

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

SEPTEMBER 21, 2026
7:00 PM

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held August 17, 2026 and the joint meeting of the City Council and Planning and Zoning Commission held September 9, 2026.

D. NEW BUSINESS

1. Consideration and recommendation on a Final Plat (FP-2026-01) request from Leeds Residential, to be located on an approximate 19.86 acres being a part of the Roanoke Lofts Addition, Block 3A, Lot 1, City of Roanoke, Denton County, Texas; generally located North on Hwy 114, directly West of Compass Church.
2. Consideration and recommendation on a Site Plan amendment request by Integrated Roanoke North Holdings MMA, to be located on an approximately 2.45-Acre tract located in the Watermere on Oak Addition, Lot 3, Block 4, City of Roanoke, Denton County, Texas. The property is generally located at the north-west corner of Lois St. and Dorman Rd.



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

September 21, 2026
Page 2 of 2

3. Consider and make a recommendation on a Site Plan request by Megan Marcussen, on behalf of Westwood Professional Services, located on an approximately 1.10-Acre tract located in The Homestead Addition, Lot, 1 Block 1, City of Roanoke, Denton County, Texas. The property is located at 1000 W. SH 114 Bypass, (SP-2026-05).

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Monday, September 14, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, City Secretary

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

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

Eric Heimbrecht, Commissioner
Pam Fenn, Commissioner
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: Chair Jason Kasal, Vice Chair Eric Heimbrecht, Commissioners: Mark McCullough, Diana Smith, Cassi Webb, Pam Fenn, Alternate Don Glacy, City Planner Ashlie Tolliver, and Executive Assistant Babette Welch.

Absent: Commissioner Michael Arndt and Alternate Jeannie De Fazio

A. CALL TO ORDER

Meeting was called to order at 7:00 pm

B. PUBLIC INPUT

None.

C. ELECTION OF OFFICERS

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

Commissioner Heimbrecht made a motion to nominate and elect Jason Kasal as Chair. The motion was seconded by Commissioner Webb and passed unanimously.

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

Commissioner Webb made a motion to nominate and elect Eric Heimbrecht as Vice Chair. The motion was seconded by Commissioner Smith and passed unanimously.

D. APPROVAL OF THE MINUTES

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

Motion made by Commissioner McCullough and seconded by Commissioner Smith to approve the minutes from the regular Planning and Zoning Commission meeting held August 3, 2026. Motion carried unanimously.

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 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)**

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

staff recommends approval.

Chair Kasal opened the public hearing at 7:09 p.m. and asked to hear from proponents followed by opponents.

Hearing none, Chair Kasal closed the public hearing at 7:09 p.m.

Chair Kasal clarified that the purpose of item 1 was to decide if the Commission will add drone charging stations as a primary use.

Commissioner Fenn questioned why the Board would approve, and questioned if there are other drone charging stations nearby.

Staff confirmed that this is a relatively new usage in general.

Staff reaffirmed that the only question for item 1 is if the Commission would like to add the specific use.

Alternate Glacy brought up the municipal airport in the area and concerns with allowing the use without checking with the airport and the FAA.

Vice-Chair Heimbrecht made a motion to approve the text amendment as presented. The motion failed due to lack of a second.

Commissioner Fenn made a motion to deny the text amendment as presented. The motion failed due to lack of a second.

Vice-Chair Heimbrecht made a motion to approve the text amendment as presented. Commissioner McCullough seconded and the motion passed 4-1 with Commissioner Fenn opposed.

- 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)**

City Planner Ashlie Tolliver provided an overview of the request and advised the Board that staff recommends approval.

Chair Kasal opened the public hearing at 7:46 p.m. and asked to hear from proponents followed by opponents.

Liberty Glacy, 301 Lois Street, Roanoke, inquired what would happen if a package was too large for the drone.

Ernie Adams, 1051 Glen Garden Drive, Roanoke, expressed concerns regarding restricted airspace over Roanoke.

Applicant Raul Dominguez addressed the Board and provided a PowerPoint presentation.

The Board questioned Mr. Dominguez who confirmed that the drones can deliver within a 10-mile radius, have a five foot wingspan, can make approximately two to three trips per hour and are very quiet.

The board expressed concerns about the drones distracting drivers on Highway 377 and Highway 114. The applicant advised that the drones will be 300 feet in the air when in flight and will be very difficult to see.

Commissioner Smith confirmed with the applicant that all FAA approvals have been obtained. Planner Tolliver confirmed that the FAA website shows the approval of Zipline in 2023, and that the FAA is generally supportive on this kind of business.

Chair Kasal closed the public hearing at 8:21 p.m.

The board had several questions regarding the proximity to the local airport.

Staff confirmed that the use is solely based on this specific application and that notice was sent to all businesses within 200 feet surrounding the lot.

Staff confirmed that the Board will control scope of operation with possible restrictions to include: Hours of operation potentially 0600 to midnight.

Commissioners Fenn and Glacy would like more information before proceeding.

Alternate Glacy made a motion to table until September 21 meeting. The motion was seconded by Commissioner Fenn and failed 3 - 4 with Commissioners Heimbrecht, Kasal, McCullough and Smith opposing.

Commissioner McCullough made a motion to approve subject to hours of operation 0600 and midnight outside of critical deliveries. The motion was seconded by Commissioner Smith and passed 4 - 3 with Commissioners Fenn, Webb and Glacy opposing.

F. ADJOURNMENT

Motion made by Commissioner Webb and seconded by Commissioner McCullough to adjourn the meeting at 8:41 p.m. Motion carried unanimously.

Jason Kasal, Chairman

Babette Welch, Executive Assistant



Holly Gray, Mayor Pro-Tem
David Brundage, Council Member
John Pullen, Council Member

Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
David Thompson, Council Member
Ernie Adams, Council Member

**MINUTES
ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP
MARCH 3, 2026
CITY HALL
500 S. OAK STREET
6:00 P.M.**

PRESENT CITY COUNCIL:

Mayor Carl E. "Scooter" Gierisch, Jr., Council Members: Brian Darby, David Brundage, John Pullen, and Ernie Adams.

PRESENT PLANNING AND ZONING COMMISSION:

Vice Chair Eric Heimbrecht, Commissioners: Mark McCullough, Diana Smith, Cassi Webb, Michael Arndt, Pam Fenn, Alternates Don Glacy, and Jeannie De Fazio

ABSENT:

Mayor Pro Tem Holly Gray, Council Member David Thompson, and Planning and Zoning Commission Chair Jason Kasal

DEPARTMENT STAFF:

City Manager Cody Petree, Assistant City Manager Jeriahme Miller, City Secretary Lindsay Rawlinson, and Community and Economic Development Director Siale Langi.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch and Vice Chair Eric Heimbrecht called the joint meeting to order at 7:09 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. NEW BUSINESS

1. Presentation and discussion from Catalyst Commercial regarding the Oak Street Master Plan.

City Manager Cody Petree introduced Jason Claunch, President, Catalyst Commercial, who provided a brief overview of the Oak Street Master Plan project. He advised that he and his team will be presenting a full master plan and an update to the City's Zoning Ordinance to reflect the proposed changes.



**MINUTES FOR THE JOINT WORKSHOP
OF THE ROANOKE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION**

**September 9, 2026
Page 2 of 2**

Mr. Claunch began by presenting the Vision Statement: "Downtown Roanoke is a regional destination for local residents, visitors, and the area's workforce. Retail within Downtown Roanoke is high-quality, vibrant, and contributes to healthy and sustainable economic development. Design maintains quality walkability, supports experience, and has thoughtful transitions between Oak Street, Highway 377, and the adjacent neighborhoods. Future development maintains Roanoke's small town charm, and accommodates future commercial and residential with appropriate scale and intensity to maintain Roanoke's authentic character, identity, and unique brand."

Additionally, he provided the Guiding Principles for decision-making toward the vision:

1. Promote Economic Vitality
2. Reinforce District Identity
3. Strengthen Downtown as a Destination
4. Foster Vibrancy and Activity
5. Prioritize Placemaking
6. Preserve Downtown Character
7. Enhance the Pedestrian Experience

Mr. Claunch presented the results of the Public Workshop held July 14, 2026, and advised that the overall responses most often cited the importance of the small-town character as Downtown's defining asset and concerns regarding gaps in retail as well as additional apartment development.

He next presented an overall preferred scenario and explained the proposed regulating plan updates including a Civic Mixed-Use Zone, a new North Oak Street Zone, a Neighborhood Transition Zone, and a Highway 377 Zone.

Discussion ensued regarding parking issues and raising the minimum standard for parking, preserving the history of the City and downtown, mixed use with retail on the first floor of proposed development, limiting further apartment construction, changing the parking orientation along Pine Street, and the best opportunities for commercial development.

D. ADJOURNMENT

Mayor Gierisch and Chairman Jason Kasal adjourned the joint meeting at 8:41 p.m.

Carl E. "Scooter" Gierisch, Jr., Mayor

Jason Kasal, Chair

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Final Plat (FP-2026-01)

MEETING DATE: September 21, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Final Plat (FP-2026-01) request from Leeds Residential, to be located on an approximate 19.86 acres being a part of the Roanoke Lofts Addition, Block 3A, Lot 1, City of Roanoke, Denton County, Texas; generally located North on Hwy 114, directly West of Compass Church.

INFORMATION:

The engineering consultant has accepted the final plat and civil design with the understanding that the applicant will get conditional approval from City Council to include a water easement through the Corps of Engineers to allow a water line and loop line. This would need to be amended and filed at a later time by separate instrument or amended plat. It is staff's understanding it may take several months for this easement will be granted.

STAFF RECOMMENDATION:

Staff has reviewed the Final Plat and determined that it meets all standard administrative, engineering, and statutory requirements for final plat approval.

However, to ensure full compliance with the City's building and engineering standards, an additional water utility easement must be granted to the City by **separate legal instrument**. While this separate instrument will be executed and recorded at a later date, it must be fully satisfied prior to the release of any Certificates of Occupancy for lots within the development.

It is staff's recommendation that approval of the Final Plat includes the condition that no Certificate of Occupancy be issued for any lot or structure within the plat until the remaining conditions are fully satisfied.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. FP-2026-01 Application
2. Roanoke Lofts - REVISED Final Plat 09-01-26
3. (2026-09-01) Roanoke Lofts FP_TNP Acceptance Letter



Plat Application

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

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

Date Filed:

File No.

Name of Applicant Leeds Residential Jason Leeds	Address of Applicant 11700 Preston Road, Suite 660296 Dallas, TX 75230	Phone Number & E-Mail 972-754-1024 jasonleeds@leedsres.com
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Engineer or Land Planner Spiars Engineering Darren Brown	Address 501 W. President George Bush Hwy., Suite 200, Richardson, TX 75080	Phone Number & E-Mail 469-395-0531 - darren.brown@spiarsengineering.com
		Fax Number
Location of Property North of SHWY 114, directly west of Compass Church	Name of Addition/Subdivision Roanoke Lofts Addition	Acres 19.86
		Lot / Block 1-3/A

Does the proposed subdivision require the abandonment or relocation of any existing streets, alleys or easement?

☐ Yes ☒ No

If "Yes" has an application to secure approval of such abandonment or relocation been made?

☐ Yes ☒ No

Type of Subdivision

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

Proposed Use

- ☐ Residential Lots
☐ Industrial
☒ Commercial or Retail
☐ Public or Institutional

Improvements Proposed

- ☒ City of Roanoke
☐ Well
☐ Other _____

Type of Sanitary facilities

- ☐ City of Roanoke Sewer
☐ Septic Tank
☒ Other TRA _____

Type of Street Surfacing

- ☒ City of Roanoke Standards
☐ Existing paved street
☐ Other _____

Type of Storm Drainage

- ☐ Curb and Gutter
☒ Storm Sewers
☐ Other _____

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

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

Applicants Signature

Date

FOR OFFICE USE ONLY

Preliminary Plat Filing Fee	Final Plat Filing Fee \$500.00	P&Z Meeting	CC Meeting	File for Record FP-2026-01
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7/20/2023



Plat Checklist

City of Roanoke
500 S. Oak St. Roanoke TX 76262
Planning (817) 491-2411

Planning & Zoning meetings are held on the 1st and 3rd Monday of each month at 7:00 p.m.

City Council meetings are held on the 2nd and 4th Tuesday of each month at 7:00 p.m.

SUBMITTAL INFORMATION

All plats require a completed application, filing fee, and transmittal letter. All plats require a minimum of ten (10) business days to be reviewed prior to being submitted to the Planning and Zoning Commission.

Review Requirements:

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

Once plat has been approved, please contact April S. Hill, City Secretary at ahill@roanoketexas.com or 817-491-2411 for instructions on print requirements and filing with Denton County.

Preliminary Plats:

The Subdivider shall cause a surveyor and/or engineer to prepare the necessary preliminary drawings showing the proposed arrangement of streets, lots and blocks for the tract of land proposed to be divided, the method of accomplishing storm drainage and the location and size of proposed water and sewer mains for the subdivision.

The preliminary plat application is required to be signed by the current property owner. If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Final Plats:

No final plat shall be submitted by a subdivider nor shall it be accepted for consideration by the City until a preliminary plat has been submitted, revised as necessary, and approved by the Planning and Zoning Commission.

Roanoke Code of Ordinance, Chapter 9, Article 9.200, Section 9.201(b) – No final subdivision plat shall be approved on any development until the dedication requirements of this section have been met.

For a complete list of this requirement please go to the following web site:

http://library.municode.com/HTML/13617/level3/PTIICOOR_CH9SU_ART9.200PAREDERE.htm#TOPTITLE

Re-Plats:

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

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

30-DAY WAIVER:

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


Applicant Signature
5/26/2024

NOTE:

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

MINOR PLATS**Review Requirements:**

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

Minor Plats:

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

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

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

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

Submission Requirements

- ☒ Completed Application Form
- ☒ Filing Fee
- ☒ Transmittal Letter

Staff Review

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

Planning & Zoning Commission

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

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

City Council

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

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

Plats

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

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

Plat Continued

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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 942, City of Roanoke, Denton County, Texas, being all of a tract conveyed to LVL Up-Roanoke, LLC, by deed recorded in Document No. 2017-44214 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of State Highway 114, a variable width public right-of-way, for the southwest corner of Lot 1, Block 1, Compass Christian Addition, an addition to the City of Roanoke, recorded in Document No. 2017-77, Plat Records, Denton County, Texas;

THENCE N 63°44'26" W, 528.30 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 66°51'52" W, 193.58 feet continuing along the north line of said highway to a 1/2" iron rod found for the southeast corner of a tract conveyed to Northlake Capital, LLC, recorded in Document No. 2014-10982 OPRDCT;

THENCE N 25°49'57" E, 1014.54 feet along the east line of said Northlake Capital tract to a 1/2" iron rod found for the northeast corner thereof, being on a south line of a tract conveyed to the United States Army Corps of Engineers;

THENCE the common line thereof, the following:

N 79°03'59" E, 354.81 feet to an aluminum monument found;

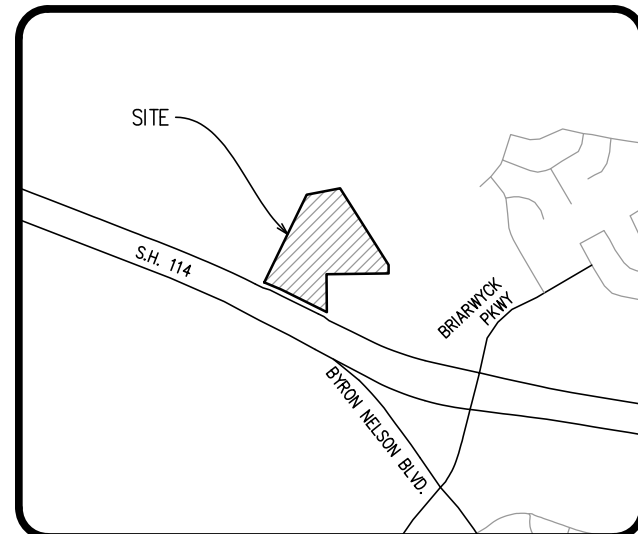
S 32°15'55" E, 945.64 feet to an aluminum monument found;

And S 00°15'08" W, 88.05 feet to a 1/2" iron rod found for the upper northeast corner of Lot 1, Block 1, Compass Christian Addition;

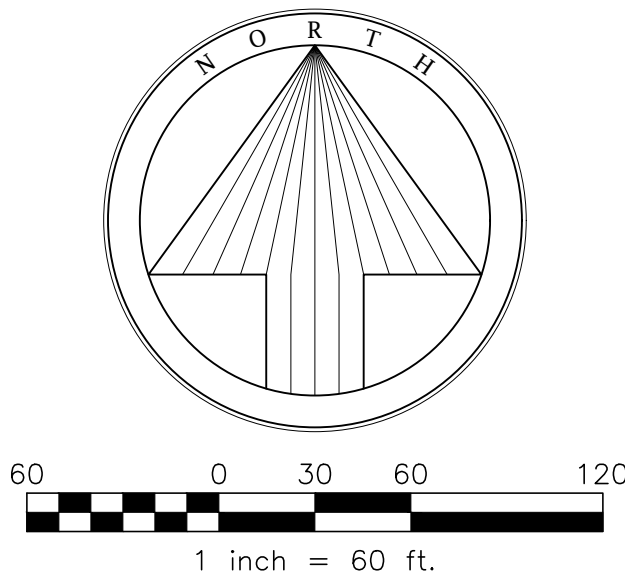
THENCE S 89°16'48" W, 646.90 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 00°32'44" E, 394.47 feet continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 865,120 square feet or 19.860 acres of land.

MATCH LINE SEE PAGE 2



LOCATION MAP
1" = 2000'



NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011, Combination Scale Factor 1.0001505076.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. Subject property is shown on the National Flood Insurance Program, Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Community-Panel Map No. 48121008150, Revised Date: April 18, 2011. A portion of the subject property is shown to be located in Zone "AE" and Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Area (SFHA) designated by FEMA, indicating a 1% or higher annual chance of flooding (100-year floodplain) where Base Flood Elevations (BFEs) are provided.

Zone "X" - Areas determined to be outside the 0.2% annual chance flood. This flood statement does not imply that property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Finished floor elevations shall be at least 2 feet above the 100-year floodplain.

