

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Victor Molaschi, Commissioner



Randy Corn, Chairman

Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

ROANOKE PLANNING AND ZONING AGENDA

FEBRUARY 7, 2022

7:00 PM

CITY COUNCIL CHAMBERS - 2ND FLOOR

**500 S. OAK STREET
ROANOKE, TEXAS 76262**

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 cable broadcast, 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 on January 3, 2022.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VI, Section 12.661, Appendix 3, entitled "Use Charts," by amending the uses within Business Park (BP) Districts to allow School, K through 12 (Private) Use with a Specific Use Permit within the Business Park (BP) Districts. (Ordinance No. 2022-102)
2. Consideration and recommendation on Ordinance 2022-102, amending The Comprehensive Zoning Ordinance, Chapter 12, Article VI, Section 12.661, Appendix 3, Entitled "Use Charts," by amending The Uses Within Business Park (BP) Districts to allow "School, K Through 12 (Private)" use with A Specific Use Permit (SUP) within The Business Park (BP) Districts.



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**February 7, 2022
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3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition within the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K through 12 (Private) Use. (Ordinance No. 2022-103)
4. Consideration and recommendation on Ordinance 2022-103, amending The Comprehensive Zoning Ordinance of The City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, by changing the zoning from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K Through 12 (Private) Use.
5. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled “Oak Street Corridor Zoning District,” by amending Exhibit C, entitled “Oak Street Regulating Plan”; by changing the maximum height of buildings from five (5) stories to nine (9) stories for an approximately 3.269 acre tract of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-104)
6. Consideration and recommendation on Ordinance 2022-104 amending Chapter 12, Article III, Division 15, Exhibit C, entitled “Oak Street Regulating Plan” of the Code of Ordinances of the City of Roanoke, Texas, for an approximately 3.269 acre tracts of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the maximum number of floors for said tract of land from five (5) stories to nine (9) stories.
7. Consideration and recommendation on a Site Plan (SP 2022-01) request from Bowman Consulting Group, LTD, for a multi-tenant shell building to be located on an approximate 1.116 acre parcel, being a part of the W.D. Bell Survey Abstract No. 82, Block 1 Lot 7, City of Roanoke Denton County, Texas; generally located just north of Bobcat Blvd. (.04 of a mile) on the west side of Hwy 377, and having an address of 1735 N Hwy 377.



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**February 7, 2022
Page 3 of 3**

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, February 4, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, 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: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 01/03/2022 P&Z Minutes

MEETING DATE: February 7, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on January 3, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 01-03-2022



Jesse Terrell, Commissioner
Victor Molaschi, Commissioner
Larry Granados, Commissioner

Randy Corn, Chairman

Jason Kasal, Commissioner
Kristie Womack, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING MINUTES
JANUARY 3, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Randy Corn; Vice Chairman Kristie Womack; Commissioners: Jason Kasal, Mark McCullough, Victor Molaschi, and Larry Granados. Development Services Administrator J.R. Hames, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Vice Chairman Kristie Womack and Commissioner Jesse Terrell.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on December 6, 2021.
Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider amending Chapter 12, Section 12.931 of the Code of Ordinances by authorizing the use of "Limited Service Hotels" to have four (4) floors of rooms or less. (Ordinance No. 2022-100)

Public hearing started at 7:02 p.m.

Development Services Administrator J.R. Hames explained this was added a few



**MINUTES FOR THE REGULAR
PLANNING AND ZONING COMMISSION
MEETING**

**January 3, 2022
Page 2 of 2**

years ago, regarding “Limited Service Hotels.” Mr. Hames further explained that with renewed interest in hotel development, the feedback from recent inquiries, have expressed that four (4) floors are preferred over three (3) floors.

Public hearing ended at 7:04 p.m.

2. Motion made by Jason Kasal second by Larry Granados to approve Ordinance No. 2022-100 amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VII, Section 12.931- Hotels (a).(7). to allow 4 floors or less for a limited service hotel.

Motion carried unanimously.

3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.231 acres of land located in the John Bacon Survey, Abstract No. 1565 and the M.E.P. & P.R.R. Company Survey, Abstract No. 923, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.231 acres of land from Single Family-7 (SF-7) District to Retail (R) District; prescribing the permissible uses. (Ordinance No. 2022-101)

Public hearing started at 7:05 p.m.

Jerry Boyle, property owner stated that all properties around this lot is already zoned commercial/retail.

Public hearing ended at 7:06 p.m.

4. Motion made by Victor Molaschi second by Mark McCullough to approve Ordinance No. 2022-101, amending the Comprehensive Zoning Ordinance by changing the zoning from Single-Family-7 District (SF-7) to Retail District (R) , for an approximate 0.231 acre of land, having an address of 614 Dallas Drive, and situated in the M.E. P. & P.R.R. Survey, Abstract No. 923, City of Roanoke, Denton County , TX.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jason Kasal second by Victor Molaschi to adjourn the meeting at 7:07 p.m.

Motion carried unanimously.

Randy Corn, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-102

MEETING DATE: February 7, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article VI, Section 12.661, Appendix 3, entitled "Use Charts," by amending the uses within Business Park (BP) Districts to allow School, K through 12 (Private) Use with a Specific Use Permit within the Business Park (BP) Districts. (Ordinance No. 2022-102)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-102 - Zoning Amendment - Use Chart - Private School K-12 by SUP in BP Districts



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 7, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED "USE CHARTS," BY AMENDING THE USES WITHIN BUSINESS PARK (BP) DISTRICTS TO ALLOW SCHOOL, K THROUGH 12 (PRIVATE) USE WITH A SPECIFIC USE PERMIT WITHIN THE BUSINESS PARK (BP) DISTRICTS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, FEBRUARY 22, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED "USE CHARTS," BY AMENDING THE USES WITHIN BUSINESS PARK (BP) DISTRICTS TO ALLOW SCHOOL, K THROUGH 12 (PRIVATE) USE WITH A SPECIFIC USE PERMIT WITHIN THE BUSINESS PARK (BP) DISTRICTS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, January 20, 2022, by 5:00 p.m.


April S. Hill, 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.**

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AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Ordinance 2022-102

MEETING DATE: February 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance 2022-102, amending The Comprehensive Zoning Ordinance, Chapter 12, Article VI, Section 12.661, Appendix 3, Entitled "Use Charts," by amending The Uses Within Business Park (BP) Districts to allow "School, K Through 12 (Private)" use with A Specific Use Permit (SUP) within The Business Park (BP) Districts.

INFORMATION:

The applicant has requested an amendment to the Use Chart in the Comprehensive Zoning Ordinance to permit a private school by SUP- Specific Use Permit, within the Business Park District. The use is currently not listed in a Business Park District.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2022-102 - Zoning Amendment - Use Chart - Private School K-12 by SUP in BP Districts - jlm draft redline - 010722
2. ORD NO 2022-102 - Zoning Amendment - Use Chart - Private School K-12 by SUP in BP Districts - jlm draft clean - 010722
3. Application Zoning Txt Amendment 608 Henrietta Creek

ORDINANCE No. 2022-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED "USE CHARTS," BY AMENDING THE USES WITHIN BUSINESS PARK (BP) DISTRICTS TO ALLOW "SCHOOL, K THROUGH 12 (PRIVATE)" USE WITH A SPECIFIC USE PERMIT (SUP) WITHIN THE BUSINESS PARK (BP) DISTRICTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, "[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;" and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, "[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;" and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That Chapter 12, Article VI of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended, by amending Section 12.661, Appendix 3, entitled "Use Charts," by amending the "Institutional/Governmental Uses" to read as follows:

Types of Land Uses	Residential Zoning Districts												Non-Residential Zoning Districts					
	AG		SF-22	SF-15	SF-11	SF-7			SFA	MF-12	MH			O	R	LC	BP	HI
Institutional/Governmental Uses																		
School, K through 12 (Private)	S		S	S	S	S			S	S	S			S			<u>S</u>	

Section 3. 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 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. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the _____ day of _____, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

ORDINANCE No. 2022-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE VI, SECTION 12.661, APPENDIX 3, ENTITLED “USE CHARTS,” BY AMENDING THE USES WITHIN BUSINESS PARK (BP) DISTRICTS TO ALLOW “SCHOOL, K THROUGH 12 (PRIVATE)” USE WITH A SPECIFIC USE PERMIT (SUP) WITHIN THE BUSINESS PARK (BP) DISTRICTS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;” and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, “[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;” and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That Chapter 12, Article VI of the Code of Ordinances of the City of Roanoke, Texas, is hereby amended, by amending Section 12.661, Appendix 3, entitled “Use Charts,” by amending the “Institutional/Governmental Uses” to read as follows:

Types of Land Uses	Residential Zoning Districts												Non-Residential Zoning Districts					
	AG		SF-22	SF-15	SF-11	SF-7			SFA	MF-12	MH			O	R	LC	BP	HI
Institutional/Governmental Uses																		
School, K through 12 (Private)	S		S	S	S	S			S	S	S			S			S	

Section 3. 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.

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Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncoded which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 22nd day of February, 2022.

APPROVED:

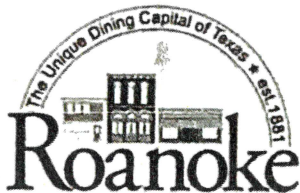
Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



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

ZONING APPLICATION

Received Payment
1/6/2022

Applicant/Agent Name E.A. Young Academy; Agent - Aimee Anglin		Home Phone 817-427-4888	Mobile Phone 817-896-3745
Address 8521 Davis Blvd		City / State North Richland Hills, TX	Zip 76182
Property Owner(s) Benson Lane Partners, Ltd.		Home Phone N/A	Work Phone 817-707-4770
Address, City, State, Zip 522 Benson Lane Roanoke, TX 76262			
Present Zoning Classification BP	Requested Zoning Classification SUP	Acreage/Lot of Requested Zoning Classification	

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 Private school to be permitted by SUP in a BP-Business Park Zoning District.

Justification for requested zoning change: This use is currently permitted by SUP in other zoning districts in the City.

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.

Aimee Anglin 1/21/21
Applicant Signature and Date

Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format. Fees for Zoning Request is \$250.00 plus \$10.00 per acre. Fees are subject to change if amended by Ordinance.

Authorization:

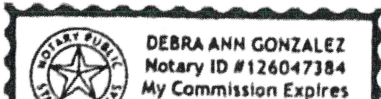
I/We Benson Lane Partners, Ltd. owner(s) of the above described property do hereby authorize E.A. Young Academy; Agent - Aimee Anglin to act on my/our behalf in making and representing this zoning change application.

