

Bryan Moyers, Councilmember
David Brundage, Councilmember
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**APRIL 12, 2022
7:00 PM
500 S. OAK STREET
ROANOKE, TX 76262-6732**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council 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.

D. PRESENTATION

1. Mayor Gierisch will swear in Officer Connor Brown to his new position of Corporal.
2. Mayor Gierisch will swear in a new police officer to the Roanoke Police Department, Officer Guadalupe "Lupe" Cardona.

E. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember



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or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on March 22, 2022.

F. NEW BUSINESS

1. Consideration and action on approval of Resolution No. 2022-106R authorizing the Roanoke Economic and Industrial Development Corporation, a Type A Economic Development Corporation and a Texas Non-Profit Corporation, to assume the previous obligations authorized and approved by the Roanoke Community and Economic Development Corporation, a Type B Economic Development Corporation and a Texas Non-Profit Corporation, contingent upon the eligible voters of the City of Roanoke, Texas, approving ballot propositions on Saturday, May 7, 2022, which results in the termination of the Roanoke Community and Economic Development Corporation.
2. Consideration and action on Ordinance 2022-109 amending Chapter 4 of The Code of Ordinances by repealing Article 4.700, in its entirety, entitled "Oak Street Corridor Special Events Permit" and replacing it with a new Article 4.700 Sections 4.701 to 4.723, entitled "Special Events Permit".
3. Public hearing to consider amending the Comprehensive Zoning Ordinance by granting a change in zoning from Retail (R) Zoning District to Retail – Specific Use Permit (R-SUP) Zoning District to authorize the following use: Contractor's Office/Sales, with Outside Storage Including Vehicles Use, On Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas. (Ordinance No. 2022-112) (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group)
4. Consideration and action on a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, With Outside Storage Including Vehicles Use, On Lot 4R And 5R, Block A of The Country View Business Park Addition, an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Ordinance No. 2022-



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112) (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group)

5. Consideration and action on a site plan request (SP 2022-05) from Clay Moore Engineering for an Office Warehouse development situated on 3.25 acres, Block A Lot 4R and 5R in the Country View Business Park Phase II Addition, JD Hunter Survey Abstract No. 606, City of Roanoke, Denton County, Texas. (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group)
6. Consideration and action on a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton County, Texas. (Generally located on the West side of Hwy 377 approximately 1/4 mile South of Bobcat Blvd, across the street from Care Now).

G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.071

To seek advice from attorney on streaming services franchise fee litigation.

Section 551.071

To seek legal advice from the City Attorney regarding pending or contemplated litigation - concerning Phase 4 of the Fairway Ranch Subdivision - Fairway Ranch drainage issues.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.071

To seek advice from attorney on streaming services franchise fee



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litigation.

Section 551.071

To seek legal advice from the City Attorney regarding pending or contemplated litigation - concerning Phase 4 of the Fairway Ranch Subdivision - Fairway Ranch drainage issues.

The City Council 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.

H. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, April 8, 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. **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: Honorable Mayor and City Council

SUBJECT: Officer Connor Brown's Promotion

MEETING DATE: April 12, 2022

DEPARTMENT: Police

ITEM SUMMARY:

Mayor Gierisch will swear in Officer Connor Brown to his new position of Corporal.

INFORMATION:

Officer Brown has been promoted to Corporal after successfully completing the Corporal promotional process. This promotion brings new opportunities and we wish him well in his new position.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: Honorable Mayor and City Council

SUBJECT: Swearing in new police officer, Guadalupe "Lupe" Cardona.

