tract 9 (Commercial Uses)**: The following standards shall apply to Tract 9:

- (a) **Size of Tract**: Tract 9 shall contain approximately 4.38 acres.
- (b) **Uses Generally**: In the development and use of Tract 9, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
  - (1) **Permitted Uses**: All uses permitted in Tract 1
  - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
  - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
  - (4) **Limitation of Uses**: (Same as Tract 1)

9. **Tract 10 (Light Industrial)**: The following standards shall apply to Tract 10:

- (a) **Size of Tract**: Tract 10 shall contain approximately 5.67 acres.
- (b) **Uses Generally**: In the development and use of Tract 10, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
  - (1) **Permitted Uses**: All uses permitted in Tract 1
  - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
  - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
  - (4) **Limitation of Uses**: (Same as Tract 1)

10. **Tract 11 (Park Uses)**: The following standards shall apply to Tract 11:

- (a) **Size of Tract**: Tract 11 shall contain approximately 19.43 acres.
- (b) **Uses Generally**: Tract 11 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.



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10. (b)

Tract 11 is divided into two parcels, one tract having 10.68 acres and one tract containing 8.75 acres.

The 10.68 acre tract is designed to be an "Community Corridor Park." This heavily wooded tract is Roanoke's "front door" from the North and sets a soft, natural park "greeting".

The 8.75 acre tract is designed to provide park buffers between lower and higher density residential uses and allow hike and bike trails to be people carriers throughout the development.

11. **Tract 12 (Park Uses):** The following standards shall apply to Tract 12:

- (a) **Size of Tract:** Tract 12 shall contain approximately 7.27 acres.
- (b) **Uses Generally:** Tract 12 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 12 because of its accessibility is designed to be the first phase of a high activity park (soccer, softball, etc.). Development of adjacent properties, should be planned to "add" additional park dedications adjacent to Tract 12.

12. **Tract 13 (Light Industrial):** The following standards shall apply to Tract 13:

- (a) **Size of Tract:** Tract 13 shall contain approximately 6.17 acres.
- (b) **Uses Generally:** In the development and use of Tract 13, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
  - (1) **Permitted Uses:** All uses permitted in Tract 1 and 2.
  - (2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)
  - (3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)
  - (4) **Limitation of Uses:** (Same as Tract 1 and 2)

13. **Tract 14 (Commercial Uses):** The following standards shall apply to Tract 14.

- (a) **Size of Tract:** Tract 14 shall contain approximately 21.04 acres.
- (b) **Uses Generally:** In the development and use of Tract 14, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
  - (1) **Permitted Uses:** All uses permitted in Tract 1 and 2.
  - (2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)
  - (3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)
  - (4) **Limitation of Uses:** (Same as Tract 1 and 2)

14. **Tract 15 (Single Family Residential):** The following standards shall apply to Tract 15:

- (a) **Size of Tract:** Tract 15 shall contain approximately 29.70 acres.
- (b) **Uses Generally:** In the development and use of Tract 15, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:
  - (1) **Permitted Uses:**
    - Single Family Dwellings
    - Private or Public Roadways Constructed to City Standards
    - Private Common Areas Owned by a Homeowner's Association
    - Utility Distribution Lines and Facilities
    - Temporary Buildings Incidental to Construction Work and Sales in the Development of the Tract
    - Schools (Public Elementary or High School)
    - Parks
    - Churches
  - (2) **Accessory Uses:** Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

14. (b) (2) (Cont.)

- A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.
- B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

A. **Area and Building Regulations:**

- (i) **Minimum Lot Size:** Lots shall have a minimum lot size of 6,000 square feet.
- (ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.
- (iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred (100) feet, measured at the midpoint of the front of the lot.

14. (b) 3. A. (Cont.)

(iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.

(v) Maximum Building Coverage: The combined area of all main and accessory buildings shall forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

(vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

14. (b) (3) (Cont.)