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRS	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

Northlake Capital, LLC
Doc. No. 2014-10982 OPRDCT
Zoning: Agricultural

M.E.P. & P.R.R. Survey
Abstract No. 943

UNITED STATES ARMY
CORPS OF ENGINEERS
Vol 373, Pg. 91
DRDCT
Zoning: Agricultural

Lot 1, Block A
14,972 Ac.
(652,160 S.F.)
Roanoke Lofts, LP
Doc. No. 2025-46223
OPRDCT

approximate 100 year flood line
(ground shots provided by Spiars)
(flood line per BFE provided by
BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers)

30' x 30' TRINITY RIVER
AUTHORITY EASEMENT
(by separate instrument)

Sanitary Sewer
Easement (BTP)

Flowage Esmt.
Vol. 468, Pg. 413 DRDCT
Location of the 573' contour line
per field collection - 04/20/2023
(vertical datum = NAVD 88)

FIRM Zone "AE"

FIRM Zone "X"

Lot 3, Block A
3,511 Ac.
(152,931 S.F.)

Remainder of
LVL Up-Roanoke, LLC
Doc. No. 2017-44214
OPRDCT

Lot 1, Block 1
COMPASS CHRISTIAN ADDITION
Doc. No. 2017-77 PRDCT
Zoning: Agricultural

Tract 2
Highland Meadows Christian Church
d/b/a
Compass Christian Church
Doc. No. 2014-63711
OPRDCT

UNITED STATES ARMY
CORPS OF ENGINEERS
Vol 373, Pg. 91
DRDCT
Zoning: Agricultural

Lot 1, Block
Slaughter Ranch Addition
Cab. W. No. 478 PRDCT
Marubeni Shore Investments, LLC
Doc. No. 2026-1929 OPRDCT

Tract 1
Highland Meadows Christian Church
d/b/a
Compass Christian Church
Doc. No. 2014-63711 OPRDCT

The City of Roanoke, Texas
Doc. No. 2008-15428 OPRDCT

Lot 29
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Lot 29
Block Q
Brarwick, Phase 3B
DOC. NO. 2015-1267982 PRD

OWNER’S CERTIFICATION

STATE OF TEXAS

COUNTY OF DENTON

BEING a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 943, City of Roanoke, Denton County, Texas, being part of a tract conveyed to LVL Up-Roanoke, LLC, by deed recorded in Document No. 2017-44214 of the Official Public Records, Denton County, Texas (OPRDCT), and being all of a tract conveyed to Roanoke Lofts, LP, by deed recorded in Document No. 2025-46223 of the Official Public Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2” iron rod with plastic cap found on the north line of State Highway 114, a variable width public right-of-way, for the southwest corner of Lot 1, Block 1, Compass Christian Addition, an addition to the City of Roanoke, recorded in Document No. 2017-77, Plat Records, Denton County, Texas, same being the southwest corner of a tract of land described as "Tract 2" conveyed to Highland Meadows Christian Church d/b/a Compass Christian Church by deed recorded in Document No. 2014-63711, of said Official Public Records;

THENCE with said north line of State Highway 114, the following:

N 63°44'26" W, 528.30 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 66°51'52" W, 193.58 feet continuing along the north line of said highway to a 1/2" iron rod found for the southeast corner of a tract of land conveyed to Northlake Capital, LLC, by deed recorded in Document No. 2014-10982, of said Official Public Records;

THENCE N 25°49'57" E, 1014.54 feet along the east line of said Northlake Capital tract to a 1/2" iron rod found for the northeast corner thereof, being on a south line of a tract of land conveyed to the United States Army Corps of Engineers as recorded in Volume 373, Page 91, of the Deed Records of Denton County, Texas;

THENCE along the common line thereof, the following:

N 79°03'59" E, 354.81 feet to an aluminum monument found;

S 32°15'55" E, 945.64 feet to an aluminum monument found;

And S 00°15'08" W, 88.05 feet to a 1/2" iron rod found for the upper northeast corner of said Lot 1, Block 1, Compass Christian Addition;

THENCE S 89°16'48" W, 646.90 feet along a north line of said Lot 1, Block 1 Compass Christian Addition, to a 1/2" iron rod with plastic cap found at the northwest corner of said Lot 1, Block 1 Compass Christian Academy;

THENCE S 00°32'44" E, 394.47 feet along the west line of said Lot 1, Block 1 Compass Christian Academy, to the POINT OF BEGINNING with the subject tract containing 865,120 square feet or 19.860 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the Roanoke Lofts Addition subdivision to the City of Roanoke, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

The owner does hereby dedicate to the public use forever the easements shown on this plat for the purposes indicated, including water easements and sewer easements, with the right to construct, reconstruct, inspect, patrol, maintain, repair, replace, and operate public utilities and appurtenances thereon and thereto, together with the right of ingress and egress for such purposes.

Witness our hands at Collin County, Texas, this _____ day of _____, 2026.

Roanoke Lofts, LP,
a Texas limited partnership

By: Roanoke Lofts GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Jason Leeds, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jason Leeds, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

Witness our hands at Collin County, Texas, this _____ day of _____, 2026.

LVL UP ROANOKE, L.L.C.,
a Texas limited liability company

By: LVL UP Roanoke LLC
a Texas limited liability company
its General Partner

Jeff Gowens, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jeff Gowens known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

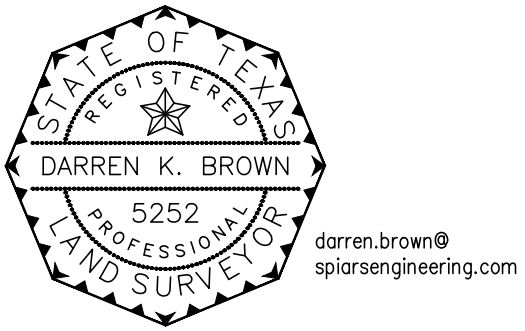
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Roanoke, Texas.

Dated this the _____ day of _____, 2026.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION OF THE CITY

This Plat has been submitted to and considered by the Planning and Zoning Commission of the City of Roanoke, Texas, and is hereby recommended by such Commission to the City Council for its consideration for final approval.

Dated this _____ day of _____, 2026.

By: _____
Chairman

Attest: _____
City Secretary

APPROVAL OF THE CITY COUNCIL OF THE CITY

This Plat has been submitted to and considered by the City Council of the City of Roanoke, Texas, and is hereby approved by such City Council.

Dated this _____ day of _____, 2026.

By: _____
Scooter Gierisch, Mayor

Attest: _____
Lindsay Rawlinson, City Secretary

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 26°15'34" E	42.42'	L21	N 62°10'04" E	19.20'
L2	N 00°43'11" W	223.43'	L22	S 32°16'27" E	234.52'
L3	N 89°16'02" E	44.08'	L23	S 00°10'53" W	82.40'
L4	S 00°43'58" E	11.15'	L24	S 89°16'48" W	26.07'
L5	N 90°00'00" E	29.09'	L25	N 00°10'53" E	1.77'
L6	S 00°43'11" E	216.25'	L26	N 89°49'07" W	10.00'
L7	S 26°15'34" W	46.02'	L27	S 00°12'12" W	10.00'
L8	N 63°44'26" W	15.00'	L28	N 89°49'07" W	10.00'
L9	N 89°16'02" E	36.75'	L29	N 00°10'53" E	58.56'
L10	N 00°43'58" W	10.00'	L30	S 32°16'27" E	208.38'
L11	N 89°16'02" E	10.00'	L31	S 57°43'33" W	10.00'
L12	S 00°43'58" E	10.00'	L32	S 32°16'27" E	10.00'
L13	N 89°16'02" E	144.42'	L33	S 57°43'33" W	9.85'
L14	N 89°16'52" E	22.32'	L34	S 24°13'08" E	5.90'
L15	N 00°42'26" W	13.76'	L35	S 65°46'52" W	10.00'
L16	S 89°17'34" W	5.50'	L36	N 24°13'08" W	5.90'
L17	N 00°43'27" W	10.00'	L37	S 00°00'00" E	11.90'
L18	S 89°17'34" W	5.51'	L38	N 90°00'00" E	22.00'
L19	N 00°42'26" W	113.16'	L39	N 00°00'00" W	9.70'
L20	N 89°42'28" E	40.37'	L40	S 00°42'26" E	138.70'

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L41	S 89°16'52" W	64.51'	L72	N 89°16'57" E	288.43'
L42	S 89°16'02" W	1.56'	L73	N 66°46'52" E	75.73'
L43	S 00°43'57" E	26.04'	L74	N 89°16'52" E	158.26'
L44	S 89°16'03" W	15.00'	L75	S 00°43'08" E	15.00'
L45	N 62°10'04" E	19.93'	L76	S 89°49'07" E	24.54'
L46	N 00°43'57" W	26.04'	L77	N 00°15'08" E	15.00'
L47	N 89°16'02" E	210.66'	L78	S 89°49'07" E	24.52'
L48	N 89°16'52" E	155.28'	L79	S 00°10'53" W	15.00'
L49	N 66°46'52" E	75.73'	L80	N 34°05'58" W	422.54'
L50	N 89°16'57" E	155.75'	L81	N 88°36'08" E	17.83'
L51	N 00°43'03" W	10.00'	L82	N 88°36'08" E	44.00'
L52	N 89°16'57" E	10.00'	L83	N 34°05'58" W	413.39'
L53	N 00°43'03" W	10.00'	L84	S 57°43'36" W	15.01'
L54	N 00°43'03" W	10.00'	L85	N 57°43'36" E	30.00'
L55	N 89°16'57" E	97.65'	L86	S 32°16'24" E	30.00'
L56	N 00°43'03" W	10.00'	L87	N 57°43'36" E	30.00'
L57	N 89°16'57" E	10.00'	L88	N 32°16'24" W	30.00'
L58	N 00°43'03" W	10.00'	L89	S 57°43'36" W	15.36'
L59	N 89°16'57" E	18.26'	L90	S 19°45'56" E	37.42'
L60	N 00°10'53" E	15.00'	L91	S 19°45'56" E	22.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	21.80'	30.00'	41°38'22"	N 68°26'51" E	21.33'
C2	37.08'	51.00'	41°39'13"	S 68°27'16" W	36.27'
C3	39.26'	25.00'	89°59'18"	N 44°17'13" E	35.35'
C4	151.52'	220.00'	39°27'37"	N 69°56'39" E	148.54'
C5	56.62'	253.64'	12°47'26"	S 56°38'34" W	56.50'
C6	164.99'	240.00'	39°23'21"	S 80°59'31" W	161.76'
C7	49.39'	60.00'	47°10'02"	N 55°43'48" W	48.01'
C8	16.99'	30.00'	32°27'20"	N 16°02'47" W	16.77'
C9	26.26'	36.00'	41°47'51"	N 58°24'53" W	25.68'
C10	148.49'	216.00'	39°23'21"	S 80°59'31" W	145.59'
C11	51.26'	229.64'	12°47'26"	S 56°38'34" W	51.16'
C12	61.15'	244.00'	14°21'34"	N 57°25'38" E	60.99'
C13	62.72'	244.00'	14°43'39"	N 74°19'08" E	62.55'
C14	3.91'	244.00'	0°55'01"	N 87°20'06" E	3.91'
C15	21.12'	25.11'	48°10'45"	S 63°35'26" W	20.50'
C16	34.71'	25.00'	79°33'36"	S 49°30'05" W	31.99'
C17	16.95'	60.00'	16°10'53"	N 71°13'22" W	16.89'
C18	2.07'	240.00'	0°29'41"	N 79°33'39" W	2.07'

FINAL PLAT

ROANOKE LOFTS ADDITION
LOTS 1-3, BLOCK A
BEING 19.860 ACRES IN THE
M.E.P. & P.R.R. SURVEY, ABST. NO. 943
CITY OF ROANOKE, DENTON COUNTY, TEXAS
PREPARED: AUGUST, 2026

OWNER - LOT 2 & 3
LVL UP Roanoke, LLC
10240 East Coffee Creek Rd
Arcadia, OK 73007
Telephone: (405) 919-8850
Contact: Jeff Gowens

OWNER - LOT 1
Roanoke Lofts, LP
11700 Preston Road, Suite 660296
Dallas, TX 75230
Telephone: (972) 754-1024
Contact: Jason Leeds

ENGINEER
Spiars Engineering, Inc.
12377 Merit Drive, Suite 1100
Plano, TX 75075
Telephone (214) 824-3647
Contact: Jim Riley

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown

September 1, 2026

J.R. Hames
Development Services Administrator
500 S. Oak St
Roanoke, TX 76262

RE: Roanoke Lofts Final Plat - Acceptance Letter

Mr. Hames:

We have reviewed the Final Plat submitted on September 1, 2026, for the referenced development for compliance with the City of Roanoke Code of Ordinances. Based on this submittal, all outstanding review comments have been satisfactorily addressed. At this time, we have no further comments.

Please let me know if you have any questions.

Sincerely,

tnp
teague nall & perkins



Schaeffer Harris, P.E.
Project Manager



AGENDA ITEM

TO: Planning & Zoning Board

SUBJECT:

MEETING DATE: September 21, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan amendment request by Integrated Roanoke North Holdings MMA, to be located on an approximately 2.45-Acre tract located in the Watermere on Oak Addition, Lot 3, Block 4, City of Roanoke, Denton County, Texas. The property is generally located at the north-west corner of Lois St. and Dorman Rd.

INFORMATION:

The applicant is requesting an amendment to the approved site plan to allow assisted living on building 5 of the subdivision. The previously approved site plan included active adult living.

(d)

Revisions to the Approved Site Plan.

(1)

Minor revisions/amendment. It is recognized that final architectural and engineering design may necessitate minor changes in an approved site plan. In such cases, the City Manager, or his/her designee shall have the authority to approve minor modifications to an approved site plan and which shall be submitted as an "amended site plan" which substantially conforms to the previously approved site plan, provided that such modifications do not significantly change traffic circulation, building location(s) on the site, proximity of building(s) to nearby residential areas, increase the size or height of building(s), or any other conditions specifically attached as part of the City Council's approval of the site plan. Submission materials and requirements for approval of an amended site plan shall be as determined by the City Manager or his/her designee. If the City Manager or his/her designee refuses to approve an amended site plan, then the applicant shall re-submit the amended site plan as a "revised site plan" as described in Subsection (2) below, whereupon the revised site plan shall be scheduled for consideration by the Planning and Zoning Commission and City Council.



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval of the amendment.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2025-03 Watermere Blg 5 (Amendment)
2. Landing at Watermere Oak Elevations



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Landing at Watermere on Oak	Address of Applicant 3110 W Southlake Blvd., Ste 120, Southlake, TX 760	Phone Number and Email (817)993-9382 tarmstrong
Legal Interest Developer/Owner		
Owner Integrated Roanoke North Holdings, L	Address 3110 W Southlake Blvd., Ste 120, Southlake, TX 760	Phone Number & Email (817)993-9382 tarmstrong
Firm preparing Site Plan Package mma, Inc.	Address 519 E. Border Street Arlington, TX 76010	Phone Number 817-469-1671 Email development@mmatexas
Location of Property N Oak St & Dorman Rd	Name of Addition/Subdivision Watermere on Oak	Lot / Block See Attached Present Zoning Planned Development

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family	40	7.729
Independent Living	1	8.324
Assisted Living	1	2.454
Office		
Retail		
Commercial		
Industrial		
Flood Plain		

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

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

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

Trevor Armstrong
Digitally signed by Trevor Armstrong
DN: C=US, E=tarmstrong@ireg.us, O=Integrated
Real Estate Group, CN=Trevor Armstrong
Date: 2026.07.22 14:11:09-05'00'

Applicants Signature

07/22/2026

Date

FOR OFFICE USE ONLY

Site Plan Fee \$100/hr	P&Z Meeting 08/17/2026 (Tenative)	CC Meeting 8/22/2026 (Tenative)	File for Record SP- 2025 - 03
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07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

- ☐ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☐ A Plant Legend, if symbols or abbreviations are used.
- ☐ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☐ Show location of trees to be preserved.
- ☐ Show spacing of plant material to be used.
- ☐ Show description of maintenance provisions for the Landscape Plan.
- ☐ Show proposed and existing sidewalks and utility easements.
- ☐ Show irrigation system if applicable.
- ☐ Show rain and freeze protection.

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

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

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

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

LEGAL DESCRIPTION
A PORTION OF LOT 1, BLOCK 4, WATERMERE OAK ADDITION
2.455 ACRES/106,920 SQUARE FEET

BEING a 2.455 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas and being a portion of Lot 1, Block 4, Watermere Oak Addition, an addition to the City of Roanoke, Denton County, Texas according to the plat recorded in County Clerk's Document Number 2025-467, Official Records, Denton County, Texas (ORDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod stamped "G&A McAdams" found in the east line of said Lot 1, for the south end of a corner clip, at the intersection of the south right-of-way line of North Oak Street (also known as Howe Road), a variable width public right-of-way, and the west right-of-way line of State Highway No. 114, a variable width public right-of-way described in the Agreed Judgement for a 2.352 acre tract of land to the State of Texas, as recorded in Volume 4253, Page 1162, Deed Records, Denton County, Texas (DRDCT);

THENCE, South 14°12'31" East, with the east line of said Lot 1 and the west right-of-way line of said State Highway No. 114, a distance of 287.68 feet to a point for corner;

THENCE, over and across said Lot 1, the following courses and distances:

South 75°47'29" West, a distance of 236.93 feet to a point for the beginning of a curve to the right having a radius of 43.00 feet and a chord which bears South 83°17'29" West, a distance of 11.23 feet;

In a southwesterly direction, with said curve to the right, through a central angle of 15°00'00", an arc length of 11.26 feet to a point for the end of said curve to the right;

North 89°12'31" West, a distance of 77.84 feet to a point for the beginning of a curve to the right having a radius of 43.00 feet and a chord which bears North 44°13'01" West, a distance of 60.80 feet;

In a northwesterly direction, with said curve to the right, through a central angle of 89°59'00", an arc length of 67.53 feet to a point for the end of said curve to the right;

North 0°46'29" East, a distance of 302.92 feet to a point for corner in the south right-of-way line of said North Oak Street and the north line of said Lot 1;

THENCE, with the north line of said Lot 1 and the south right-of-way line of said North Oak Street, the following courses and distances:

North 89°53'14" East, a distance of 273.73 feet to a 1/2" capped iron rod stamped "G&A McAdams" found for the north end of said corner clip;

South 52°20'15" East, a distance of 15.95 feet to the **POINT OF BEGINNING** and containing 106,920 Square Feet, or 2.455 Acres of Land, more or less.