MEETING DATE: April 12, 2022

DEPARTMENT: Police

ITEM SUMMARY:

Mayor Gierisch will swear in a new police officer to the Roanoke Police Department, Officer Guadalupe "Lupe" Cardona.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



CITY COUNCIL AGENDA ITEM

TO: Mayor and City Council

SUBJECT: 03/22/2022 - CC Minutes

MEETING DATE: April 12, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider approval of the minutes from the regular City Council meeting held on March 22, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. CCMin 03-22-2022

Bryan Moyers, Council Member
David Brundage, Council Member
Holly Gray-Moore, Mayor Pro-Tem



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
MARCH 22, 2022
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Council Members: Brian Darby, David Brundage, Hogan Page, and Bryan Moyers; City Manager Scott Campbell, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Cody Petree, Fire Chief Chris Addington, Chief of Police Jeriahme Miller, Director of Fiscal and Administrative Services Vicki Rodriguez, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ronnie Angel, IT Manager Blake Gore, and Development Services Administrator J.R. Hames.

ABSENT: Mayor Pro Tem Holly Gray-Moore and Councilmember David Thompson.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

There were no announcements.

C. PUBLIC INPUT

No one wished to speak.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on March 8, 2022.

Motion made by Bryan Moyers second by Hogan Page to approve Consent Item 1.



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Motion carried unanimously.

E. NEW BUSINESS

1. Motion made by Hogan Page second by Bryan Moyers to approve Ordinance No. 2022-111, amending the Fiscal Year 2021-2022 Budget.

Motion carried unanimously.

2. Motion made by Bryan Moyers second by Hogan Page to approve a site plan request (SP 2022-02) from Gerri A. Kielhofner, AIA for a hotel to be situated on 3.269 acres, Block B Lot 1 in the Roanoke City Center Addition, M.E.P. & P.R.R. CO. Survey, Abstract No. 603, City of Roanoke Denton County, Texas.

Motion carried unanimously.

3. Motion made by Brian Darby second by David Brundage to approve a Site Plan (SP 2022-03) request from Intergrity Commercial Group LLC for a building to be located on an approximate 0.846 acre parcel being a part of the Homestead Addition, Block A, Lot 1-R-2, located on Cannon Parkway, north of the intersection of Cannon and W. Byron Nelson.

Motion carried unanimously.

4. Motion made by David Brundage second by Bryan Moyers to approve a Site Plan request (SP 2022-04) from DHR Engineering, Inc. on an approximate 1.04 acre tract, being a part of the PPR Roanoke Retail Addition, Lot 1R5 Block A, Walter D Beal Survey Abstract No. 82 City of Roanoke, Denton County Texas.

Motion carried unanimously.

F. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:11 P.M.

Section 551.071Section 551.087

to receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center;
- Amended and Restated Predevelopment Loan Agreement and any related documents concerning the Peabody Hotel and Convention Center; and
- Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.



MINUTES FOR THE REGULAR MEETING
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RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 7:43 P.M.

1. **Sections 551.071 and 551.087 of the TEXAS GOVERNMENT CODE** To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:
 - Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center;
 - Amended and Restated Predevelopment Loan Agreement and any related documents concerning the Peabody Hotel and Convention Center; and
 - Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center

Motion made by Hogan Page second by Bryan Moyers to approve a Lease Agreement with North Texas Hotel Development Group, LLC, concerning the Peabody Hotel and Convention Center.

Motion carried unanimously.

Motion made by Hogan Page second by Bryan Moyers to approve a Resolution approving an Amended and Restated Predevelopment Loan Agreement concerning the Peabody Hotel and Convention Center.

Motion carried unanimously.

Motion made by Hogan Page second by Bryan Moyers to approve a Fifth Amended and Restated Chapter 380 Economic Development, Hotel and Convention Services and Development Agreement concerning the Peabody Hotel and Convention Center.

Motion carried unanimously.

G. ADJOURNMENT

Motion made by Bryan Moyers second by Brian Darby to adjourn the meeting at 7:44 p.m.

Motion carried unanimously.

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

April S. Hill, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Resolution No. 2022-106R

MEETING DATE: April 12, 2022

DEPARTMENT: Assistant City Manager

ITEM SUMMARY:

Consideration and action on approval of Resolution No. 2022-106R authorizing the Roanoke Economic and Industrial Development Corporation, a Type A Economic Development Corporation and a Texas Non-Profit Corporation, to assume the previous obligations authorized and approved by the Roanoke Community and Economic Development Corporation, a Type B Economic Development Corporation and a Texas Non-Profit Corporation, contingent upon the eligible voters of the City of Roanoke, Texas, approving ballot propositions on Saturday, May 7, 2022, which results in the termination of the Roanoke Community and Economic Development Corporation.