C. Building Materials; Construction Regulations

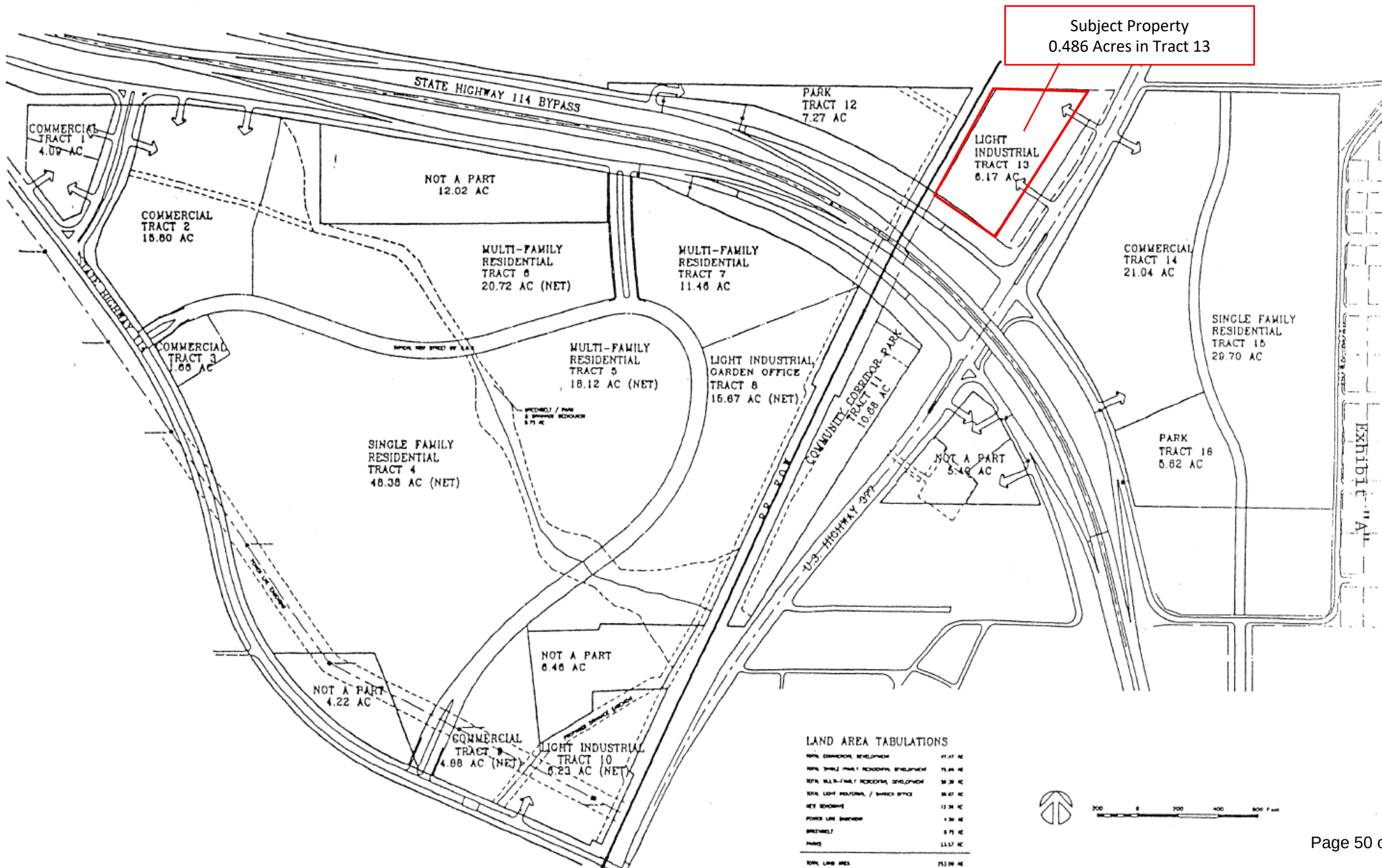
- (i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.
- (ii) No above ground pools may be installed on any lot.
- (iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).

15. Tract 16 (Park Uses): The following standards shall apply to Tract 16:

- (a) Size of Tract Tract 16 shall contain approximately 5.62 acres.
- (b) Uses Generally: Tract 16 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 16 is designed to be a neighborhood play area to service not only Tract 16 but all surrounding properties.





# Permitted Uses for PD 1996-117 Tract 13

12. **Tract 13 (Light Industrial):** The following standards shall apply to Tract 13:

- (a) **Size of Tract:** Tract 13 shall contain approximately 6.17 acres.
- (b) **Uses Generally:** In the development and use of Tract 13, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
  - (1) **Permitted Uses:** All uses permitted in Tract 1 and 2.
  - (2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)
  - (3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)
  - (4) **Limitation of Uses:** (Same as Tract 1 and 2)

# Permitted Uses for PD 1996-117 Tract 13

The following uses are the permitted uses of Tracts 1 & 2 of PD 1996-117. Tracts 1 and 2 are identified for Commercial Uses. Although the ordinance indicates Tract 13 is for Light Industrial Uses, the ordinance clarifies that the uses permitted are the same as those allowed in Tracts 1 and 2. An asterisk indicates the use is permitted in Tract 2 but not Tract 1.

| <b><u>Retail Uses Permitted</u></b> |                                                    |                                                      |
|-------------------------------------|----------------------------------------------------|------------------------------------------------------|
| Book Stores                         | Stationary/Card & Party Stores                     | Antique Shops                                        |
| Specialty Gifts                     | Specialty Neighborhood Services A-D Shops          | Interior Decorator                                   |
| Art Galleries                       | Arts/Crafts and Hobby Shops                        | Electric Goods & Fixtures                            |
| Art Supply Stores                   | Art Studio                                         | Boutiques                                            |
| Dance Studio                        | Health & Athletic Services                         | Dry Cleaner (Pick Up Only)                           |
| Weight Reduction Services           | Private Health Clubs                               | Office Supply                                        |
| Educational Services                | Photography Studio & Processing                    | Auto Parts Sales, New Retail                         |
| Music/Video Stores                  | Sporting Goods Stores                              | Florist – Retail Only                                |
| Hardware Stores                     | Confectionary Shops                                | Household Furnishings & Fixtures                     |
| Ice Cream Shops                     | Bakers (Retail Sales Only)                         | Computer/Electronic Sales & Services Store           |
| Grocery Store (Drive In)            | Butcher Shops                                      | Barber/Beauty & Nail Shops & Supplies                |
| Health Food Shops                   | Seafood Shops                                      | Wearing Apparel & Shoe Shops                         |
| Dairy Shops                         | Restaurant/Cafeteria or Café                       | Gasoline Services Stations, Auto Laundry             |
| Jewelry & Watch Stores              | Restaurant with Alcoholic Beverage Sales           | Car Wash                                             |
| Fabric & Knit Shops                 | Drug Stores/Apothecary & Pharmacy                  | Hotel-Motel*                                         |
| Supermarkets*                       | Hospitals*                                         | Building Material/Lumber Sales (No Outside Storage)* |
| Nursery*                            |                                                    |                                                      |
| <b><u>Office Uses Permitted</u></b> |                                                    |                                                      |
| General Business                    | Banks/Savings/Loans & Other Financial Institutions |                                                      |
| Real Estate Offices                 | Administrative/Executive/Editorial Offices         |                                                      |
| Accounting Offices                  | Architectural/Engineering/Planning Offices         |                                                      |
| Attorneys Offices                   | Physician/Dentist Offices                          |                                                      |
| Insurance Offices                   | Personal or Family Counselor                       |                                                      |
| Public Secretary                    | Medical/Dental/Chiropractic/Optometry              |                                                      |
| Mortgage Companies                  | Printing/Publishing/Engraving                      |                                                      |
| Title Companies                     | Governmental Uses                                  |                                                      |
| Duplication/Mail Services           |                                                    |                                                      |