Corey Wells 12/16/21
Signature of owner Date

State of Texas
County of Denton

Sworn to and subscribed before me on the 16 day of December, 2021, by Corey Wells
(year) (name of owner).

Notary Seal



Debra Ann Gonzalez
Notary Public's Signature



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-103

MEETING DATE: February 7, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition within the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K through 12 (Private) Use. (Ordinance No. 2022-103)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-103 - SUP 2022-01 - Rezone - BP to BP-SUP - Private School K-12 Use by SUP - Block 1 Lot 4R Henrietta Creek BP Addition



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission SUP-2022-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 7, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 2.3410-ACRE TRACT OF LAND CONSISTING OF BLOCK 1, LOT 4R OF THE HENRIETTA CREEK BUSINESS PARK ADDITION, AN ADDITION WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW SCHOOL, K THROUGH 12 (PRIVATE) USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council SUP-2022-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, FEBRUARY 22, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 2.3410-ACRE TRACT OF LAND CONSISTING OF BLOCK 1, LOT 4R OF THE HENRIETTA CREEK BUSINESS PARK ADDITION, AN ADDITION WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW SCHOOL, K THROUGH 12 (PRIVATE) USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, January 20, 2022, by 5:00 p.m.


April S. Hill, 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.**

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AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Text Amendment-(Ord. 2021-108)

MEETING DATE: February 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance 2022-103, amending The Comprehensive Zoning Ordinance of The City of Roanoke, Texas, for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, by changing the zoning from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow School, K Through 12 (Private) Use.

INFORMATION:

The applicant, E. A. Young Academy, has requested an SUP to allow a K-12 private school at the proposed location.

Site Details:

- Parking - The proposed parking plan includes 90 existing parking spaces for students and faculty.
- An outdoor space including a U9 soccer field and playground would be included, enclosed by a 48" aluminum fence.
- The enrollment for the 2022-2023 academic year is 100 students.
- Hours of operation - Academic Day 7:30 am -3:45 pm; Extracurriculars 4:00 pm - 6:00 pm.

STAFF RECOMMENDATION:

Staff recommends approval.



AGENDA ITEM

SPECIAL CONSIDERATION:

N/A

FINANCIAL CONSIDERATION:

N/A

ATTACHMENTS:

1. ORD NO 2022-103 - Rezone - BP to BP-SUP - Private School K-12 Use by SUP - Block 1 Lot 4R Henrietta Creek BP Addition - jlm draft - 10722 (002)
2. Application SUP 608 Henrietta Creek
3. School Profile 2021-2022
4. SUP Application Support Materials

ORDINANCE No. 2022-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATELY 2.3410 ACRE TRACT OR TRACTS OF LAND CONSISTING OF BLOCK 1, LOT 4R OF THE HENRIETTA CREEK BUSINESS PARK 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, BY AMENDING THE UNDERLYING ZONING FOR THIS 2.3410 ACRE TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT (BP-SUP) DISTRICT TO ALLOW "SCHOOL, K THROUGH 12 (PRIVATE)" USE WITH A SPECIFIC USE PERMIT (SUP); PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 2.3410 acre tract or tracts of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition located within 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 Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to School, K through 12 (Private) 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:

Section 1. FINDINGS INCORPORATED

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

Section 2.

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning for an approximately 2.3410-acre tract of land consisting of Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition located within 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 Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to School, K through 12 (Private) 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. PENALTY CLAUSE

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

Section 5. SEVERABILITY CLAUSE

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

Section 6. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 22nd day of February, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

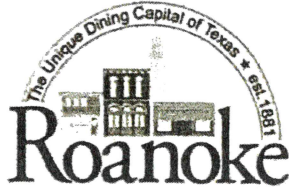
APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Approximately 2.3410-Acre Tract or Tracts of Land

Block 1, Lot 4R of the Henrietta Creek Business Park Addition, an addition located within the City of Roanoke, Denton County, Texas.



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

SPECIAL USE PERMIT APPLICATION

Received
Payment 1/6/2022

Name of Applicant/Agent Aimee Anglin	Address, City, State, Zip 8521 Davis Blvd North Richland Hills, TX 76182	Phone Number 817-427-4888
Type of permit requested	Name of Business E.A. Young Academy	Email aanglin@eayoungacademy.com
Property Owner(s) Benson Lane Partners, Ltd.	Address, City, State, Zip 522 Benson Lane Roanoke, TX 76262	Phone Number 817-707-4770
Legal Description - Lot/Block/Subdivision HENRIETTA CREEK BUSINESS PARK BLK 1 LOT 4R	Property Address 608 Henrietta Creek Road Roanoke, TX 76262	Present Zoning Office

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: This use is currently permitted by SUP in other zoning districts in the city.

Authorization:

I/ We Benson Lane Partners, Ltd. owner(s) of the above described property do hereby authorize E.A. Young Academy; Agent - Aimee Anglin to act on my/our behalf in making and representing this special use permit application.

Corey Wells Digitally signed by Corey Wells
Date: 2021.12.16 14:32:54 -0600

Owner(s) Signature

12/16/21

Date

Owner(s) Signature

Date

Attach the following:

Special Use Permit application fee of \$200.00**. Attach two (2) copies of the Metes & Bounds description of the property and a survey map (11x17) of the property. One electronic copy in a pdf format due at least 5 days prior to Council Meeting.

Aimee Anglin
Applicants Signature

12/21/21
Date

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

FOR OFFICE USE ONLY

Application Fee <u>cc</u> <u>Paid 1/6/2022</u>	P&Z Meeting	CC Meeting	File for Record SUP- _____ - _____
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8/23/2019



e.a. young academy

gifted, talented and high ability scholars

our vision

At E.A. Young Academy, we work to develop innovative, problem solving, compassionate stewards of our global community.



scholars

class of 2022 enrollment: 8
upper school enrollment: 34

K-12 enrollment: 93
students of color: 22%

admitted to four-year colleges: 100%
reside within the DFW area in a 30-mile radius

8 average class size

test scores

class of 2020-2022

	mean	mid 50%
ACT	33	30.5-34.5
SAT	1398	1333-1493
SAT EBRW	707	665-750
SAT Math	696	645-760

"At Young, it is universal not just to have an intense drive for your given specialty, but also an unreasonable amount of knowledge on topics you have no intention of using other than because you are curious about it. It's a place where students gift each other O-Chem textbooks for leisure reading, regularly engage in philosophy debates at lunch, edit each other's novels, and where my physics teacher and I regularly discuss European politics."
-Class of 2020 Graduate

faculty

75% of upper school faculty hold advanced degrees. In addition to presenting at local, state, and national conferences, many faculty members have received recognitions for leadership, excellence, and innovation in teaching from a variety of organizations.

1 to 6 faculty-to-scholar ratio

national merit

	class of 2020	class of 2021	class of 2022
Finalist	1	1	
Semifinalist			
Commended	2		2
Hispanic Scholar	1		
Indigenous Scholar		1	

advanced placement exams

2021 administration

Scholars taking AP exams	23
Total AP Exams	71
AP Capstone Diploma	5
AP Scholar with Distinction	6
AP Scholar & Scholar w/Honor	7



school

E.A. Young Academy is a K-12, accredited, private school dedicated to the gifted, talented, and high ability scholar. Located in the Dallas/Fort Worth Metroplex in the suburban community of North Richland Hills, Texas, it currently serves 78 scholars in grades K-12, drawing from an approximately 30-mile radius. E.A. Young Academy's population is a culturally diverse community of learners.

history

E.A. Young Academy began mid-academic year in 2012 with a pilot group of six, 6th grade scholars in a historical one-room school house located in Old Town Keller, Texas. A small group of advocates, educators, and parents built an environment where scholars encounter a one-of-a-kind experience that meets the unique needs of their creative minds.

Prior to the 2012-2013 academic year, E.A. Young Academy relocated to its present campus and served 15 scholars in 3rd through 7th grade. It grew from 15 scholars to 40 scholars in grades Kindergarten through 11th in the 2013-2014 academic year and by the 2014-2015 academic year, E.A. Young Academy served 60 scholars from Kindergarten through 12th grades. Currently, it serves 93 PreK-12 scholars.

curriculum

E.A. Young Academy is working to change the educational paradigm. By matching curriculum with the strengths, passions, and abilities of each scholar, life-long learners are created.

educational model

- An emphasis on collaboration, innovation, creativity, and design thinking
- Detailed, data driven, instructional goals derived through the Northwest Evaluation Association's Measures of Academic Progress PSAT, ACT, and SAT data
- Differentiated and individualized instruction
- Diverse, flexible grouping
- A progressive, technology-infused environment
- Instructional design stressing higher level thinking
- Authentic assessment

fiery hills

All scholars participate in "Fiery Hills" - an internal society within the scholar population complete with its own currency, laws, and economy.

By learning through engagement, the scholars gain a deeper understanding of the connections between the classroom and real-life skills, including financial literacy, economic conventions, and civic and governmental principles.

As in real life, the success of the society depends upon the productivity of the scholars, and so they learn to work as producers, consumers, legislators, bankers, managers, entrepreneurs, and many other roles.

Department officials are elected positions who interview, hire, train, and manage their departments. They are also given a budget that they are required to manage.

Fiery Hills is designed to empower E.A. Young Academy scholars to take an active role in their own education by creating relevant and impactful learning experiences.

talent development

E.A. Young provides opportunities to hone scholars' unique knowledge base, inspire in-depth inquiry, and develop project management skills through the Talent Development (TD) curricular requirements. The faculty-directed courses (Applied Research & Statistics, Research Ethics, Capstone Seminar, and Capstone Research) focus on skill development while allowing scholars to select the content. Other TD courses (Experiential Learning Lab, Internship, and Extended Research) require scholars to submit proposals for a course of study, recruit a project mentor, and carry out a yearlong project.

All TD courses require deliberate self-reflection, refinement of goals, and project management. Scholars share a formal presentation about their TD project at the yearly Research and Innovation Expo.