INFORMATION:

The purpose of this agenda item is to make necessary amendments to the Type A and Type B budgets in the event a CCPD is established by the voters. As you are aware, it is critical that any debt or economic development obligations of the Type B board are accounted for prior to its potential dissolution. Resolution No. 2022-105R (approved by both development corporations at their April 7 joint meeting), shifts these Type B obligations to the Type A Corporation; however, only upon approval and creation of the CCPD. In the event the voters do not approve the CCPD (and dissolution of the Type B Corporation), the Type B Board will remain in effect and will continue to assume these obligations.

The key obligations that the Type A Board will assume with approval of this resolution are as follows:

Economic Development Programs

MR. JO Spirit & Coffee:



AGENDA ITEM

- Sales, Use and Mixed Beverage Tax reimbursement (City 1%) (Type A .50%) and (Type B .50%) provided sales equal or exceed
 1. Year 1-4 50% reimbursement
- Financial Assistance (Type A and Type B) **EACH**
 1. **Twenty-Five Thousand and No/100 Dollars (\$25,000.00)** within thirty (30) days of receipt of an architect's estimate indicating the project is fifty percent (50%) complete.

Grainger:

- Sales Tax Rebates (10 years) as follows:
 - Collections up to \$3.25M - 90% to Roanoke / 10% to Grainger
 - Collections above \$3.25M to be split as follows:
 1. Year 1: 85% to Roanoke/15% to Grainger
 2. Year 2: 70% to Roanoke/30% to Grainger
 3. Year 3-10: 50% to Roanoke/50% to Grainger
- Financial Assistance (Type A and Type B) **EACH**
 1. **One Hundred Twenty Five Thousand and No/100 Dollars (\$125,000.00)** once \$8,000,000 improvement is complete
 2. **One Hundred Twenty Five Thousand and No/100 Dollars (\$125,000.00)** once sales and use tax collected (in any calendar year) exceeds \$4,500,000

Integrity Group (City Center):



AGENDA ITEM

- Sales Tax Rebates (9 years) as follows:

1. Year 1-6: 65% to Roanoke/35% to Integrity
2. Year 6-9: 80% to Roanoke/20% to Integrity

General Debt Obligations

DEBT SERVICES

Debt Service - Recreation Center	225,000	225,000
Debt Service - Street Projects	125,000	125,000
Debt Service - PW Facilities	55,000	55,000
Debt Service - City Hall Plaza/Parking Garage	118,425	119,675
Debt Service - Water Improvements	75,000	50,000
Debt Service - Garage LT Lease	12,446	-
Debt Service Subtotal	610,871	574,675

By assuming these obligations, Type A's annual operating expenses would increase by \$1,095,000, but would still operate at an estimated \$1M of revenues over expenditures annually. Added ED obligations would completely expire in 10 years and 78% of added debt obligations would expire in 6 years.

STAFF RECOMMENDATION:

Recommend approval of Resolution No. 2022-106R as presented.

SPECIAL CONSIDERATION:

This effects of this resolution are contingent upon voter approval of a CCPD on May 7.

FINANCIAL CONSIDERATION:

Described above

ATTACHMENTS:

1. RES NO 2022-2022-106R - City Council Reso - Authorizing Type A to Assume Type B Obligations - jlm draft - 033022

CITY OF ROANOKE, TEXAS

RESOLUTION NO. 2022-106R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AUTHORIZING THE ROANOKE ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION AND A TEXAS NON-PROFIT CORPORATION, TO ASSUME THE PREVIOUS OBLIGATIONS AUTHORIZED AND APPROVED BY THE ROANOKE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION AND A TEXAS NON-PROFIT CORPORATION, CONTINGENT UPON THE ELIGIBLE VOTERS OF THE CITY OF ROANOKE, TEXAS, APPROVING BALLOT PROPOSITIONS ON SATURDAY, MAY 7, 2022, WHICH RESULTS IN THE TERMINATION OF THE ROANOKE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Roanoke Economic and Industrial Development Corporation (hereinafter referred to as the “EDC”) is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, the Roanoke Community and Economic Development Corporation (hereinafter referred to as the “CDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, on Saturday, May 7, 2022, the eligible voters of the City of Roanoke, Texas, will consider a ballot proposition to terminate and dissolve the CDC; and

WHEREAS, on Saturday, May 7, 2022, the eligible voters of the City of Roanoke, Texas, will also consider a ballot proposition to adopt a City of Roanoke Crime Control and Prevention District tax; and

WHEREAS, the dissolution and termination of the CDC is contingent upon voter approval of the ballot proposition authorizing the creation of the City of Roanoke Crime Control and Prevention District tax, and a ballot proposition authorizing the termination of the CDC; and

WHEREAS, Section 504.171 of the Texas Local Government Code provides that a Type A corporation created by a city with a population of 7,500 or less that has also created a Type B corporation may undertake any project that a Type B corporation may undertake pursuant to Chapter 505 of the Texas Local Government Code; and

WHEREAS, the 2010 U.S. census figures indicated the City of Roanoke, Texas (hereinafter referred to as the “City”) had a population of 5,962 residents; and

WHEREAS, on August 9, 2011, pursuant to the authority contained in Section 504.171 of the Texas Local Government Code, the City approved Ordinance No. 2011-115, authorizing the EDC to undertake any project that a Type B corporation may undertake pursuant to Chapter 505 of the Texas Local Government Code; and

WHEREAS, Section 501.101 of the Texas Local Government Code, in pertinent part,

defines the term “project” to mean “land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are: (1) for the creation or retention of primary jobs; and (2) found by the board of directors to be required or suitable for the development, retention, or expansion of: (A) manufacturing and industrial facilities; (B) research and development facilities; (C) military facilities, including closed or realigned military bases; . . . (F) recycling facilities; . . . (I) distribution centers; (J) small warehouse facilities capable of serving as decentralized storage and distribution centers; (K) primary job training facilities for use by institutions of higher education; or (L) regional or national corporate headquarters facilities”; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . .”; and

WHEREAS, Section 505.152 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section”; and

WHEREAS, Section 505.158 of the Texas Local Government Code provides that “[f]or a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, ‘project’ also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development.” Further, the statute provides that “[a] Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation’s authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings”; and

WHEREAS, on or about February 8, 2021, the City, the EDC, and the CDC approved a Chapter 380 Economic Development Program Agreement and Performance Agreement with Mr. Jo Spirits + Coffee, LLC, a Texas limited liability company (hereinafter referred to as the “Mr. Jo Spirits Chapter 380 and Performance Agreement”); and

WHEREAS, the authority to fund the Mr. Jo Spirits Chapter 380 and Performance Agreement was pursuant to Sections 501.103, 504.171, 505.152, and 505.158 of the Texas Local Government Code, and Chapter 380 of the Texas Local Government Code; and

WHEREAS, on or about July 8, 2021, the City, the EDC, and the CDC approved a Chapter 380 Economic Development Program Agreement and Performance Agreement with W.W. Grainger, Inc., an Illinois corporation (hereinafter referred to as the “Grainger Chapter 380 and Performance Agreement”); and

WHEREAS, the authority to fund the Grainger Chapter 380 and Performance Agreement was pursuant to Sections 501.101, 501.103, and 504.171 of the Texas Local Government Code,

and Chapter 380 of the Texas Local Government Code; and

WHEREAS, on or about December 22, 2016, the City, the EDC, and the CDC approved a Chapter 380 Economic Development Program Agreement and Performance Agreement with Integrity Retirement Group, LLC, a Texas limited liability company (hereinafter referred to as the "Integrity Retirement Chapter 380 and Performance Agreement") and