LEGAL DESCRIPTION
A PORTION OF LOT 1, BLOCK 4, WATERMERE OAK ADDITION
8.324 ACRES/362,587 SQUARE FEET

BEING an 8.324 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, being a portion of Lot 1, Block 4, Watermere Oak Addition, an addition to the City of Roanoke, Denton County, Texas, according to the plat recorded in County Clerk's Document Number 2025-467, Official Records, Denton County, Texas (ORDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at TXDOT 3" Aluminum Right-of-Way monument found for the most easterly southeast corner of said Lot 1, in the west right-of-way line of State Highway No. 114, a variable width public right-of-way, and for the southwest corner of an Agreed Judgement for a 0.572 acre tract of land to the State of Texas, as recorded in Document No. 1994-68192, Deed Record, Denton County, Texas (DRDCT), the northwest corner of a called 0.387 acre tract of land described in the deed to State of Texas, as recorded in Volume 3386, Page 232, DRDCT, and the northeast corner of a called 2.021 acre tract of land described in the deed to the City of Roanoke, as recorded in Volume 496, Page 564, DRDCT;

THENCE, with the south line of said Lot 1 and the north line of said 2.021 acre tract, the following courses and distances:

South 89°28'56" West, a distance of 249.37 feet to a 1/2" iron rod found for an internal ell corner of said Lot 1 and a northwest corner of said 2.021 acre tract;

South 0°25'47" West, a distance of 100.56 feet to a 1/2" iron rod found for the most southerly southeast corner of said Lot 1, an interior ell corner of said 2.021 acre tract, and in the north right-of-way line of Lois Street, a 50' wide public right-of-way;

THENCE, South 89°05'33" West, with the south line of said Lot 1, the north right-of-way line of said Lois Street and the north line of said 2.021 acre tract, a distance of 181.01 feet to a point for the southwest corner of said Lot 1 and the southeast corner of Lot 1, Block 1, (Lot 1) of said Watermere Oak Addition;

THENCE, with the common line of said Lot 1, Block 4, and Blocks 1 and 3 of said Watermere Oak Addition, the following courses and distances:

North 0°54'27" West, a distance of 424.31 feet to a point for corner;

North 14°12'31" West, a distance of 6.39 feet to a point for corner;

South 89°10'23" West, a distance of 47.33 feet to a point for corner;

North 0°03'30" East, passing a 1/2" iron rod found at a distance of 30.90 feet and continue for a total distance of 251.13 feet to a 1/2" iron rod found for the northeast corner of said Block 3 (Lot 12);

North 89°50'40" West, a distance of 304.25 feet to a 1/2" iron rod found the most westerly southwest corner of said Lot 1, Block 4, the northwest corner of said Block 3 (Lot 13X) and in the east right-of-way line of North Walnut Street, a 60' wide public right-of-way;

THENCE, North 24°01'13" East, with the west line of said Lot 1, Block 4 and the east right-of-way line of said North Walnut Street, a distance of 416.56 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, Block 4, at the intersection of the east right-of-way line of said North Walnut Street and the south right-of-way line of North Oak Street (also known as Howe Road), a variable width public right-of-way;

THENCE, North 89°53'14" East, with the north line of said Lot 1, Block 4 and the south right-of-way line of said North Oak Street, a distance of 135.82 feet to a point for corner;

LEGAL DESCRIPTION
A PORTION OF LOT 1, BLOCK 4, WATERMERE OAK ADDITION
8.324 ACRES/362,587 SQUARE FEET

THENCE, over and across said Lot 1, Block 4, the following courses and distances:

South 0°46'29" West, a distance of 302.92 feet to a point for the beginning of a curve to the left having a radius of 43.00 feet and a chord which bears South 44°13'01" East, a distance of 60.81 feet;

In a southeasterly direction, with said curve to the left, through a central angle of 89°59'00", an arc length of 67.53 feet to a point for the end of said curve to the left;

South 89°12'31" East, a distance of 77.84 feet to a point for the beginning of a curve to the left having a radius of 43.00 feet and a chord which bears North 83°17'29" East, a distance of 11.23 feet;

In a northeasterly direction, with said curve to the left, through a central angle of 15°00'00", an arc length of 11.26 feet to a point for the end of said curve to the left;

North 75°47'29" East, a distance of 236.93 feet to a point for corner in the east line of said Lot 1, Block 4 and the west right-of-way line of said State Highway No. 114, as described in the Agreed Judgement for a 2.352 acre tract of land to the State of Texas, as recorded in Volume 4253, Page 1162, DRDCT;

THENCE, with the east line of said Lot 1, Block 4 and the west right-of-way line of said State Highway No. 114, the following courses and distances:

South 14°12'31" East, a distance of 406.27 feet to a TXDOT 3" Aluminum Right-of-Way monument found;

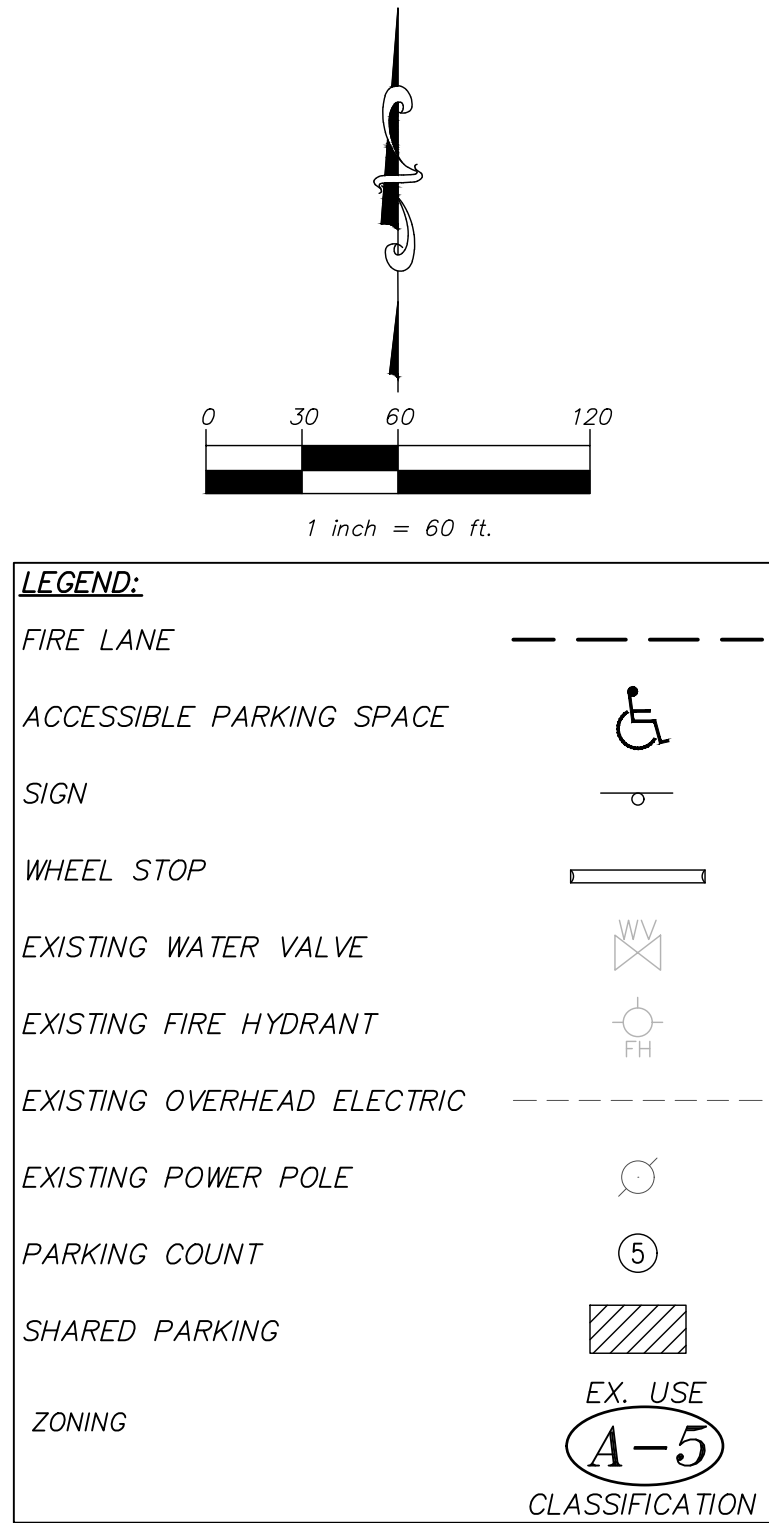
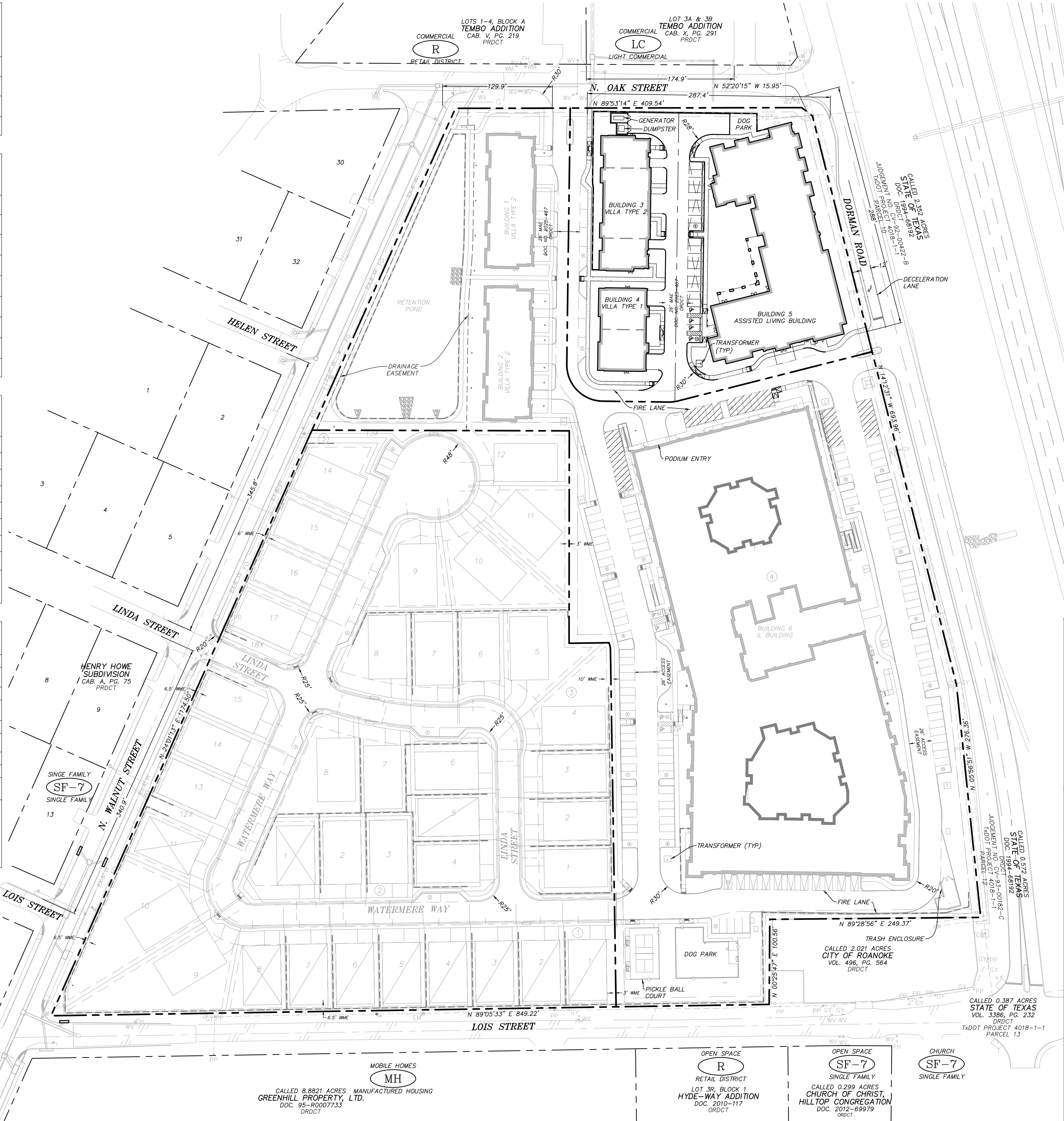
South 5°56'51" East, a distance of 276.36 feet to the **POINT OF BEGINNING** and containing 362,587 square feet, or 8.324 Acres of land, more or less.

SITE DATA TABLE FOR PREVIOUSLY APPROVED SENIOR HOUSING (SP-2025-03)	
LOT 1 BLOCK 4	
GROSS ACREAGE	10.778 AC / 469,507 SF
UNITS	252
DENSITY	24 UNITS/AC
PROVIDED PARKING	370

SITE DATA TABLE FOR SENIOR HOUSING LOT 1R BLOCK 4 (SENIOR INDEPENDENT LIVING)	
GROSS ACREAGE	8.324 AC / 362,587 SF
UNITS	216
DENSITY	26 UNITS/AC
MAX BUILDING HEIGHT PROVIDED	55' - 11 5/8"
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
REQUIRED PARKING (1.3 SPACES/UNIT)	281
PROVIDED PARKING	310

SITE DATA TABLE FOR SENIOR HOUSING LOT 3 BLOCK 4 (SENIOR ASSISTED LIVING)	
GROSS ACREAGE	2.454 AC / 106,920 SF
UNITS	66
DENSITY	27 UNITS/AC
MAX BUILDING HEIGHT PROVIDED	60' - 4 1/2"
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
REQUIRED PARKING (1 SPACES/UNIT)	66
PROVIDED PARKING	LOT 3 PARKING = 37 LOT 1R SHARED PARKING = 29

SITE DATA TABLE FOR APPROVED SINGLE FAMILY (SP-2025-03)	
CURRENT ZONING	PD FOR SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY HOMES
TOTAL SQUARE FOOTAGE	7,729 AC / 336,692 SF
BUILDING HEIGHT	2.5 STORIES MAX OR 35' MAX
TOTAL LOT COVERAGE	70% MAX
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	5'
REQUIRED PARKING (4 SPACES/UNIT, 38 UNITS)	152
PROVIDED PARKING	SURFACE PARKING 16 GARAGE PARKING 76 FRONT DRIVE PARKING 76 TOTAL PARKING 168



WATERMERE ON OAK
ROANOKE, TEXAS
OVERALL SITE PLAN
July 15, 2026

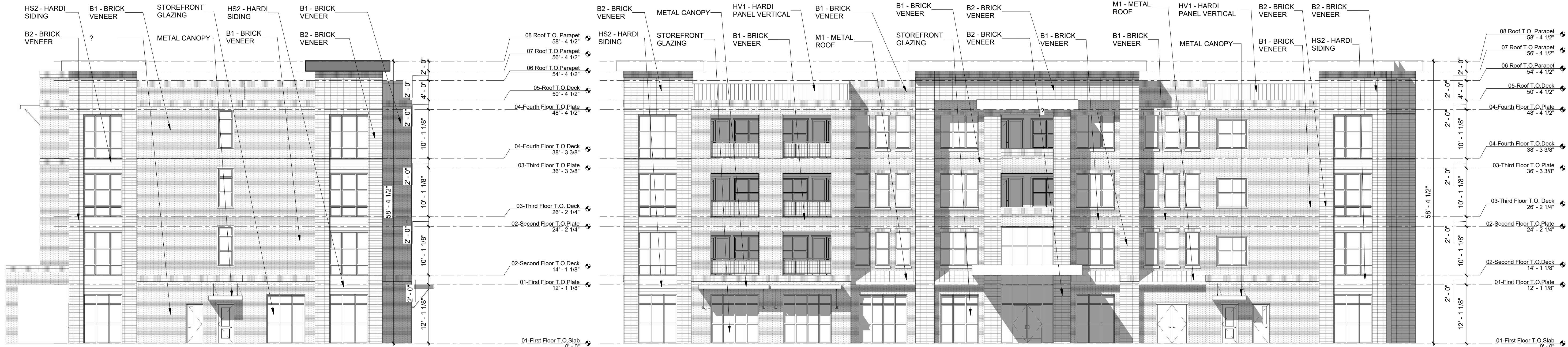
OWNER/DEVELOPER:
INTEGRATED REAL ESTATE GROUP
KENNETH FAMBRO, II
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
EMAIL: KFAMBRO@IREG.US
CONTACT: KENNETH FAMBRO, II

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF MMA TBPELS REGISTRATION NO. F-2759 ON 7/15/2026 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



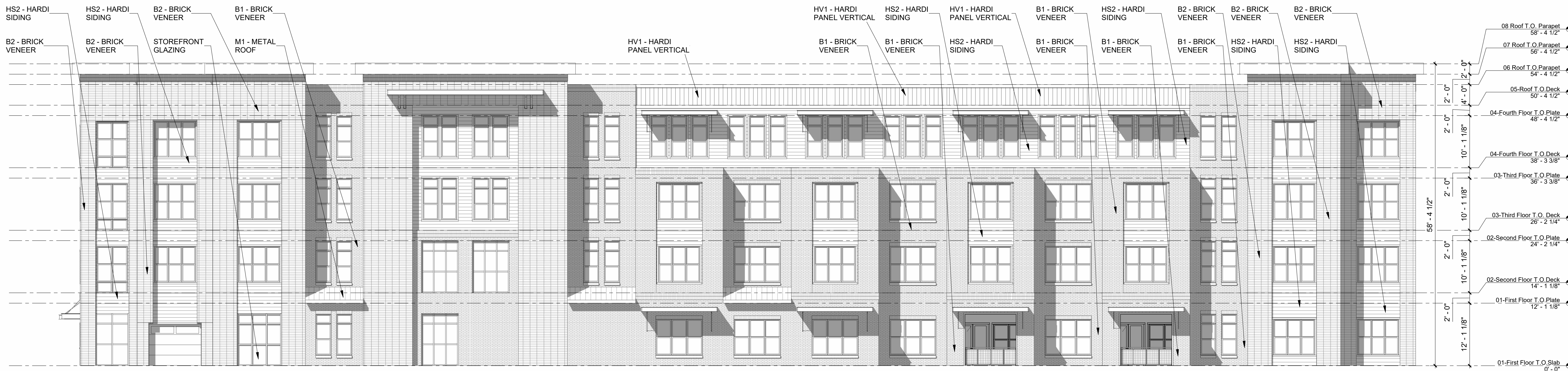
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com contact: dcooper@mmtexas.com