Additionally, scholars are encouraged to participate in events appropriate to their discipline – past examples include:

- Presenting at local, state, and international conferences
- Competing in ISEF affiliated science fairs
- Submitting papers for publication
- Serving as mentors for other scholars interested in their field





upper school course offerings class of 2022

english language & communications

4 credits required

English I (H)
English II (H)
English Language & Composition (AP)
English Literature & Composition I & II (D)
Capstone Seminar (AP)*
Theory of Mind:
 Special Topics in English (D)
Yearbook: Communications

mathematics

4 credits required

Algebra I (H)
Geometry (H)
Algebra II (H)
PreCalculus (H)
Calculus AB (AP only)
Calculus BC (AP only)
Applied Research and Statistics (H)*
Advanced Logic (D)

science

4 credits required

Biology (lab-based) (H)
Earth and Space Science (lab-based) (H)
Chemistry (lab-Based) (H)
Physics (H)
Physics: Mechanics (AP)
Capstone Research* (AP only)
Chemistry (lab-based) (H)
Forensic Science (H)
Extended Research (Science)

history & social sciences

3 credits required

World Studies I & II (H)
US History (AP)
US Government & Politics (AP)
Macroeconomics (AP)
Microeconomics (AP)
Theory of Mind:
 Intro to Psychology (DC)

flexible course scheduling

An asterisk (*) indicates a course that may count in multiple course categories. Such courses may only be used ONCE on a graduation plan. For example, if a scholar uses Capstone Research to fulfill their Science credit, they will need four additional Talent Development Courses, as they cannot use Capstone Research to fulfill both discipline requirements on single graduation plan.

talent development

4 credits required

Applied Research and Statistics (H)*
Research Ethics & Design
Capstone Seminar (AP)*
Capstone Research (AP)*
Experiential Learning Lab
Internship

physical education

1 credit required

Health Promotion

languages other than english

2 credits in the same
language required

German I, II, III, IV
Spanish I, II, III, IV

fine arts

1 credit

Visual Arts: Creative Expression (H)
Visual Arts (H)
Studio Art-2D Design (H)
Art and Design (AP)
Yearbook: Visual Design
Art Storm (H)

design thinking, engineering, and computer science

Programming and Design (H)
Computer Science Principles (AP only)

speech

demonstration of proficiency

Due to the project-based nature of the curriculum at E.A. Young Academy, scholars frequently demonstrate learning mastery through presentations. Their speech and communication proficiency will be formally demonstrated through culminating projects in their Talent Development Courses where presentations are given to their peers, parents, and invited professionals from the community.

class ranking

E.A. Young Academy encourages collaboration and academic risk taking. We, therefore, do not rank scholars or give academic honors based solely on grades. For example, our "Lamp of Knowledge" academic awards recognize not only aptitude, but also work ethic, achievement, and growth.

Additionally, many of our courses are only offered as Credit/No Credit (C/NC) and are based on objective mastery.

course levels & weighting

Weighting is awarded for the following courses for each grade of C- and above:

- (H) Honors +0.5 point
- (AP) Advanced Placement +1.0
- (D) Distinguished +1.0
- (DC) Dual Credit +1.0

Unless otherwise noted, all courses are also offered at the "on-level" or "core program" level.

distinguished-level courses

Distinguished-level courses (D) earn the same weight as Advanced Placement courses and are taught with the rigor and expectations of a college-level course. Distinguished-level courses allow for greater depth of study, differentiation, and personalization of the curriculum.

AP courses

Scholars are encouraged to limit their AP courses to two or three per year beginning in their sophomore year. This limitation allows scholars to explore their passions in additional authentic ways through extracurricular activities, self-study, and philanthropic work.

dual credit

Scholars will have the first opportunity to take part in a partnership with Texas Woman's University in Spring 2021 in the Introduction to Psychology dual credit course.



college acceptances and matriculation (Classes of 2018–2021)

Bold indicates matriculation by at least one scholar

Allegheny College
American University of Paris
Arcadia University
Arizona State University
American University
Austin College
Bard College Berlin
Baylor University
Boston University
Brown University
Carleton University
Carnegie Mellon University
Colorado School of Mines
Colorado University at Boulder
Cornell College
Emory University
Goucher College
Imperial College London
Indiana University (Bloomington)
Juniata College
Lawrence University
Leiden University
Long Island University
Louisiana State University
Maastricht University
Massachusetts Institute of Technology
New York Institute of Technology
Northeastern University
Purdue University
Reed College

Rochester Institute of Art and Design
Saint Edward's University
Savannah College of Art and Design
Southern Methodist University
Southwestern University
Saint Louis University
Texas A&M University (2)
Texas Christian University
Texas Women's University
The College of Wooster
Trinity University (2)
Tufts University
University of Arizona
University of Bath (England)
University of California (Berkeley)
University of Edinburgh
University of Denver
University of Iowa
University of New Mexico
University of North Carolina at Chapel Hill
University of North Texas (2)
University of Notre Dame
University of Southern California (1)
University of Texas at Austin (2)
University of Texas at Arlington
University of Texas at Dallas (2)
Ursinus College
Vanderbilt University
Washington University in St Louis

memberships, affiliations, & recognitions

- Designated as a College Board AP Capstone Diploma school
- College Board*+
- AP Computer Science Female Diversity Award (2020)
- GuideStar Platinum Level Recognition
- Member of the National Association of Independent Schools (NAIS)
- National Association for College Admission Counseling (subscribes to the Statement of Principles of Good Practice)
- National Association for Gifted Children (NAGC)*+
- National Honor Society
- National Junior Honor Society
- National Collegiate Athletic Association (NCAA) eligible school
- Schools for the Gifted National Consortium Member
- Texas Association for the Gifted and Talented (TAGT)*+
- Supporting the Emotional Needs of the Gifted (SENG) Educator's Guild*

**Indicates that an EAYA scholar or faculty member has presented at the organization's professional conference
+Indicates that an EAYA scholar or faculty member has received recognition from the organization*



The unique culture created by E.A. Young Academy is one where gifted, talented and high ability scholars thrive. As the world becomes increasingly interconnected and competitive, E.A. Young Academy maximizes every opportunity to develop gifted learners and nurture their leadership. Multiple opportunities exist for varied interests. The philosophical vision of the academy is well reflected in the diverse menu of intercurricular offerings such as Rock Band, Mathletes, Archery, Game Club, Debate, Destination Imagination, and Chess Club.

Scholars have also formed their own organizations including DECA, E-Sports, Hack Club, and Aphelion - a non-profit organization supporting women's education in Kenya. Scholars are becoming compassionate stewards of our global community by their efforts both in and out of the classroom.

covid – 19 impact

E.A. Young Academy transitioned to remote learning after the 2020 Spring Break due to COVID-19. Third-trimester 2020 courses were assessed as usual, but, to mitigate any potential disparities in technological access during this time, grades were reported on final transcripts as either "Credit" or "No Credit" based upon the final percentage earned in each course. Final grades for 2019-2020 represent an average of Trimester 1 and Trimester 2. The 2020-2021 year began with remote instruction but returned to a traditional grading scale on report cards and transcripts. On-campus learning resumed in April 2021, therefore, extracurricular activities were limited.



Zoning Request and SUP Support Materials
608 Henrietta Creek Rd.



Site Detail

- Number of Parking Spaces-90
- Location of student parking indicated on page 2
- Number of Students and ages that attend or grades indicated on page 5
- Square footage of building - 23,536 SF
- Hours of Operation- Academic Day 7:30 am – 3:45 pm; Extracurriculars 4:00 pm – 6:00 pm
- Any transportation provided, type – None
- Drop off and pick up –provide detail and that location on the site. Indicated on the page 3
- Outdoor space and activity- provide yard enclosure detail and location on the site. Indicated on page 4.
- Any additions proposed to the existing site, i.e. landscape for screening, fencing, directional signage, add-on to the building. Indicated on page 3 and 4.
- For the SUP- Provide a copy of the site survey that depicts the building footprint, parking, fence(s) and any other structures on the site or an aerial photo; and then label/description to provide the needed information. Indicated on page 6 and 7.