# Permitted Uses for PD 1996-117 Tract 13

Tract 8 is identified in the ordinance as being designated for “Light Industrial Use” and provides the following use chart. Tract 8 also allows all uses permitted in Tract 1. Staff is unsure of the overall intent of Tract 13 as the indication of Light Industrial is contradictory to the permitted uses.

| <b><u>Uses Permitted in Tract 8 in addition to those allowed in Tract 1</u></b> |                                |
|---------------------------------------------------------------------------------|--------------------------------|
| Office/Warehouse                                                                | Building Materials Sales       |
| Showroom/Warehouse                                                              | Florist/Garden Shop/Nursery    |
| Mini Warehouse                                                                  | Cabinet/Upholstery/Woodworking |
| Wholesale Offices                                                               | Newspaper or Job Printing      |
| Day Care Center                                                                 | Auto Part Sales (new)          |
| Plumbing/Electrical/Air Conditioning Shop (no outside storage)                  |                                |

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

**Subject Property Address:** 1209 N. US 377, Roanoke, TX 76262

**Parcel Number(s):** 1061547





## AGENDA ITEM

TO: Planning and Zoning Commissioners

SUBJECT: Specific Use Permit (PD-SUP), to allow drone charging station use.

MEETING DATE: August 17, 2026

DEPARTMENT: Planning

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### ITEM SUMMARY:

**Conduct a public hearing and make a recommendation** on a rezoning application by Zipline International, Inc., on behalf of C&C Roanoke, LLC, to amend Planned Development District Ordinance No. 1996-117, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, of a 0.486 acres of land located within the J.D. Hunter Survey Abstract No. 808, and being legally described as Lot 1BR-2B, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Planned Development Ord. 1996-117 (PD 1996-117) to Planned Development Ord No 1996-117 - Specific Use Permit (PD-SUP), to allow drone charging station use. **(SUP-2026-06)**

### INFORMATION:

The applicant is requesting approval of a Specific Use Permit request to allow a drone charging station as a primary use on property located at 1209 N. US 377.

### Request Details

The applicant is proposing a drone charging station as a primary use. While the request encompasses the entire 0.486 acre platted tract of land, the applicant anticipates utilizing approximately 0.2688 acres of land for the proposed use. The unmanned aircraft or drones would be used for drone delivery of food orders and other deliveries. When an order is received, staff is of the understanding that the drone would leave the charging station, go to the restaurant or location where the product was ordered, pick up the order, fly to the delivery address, and then deliver the order before returning to the charging dock. It is the understanding of staff that there would be no persons attending the drones except for occasional maintenance personnel.

The applicant provided a concept plan indicating 4 dock towers, each with capabilities to support 12 drones, for an overall total 48 drones on location. The applicant is proposing an 8-foot tall ornamental fence constructed out of black metal to be located on the perimeter of the charging area. If the request is approved, the applicant would be



## AGENDA ITEM

required to obtain site plan approval and would be required to meet all development standards.

### **Staff Analysis**

The overall use is not technically inconsistent with this section of the Planned Development Zoning being designated as "Light Industrial", but the Planned Development permitted uses are not generally consistent with light industrial uses, but rather commercial uses. Staff believes that the use is more appropriate as an accessory use rather than a primary use, but the proposed use has to be located within a specific radius of businesses to complete the pick-up and delivery process, and while other sites have been identified for potential uses, there have been concerns raised about the impact on parking in those areas. Staff believes this proposed use is more of an auxiliary use for existing businesses in the area rather than a true primary use.

### **STAFF RECOMMENDATION:**

Staff is overall supportive of the general request.

### **SPECIAL CONSIDERATION:**

### **FINANCIAL CONSIDERATION:**

### **ATTACHMENTS:**

1. SUP-2026-06 Application Packet\_Redacted
2. Ordinance No. 2026-145 SUP Drone Charging Use 0.486 acre tract





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

## SPECIFIC USE PERMIT APPLICATION

|                                                                                                                                                                                                        |                                                                                       |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------|
| Name of Applicant/Agent<br>Zipline International Inc.                                                                                                                                                  | Address, City, State, Zip<br>333 Corey Way, South San Francisco CA 94080              | Phone Number and email<br>[REDACTED]          |
| Type of permit requested<br>Specific Use Permit for a Drone Charging Location                                                                                                                          | Name of Business<br>Zipline International Inc.                                        | Email and Website-if applicable<br>[REDACTED] |
| Property Owner(s)<br>C&C Roanoke, LLC                                                                                                                                                                  | Address, City, State, Zip<br>8350 N. Central Expressway, Suite 1313, Dallas, TX 75206 | Phone Number and email                        |
| Legal Description – Lot/Block/Subdivision<br>Lot 1BR-2C, Block 6, Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, according to amended plat Document No. 2025-73. | Property Address<br>1207 N. US Highway 377, Roanoke, Texas                            | Present Zoning<br>PD-96-117, as amended       |

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: See attached SUP justification demonstrating the proposed Drone Charging Location complies with all applicable zoning and development standards and is compatible with the surrounding area.