8/1/2026 8:50:58 AM



01 EXTERIOR ELEVATION
3/32" = 1'-0"

02 EXTERIOR ELEVATION
3/32" = 1'-0"



03 EXTERIOR ELEVATION
3/32" = 1'-0"

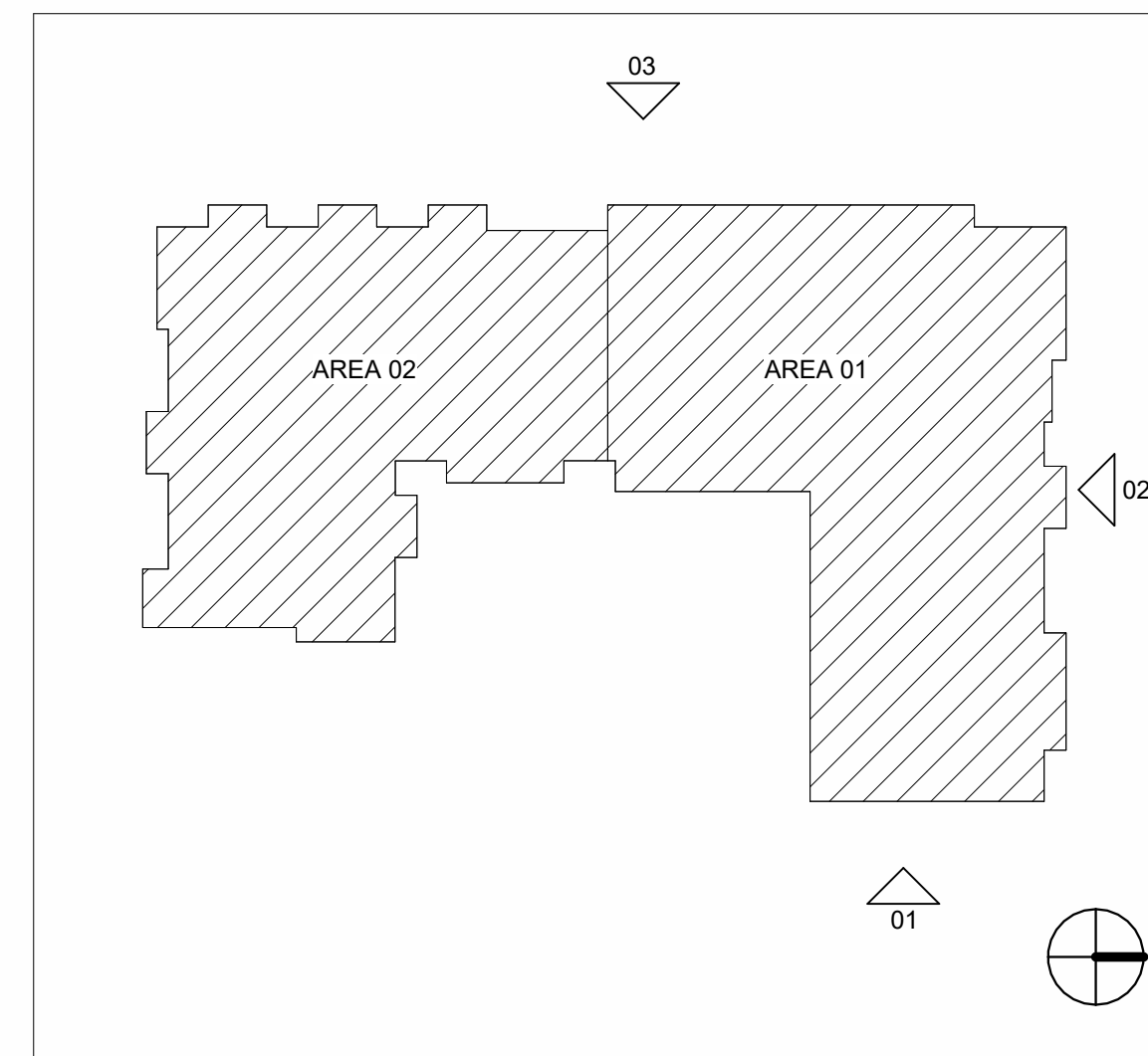
ELEVATION GENERAL NOTES

- ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01.
- FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REFER TO SHEET A10.02.
- 3/8" BRICK EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER PER SHEET A10.01; AT RUNS LONGER THAN 20'-0", PROVIDE EXPANSION JOINT AT CENTER OF RUN, MAX 20'-0".
- MIN. 22GA BRICK TIES AT 16" VERTICAL & 16"-24" HORIZONTAL (PER STUD SPACING) NAILED TO STUDS REFER TO STRUCTURAL.
- STUCCO CONTROL JOINTS TO BE NO GREATER THAN 18'-0", IN EITHER DIRECTION. NO STUCCO SECTION TO EXCEED 144 SF FOR VERTICAL APPLICATION, OR 100 SF FOR HORIZONTAL, CURVED OR ANGULAR SECTION.
- STUCCO (PAINTED W/ 2 COATS ELASTO-METRIC PAINT), INSTALL PER MANUFACTURER.
- REFER TO SHEET A9.07 FOR FLASHING AND WATERPROOFING NOTES, DIMENSIONS AND DETAILS.
- ENTIRE BUILDING TO BE GUTTERED - REFER TO DETAIL 11/A4.20. DOWNSPOUTS TO BE COORDINATED WITH OTHER ELEVATION ELEMENTS IN DIRECT GUTTER PATH.
- ALL COURTYARD GUTTERS TO BE TIED UNDERGROUND REFER TO CIVIL / LANDSCAPE FOR CONNECTION TO STORM DRAINAGE SYSTEM & DETAIL.
- MIN. 24 GA METAL ROOF OVER HIGH TEMPERATURE SELF ADHERING MATERIAL OR SYNTHETIC UNDERLAYMENT.
- HARDI-PANEL SOFFIT BOARD AT CEILING OF BALCONIES AND EXTERIOR CEILING AREAS.
- BLOCKING AND ROUGH INS FOR CANOPIES, AWNINGS, EXTERIOR SIGNAGE, BRACKETS, ETC. TO BE COORDINATED WITH SUBMITTALS.
- BOTTOM OF ALL EXTERIOR LIGHTING/EMERGENCY LIGHTING, DECORATIVE WALL SCONCES, ETC.) TO BE 80" A.F.F. COORDINATE W/ MEP. WALL PACKS HIGHER THAN 80" A.F.F.
- GUARDRAILS (METAL RAILING) SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION. RAIL SHALL ALSO BE DESIGNED TO RESIST A MOMENT OF 50 LB FT. APPLIED IN ANY DIRECTION, AND ANY ADDITIONAL CODE REQUIREMENTS. MAX OPENINGS AT GUARDRAIL CANNOT ALLOW A 4" DIAMETER SPHERE PASS THRU.

- ALL EXTERIOR VENTS TO BE COORDINATED AND EQUALLY SPACED BETWEEN EXTERIOR ELEMENTS: WINDOWS, WALLS, VENTS, GUTTERS, AND/OR CANOPIES ETC. NO VENTS TO BE PLACED ON THE FACE OF BALCONIES. REF. TO MEP FOR VENT SPEC'S.
- EXHAUST AND INTAKE VENTS TO BE LOCATED MIN. 36" AWAY FROM OPERABLE WINDOWS. REF. TO MEP DRAWINGS FOR ADDITIONAL VENT LOCATION REQUIREMENTS.
- ALL MATERIALS WILL BE SELECTED FROM REVIEWED SUBMITTALS. MOCK-UP WALL WILL BE REVIEWED FOR COLOR AND PRODUCT FINISH.

MATERIAL LEGEND

BRICK VENEER - ACME BRICK B1: FIELD COLOR - TBD B2: ACCENT COLOR - TBD	HARDI PANEL - JAMES HARDIE HP1: FIELD COLOR - TBD HP2: ACCENT COLOR - TBD HP3: ACCENT COLOR - TBD HARDI SIDING - JAMES HARDIE HS1: FIELD COLOR - TBD HS2: ACCENT COLOR - TBD HS3: ACCENT COLOR - TBD
STONE VENEER - NOT USED S1: FIELD COLOR - S2: ACCENT COLOR -	HARDI PANEL VERTICAL - JAMES HARDIE HV1: FIELD COLOR - TBD HV2: ACCENT COLOR - TBD HV3: ACCENT COLOR - TBD
STUCCO VENEER - NOT USED ST1: FIELD COLOR - ST2: ACCENT COLOR -	TRIM - JAMES HARDIE TR1: FIELD COLOR - TBD TR2: ACCENT COLOR - TBD TR3: ACCENT COLOR - TBD
COMPOSITION ROOF - CR1: FIELD COLOR - TBD	METAL ROOF - BERRIDGE METAL MR1: FIELD COLOR - TBD
AWNING - A1: FIELD COLOR - TBD	RAILING - R1: FIELD COLOR - TBD



A5.01 EXTERIOR ELEVATIONS

THE LANDING AT WATERMERE ON OAK
ROANOKE, TEXAS

ARRIVE
ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817.514.0584 • Fx 817.514.0694

SEAL

07/17/2026

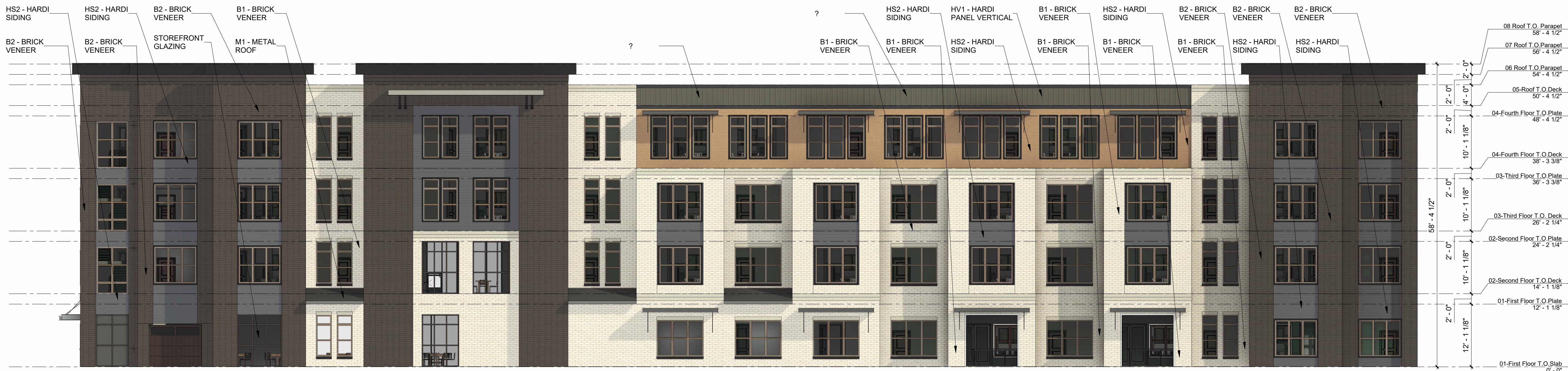
REVISION
DRAWN BY: SMG/GA
ISSUED FOR: SD REVIEW SET
SUBMITTAL DATE: 07/17/2026
SCALE: As Indicated
CHECKED BY: PM
SHEET NO: A5.01

8/1/2026 9:19:42 AM



01 EXTERIOR ELEVATION
3/32" = 1'-0"

02 EXTERIOR ELEVATION
3/32" = 1'-0"



03 EXTERIOR ELEVATION
3/32" = 1'-0"

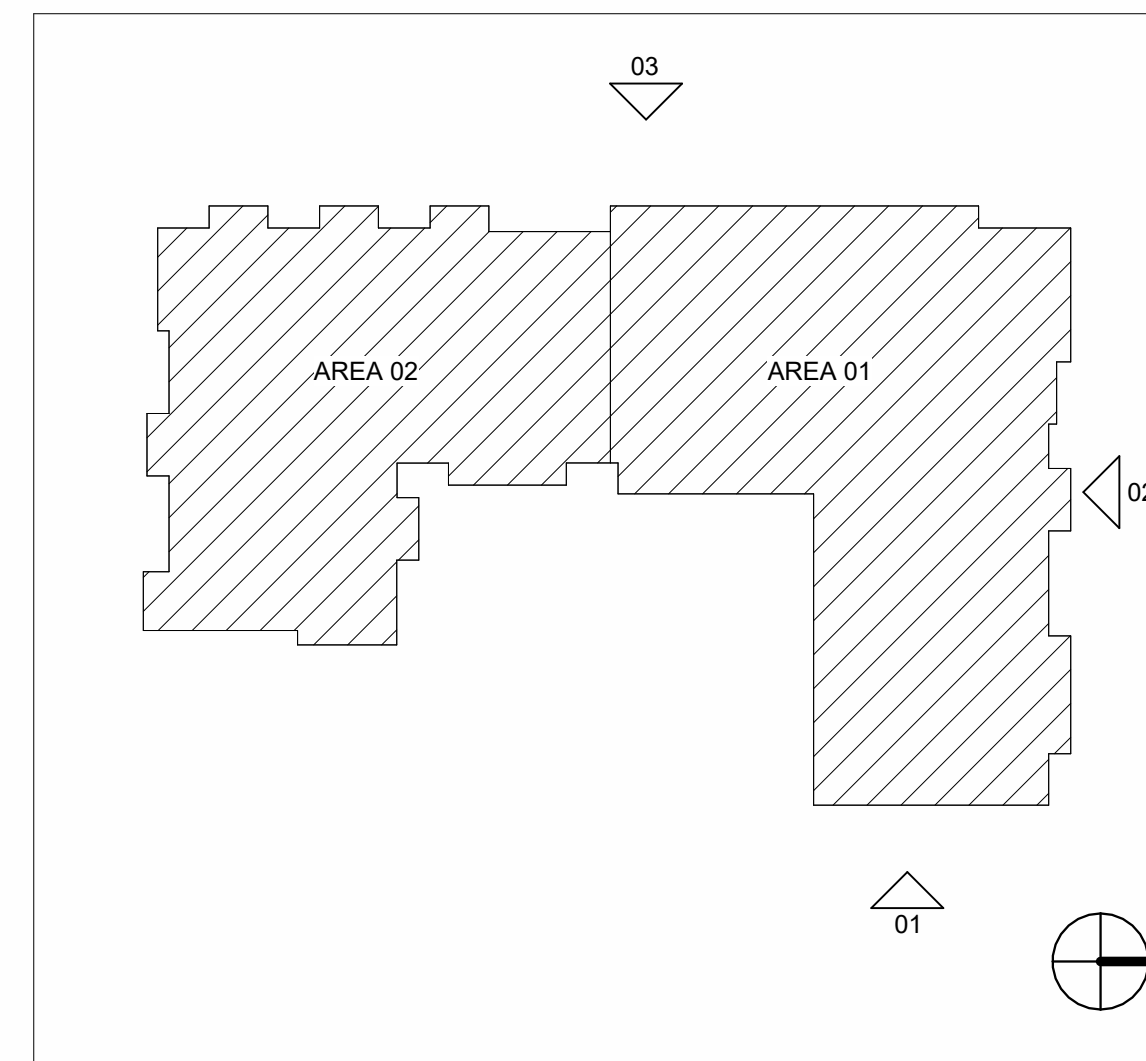
ELEVATION GENERAL NOTES

- ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01.
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A5.01c EXTERIOR COLOR ELEVATIONS