Outdoor Space and Activity

Location on site indicated by blue boundary

Student Parking

Location on site indicated by purple boundary

Drop Off and Pick Up

Location on site indicated by yellow car

Drop Off and Pick Up Traffic Flow

Location and direction indicated by green arrows

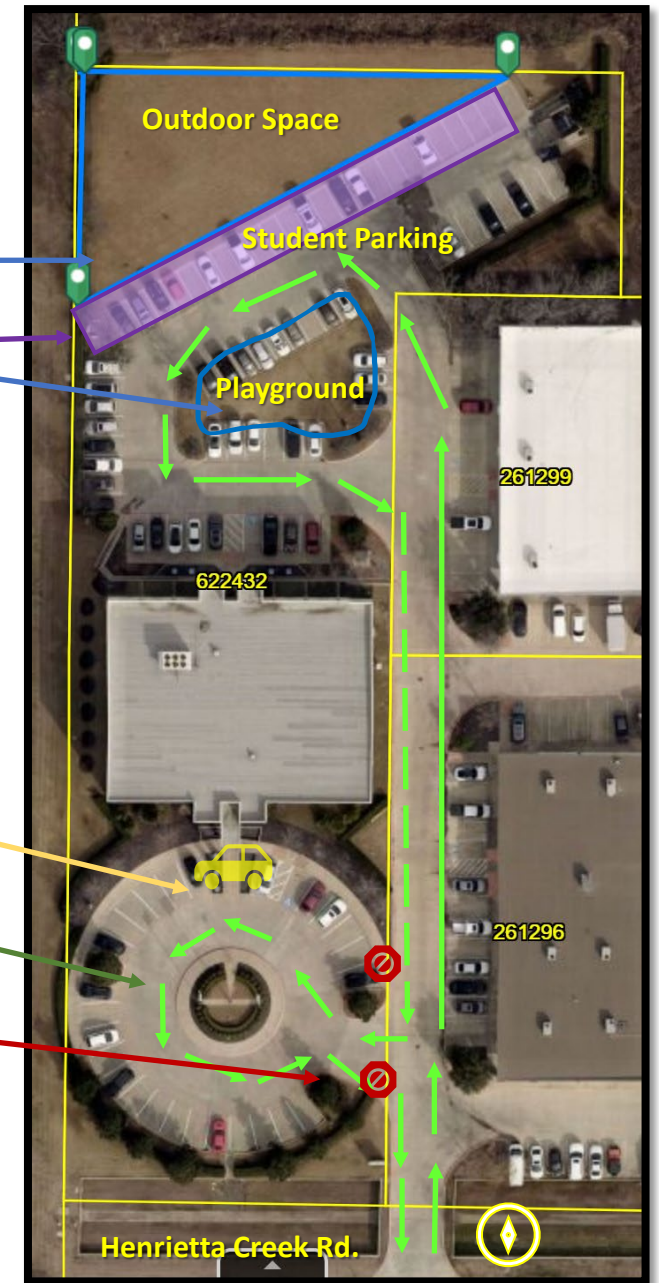
Drop off 7:30 am – 8:00 am

Pick up time 3:35 pm – 4:00 pm

Directional Signage for Drop Off and Pick Up

Ariel Video of Property

<https://www.loopnet.com/Listing/608-Henrietta-Creek-Rd-Roanoke-TX/22192381/>



Outdoor Space and Activity Area

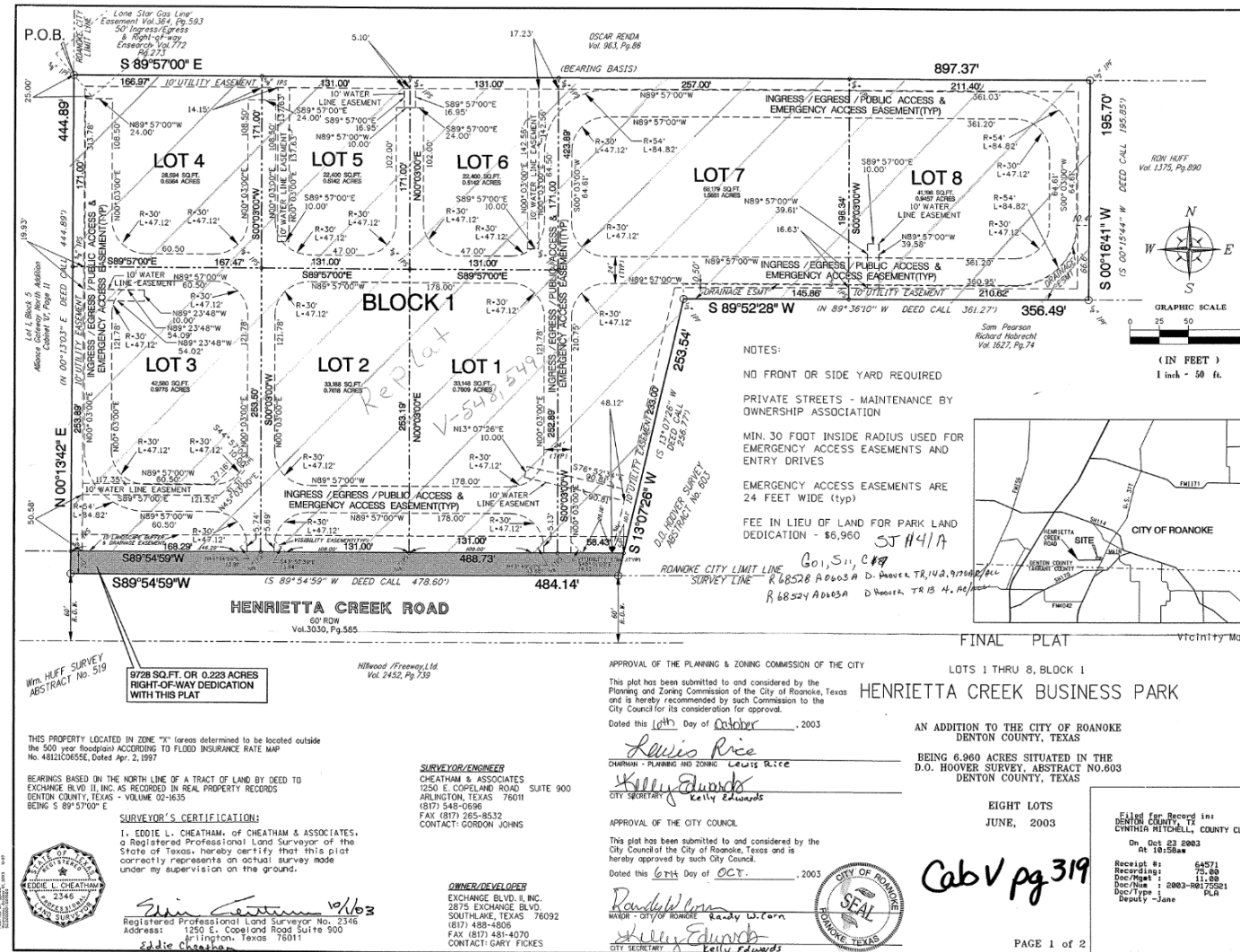
48 " Commercial Aluminum Fencing



**Number and Grades of Students
2022-2023 Academic Year**

PreK 5	8
K-1	14
2-5	26
6-8	15
9-12	38
Enrollment Count	100

Property Plat

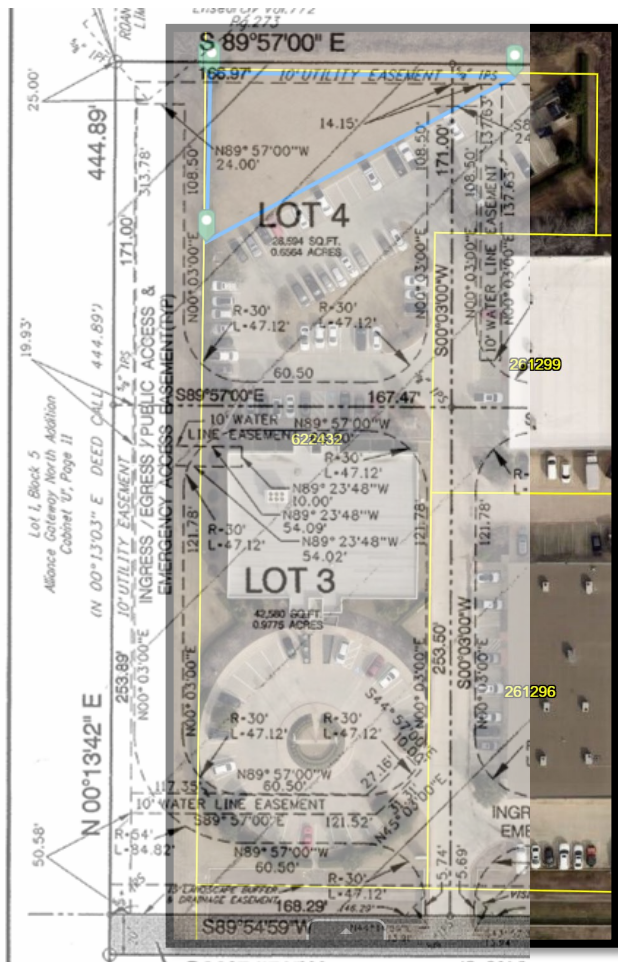
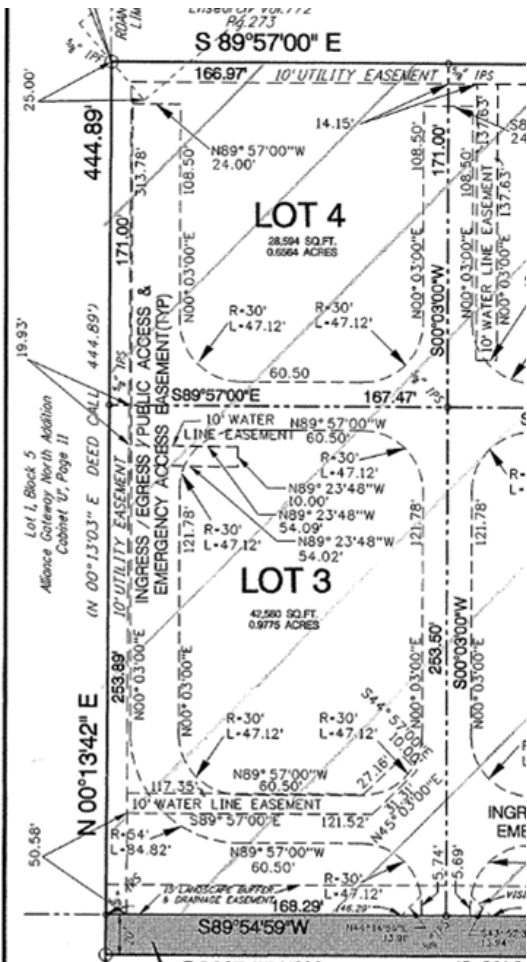


NUMBER

DRAWING NUMBER

DRAWING NUMBER

Property Plat





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-104

MEETING DATE: February 7, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District," by amending Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from five (5) stories to nine (9) stories for an approximately 3.269 acre tract of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-104)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-104 - Rezone - Oak Street Corridor - Amending Exhibit C - Oak Street Regulating Plan



City of Roanoke

Notice of Public Hearing

Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 7, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT," BY AMENDING EXHIBIT C, ENTITLED "OAK STREET REGULATING PLAN"; BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM FIVE (5) STORIES TO NINE (9) STORIES FOR AN APPROXIMATELY 3.269 ACRE TRACT OF LAND CONSISTING OF BLOCK B, LOT 1 OF THE ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, FEBRUARY 22, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT," BY AMENDING EXHIBIT C, ENTITLED "OAK STREET REGULATING PLAN"; BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM FIVE (5) STORIES TO NINE (9) STORIES FOR AN APPROXIMATELY 3.269 ACRE TRACT OF LAND CONSISTING OF BLOCK B, LOT 1 OF THE ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, January 20, 2022, by 5:00 p.m.


April S. Hill, 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: City Hall Guests



AGENDA ITEM

TO: Planning and Zoning Board

SUBJECT: Ordinance No. 2022-104 Text Amendment

MEETING DATE: February 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on Ordinance 2022-104 amending Chapter 12, Article III, Division 15, Exhibit C, entitled "Oak Street Regulating Plan" of the Code of Ordinances of the City of Roanoke, Texas, for an approximately 3.269 acre tracts of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the maximum number of floors for said tract of land from five (5) stories to nine (9) stories.

INFORMATION:

The City has initiated this amendment to raise the number of floors from what is currently 5 floors to 9 floors in anticipation of the new Peabody Hotel. All required parking for the new hotel will be accounted for on-site based on early conceptual renderings.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ORD NO 2022-104 - Rezone - Oak Street Corridor - Amending Exhibit C - Oak Street Regulating Plan - jlm draft - 010622 (002)

ORDINANCE No. 2022-104

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, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT" BY AMENDING EXHIBIT C ENTITLED "OAK STREET REGULATING PLAN," BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM FIVE (5) STORIES TO NINE (9) STORIES FOR AN APPROXIMATELY 3.269 ACRE TRACTS OF LAND CONSISTING OF BLOCK B, LOT 1 OF THE ROANOKE CITY CENTER ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12.124(b) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, "[f]or requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the City before the fifteenth (15th) calendar day prior to the date of the public hearing. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners;" and

WHEREAS, Section 12.127(c) of the Code of Ordinances of the City of Roanoke, Texas, provides as follows, "[n]otice of the City Council public hearing for a zoning, rezoning or Zoning Ordinance text amendment request shall be given in the same manner as that for the public hearing before the Planning and Zoning Commission as required in Section 12.124;" and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That Chapter 12, Article III, Division 15, Exhibit C, entitled "Oak Street Regulating Plan" of the Code of Ordinances of the City of Roanoke, Texas, a copy of which is attached hereto as **Exhibit A** is hereby amended, for an approximately 3.269 acre tracts of land consisting of Block B, Lot 1 of the Roanoke City Center Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the maximum number of floors for said tract of land from five (5) stories to nine (9) stories.