### Authorization:

I/ We C&C Roanoke, LLC owner(s) of the above described property do here by authorize  
Zipline International Inc. to act on my/our behalf in making and representing this Specific Use permit application.

Charles Dubose

Owner(s) Signature

8/3/26  
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.

Raul Dominguez

Applicants Signature

8/3/2026

Date

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

### FOR OFFICE USE ONLY

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

07/20/2023

**Justification for Request for Special Use Permit****Applicant:** Zipline International Inc.**Property Address:** 1207 N. US Highway 377, Roanoke, Texas**Overview**

Zipline International Inc. ("Zipline") respectfully requests a Specific Use Permit ("SUP") to operate an autonomous drone charging site (the "Site") at 1207 N. US Highway 377, Roanoke, Texas. The Site will consist of four (4) 12-dock charging towers situated on a secured, paved pad within a fenced enclosure. This installation supports Zipline's drone delivery network, enabling efficient, low-impact logistics operations that serve the broader Roanoke community. As detailed below, the proposed use satisfies each of the applicable standards set forth in Sec. 12.644 of the Roanoke Zoning Ordinance.

**Standards****1. Consistency with the Comprehensive Plan (Sec. 12.644(a)(1))**

The proposed Site is consistent with the goals, objectives, and policies of Roanoke's adopted Comprehensive Plan. The site is located along the N. US Highway 377 corridor, a commercially active arterial roadway, where infrastructure investment, economic development, and innovative commercial uses are encouraged. Zipline's charging site supports Roanoke's growth as a forward-looking community by introducing next-generation logistics technology that creates jobs, attracts investment, and provides residents with expanded access to goods and services via drone delivery. The use is consistent with the City's vision for commercial corridor development and technology-driven economic activity.

**2. Consistency with the Applicable Zoning District (Sec. 12.644(a)(2))**

The property is situated in a commercial/light industrial corridor along US Highway 377, consistent with surrounding land uses including warehousing, automotive services, and commercial retail. The proposed Site - an unmanned operation with no retail component, minimal staffing, and low traffic generation - is compatible with and appropriate to the general character and intent of the applicable zoning district.

**3. Compliance with Supplemental Standards (Sec. 12.644(a)(3))**

The proposed Drone Charging Location meets all supplemental standards specifically applicable to the use as set forth in the Drone Charging Location Regulations adopted pursuant to amended Subsection 12(b)(4) of the Development Standards for The Homestead (PD-96-117), as follows:

- **Definition / Use Classification.** The proposed Site constitutes a "Drone Charging Location" as defined in the amended PD standards - specifically, a site that supports unmanned aircraft ("UA") takeoff, landing, docking, and charging, including all related land areas, devices, equipment, and structures. The Site is proposed as a primary use and is permitted as such under amended Subsection 12(b)(1).
  - **Location.** The proposed Drone Charging Location is an at-grade installation, consistent with the standard expressly permitting Drone Charging Locations at grade.
  - **Distance from Residential Areas.** The Site is situated along the N. US Highway 377 commercial corridor and maintains a minimum distance of 100 feet from residential, in full compliance with the applicable separation requirement.
  - **Site Design & Screening.** Because the Site is an at-grade installation, screening is required. As depicted in the conceptual site plan, the Site is enclosed by an 8'-0" tall black ornamental metal fence, which exceeds the minimum 6-foot fence height required by the supplemental standards. This perimeter fence provides both operational security and effective visual screening from adjacent properties and the public right-of-way.
  - **Minimum Parking Requirement.** The Drone Charging Location is proposed as a primary use. The conceptual site plan provides not less than one (1) on-site parking space as required for a primary use under the applicable standard.
4. **Compatibility with Adjacent Development and Mitigation of Adverse Impacts (Sec. 12.644(a)(4))**

The Site has been carefully designed to minimize any adverse impacts on neighboring properties. The following factors are specifically addressed:

#### **A. Ingress, Egress, and Access**

The conceptual site plan provides one (1) single 16'-0" sliding access gate and two (2) single 16'-0" full-swing access gates for vehicular entry and maintenance access. Access points are clearly defined and designed to keep the site clear for operational and emergency maintenance purposes.

#### **B. Off-Street Parking and Loading**

The Site is an automated charging site that does not require on-site personnel. No public-facing parking or loading activity is anticipated. Maintenance personnel, when needed, will access the site through the designated access gates, and adequate space within the fenced enclosure accommodates service vehicles as needed without impacting public rights-of-way.



### **C. Refuse and Service Areas**

The Site does not generate significant refuse or waste streams. Any incidental waste from maintenance activities will be managed in compliance with applicable City standards.

### **D. Utilities**

The Site will require electrical service connections to power the chargers as well as fiber optic internet connectivity. Zipline will coordinate with applicable utility and telecommunications providers and the City to ensure all utility connections, including power and data infrastructure, are made in a compatible and code-compliant manner with minimal disruption to adjacent properties or public rights-of-way.

### **E. Screening and Buffering**

The conceptual site plan includes an 8'-0" tall black ornamental metal fence enclosing the entire charging pad area. This perimeter fence provides a visually cohesive, security-oriented screening element that limits views into the operational area while harmonizing with the commercial and light-industrial aesthetic of the surrounding corridor.