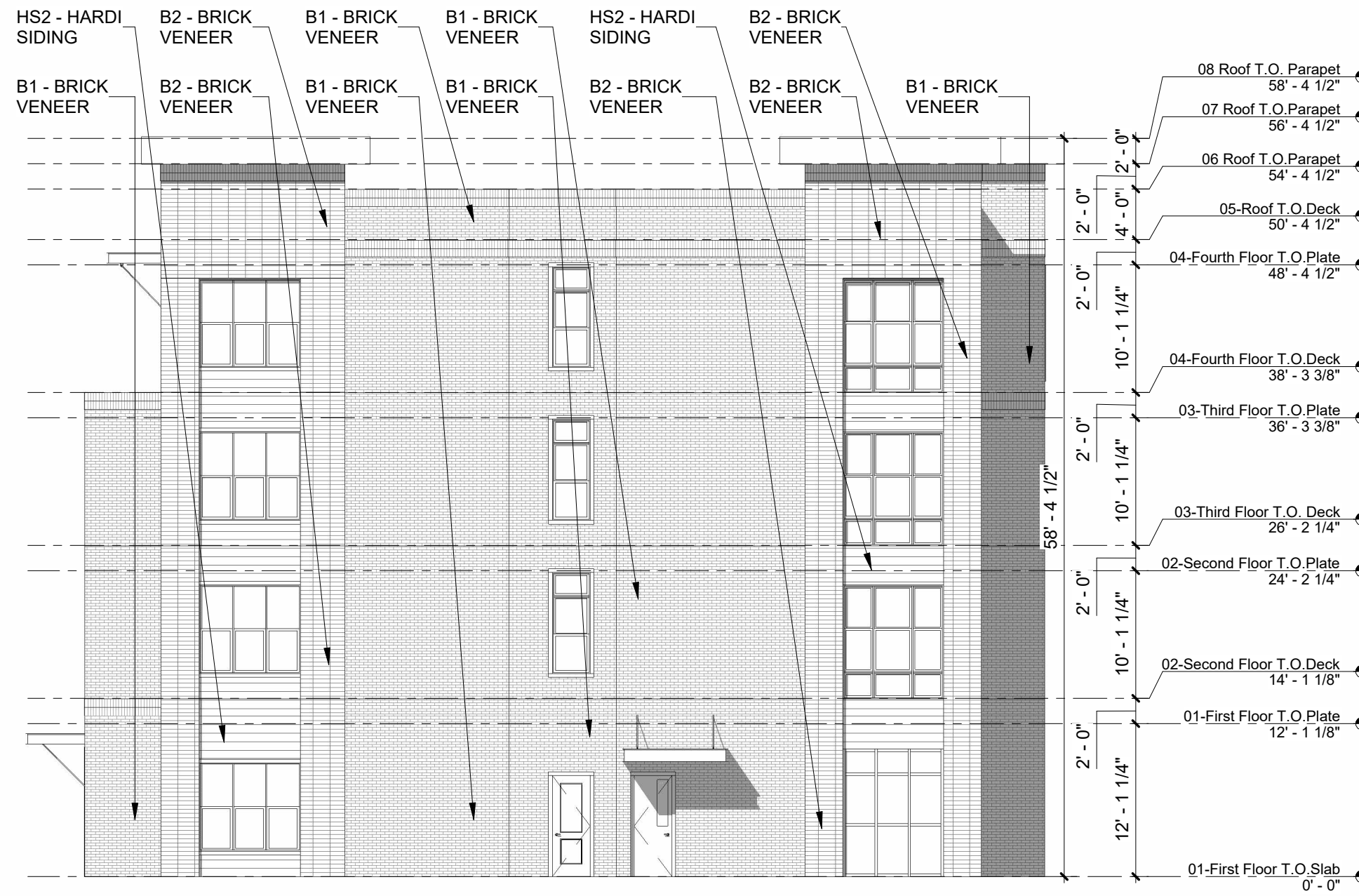
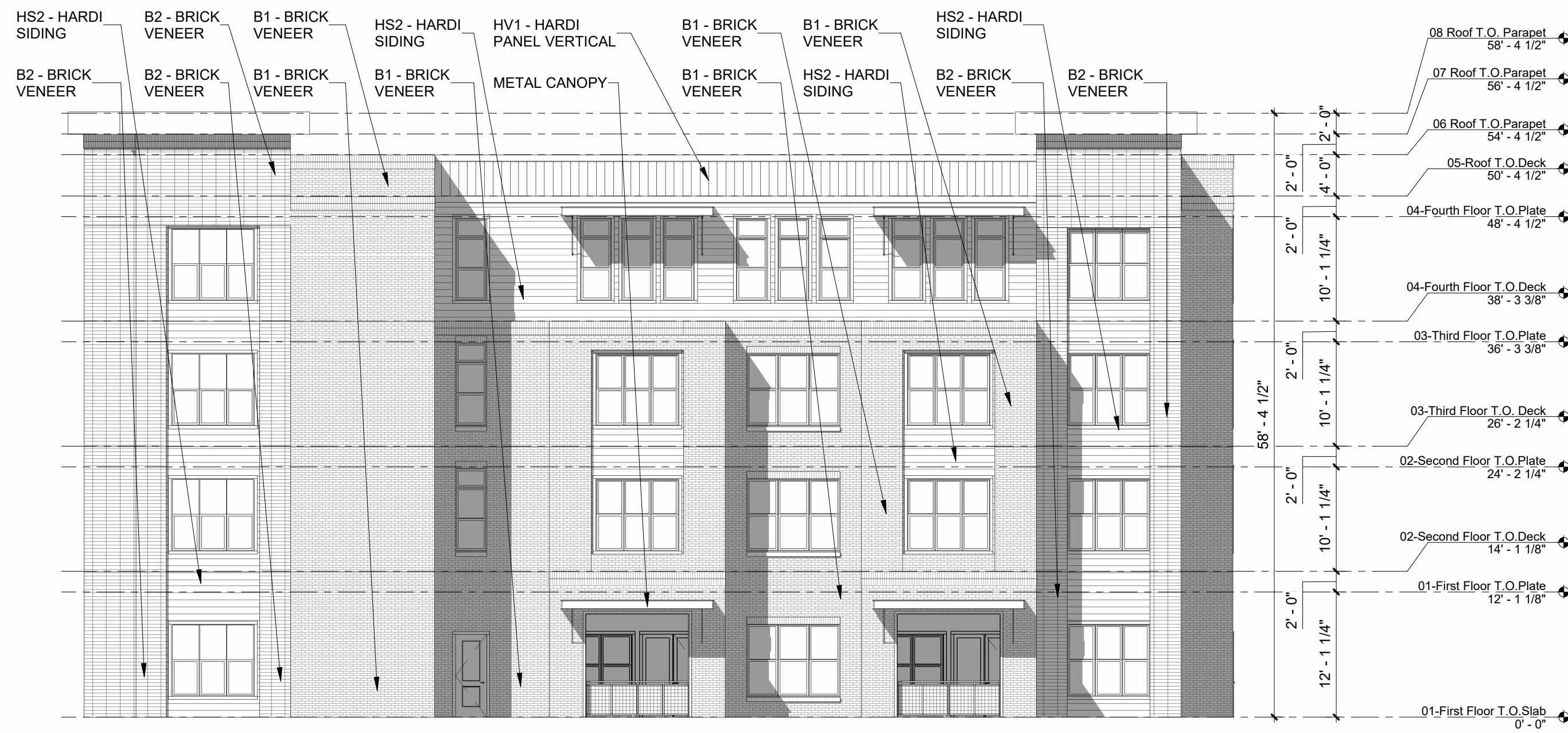
THE LANDING AT WATERMERE ON OAK
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SEAL
07/17/2026

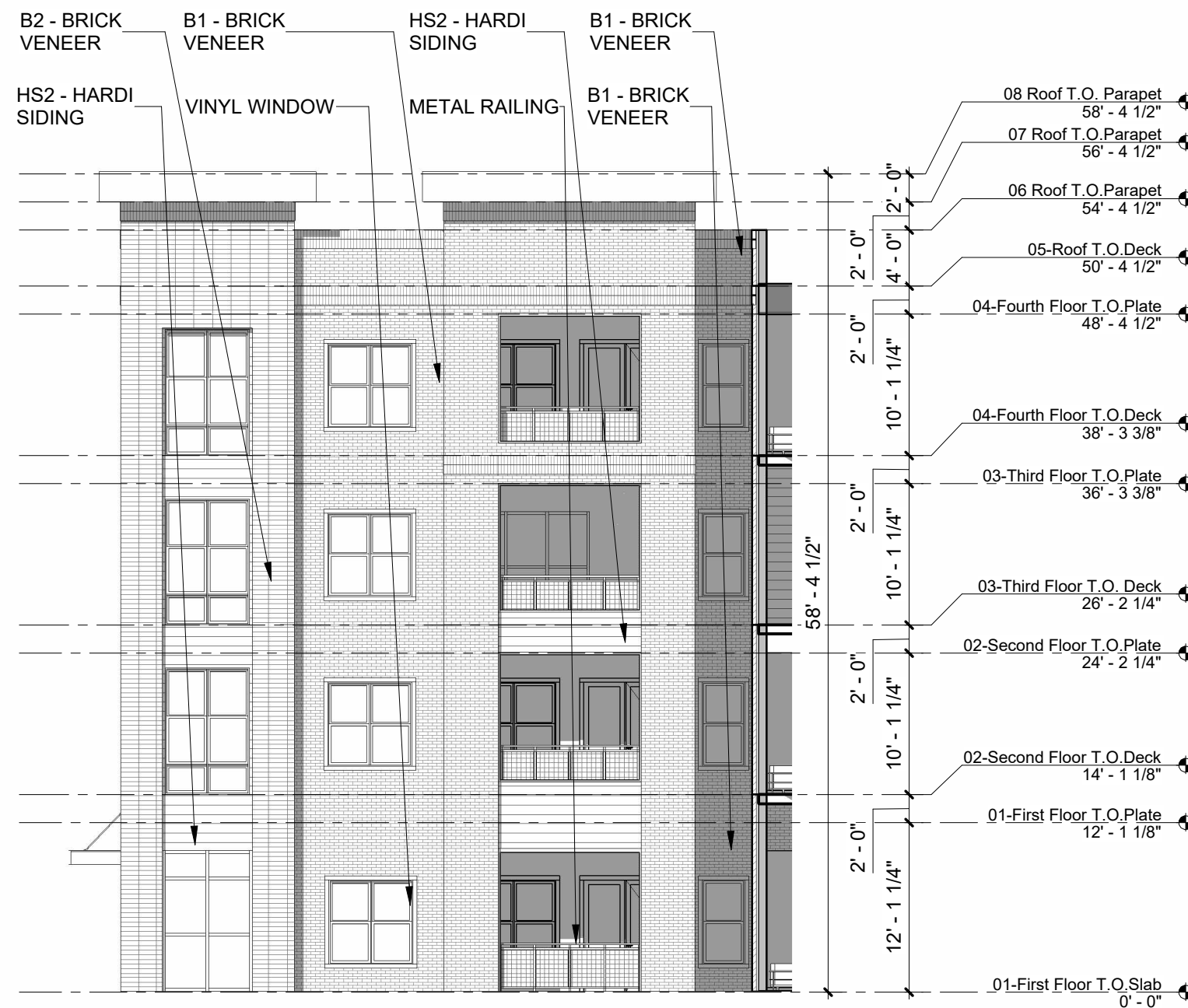
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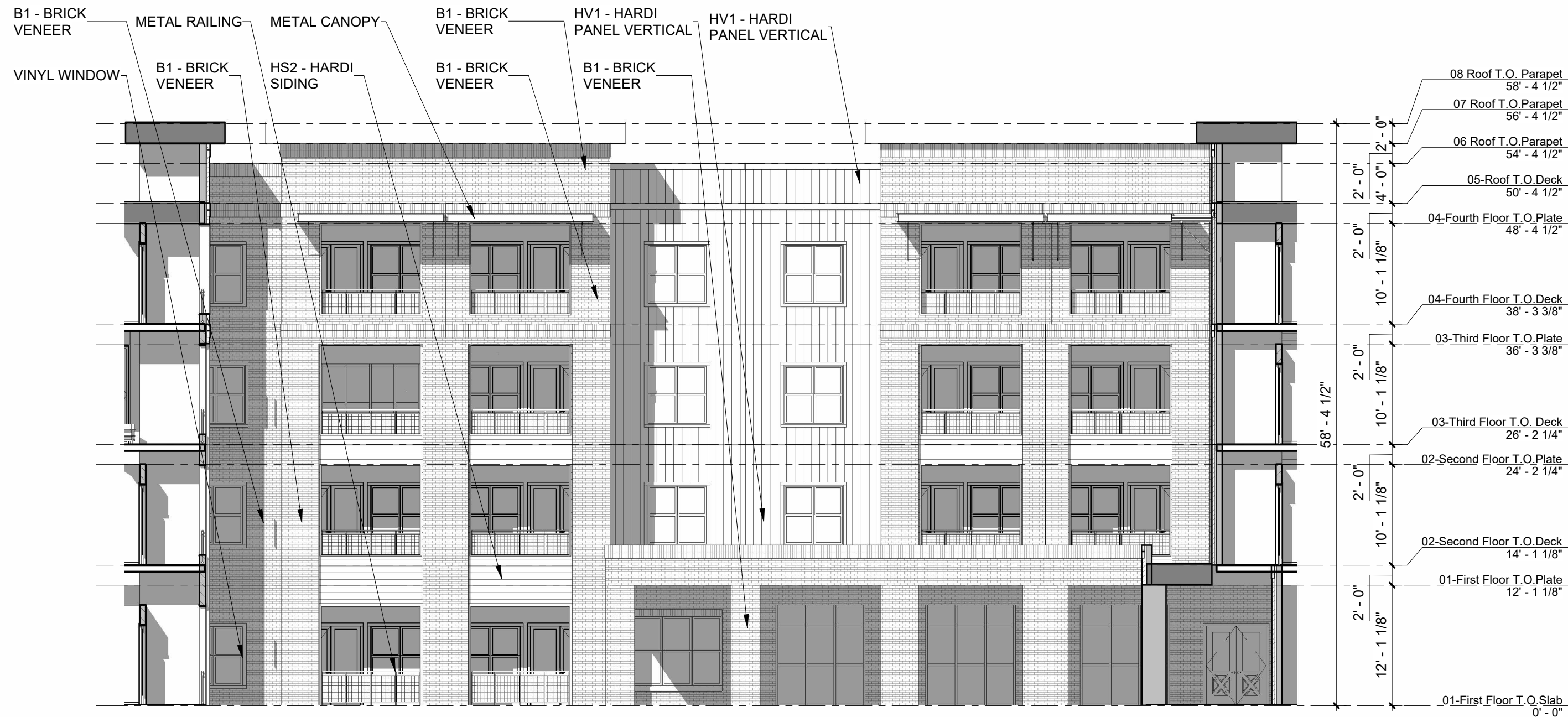
01 EXTERIOR ELEVATION

3/32" = 1'-0"



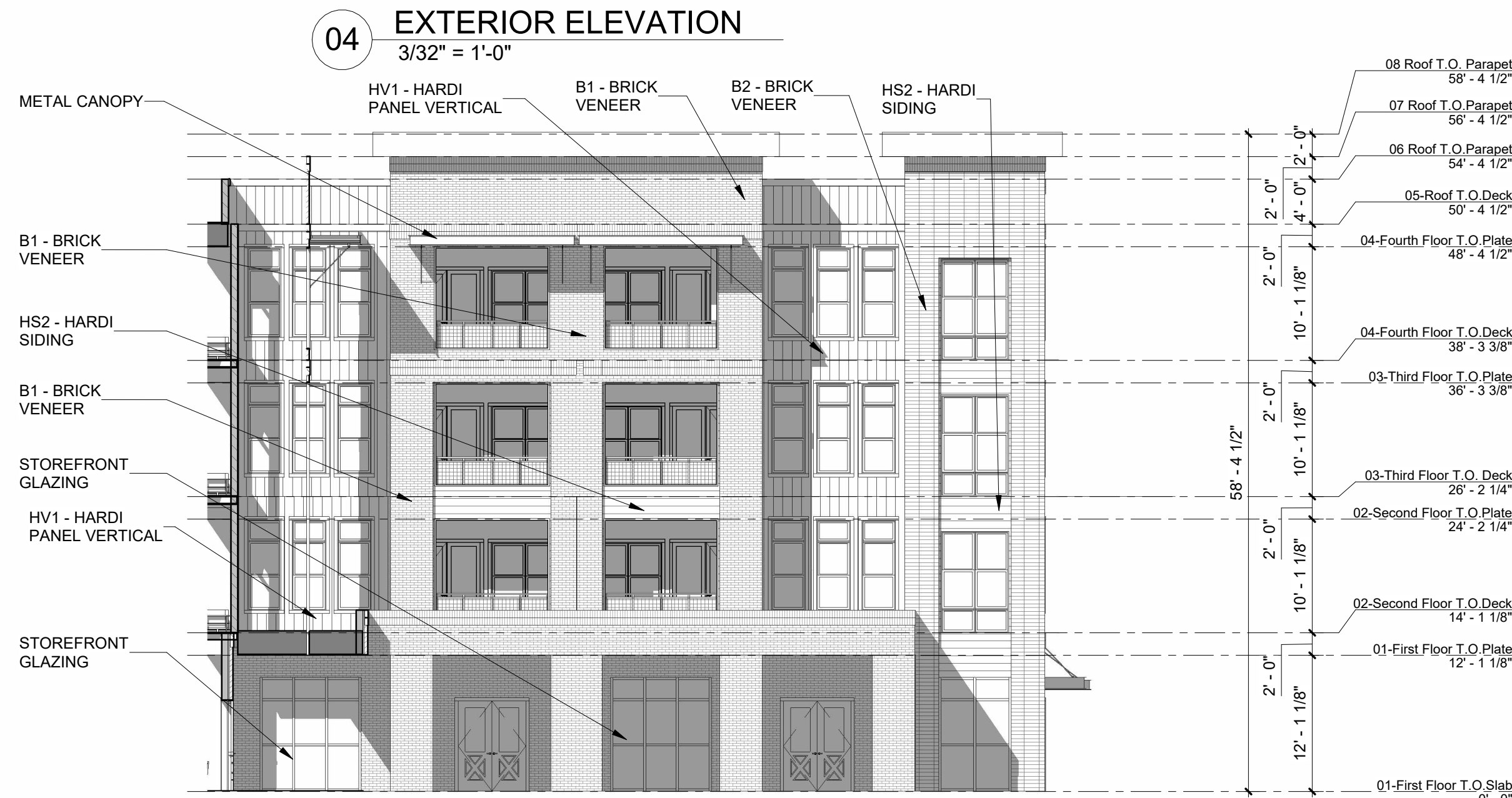
02 EXTERIOR ELEVATION

3/32" = 1'-0"



03 EXTERIOR ELEVATION

3/32" = 1'-0"