WHEREAS, the authority to fund the Integrity Retirement Chapter 380 and Performance Agreement was pursuant to Sections 501.103, 504.171, 505.152, and 505.158 of the Texas Local Government Code, and Chapter 380 of the Texas Local Government Code; and

WHEREAS, on or about July 8, 2021, the City, the EDC, and the CDC approved a Fourth Amendment to the Integrity Retirement Chapter 380 and Performance Agreement (hereinafter referred to as the "Fourth Amendment to Integrity Retirement Chapter 380 and Performance Agreement"); and

WHEREAS, on or about May 14, 2018, the CDC approved Resolution No. 2018-109R approving a Project Payment Agreement (hereinafter referred to as the "Project Payment Agreement") to undertake projects to (1) construct and equip a City Hall Plaza including landscaping, fountains, lighting, parking and signage related to the City Hall Plaza, and (2) acquiring half of the spaces in a structured parking garage pursuant to a 99-year lease agreement, authorized by Section 505.152 of the Texas Local Government Code; and

WHEREAS, on or about April 7, 2022, the Board of Directors of the EDC approved a resolution authorizing the EDC to assume the obligations of the CDC consistent with Chapters 501, 504, and 505 of the Texas Local Government Code, as amended; and

WHEREAS, in the event the vote of the eligible voters of the City of Roanoke, Texas, results in the termination of the CDC, the City Council of the City of Roanoke, Texas, does hereby approve and authorize the EDC to assume the obligations of the CDC consistent with Chapters 501, 504, and 505 of the Texas Local Government Code, as amended.

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

Section 1. FINDINGS INCORPORATED

That the foregoing recitals are hereby found to be true and correct findings of the City of Roanoke, Texas, and are fully incorporated into the body of this Resolution.

Section 2. AUTHORIZING THE EDC TO UNDERTAKE AND FUND THE OBLIGATIONS OF THE CDC

That contingent upon the eligible voters of the City of Roanoke, Texas, on Saturday, May 7, 2022, approving ballot propositions whereby the CDC is terminated, the City Council of the City of Roanoke, Texas, does hereby authorize the EDC to undertake and fund the following obligations of the CDC:

- (1) The CDC's obligations contained in the Mr. Jo Spirits Chapter 380 and Performance Agreement, as amended, pursuant to Sections 501.103, 504.171, 505.152, 505.158 of the Texas Local Government Code;

- (2) The CDC's obligations contained in the Grainger Chapter 380 and Performance Agreement, as amended, pursuant to Sections 501.101, 501.103, and 504.171 of the Texas Local Government Code;
- (3) The CDC's obligations contained in the Fourth Amendment to Integrity Retirement Chapter 380 and Performance Agreement pursuant to Sections 501.103, 504.171, 505.152, and 505.158 of the Texas Local Government Code;
- (4) The CDC's obligations contained in the Project Payment Agreement pursuant to Section 505.152 of the Texas Local Government Code; and
- (5) Any and all other CDC obligations which the EDC is authorized to fund pursuant to Chapters 501, 504, and 505 of the Texas Local Government Code, as amended.

Section 3. CONTINUATION OF CDC IN THE EVENT CDC IS NOT TERMINATED

In the event the eligible voters of the City of Roanoke, Texas, on Saturday, May 7, 2022, do not approve ballot propositions which result in the CDC being terminated, the Mr. Jo Spirits Chapter 380 and Performance Agreement, the Grainger Chapter 380 and Performance Agreement, the Fourth Amendment to Integrity Retirement Chapter 380 and Performance Agreement, the Project Payment Agreement, and any and all other obligations of the CDC shall remain the obligation of the CDC.

Section 4. AUTHORIZE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS

The City Council of the City of Roanoke, Texas, does hereby authorize the City Manager to take any and all actions necessary to give effect to this Resolution.