### **F. Signage and Exterior Lighting**

Signage will be limited to operational identification and safety notices as required. Any exterior lighting will be downward-directed and shielded to prevent glare onto adjacent properties or the public roadway, consistent with the commercial character of the US 377 corridor.

### **G. Yards and Open Space**

The installation is concentrated within a defined, fenced footprint that preserves adequate setbacks and open space consistent with applicable zoning requirements, as depicted in the conceptual site plan.

### **H. Height and Bulk of Structures**

The four (4) 12-dock charging towers are the primary vertical structures on the site. While multi-tiered in design, the towers are slender, open structures that do not present significant bulk or mass. The 8'-0" perimeter fence is consistent in height with screening elements found throughout comparable commercial corridors.

### **I. Hours of Operation**

The Site will operate continuously (24 hours/day, 7 days/week). There is no customer-facing activity. Noise and light impacts are minimal given the automated nature of the operation. Routine maintenance will generally be performed during normal business hours.

## **J. Exterior Construction Materials and Building Design**

The charging towers and perimeter fencing are constructed of durable, commercial-grade materials consistent with a commercial setting. The black ornamental metal fencing provides an attractive, finished appearance appropriate to a highway-fronting commercial site.

## **K. Traffic and Roadway Impacts**

Because the Site is automated and unstaffed, it generates negligible vehicle traffic. Occasional maintenance visits by Zipline personnel is the only traffic generated. No roadway adjustments, traffic control devices, or access restrictions are necessary.

### **5. No Detriment to Public Health, Safety, Convenience, or Welfare (Sec. 12.644(a)(5))**

The proposed Site poses no detriment to public health, safety, convenience, or welfare, nor does it cause damage or prejudice to surrounding properties. Zipline's drone operations are governed by Federal Aviation Administration ("FAA") regulations and all applicable federal, state, and local safety requirements. The secured, fenced enclosure prevents unauthorized access. The automated nature of the operation eliminates typical nuisances associated with commercial uses. To the contrary, the Site benefits the public by enabling faster, more reliable delivery of goods directly to residents and businesses in the Roanoke area.

## **Conclusion**

The proposed drone charging site at 1207 N. US Highway 377 is an innovative, low-impact use that is consistent with Roanoke's Comprehensive Plan, compatible with the surrounding commercial corridor, and designed to meet all applicable standards. Zipline respectfully requests approval of this Special Use Permit and looks forward to working collaboratively with the Planning and Zoning Commission, City Council, and City staff.







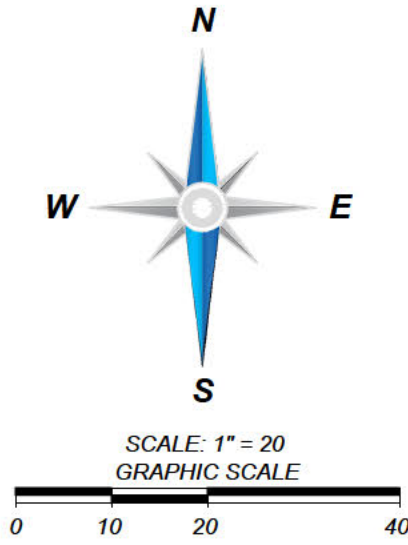
SITE INFORMATION

NF: C&C ROANOKE LLC  
1207 N US HIGHWAY 377, ROANOKE, TEXAS 76262  
APN: R 1061547

LIMITED TOPOGRAPHIC SURVEY

1207 N US HIGHWAY 377

ROANOKE, DENTON COUNTY, TEXAS 76262



FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0515G, WHICH BEARS AN EFFECTIVE DATE OF 4/19/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83-2011.  
LATITUDE = 33°00'53.0021"  
LONGITUDE = -97°13'15.8686"  
CONVERGENCE ANGLE = 00°41'51.0674"

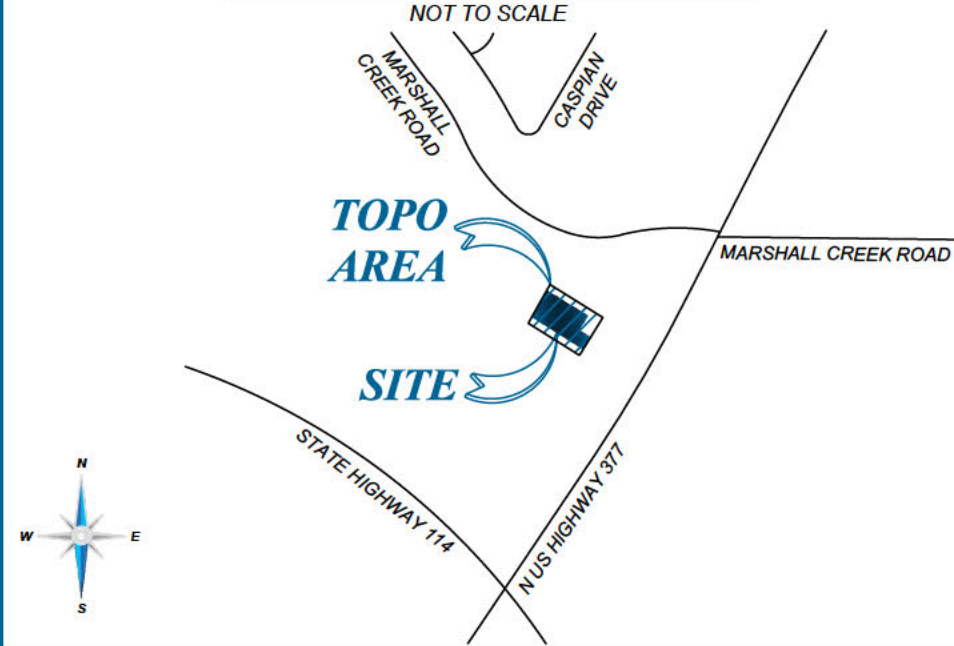
UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW AND ASSOCIATES ON 07/01/2026 AND TEXAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 2668414688