05 EXTERIOR ELEVATION

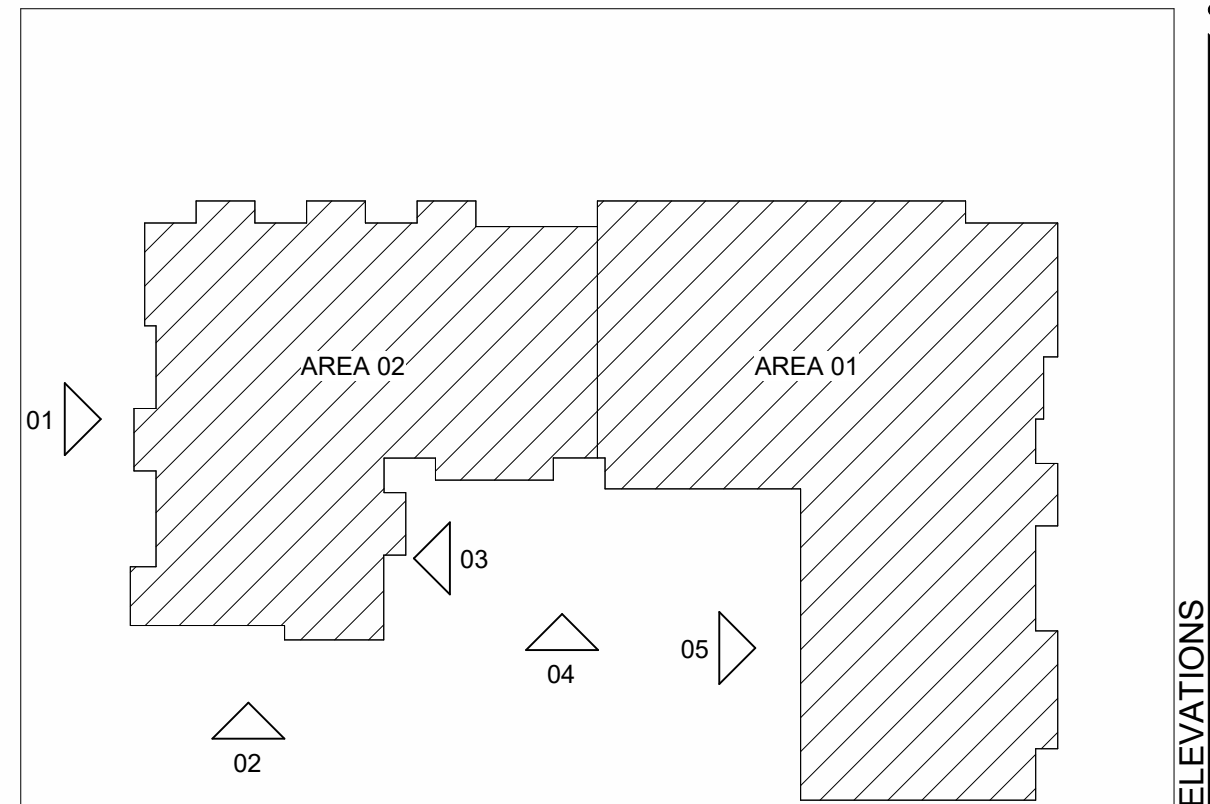
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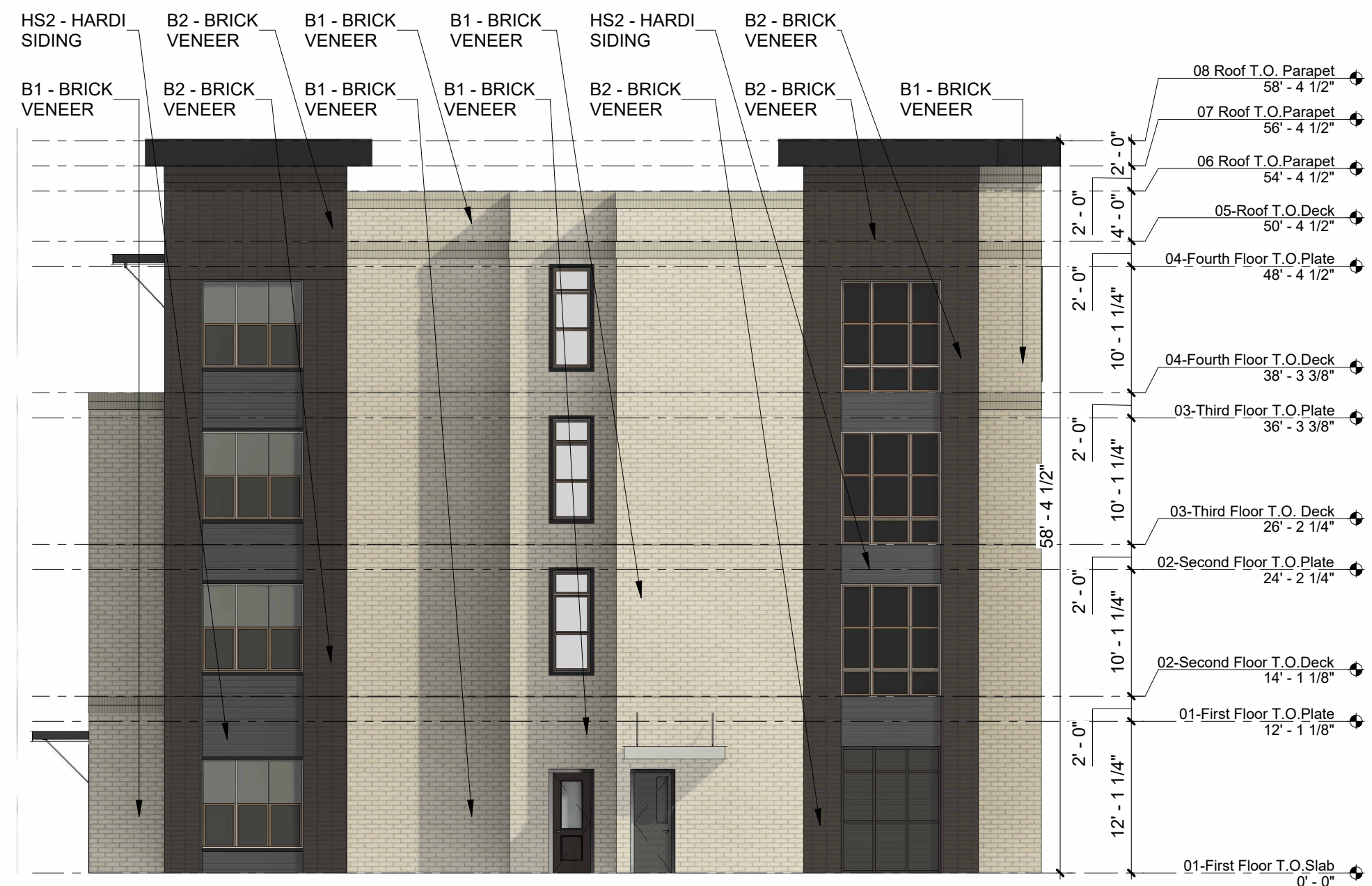
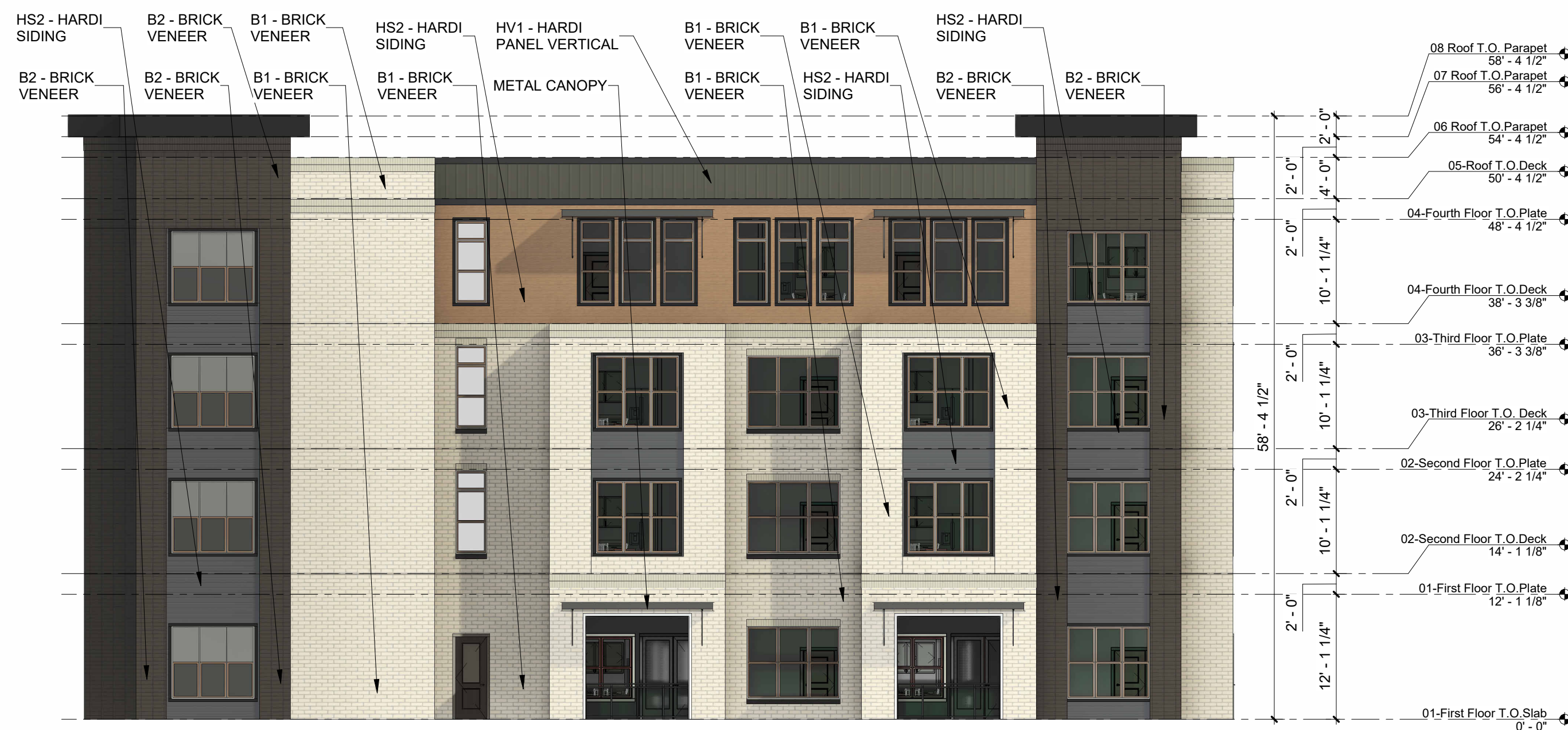
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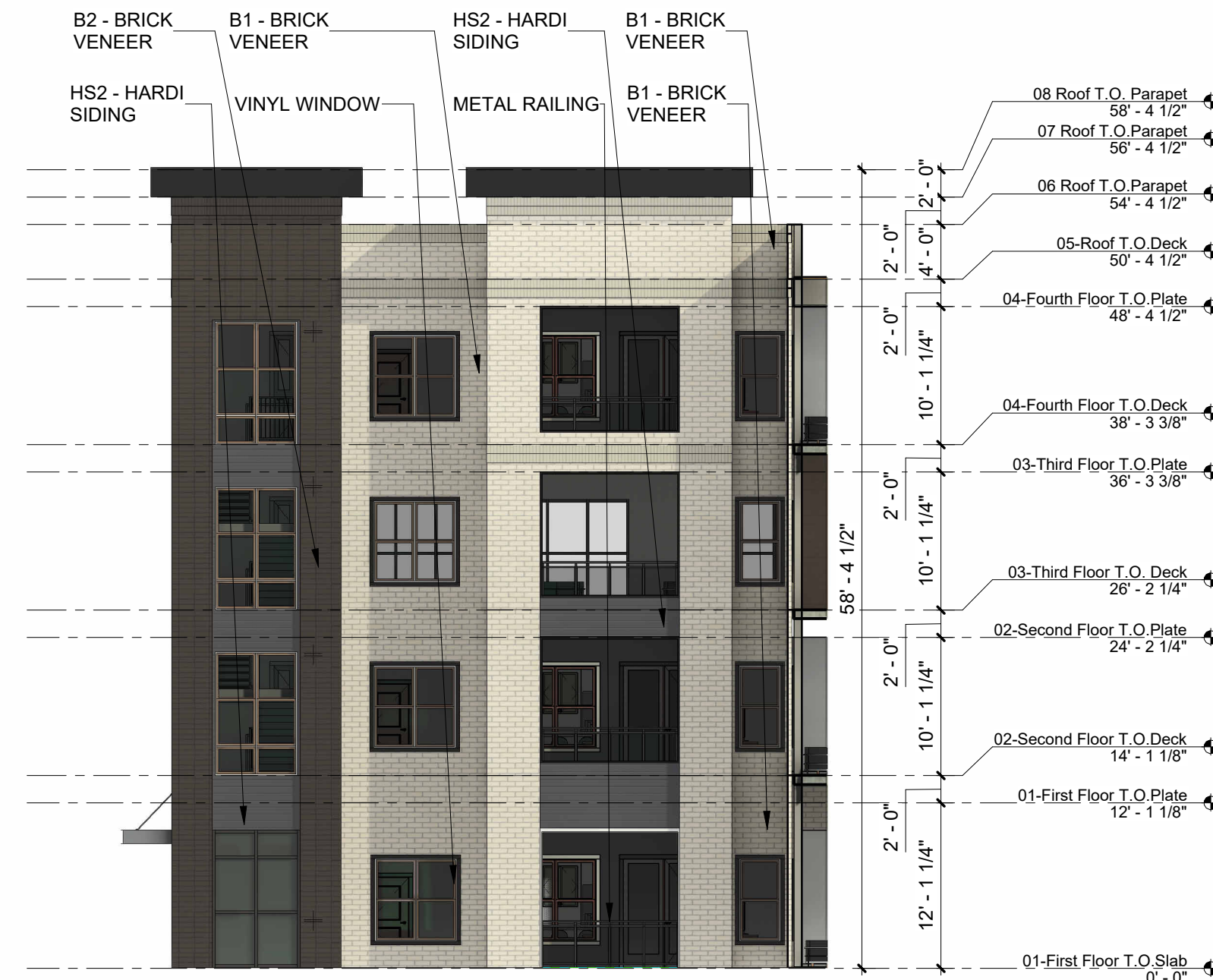
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CHECKED BY: PM
ISSUED FOR: SD REVIEW SET
SUBMITTAL DATE: 07/17/2026
SCALE: As Indicated
SHEET NO. A5.02

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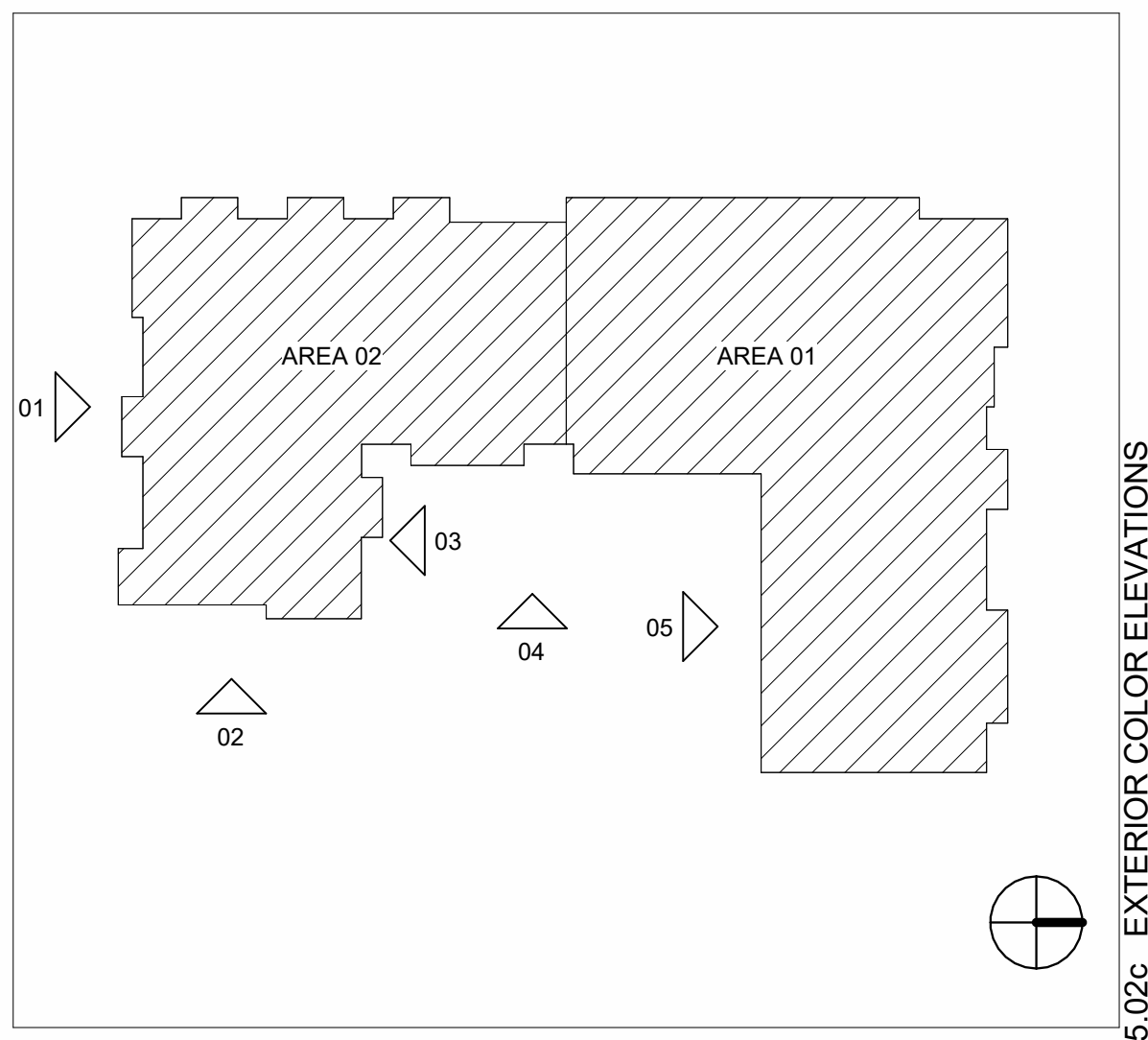


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THE LANDING AT WATERMERE ON OAK ROANOKE, TEXAS

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07/17/2026

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SCALE:
As Indicated
SHEET NO.
A5.02c



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan request (SP-2026-05)

MEETING DATE: September 21, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and make a recommendation on a Site Plan request by Megan Marcussen, on behalf of Westwood Professional Services, located on an approximately 1.10-Acre tract located in The Homestead Addition, Lot, 1 Block 1, City of Roanoke, Denton County, Texas. The property is located at 1000 W. SH 114 Bypass, (SP-2026-05).

INFORMATION:

The property is zoned "PD-Business Park", and the proposed use is permitted by right. The warehouse is proposed to be 48,000 square feet.

<u>Development Standard</u>	<u>City Ordinance Requirement</u>	<u>Requirement Met?</u>	<u>Comments</u>
Minimum Lot Tract Area	20,000	Yes 48,000	N/A
Proposed Zoning	BP	Yes Office/ Warehouse	N/A
Max. Building Height	40 ft.	Yes 35 ft.	N/A
Parking Spaces	31 required	54 provided	N/A
Landscape Buffer	25 ft. 5 ft. sides	Yes	N/A



AGENDA ITEM

Loading space	1 space	9 spaces	
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STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:**FINANCIAL CONSIDERATION:****ATTACHMENTS:**

1. Site Plan Application & Checklist 2023_Box Roanoke
2. R0071638.00 Box Roanoke Combined Landscape Plans
3. 2026-06-05_Building Elevations_Box Roanoke
4. C2.0 SITE PLAN (2)



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

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Megan Markussen	Address of Applicant 7557 Rambler Rd, 1400 Dallas TX, 75231	Phone Number and Email (214) 499-6209 megan.markussen@westwoodps.com
Legal Interest New Development		
Owner Holley, Russell W TRS of Cyrus & Shirley C Holley 1991 Irrev Trst	Address 692 Garden Ct, Southlake TX, 76092	Phone Number& Email NA
Firm preparing Site Plan Package Westwood Professional Services	Address 7557 Rambler Rd, 1400 Dallas TX, 75231	Phone Number (214) 499-6209 Email megan.markussen@ westwoodps.com
Location of Property 1000 W SH 114 BYPASS, ROANOKE TX	Name of Addition/Subdivision HOMESTEAD ADDN (NW ISD)	Lot / Block Lot 1, Block 1
		Present Zoning BP

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office	10%	0.11 acres
Retail		
Commercial		
Industrial	90%	0.99 acres
Flood Plain		

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

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

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

Appl Megan Markussen

06/05/2026

Date

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting	CC Meeting	File for Record SP- _____ - _____
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07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

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

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

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

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

Site Plan

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

Site Plan Continued

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

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

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

Landscape Plan

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

Landscape Plan Cont.