Section 3. 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 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. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 22nd day of February, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

EXHIBIT C
"Oak Street Regulating Plan"



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan Retail Shell Building 1735 N Hwy 377 (SP-2022-01)

MEETING DATE: February 7, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Site Plan (SP 2022-01) request from Bowman Consulting Group, LTD, for a multi-tenant shell building to be located on an approximate 1.116 acre parcel, being a part of the W.D. Bell Survey Abstract No. 82, Block 1 Lot 7, City of Roanoke Denton County, Texas; generally located just north of Bobcat Blvd. (.04 of a mile) on the west side of Hwy 377, and having an address of 1735 N Hwy 377.

INFORMATION:

Planning Analysis

The applicant proposes a shell building with multiple lease spaces. The plan shows 6400 square feet for retail use and 3600 square feet for a restaurant.

Zoning - PD 2010-112 Bobcat Corner's

Location - This property is located on the Northwest corner of Hwy 377 and Bobcat Blvd.

Surrounding Land Use:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant	Agriculture	Agriculture
East	Vacant	Retail	Retail
South	Retail	PD-2010-112	PD
West	Office/ Warehouse	PD-2010-112	PD



AGENDA ITEM

- **Landscape**- The landscape plan exceeds the required area and material. The plan demonstrates that 23% is provided.
- **Drainage**- A drainage plan will be accepted by the engineering consultant prior to construction.
- **Utilities**- A utility plan will be accepted by the engineering consultant prior to construction.
- **Parking**- The parking provided exceeds the required amount for the proposed uses.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-01 -Application
2. Roanoke Shops - Elevations
3. Site Plan
4. Landscape Plan



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 RYAN SAFFORD	Address of Applicant 5601 DEMOCRACY DRIVE, PLANO, TX, 75024		Phone Number (972) 497-2993
Legal Interest N/A			
Owner AVARY FAMILY LTD PS-100%	Address 1075 W DOVE RD, SOUTHLAKE, TX, 76092		Phone Number
Firm preparing Site Plan Package BOWMAN CONSULTING GROUP LTD	Address 5601 DEMOCRACY DR, STE 205, PLANO, TX, 75024		Phone Number (972) 497-2993
			Email rsafford@bowman.com
Location of Property NWQ OF HWY 377 & BOBCAT BLVD.	Name of Addition/Subdivision	Lot / Block	Present Zoning PD 2010-112

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	1	1.116
Commercial		
Industrial		
Flood Plain		

A copy of the final plat or re-plat of the approved subdivision by the City Council showing property boundary lines and dimensions and easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property should be included.

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

(P&Z two (2) folded copies (24"X36") & an electronic copy (pdf) City Council) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Applicants Signature

Date

FOR OFFICE USE ONLY

Site Plan Fee <i>KW/eta pd \$400 cc #043862 1/25/22</i>	P&Z Meeting FEB 07 2022	CC Meeting FEB 22 2022	File for Record SP- <u>2022 - 01</u>
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08/23/2019

City of Roanoke Site Plan Checklist



Submission Requirements

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

Print Requirements

- ☐ Staff Review
Two (2) sets of prints (**folded copies**) for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☐ Planning & Zoning Commission
Two (2) 24x36 (**folded into sets**) Black line prints of the complete site package. (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 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.

Site Plan

- ☐ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and email 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 plan)
- ☐ 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 with any attached (wall-mounted) signage

- ☐ North, South, East and West building elevations.
- ☐ Proposed building materials that include manufacturer's specifications.
- ☐ Proposed 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.
- ☐ Name, address, phone and fax numbers of the owner, applicant and Landscaping Architect.
- ☐ 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.

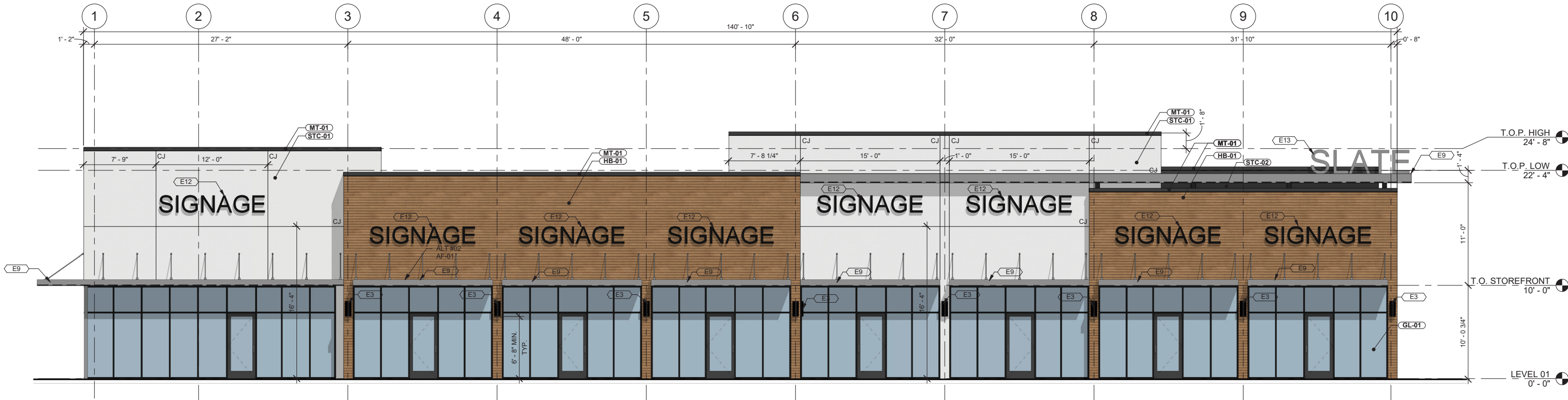
- ☒ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☒ Mechanical equipment located on rooftops will be screened.

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).

ROANOKE SHOPS

CLIENT: SLATE

ELEVATION EAST



NOTES BY NUMBER - ELEVATIONS

Symbol	Notes
◯	<<< Indicates Sheet Keynote on Plan
E1	RECESSED NFHB, RE: PLUMB
E3	LIGHT FIXTURE A, RE: ELEC.
E4	LIGHT FIXTURE B, RE: ELEC.
E5	FIXED LADDER S/ FLAT PLATE, PAINT BLACK
E6	PREFINISHED METAL SCUPPER AND DOWNSPOUT TO MATCH HB-01
E7	BUILDING MOUNTED ELEC. METERS, RE: ELEC. MOUNT IN ACCORDANCE WITH BUILDING OWNER STANDARD MOUNTING PROCEDURES.
E8	TEL/DATA DEMARC
E9	PREFINISHED METAL CANOPY WITH RED LIGHT STRIP ALONG PERIMETER, PER MANUF.
E10	FULLY RECESSED KNOX BOX PER AHJ REQUIREMENTS. CONFIRM LOCATION W/FIRE MARSHALL PRIOR TO INSTALLATION
E11	GAS MANIFOLD, COORD. FINAL LOCATION WITH FRANCHISE UTILITY PROVIDER & COORD W/CIVIL
E12	PROVIDE JBOX BEHIND "SIGNAGE" LOCATION
E13	PREFABRICATED EXTRUDED ALUMINUM SIGNAGE ATTACHED TO CANOPY. PROVIDE POWER BEHIND "SLATE SIGNAGE" LOCATION. APPROX. 11'-0" X 2'-6"

EXTERIOR FINISH LEGEND

	STC-01 3 COAT PORTLAND CEMENT PLASTER COLOR: CREAM		GL-01 SOLARBAN 60 (2) OPTIGRAY + CLEAR
	STC-02 3 COAT PORTLAND CEMENT PLASTER COLOR: DARK GREY SW7069		AF-01 ALTERNATE #02 ACRYLIC FABRIC SUNBRELLA AWNING/MARINE COLOR: OYSTER
	HB-01 HARDIE BOARD BOD: ASPYRE REVEAL INSTALLATION: SHIPLAP SIDING W/ HIDDEN FASTENERS SIZE: 10.25" STYLE: SELECT CEDAR MILL COLOR: KHAKE BROWN		MT-01 PREFINISHED METAL COLOR: BLACK

SCALE 1'-0" = 3/32" 2

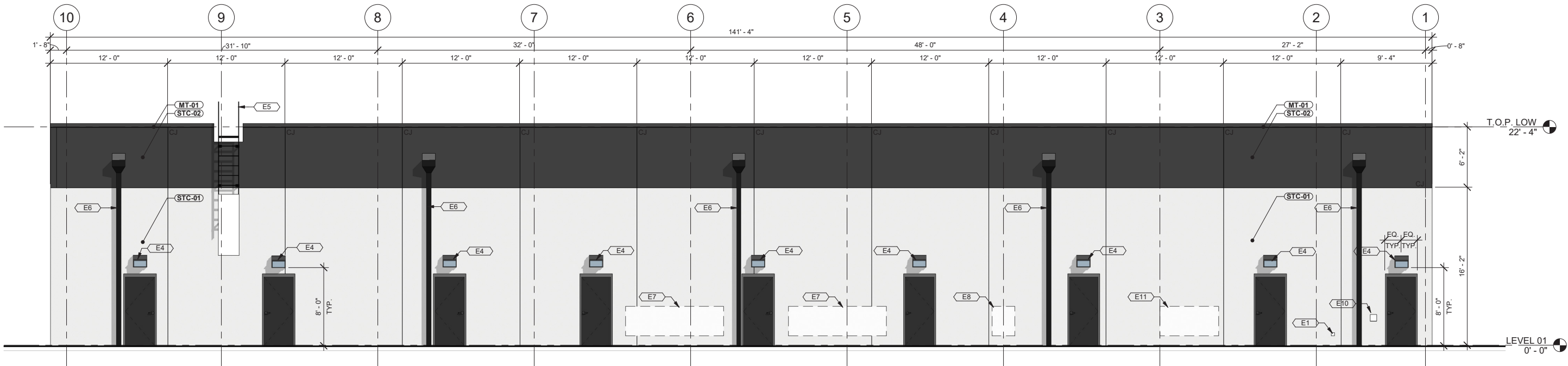
ROANOKE SHOPS BY SLATE

ROANOKE, TEXAS

SLATE LLC

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ELEVATION WEST



NOTES BY NUMBER - ELEVATIONS

◊	<<< Indicates Sheet Keynote on Plan
E1	RECESSED NFHB, RE: PLUMB
E3	LIGHT FIXTURE A, RE: ELEC.
E4	LIGHT FIXTURE B, RE: ELEC.
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	HB-01 HARDIE BOARD BOD: ASPYRE REVEAL INSTALLATION: SHIPLAP SIDING W/ HIDDEN FASTENERS SIZE: 10.25" STYLE: SELECT CEDAR MILL COLOR: KHAKI BROWN		MT-01 PREFINISHED METAL COLOR: BLACK