COMPANY:  
ATMOS MDTX  
SPECTRUM  
CITY OF FORT WORTH WATER DEPARTMENT  
ONCOR ELECTRIC DISTRIBUTION  
LUMEN  
MCI  
TRI-COUNTY ELECTRIC COOPERATIVE INC  
AT&T

CONTACT:  
888-286-6700  
877-324-8450  
817-392-1234  
888-313-8862  
877-453-8533  
866-682-0624  
817-444-3201  
800-321-2000

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS JULY 03, 2026.
- THE DISTANCES SHOWN HEREON UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DENTON COUNTY CENTRAL APPRAISAL DISTRICT.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 07/02/2026.
- THIS IS NOT A BOUNDARY SURVEY. THE INFORMATION SHOWN HEREON IS AN EXHIBIT FOR TOPOGRAPHIC PURPOSES ONLY.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS, VERTICAL DATUM BASED UPON A TEMPORARY BENCHMARK SET TO AN ASSUMED ELEVATION OF 100 IN US SURVEY FEET.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- LIGHT POLE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- TELEPHONE PEDESTAL
- SIGN
- BOLLARD
- TREE
- NF NOW OR FORMERLY
- RW RIGHT-OF-WAY
- TB TOP OF BANK
- TC TOP OF CONCRETE
- BOC BACK OF CURB
- NG NATURAL GROUND
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND CABLE TV LINE

**BLEW**  
Surveying | Engineering | Environmental  
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

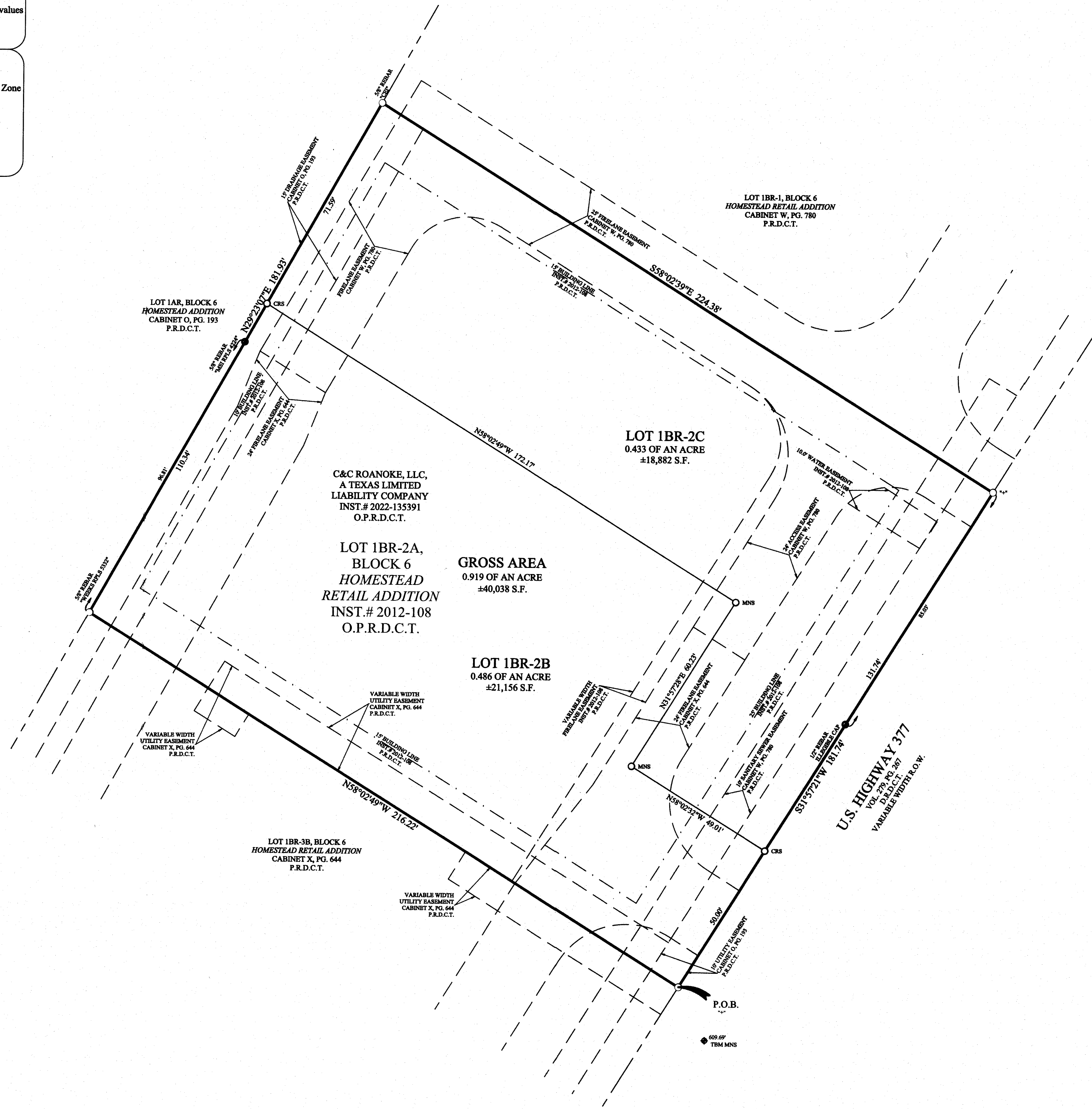
| DATE                       | REVISION HISTORY | BY               |
|----------------------------|------------------|------------------|
| 07/13/26                   | NETWORK COMMENTS | WA               |
| SURVEYOR JOB NUMBER:       |                  | SURVEY DRAWN BY: |
| 26-7126                    |                  | WA - 07/07/2026  |
| SURVEY REVIEWED BY:        |                  | SHEET:           |
| AJ                         |                  | 1 OF 1           |
| SURVEY PREPARED FOR:       |                  |                  |
| ZIPLINE INTERNATIONAL INC. |                  |                  |