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

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.

☒ A Plant Legend, if symbols or abbreviations are used.

☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.

☒ Show location of trees to be preserved.

☒ Show spacing of plant material to be used.

☐ Show description of maintenance provisions for the Landscape Plan.

☒ Show proposed and existing sidewalks and utility easements.

☐ Show irrigation system if applicable.

☐ Show rain and freeze protection.

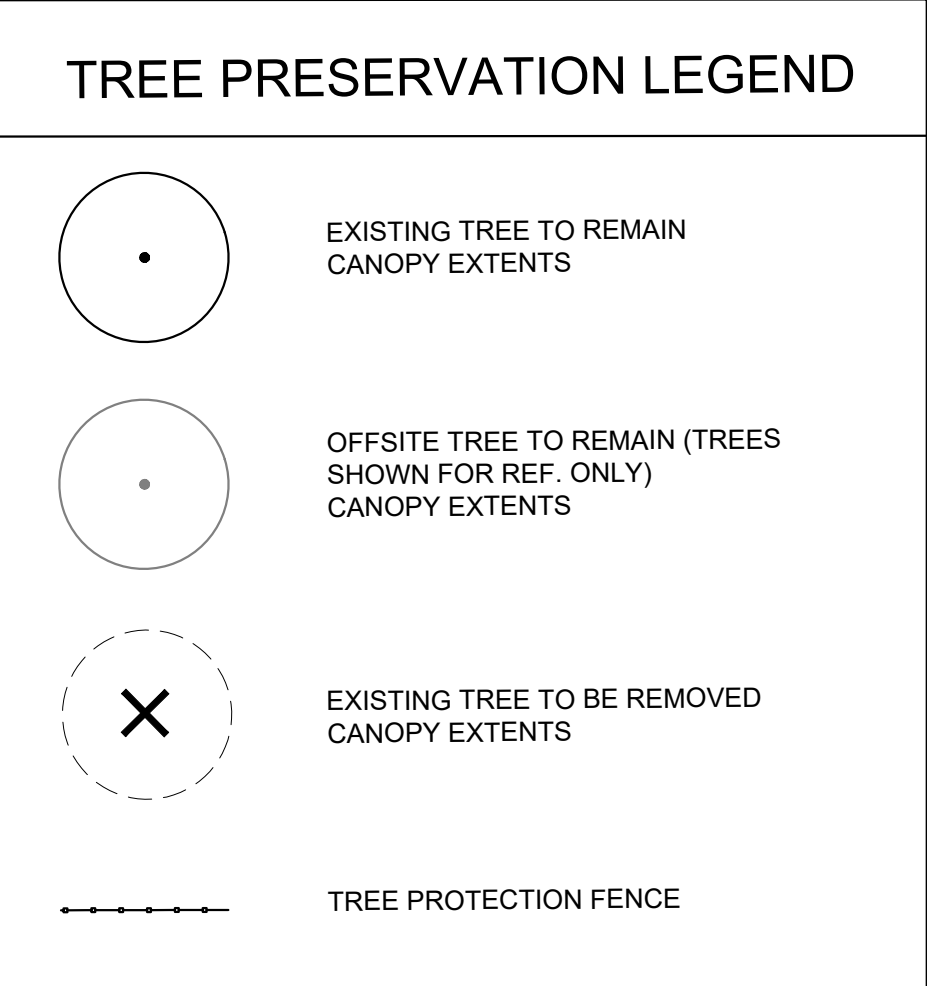
SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

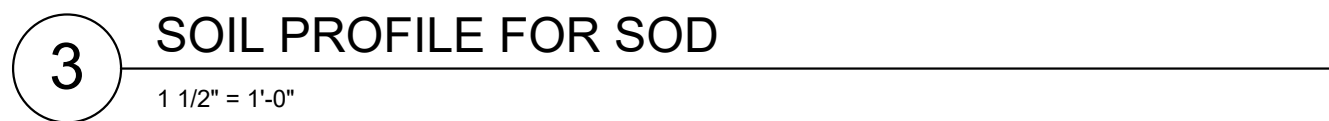
These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

☒ Utility meters shall not be visible except in areas clearly intended as service areas where the public is generally excluded.

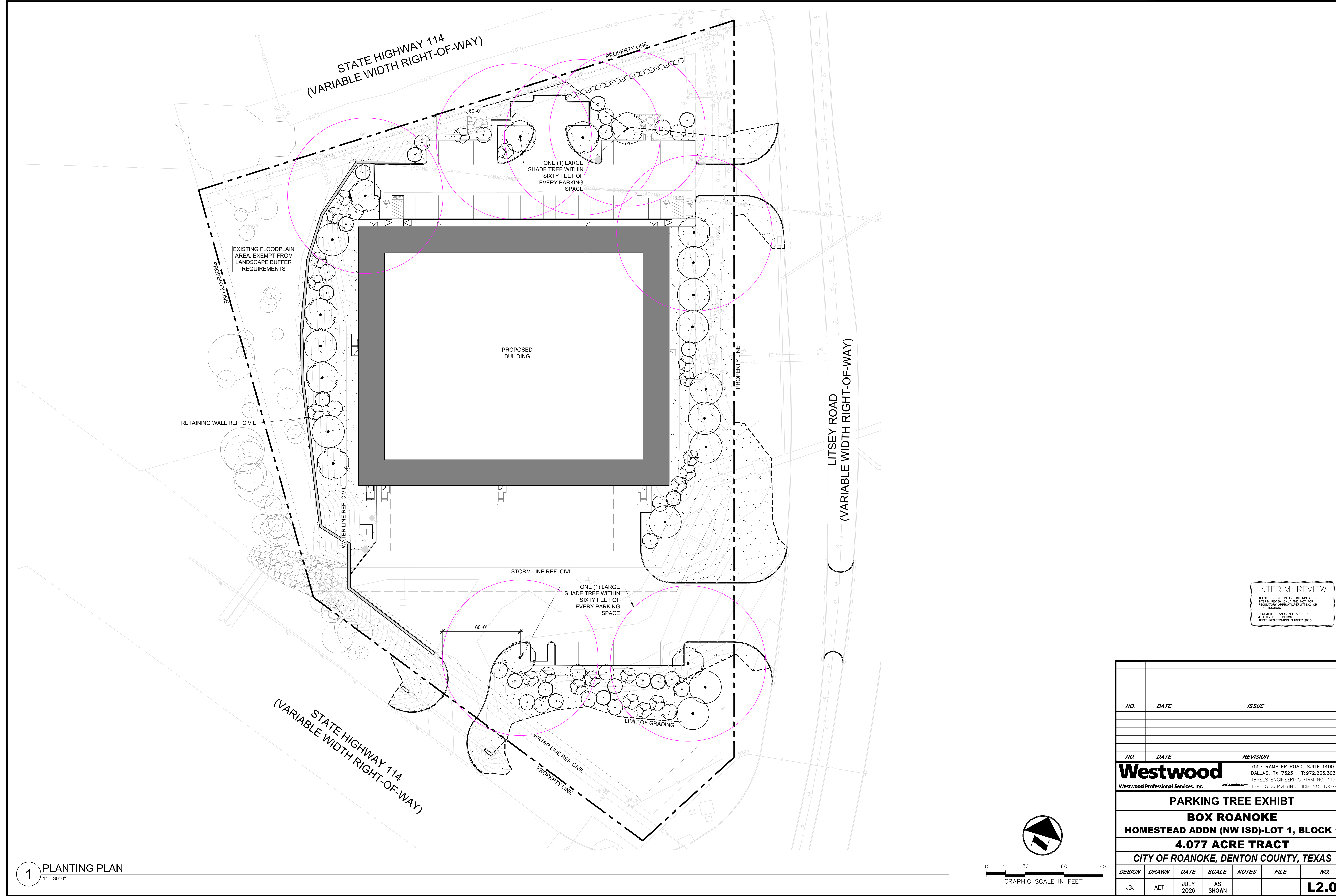
☒ All mechanical equipment including units located on rooftops shall be screened.

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

[illegible]



<i>NO.</i>	<i>DATE</i>			<i>ISSUE</i>		
<i>NO.</i>	<i>DATE</i>			<i>REVISION</i>		
Westwood 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T:972.235.3031 westwoods.com TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301						
PLANTING DETAILS & NOTES						
BOX ROANOKE						
HOMESTEAD ADDN (NW ISD)-LOT 1, BLOCK 1						
4.077 ACRE TRACT						
CITY OF ROANOKE, DENTON COUNTY, TEXAS						
<i>DESIGN</i>	<i>DRAWN</i>	<i>DATE</i>	<i>SCALE</i>	<i>NOTES</i>	<i>FILE</i>	<i>NO.</i>
JBJ	AET	JULY 2026	AS SHOWN			L2.01



1 PLANTING PLAN
1" = 30'-0"

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSON
TEXAS REGISTRATION NUMBER 2915

GENERAL NOTES

1. EXPOSED 6" CONCRETE SLAB (REFER TO STRUCTURAL PLANS.)

2. PROVIDE MASTERKURE HD 300MB (LAPIDOLITH) CONCRETE SEALER THROUGHOUT ON ALL INTERIOR FLOOR SLAB SURFACES. SURFACE PREP AND APPLICATION TO BE PERFORMED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.

3. BUILDING CLEAR HEIGHT TO BE 28' A.F.F., MEASURED 6" NORTH OF GRID LINE 'D'.

4. PROVIDE 15 MIL. STEGO WRAP (OR APPROVED ALTERNATE) VAPOR RETARDER UNDER SLAB. ALL JOINTS TO BE TAPED PER MANUFACTURER'S SPEC.

5. TILT-UP PANELS SHALL RECEIVE A HI-BUILD ACRYLIC TEXTURED COATING SYSTEM EQUAL TO SW CONPLEX ULTRACRETE MEDIUM TEXTURE WITH APPLICABLE PRIMERS. EXTERIOR WALLS SHALL INCLUDE ONE PRIMARY COLOR AND TWO ACCENT COLORS.

6. ALL TILT-WALL PANEL JOINTS SHALL BE SEALED WITH BACKER ROD & SEALANT UP TO 4" A.F.F. ON THE INSIDE FACE OF THE PANEL, FULL HEIGHT ON THE EXTERIOR FACE.

7. EXPOSED STEEL ROOF STRUCTURE (REFER TO STRUCTURAL PLANS.)

8. ALL STRUCTURAL STEEL SHALL RECEIVE ONE (1) SHOP COAT OF LIGHT GRAY PRIMER. AFTER ERECTION HAS BEEN COMPLETED, COLUMNS TO BE PAINTED SAFETY YELLOW TO 8' A.F.F., THEN PAINTED WHITE FROM 8' A.F.F. TO DECK.
9. INTERIOR SIDE OF ROOF DECK TO BE MECHANICALLY FASTENED, WHITE PRIMER. REF. STRUCTURAL ROOF TO BE WHITE, MECHANICALLY FASTENED, SINGLE-PLY, 45-MIL TPO ROOFING w/ RIGID INSULATION BOARD. REFER TO ROOF PLAN FOR R-VALUE.

10. PROVIDE WALK PADS AROUND ROOF HATCH & EQUIPMENT WORK AREAS.

11. PROVIDE ROOF MOUNTED EXHAUST FANS AND MECHANICAL WALL MOUNTED INTAKE LOUVERS PER MECHANICAL PLANS TO PROVIDE MIN. 3 AIR CHANGES. SYSTEM TO BE INTERLOCKED WITH FIRE ALARM CONTROL PANEL FOR AUTOMATIC SHUT-OFF DURING FIRE EVENT. REF. MECHANICAL.

12. PROVIDE FULLY SPRINKLERED - ESFR SYSTEM. SYSTEM TO BE DESIGNED AND PERMITTED BY LICENSED FIRE SPRINKLER CONTRACTOR.

13. PROVIDE FLOOR RECEPTOR IN PUMP ROOM (12"x12"x6" SUMP DEPTH).

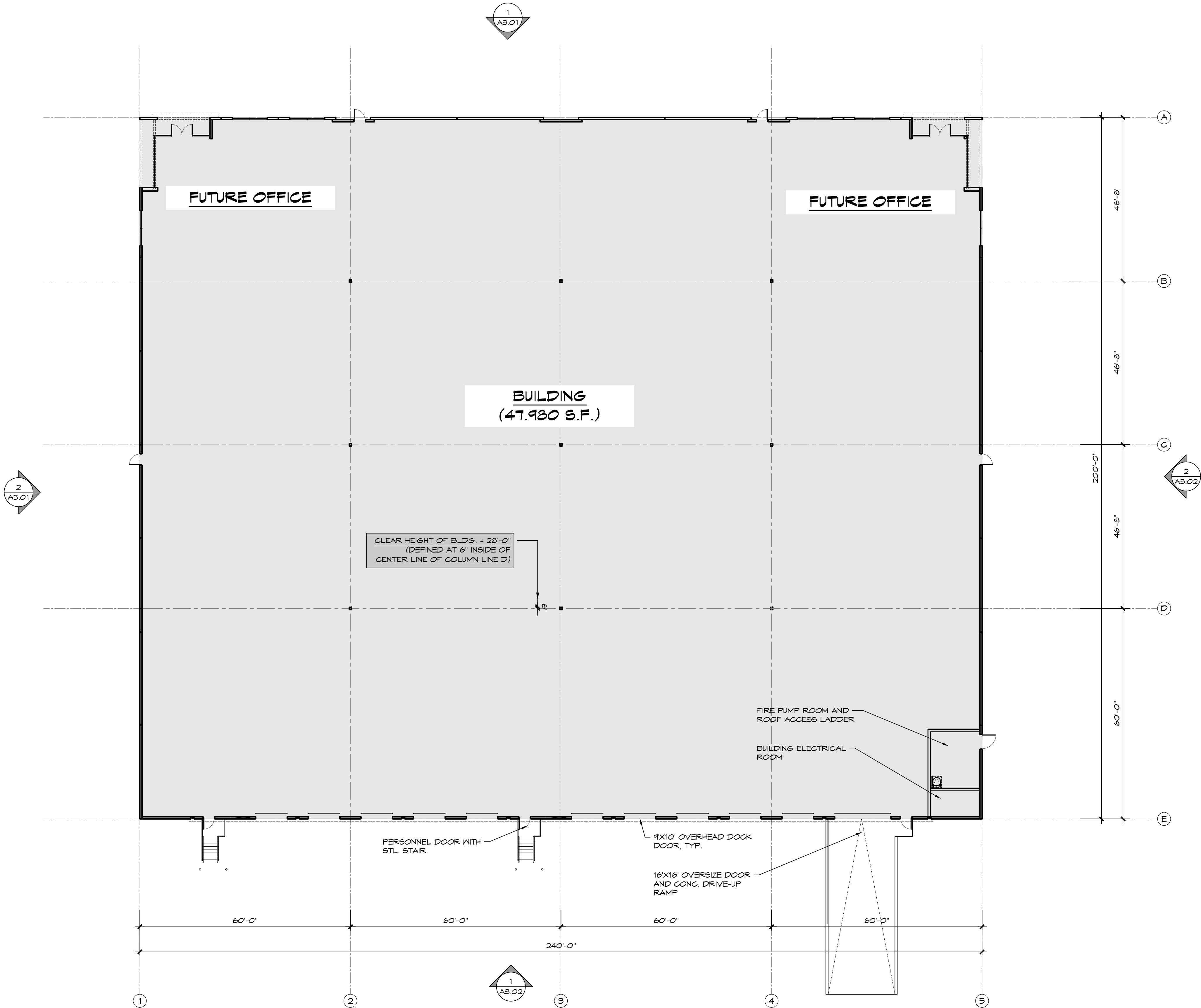
14. PLUMBING CONTRACTOR TO LOCATE SENER LINE DEPTH TO SERVE ALL PORTIONS OF THE BUILDING.

15. PROVIDE INTERNAL ROOF ACCESS LADDER, CAGE, HATCH AND SAFETY EQUIPMENT @ UTILITY ROOM. REF. A5.02.

16. INTERIOR WALLS AND DOORS AT THE FIRE PUMP ROOM TO BE 1-HOUR RATED.

17. ALL EXTERIOR MISCELLANEOUS STEEL METAL TO BE GALVANIZED.

18. REFER TO A0.02 AND A0.03 FOR TYPICAL TAS/ADA REQUIREMENTS. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODES.

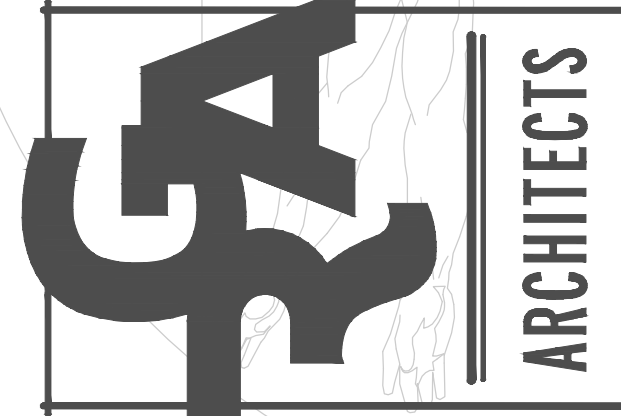


1 FLOOR PLAN
Scale: 1/16" = 1'-0"

Box Roanoke Industrial
1000 W State Hwy 114
Roanoke, Texas 76262



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IS RELEASED UNDER THE AUTHORITY OF
JEFFREY COOK
TEXAS REGISTRATION NO. 20832
ON DATE INDICATED BELOW.