SCALE 1'-0" = 3/32" 3

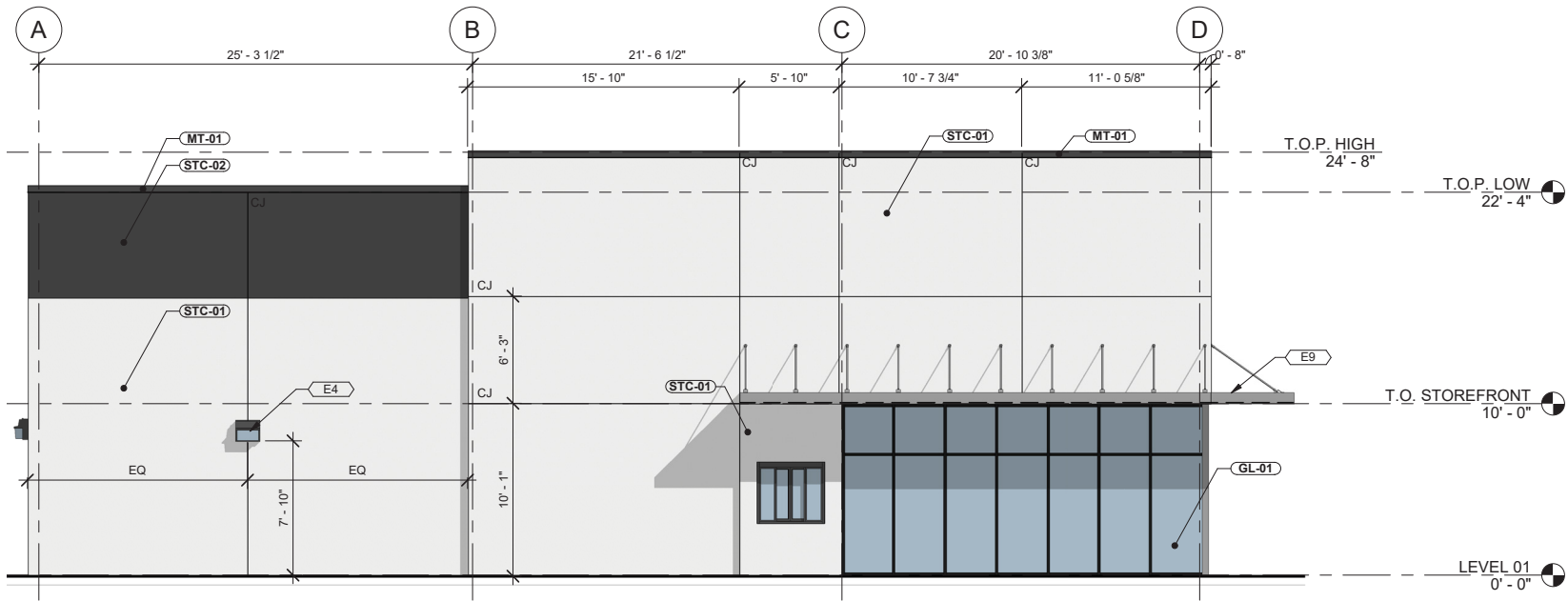
ROANOKE SHOPS BY SLATE

ROANOKE, TEXAS

SLATE LLC

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ELEVATION SOUTH



NOTES BY NUMBER - ELEVATIONS

◻	<<< Indicates Sheet Keynote on Plan
E1	RECESSED NFHB, RE: PLUMB
E3	LIGHT FIXTURE A, RE: ELEC.
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SCALE 1'-0" = 3/32" 4

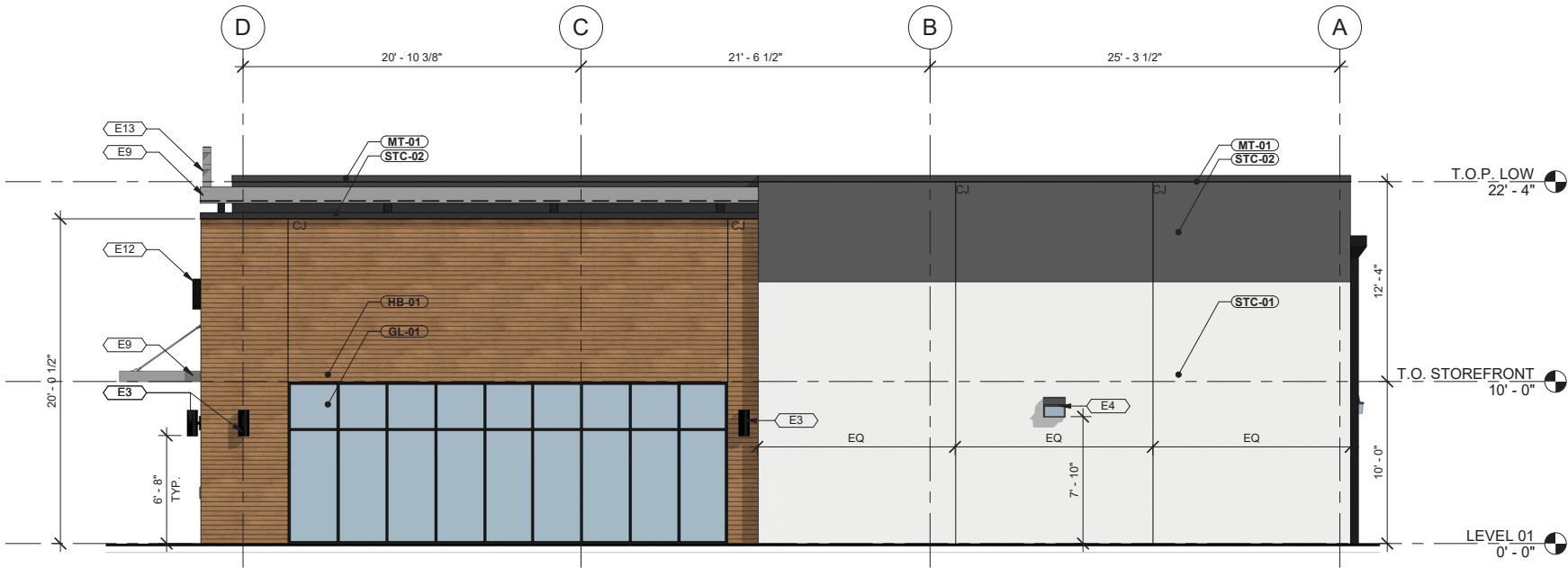
ROANOKE SHOPS BY SLATE

ROANOKE, TEXAS

SLATE LLC

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ELEVATION NORTH



NOTES BY NUMBER - ELEVATIONS

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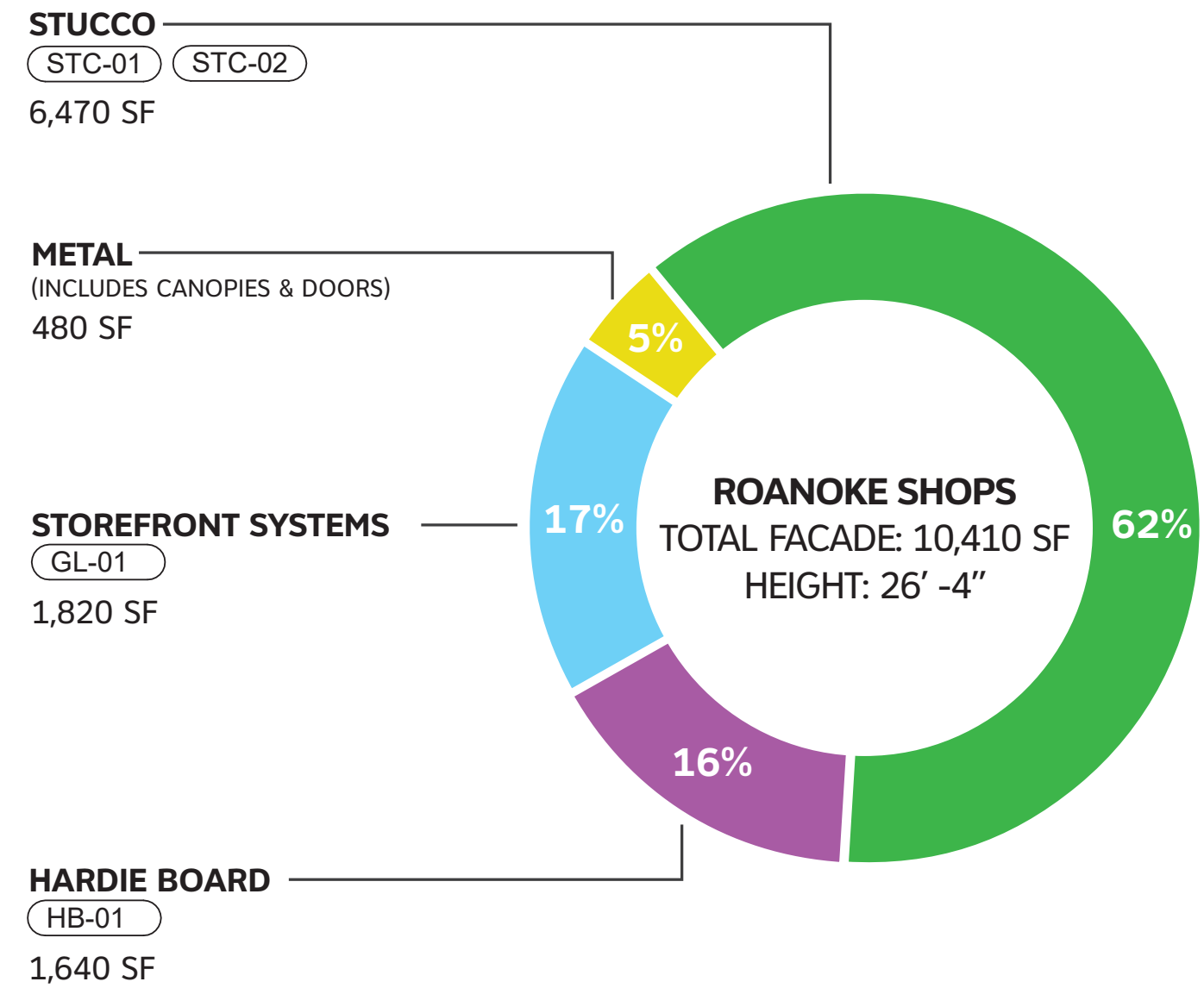
SCALE 1'-0" = 3/32" 5