**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 4812C0515G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
Monuments are found if not marked MNS or CRS.  
CRS ○ 1/2" rebar stamped "Langan" set  
MNS ○ Mag nail & washer stamped "Langan" set  
TBM ○ Site benchmark (see vicinity map for general location)  
"+" cut in concrete  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS, '83, NCZ  
Elevations, if shown, are NAVD83 (Geoid 18)  
Bearings are based on the TxCS, '83, NCZ  
Distances & areas shown are represented in surface values  
TYPE I ○ TxDOT Right of Way tapered concrete monument.  
TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
TYPE III ○ TxDOT Right of Way aluminum cap.

**LEGEND OF ABBREVIATIONS**  
US.SyFt. United States Survey Feet  
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD83 North American Vertical Datum of 1988  
P.R.D.C.T. Plat Records of Denton County, Texas  
O.P.R.D.C.T. Official Public Records of Denton County, Texas  
D.R.D.C.T. Deed Records of Denton County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line



**OWNER'S CERTIFICATE**

WHEREAS C&C Roanoke, LLC, a Texas limited liability company, is the owner of Lot 1BR-2A, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas, according to the plat thereof recorded under Instrument Number 2012-108, Plat Records, Denton County, Texas (P.R.D.C.T.), said tract being the same tract described in the Special Warranty Deed to the C&C Roanoke, LLC, a Texas limited liability company, recorded under Instrument Number 2022-135391, Official Public Records, Denton County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

**BEGINNING** at an "+" cut in concrete found at the south corner of the said Lot 1BR-2A;

**THENCE** with the perimeter and to the corners of 1BR-2A, the following calls:

- NORTH 58°02'49" WEST, a distance of 216.22 to a found 5/8 inch capped rebar stamped "WEEKS RPLS 5332";
- NORTH 29°23'07" EAST, passing at a distance of 96.81 feet a found 5/8 inch capped rebar stamped "MSI RPLS 4224", continue said course for a total distance of 181.93 feet to a found 5/8 inch capped rebar stamped "CEI";
- SOUTH 58°02'39" EAST, a distance of 224.38 feet to a found "+" cut in concrete;
- SOUTH 31°57'21" WEST, passing at a distance of 85.03 feet a found 1/2 inch capped rebar with an illegible stamp, continue said course for a total distance of 181.74 feet returning to the **POINT OF BEGINNING** and enclosing 0.919 of an acre (±40,038 square feet).

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That C&C Roanoke, LLC, a Texas limited liability company, does hereby adopt this Amended Plat designating the hereinabove described property as Lots 1BR-2B & 1BR-2C, Block 6, Homestead Retail Addition, an addition in the City of Roanoke, Denton County, Texas and does hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand at Denton County, Texas, this 15<sup>th</sup> day of January, 2025.

By: C&C Roanoke, LLC, a Texas limited liability company

By: *Chris DuBose*

Name: *Chris DuBose*

Title: *Mgr*

STATE OF TEXAS §  
COUNTY OF *Dallas* §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Chris DuBose* for C&C Roanoke, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein stated and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of January, 2025.

*Lisa Butler*  
Notary Public in and for the State of Texas

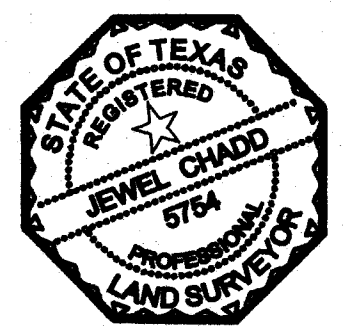
**GENERAL NOTES:**

- The City of Roanoke has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.
- The purpose of this Amended Plat is to reconfigure lot lines.
- Current zoning: (PD) Planned Development. Zoning information acquired from the City of Roanoke website. (<https://roanoketexas.com/>)
- The fieldwork was completed on November 11, 2024.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the ordinances of the City of Roanoke, Denton County, Texas



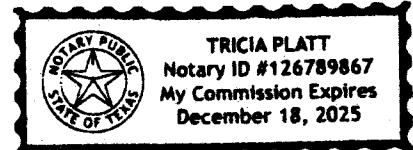
*Jewel Chadd*  
Registered Professional  
Land Surveyor No. 5754

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Jewel Chadd*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