301 S. OAK STREET, STE 100
ROANOKE, TX 76262
PH | 817 430 3382
RGAARCHITECTS.COM

RGA PROJECT NUMBER: 25168

DATE: 5.22.2026

REVISIONS:

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- △
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SHEET:

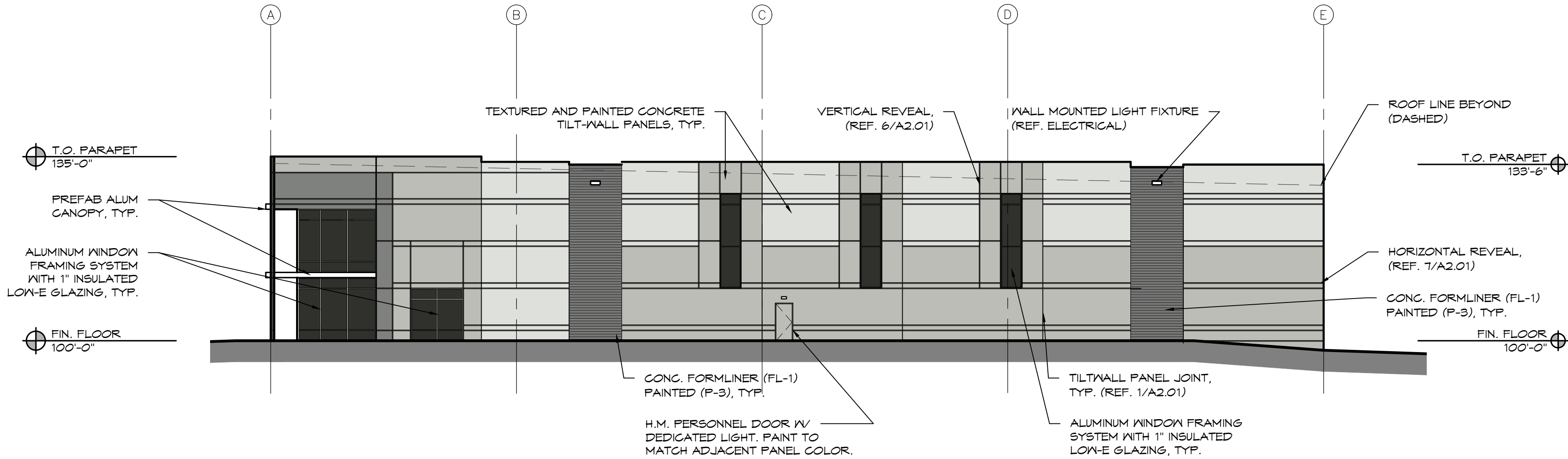
A2.00

GENERAL NOTES:

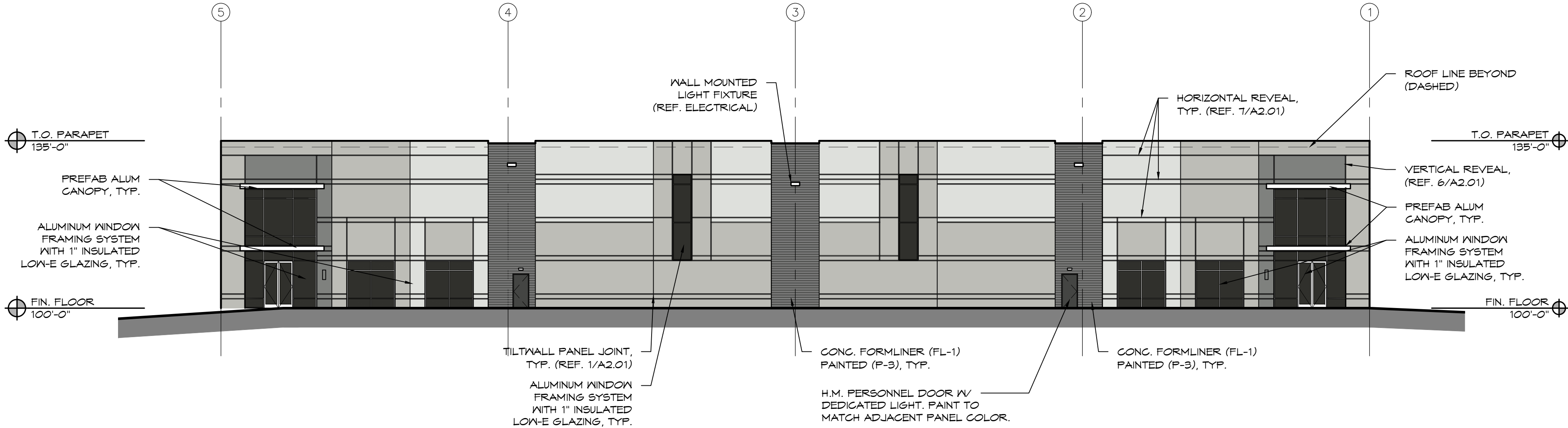
1. 100% OF THE BUILDING IS MASONRY (CONG. TILT WALL) EXCLUSIVE OF THE DOORS AND WINDOWS.
2. ONLY ON-SITE, BUILDING-MOUNTED LIGHTING FIXTURES ARE PROPOSED AS PART OF THIS PROJECT. NO FIXTURE SHALL BE MOUNTED ABOVE 30'.

FINISH KEY

MATL	DESCRIPTION
P-1	EXTERIOR CONCRETE TILT WALL PANELS SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE"
P-2	EXTERIOR CONCRETE TILT WALL PANELS SHERWIN WILLIAMS SW7065 "ARGOS"
P-3	EXTERIOR CONCRETE TILT WALL PANELS SHERWIN WILLIAMS SW7067 "CITYSCAPE"
FL-1	BLACK ANOD. ALUM. WINDOW FRAMING WITH 1" INSULATED LOW-E GLAZING SOLARBAN 60 + SOLARGRAY
FL-1	FORMLINER, FITZGERALD FORMLINER PATTERN 14307 FLUTED RIB OR EQUAL



2 WEST ELEVATION
Scale: 1/16" = 1'-0"



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

Box Roanoke Industrial
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RGAARCHITECTS.COM



RGA PROJECT NUMBER: 25168

DATE: 5.22.2026

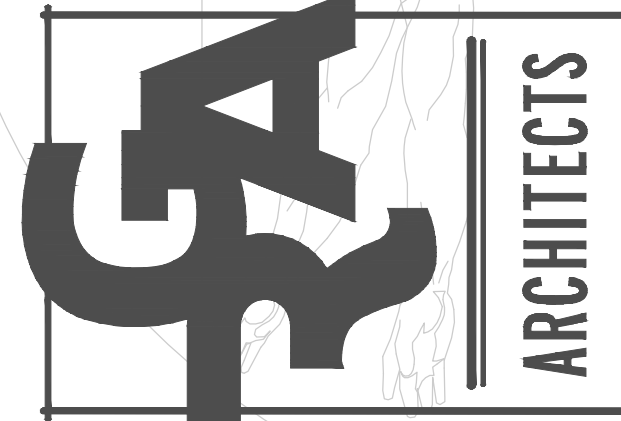
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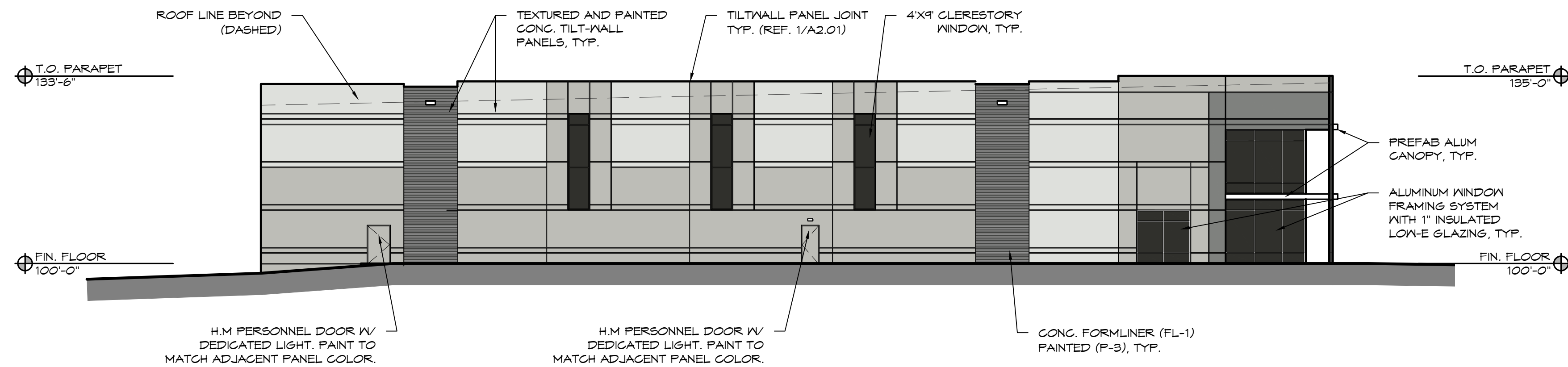
A3.01

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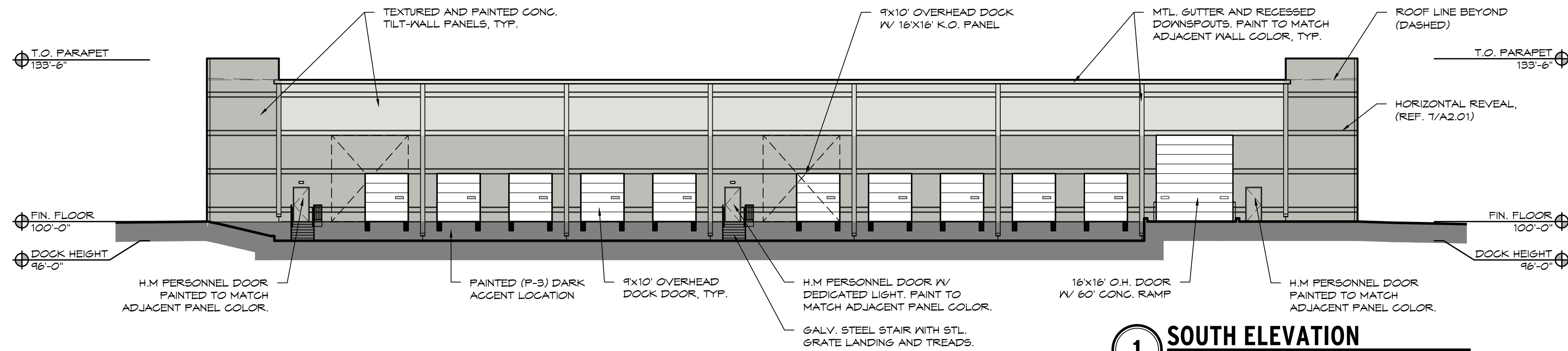


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Box Roanoke Industrial
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Roanoke, Texas 76262



2 EAST ELEVATION
Scale: 1/16" = 1'-0"



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

RGA PROJECT NUMBER: 25168

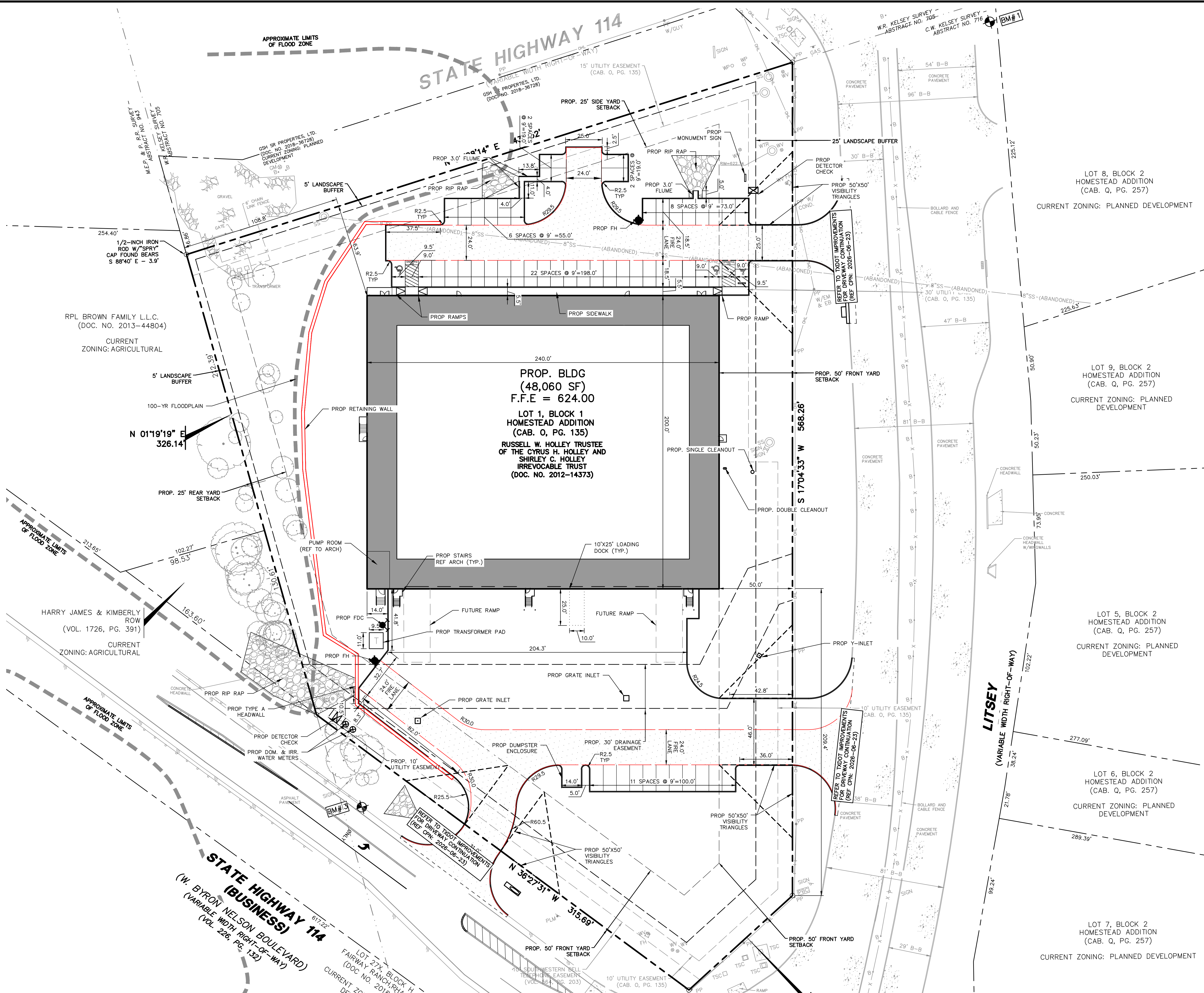
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REVISIONS:

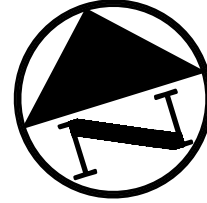
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SHEET:

A3.02



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATT J. DRAKE, P.E. 140108 ON 08/27/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



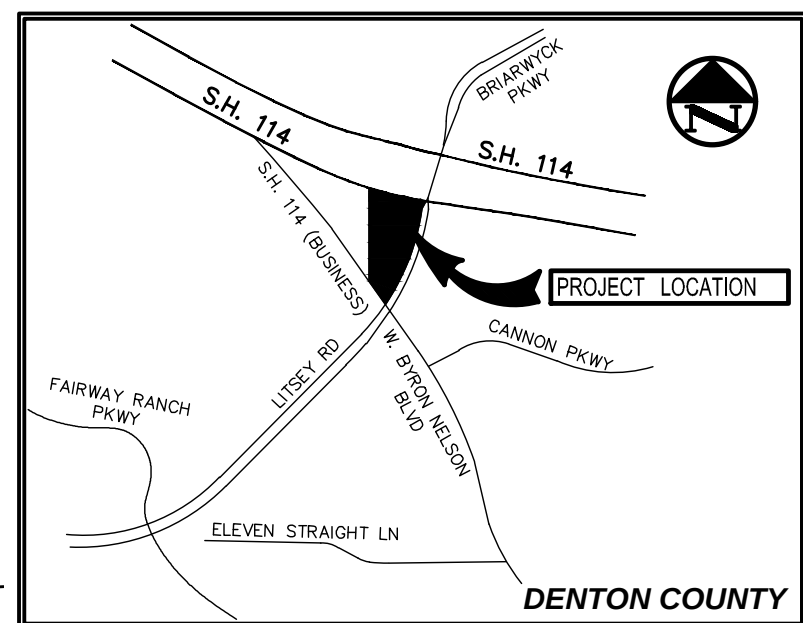
LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- W/7-PACHECO KOCH, CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED FIRE LANE
- 100-YR FLOODPLAIN

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

GENERAL NOTES

1. REFER TO SHEET C0.1 FOR GENERAL NOTES.
2. REFER TO SHEET C0.1 FOR BENCH MARK.



VICINITY MAP
(NOT TO SCALE)
SITE INFORMATION TABLE

LOT AREA:	177,605 SF (4.077 ACRES)
EXISTING ZONING:	BP
PROPOSED ZONING:	WAREHOUSE / OFFICE
PROPOSED USE:	
BUILDING 1	
WAREHOUSE/OFFICE:	48,000 S.F.
BUILDING AREA:	48,000 S.F.
LOT AREA:	177,605 SF (4.077Ac)
BUILDING 1 COVERAGE:	27.02%
BUILDING HEIGHT:	35 FEET
PARKING PROVIDED	
90% WAREHOUSE	1:3,000 SF (43,200 SF) = 15 SPACES
10% OFFICE	1:300 SF (4,800 SF) = 16 SPACES
9'X18' PARKING REQUIRED:	31 SPACES
9'X18' PARKING PROVIDED:	54 SPACES
HANDICAP REQUIRED:	2 SPACES (1 VAN)
HANDICAP PROVIDED:	3 SPACES (1 VAN)
LOADING SPACE REQUIREMENTS	
10'X25' LOADING REQUIRED:	1
10,000 SF (48,000 SF) = 5 SPACES	
10'X25' LOADING PROVIDED:	9

ISSUED FOR PERMITTING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION
Westwood		
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.235.3031		
Westwood Professional Services, Inc.		
TBPCLS ENGINEERING FIRM NO. 11756		
TBPCLS SURVEYING FIRM NO. 10074301		
SITE PLAN		
BOX ROANOKE		
HOMESTEAD ADDN (NW ISD)-LOT 1, BLOCK 1		
4.077 ACRE TRACT		
CITY OF ROANOKE, DENTON COUNTY, TEXAS		
DESIGN	DRAWN	DATE
MCM	MAA	SEPT. 2026
SCALE	NOTES	FILE
1"=30'		
NO.	C2.0	