ROANOKE SHOPS BY SLATE

ROANOKE, TEXAS

SLATE LLC

modus architecture



MATERIAL SPECS

- 

STC-01

3 COAT PORTLAND CEMENT PLASTER
COLOR: CREAM
- 

STC-02

3 COAT PORTLAND CEMENT PLASTER
COLOR: DARK GREY SW7069
- 

HB-01

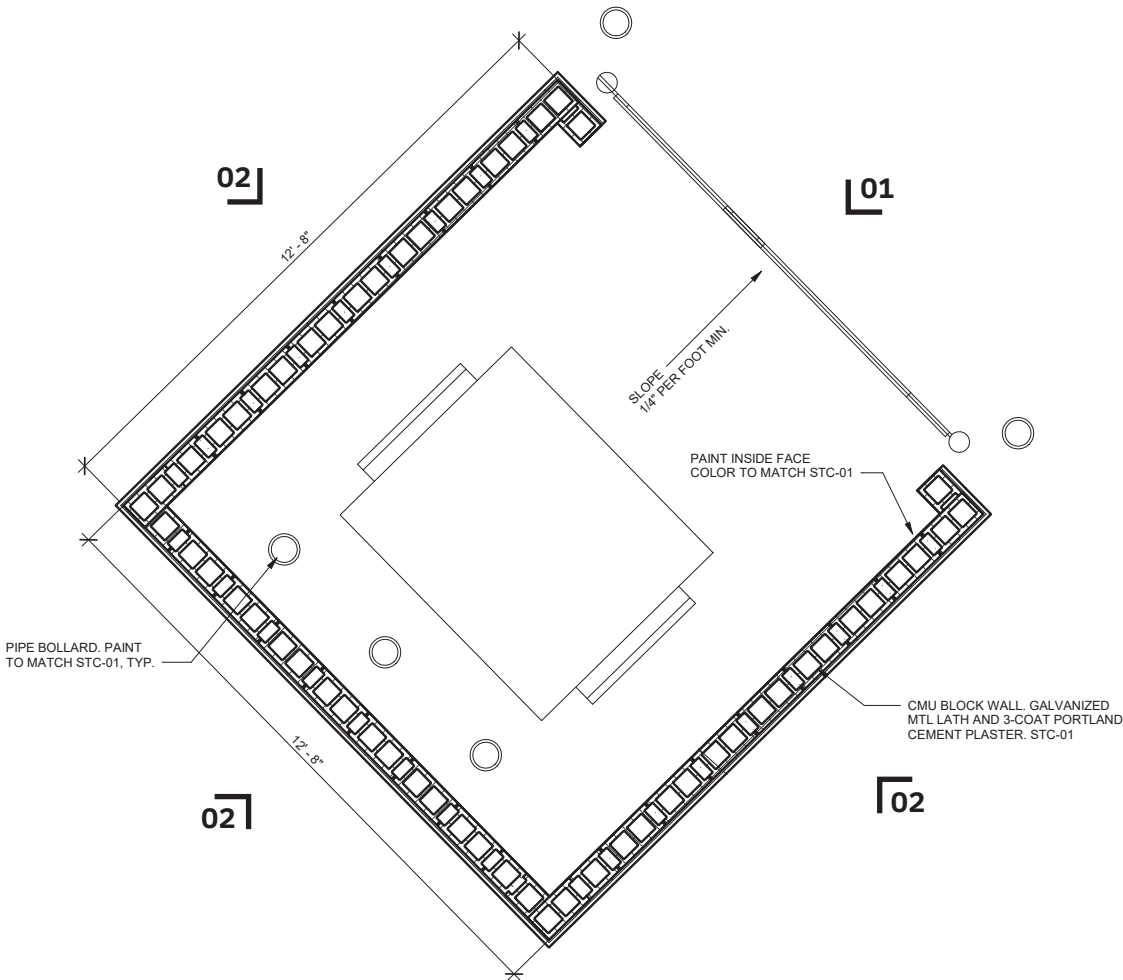
HARDIE BOARD
BOD: ASPYRE REVEAL
INSTALLATION: SHIPLAP SIDING W/
HIDDEN FASTENERS
SIZE: 10.25"
STYLE: SELECT CEDAR MILL
COLOR: KHAKI BROWN
- 

GL-01

SOLARBAN 60 (2)
OPTIGRAY + CLEAR

DUMPSTER ENCLOSURE

MATERIALS



DUMPSTER PLAN

NOTES BY NUMBER - ELEVATIONS

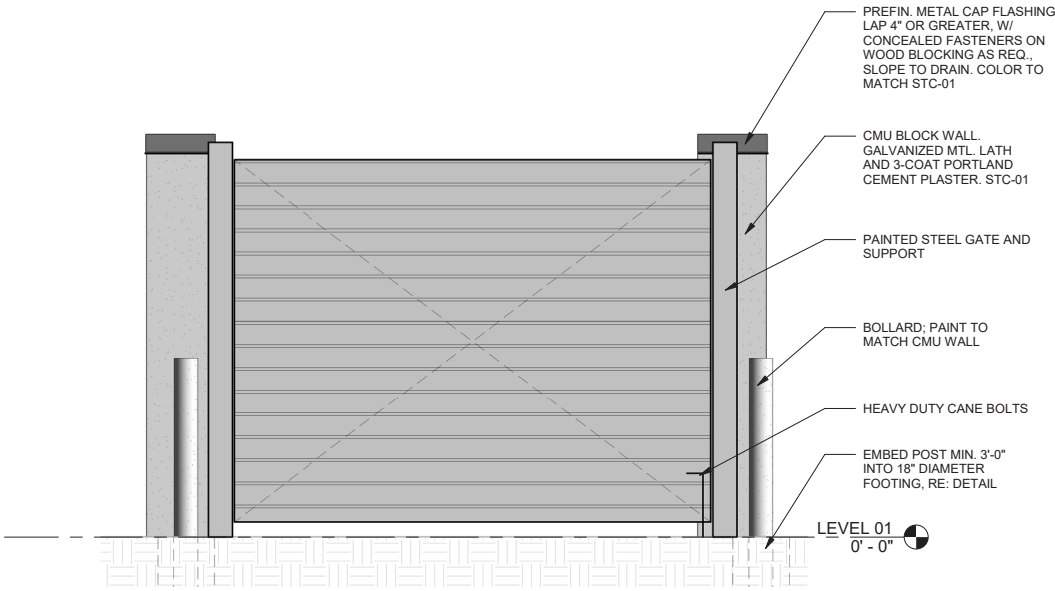
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ELEVATION 02



ELEVATION 01

SCALE 1'-0" = 1/4"

7

ROANOKE SHOPS BY SLATE

ROANOKE, TEXAS

SLATE LLC

modus architecture



»» 211 N ERVAY ST, STE 610
DALLAS, TEXAS 75201
modus architecture

CONTACT:

CLEMENTE JAQUEZ, AIA | 214.769.5631 | CLEMENTE@MODUSARCHITECTURE.COM
MIKE MACGREGOR, AIA | 314.302.6864 | MIKE@MODUSARCHITECTURE.COM



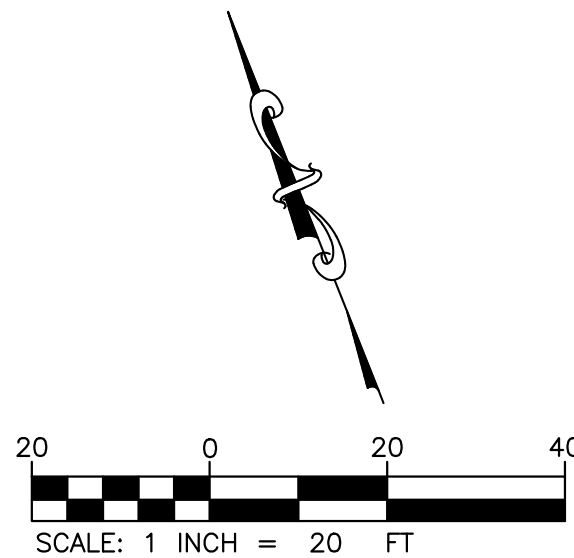
ZONING:
ARICULTURAL

UNITED STATES OF AMERICA
VOL. 373, PG. 253

ZONING: PLANNED
DEVELOPMENT
2010-112

ZONING: PLANNED
DEVELOPMENT
2010-112

PARCEL AREA	1.115 AC (48,607 SF)
SITE LOCATION	NWQ OF HWY 377 & BOBCAT BLVD.
ZONING DESIGNATION	PD 2010-112
EXISTING LAND USE	VACANT LOT
PROPOSED RESTAURANT USE (SF)	3,600 SF
PROPOSED RETAIL USE (SF)	6,400 SF
PROPOSED LAND USE	RETAIL / RESTAURANT
ADJACENT ZONING (N, E, S, W)	AGRICULTURAL, RETAIL, PD 2010-112, PD 2010-112
FLOOR AREA RATIO (LOT COVERAGE)	0.206
IMPERVIOUS AREA	0.93 AC (40,807 SF)
IMPERVIOUS SURFACE RATIO	0.84
PERVIOUS AREA	0.179 AC (7,800 SF)
PERVIOUS SURFACE RATIO	0.16
BUILDING SETBACKS	
FRONT (EAST)	25 FT
REAR (NORTH)	-
SIDE (SOUTH)	-
SIDE (WEST)	-
LANDSCAPE BUFFER	
FRONT (EAST)	15 FT
SIDE (WEST)	-
FEMA FLOOD ZONE	ZONE X
FEMA FLOOD MAP NO.	48121C0515G