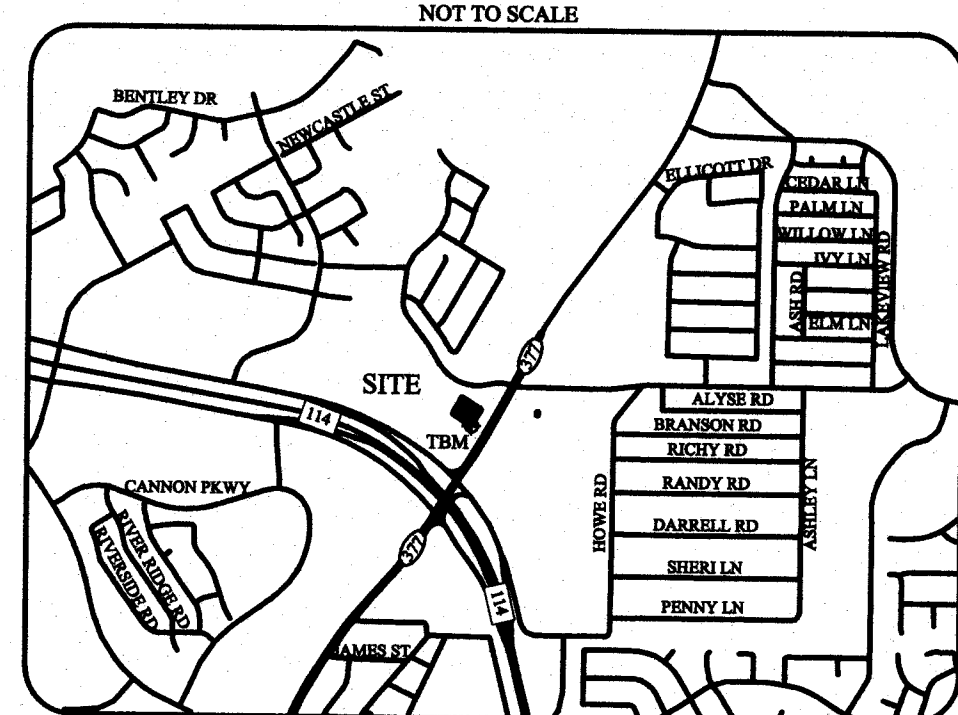
Given under my hand and seal of office this 14<sup>th</sup> day of January, 2025.

*Tricia Platt*  
Notary Public in and for the State of Texas



Filed for Record  
in the Official Records Of:  
Denton County  
On: 2/25/2025 2:57:41 PM  
in the PLAT Records  
VICINITY MAP AMENDED PLAT L  
Doc Number: 2025-1-73  
Number of Pages: 1  
Amount: \$0.00  
Order#: 20250225000608  
By: DB

**VICINITY MAP**



**AMENDED PLAT**  
**LOTS 1BR-2B & 1BR-2C, BLOCK 6**  
**HOMESTEAD RETAIL ADDITION**

BEING A 0.919 OF AN ACRE REPLAT OF  
LOT 1BR-2A, BLOCK 6, HOMESTEAD RETAIL ADDITION  
AN ADDITION IN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS,  
RECORDED UNDER INSTRUMENT NUMBER 2012-108, P. R.D.C.T.  
BEING OUT OF THE  
J.D. HUNTER SURVEY, ABSTRACT NO. 606  
DENTON COUNTY, TEXAS

**LANGAN**

Langan Engineering and  
Environmental Services, LLC  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
TBP/ELS Firm #10194888  
T: 817.328.3200 [www.langan.com](http://www.langan.com)

**OWNER**  
C&C Roanoke, LLC, a Texas  
Limited Liability Company  
8350 N Central Expressway  
Suite 1313  
Dallas, TX 75206  
Phone: 214-561-6522

**SURVEYOR**  
Langan Engineering and  
Environmental Services  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
Phone: 817-328-3200

## **ORDINANCE NO. 2026-145**

**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 PLANNED DEVELOPMENT DISTRICT (PD # 96-117) TO PLANNED DEVELOPMENT DISTRICT SPECIFIC USE PERMIT (PD # 96-117-SUP) TO ALLOW A DRONE CHARGING STATION USE FOR AN APPROXIMATELY 0.486-ACRE TRACT OF LAND CONSISTING OF LOT 1BR-2B, BLOCK 6 OF THE HOMESTEAD RETAIL 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 SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.**

**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 0.486-acre tract or tracts of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Planned Development District (PD # 96-117) to Planned Development District Specific Use Permit (PD # 96-117-SUP) to allow a drone charging station use as a primary use; and

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

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

### **SECTION 1. FINDINGS INCORPORATED**

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

fully set forth herein.

## **SECTION 2.**

The Comprehensive Zoning Ordinance and official zoning map of the City of Roanoke, Texas, be and the same is hereby amended for the approximately 0.486-acre tract or tracts of land consisting of Lot 1BR-2B, Block 6 of the Homestead Retail Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Planned Development District (PD # 96-117) is changed to Planned Development District Specific Use Permit (PD # 96-117-SUP) to allow a drone charging station use as a primary use.

## **SECTION 3.**

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

## **SECTION 4. SEVERABILITY CLAUSE**

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

## **SECTION 5. PENALTY CLAUSE**

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

## **SECTION 6. PUBLICATION CLAUSE**

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



**SECTION 7.  
EFFECTIVE DATE**

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

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Roanoke, Texas, on this August 25, 2026.

**APPROVED:**

\_\_\_\_\_  
Carl E. Gierisch, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Lindsay Rawlinson, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jeff Moore, City Attorney