1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC, DATED SEPTEMBER 23, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. ALL CITY OF ROCKFORD SHIP SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT ALL EXISTING POINTS OF INTEREST SHALL BE IDENTIFIED TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADI ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
13. CONTRACTOR TO REFER TO PHOTOMETRIC PLAN FOR LIGHT POLE DETAILS.
14. SANITARY CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROCKFORD CITY DESIGN SPECIFICATIONS.
15. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

	GAS METER
	IRR. CONTROL VALVE
	TELEPHONE PEDESTAL
	POWER POLE
	DOWN GUY
	S.S. MANHOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	FUEL PORT
	WATER VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MANHOLE
	WATER MANHOLE
	TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE
	SWB MANHOLE
	GAS MANHOLE
	VAULT
	HANDICAP SPACE
	SIGN
	LIGHT POLE
	TYPICAL FENCE
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD

PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
HEAVY DUTY CONCRETE	
CONCRETE SIDEWALK	

PARKING REQUIRED:	1 PER 400 SF (RETAIL)	
	6,400 SF/ 400 = 16 SPACES	
	1 PER 100 SF (RETAIL)	
	3,600 SF/ 100 = 36 SPACES	
TOTAL REQUIRED PARKING:	52 SPACES	
SPACES PROVIDED:	49	REGULAR
	4	ADA
	53	TOTAL
TYPICAL DIMENSIONS:	9'	WIDTH
	18'	DEPTH

SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 100-YEAR FLOOD PLAIN) PER FEMA FIRM NUMBER 48085C0240K, EFFECTIVE JUNE 7, 2017

BOWMAN CONSULTING GROUP, LTD
5601 Democracy Dr., Ste 205
Plano, Texas 75024
[Phone] 972.497.2990
Contact: Ryan Safford, P.E.

SLATE DEVELOPMENT
5729 Lebanon Rd., #144589
Frisco, Texas 75034
[Phone] 214.718.2626
Contact: Kris Ramji

STUDIO GREEN SPOT, INC
1333 W. McDermott, #200
Allen, Texas 75013
[Phone] 469.369.4448
Contact: Chris Tronzano

AVARY FAMILY LTD PS
1075 W. Dove Rd.,
Southlake, TX 76092

DATE OF PREPARATION: JANUARY 7, 2022

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE PLAN

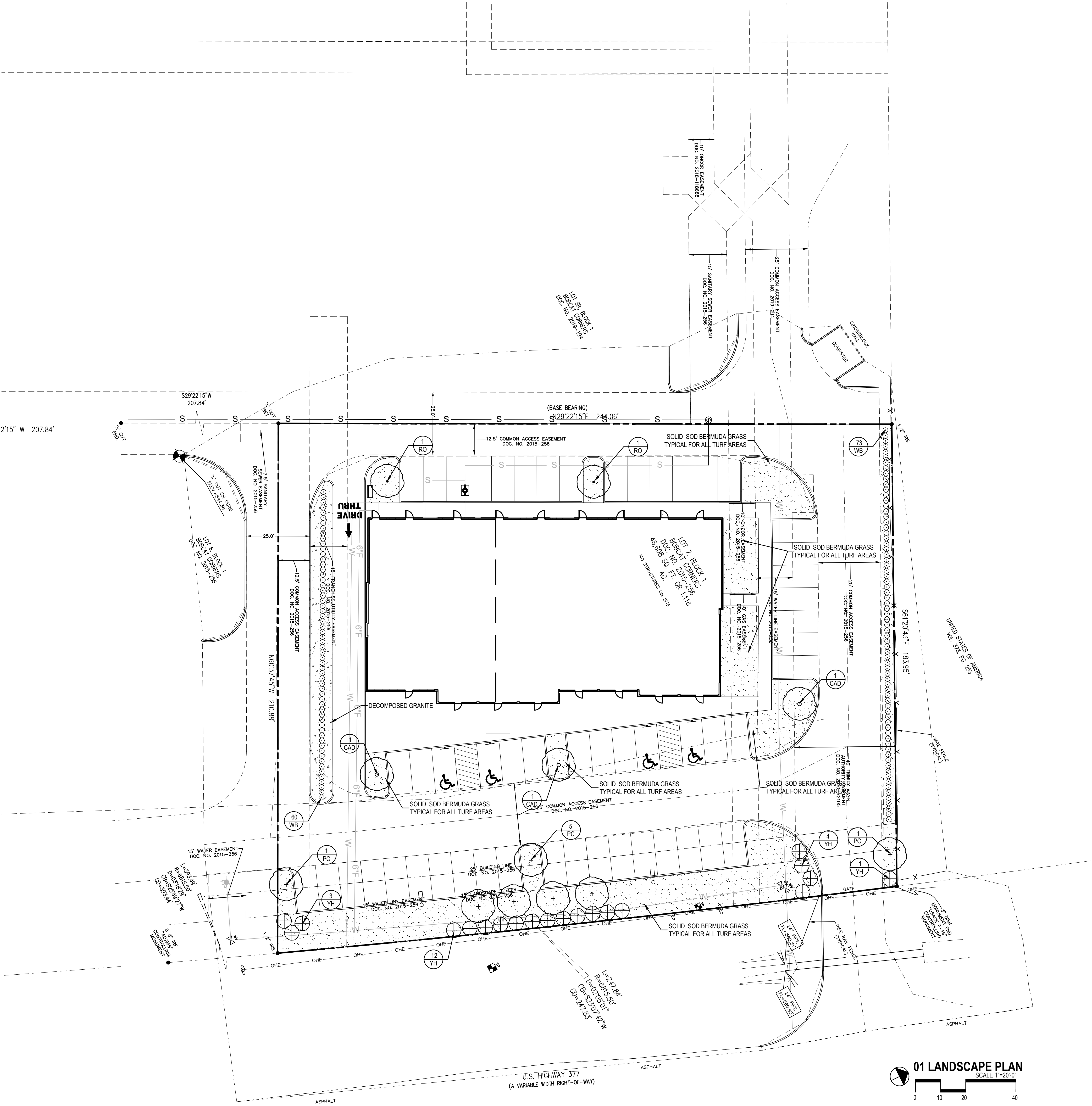
SLATE RETAIL & RESTAURANT
NNWQ OF HWY 377 & BOBCAT BLVD., ROANOKE, TX, 76262
LOT 7, BLOCK 1

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW,
MARK-UP, AND/OR DRAFTING
UNDER THE AUTHORITY OF
RYAN C. SAFFORD, P.E.
#98417
ON JANUARY 7 2022.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN PK	DRAWN PK	CHKD RCS
JOB No. 070473-01-001		

SHEET
SP-1

PRELIMINARY NOT FOR CONSTRUCTION

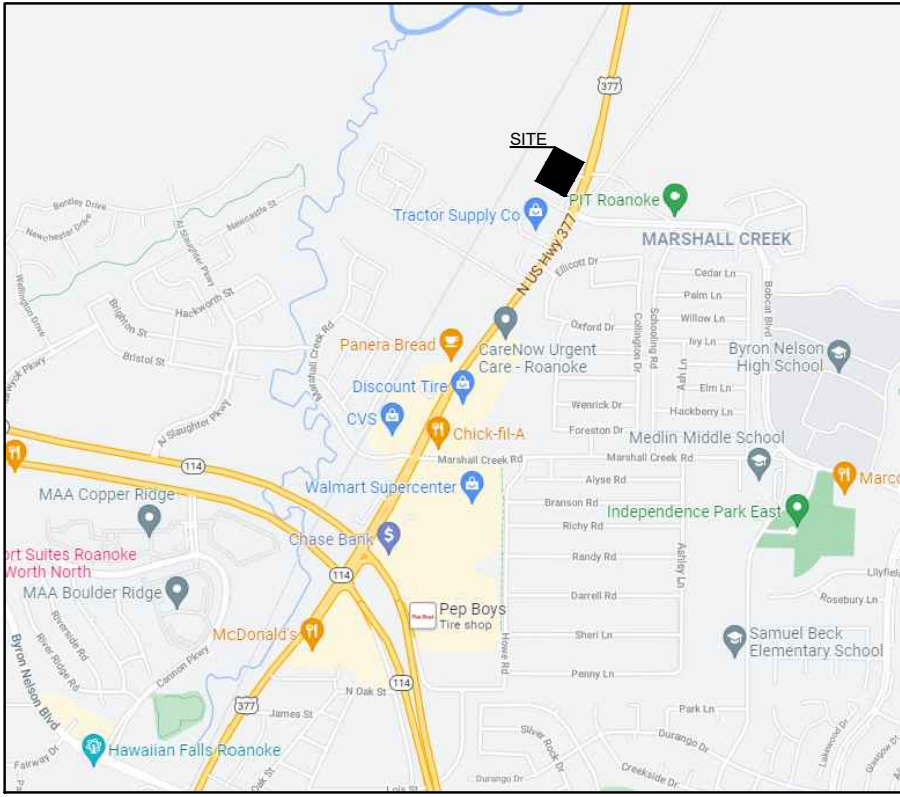


GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



VICINITY MAP
NOT TO SCALE

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

TOTAL SITE AREA: (48,608 s.f.)

Requirements: 20% of total site to be landscape

Required	Provided
9,722 s.f. (20%)	11,223s.f. (23%)

STREET TREES

Requirements: One (1) canopy tree per and (4) ornamental trees for 50 l.f. of street frontage

U.S. HIGHWAY 377 (221 l.f.)

Required	Provided
(5) trees, 3" cal.	(5) trees, 3" cal.
(20) ornamental trees	(20) ornamental trees

PARKING LOT (53 spaces)

Requirements: (1) tree per 10 parking spaces
evergreen parking lot screen

Required

(6) trees, 4" cal.

parking lot screen

Provided

(6) trees, 4" cal.

24' ht hedge

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	2	Red Oak	<i>Quercus shumardii</i>	3" cal.	B&B, 12' ht, 5' spread, 5' clear straight trunk
YH	20	Yaupon Holly	<i>Ilex vomitoria</i>	6" ht.	B&B, multi-trunk, tree form, 4' spread
CAD	3	Caddo Maple	<i>Acer saccharum</i>	3" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
PC	7	Pond Cypress	<i>Taxodium ascendens</i>	3" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WB	133	Wintergreen Boxwood	<i>Buxus macrophylla</i> 'Wintergreen'	5 gal.	container full, 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.
NO PROTECTED TREES EXISTING ONSITE.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR., SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
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01.25.2022

RETAIL LOT 7
US HIGHWAY 377
CITY OF ROANOKE, TEXAS

ISSUE:

APPROVAL 01.07.2022

CITY COMMENTS 01.25.2022

DATE:

01.25.2022

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1