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 Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution 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 Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 7th day of April, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ordinance 2022-109

MEETING DATE: April 12, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on Ordinance 2022-109 amending Chapter 4 of The Code of Ordinances by repealing Article 4.700, in its entirety, entitled "Oak Street Corridor Special Events Permit" and replacing it with a new Article 4.700 Sections 4.701 to 4.723, entitled "Special Events Permit".

INFORMATION:

Staff has initiated this ordinance to address inconsistencies within the current code regarding the allowed number of private special events that may be held by an individual or organization in one year. Currently, our Code allows for 4 events per year in the Oak Street corridor, and only two for the rest of the City. This ordinance generally entitles the existing standards for Oak St events to events City wide, 4 times a year. All private special events will continue to require a special events permit and administrative approval.

Special Event Description. "Special Event" shall mean an event to be held within the City of Roanoke, which is two (2) to twelve (12) hours in duration. Examples include (without limitation) exhibitions, sporting events, runs/walks, festivals, carnivals, circuses, markets, expos, tent sales, garage sales, block parties, parades, foot/bike races, motorcades, auto shows, revivals, or concerts.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. ORD NO 2022-109 - Special Events Ordinance - jlm rev clean - 022722

ORDINANCE No. 2022-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING CHAPTER 4 OF THE CODE OF ORDINANCES BY REPEALING ARTICLE 4.700, IN ITS ENTIRETY, ENTITLED "OAK STREET CORRIDOR SPECIAL EVENTS PERMIT" AND REPLACING WITH A NEW ARTICLE 4.700 SECTIONS 4.701 TO 4.723, ENTITLED "SPECIAL EVENTS PERMIT"; ESTABLISHING SPECIAL EVENT PERMIT AND STREET CLOSING EVENT PERMIT REQUIREMENTS; ESTABLISHING APPLICATION REQUIREMENTS; ESTABLISHING EXCEPTIONS TO THE PERMIT REQUIREMENTS; ESTABLISHING THE REVOCATION AND APPEAL PROCESS FOR PERMITS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, the City Council of the City of Roanoke, Texas, has determined that the following regulation is necessary in order to protect public health, safety, and welfare.

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 4 of the Code of Ordinances, City of Roanoke, Texas, is hereby amended by repealing in its entirety the current Chapter 4, Article 4.700, entitled "Oak Street Corridor Special Events Permit," and replacing it with a new Article 4.700, Sections 4.701 to 4.712, entitled "Special Events Permit," which shall read as follows:

"ARTICLE 4.700 –SPECIAL EVENTS PERMIT

Sec. 4.701. Description, number of permits.

- (a) **Special Event Description.** "Special Event" shall mean an event to be held within the City of Roanoke, which is two (2) to twelve (12) hours in duration. Examples include (without limitation) exhibitions, sporting events, runs/walks, festivals, carnivals, circuses, markets, expos, tent sales, garage sales, block parties, parades, foot/bike races, motorcades, auto shows, revivals, or concerts.
- (b) **Number of permits per year.** The number of Special Event Permits per year is four (4).

Sec. 4.702. Special Event Permit.

- (a) Applications for a Special Events Permit should be submitted in alignment with the following schedule.
 - (1) 90 days in advance – up to 100 attendees;
 - (2) 120 days in advance – 100 to 499 attendees;
 - (3) 180 days in advance – 500 to 1000 attendees;

- (4) 270 days in advance – 1001 - 2999 attendees; and
 - (5) 360 days in advance – 3000+ attendees.
- (b) Applicant will be notified of approval/disapproval pending compliance with noted concerns within ten (10) business days of the application. City events and programming will take precedence over public events.
 - (c) Final notice will be given no less than thirty (30) days prior to the date of the event.
 - (d) Cancelled events due to unsafe weather conditions or national emergencies will be rescheduled without penalty.

Sec. 4.703. Special Event Permit and Deposit Fees.

The Special Event Permit Fees shall be paid at the time of application. The permit must be present on site at all times during the event. The deposit fees shall be paid when the total amount of all event fees are determined. The deposit fees will be refunded after the event, within twenty (20) business days, less any expenses incurred by the City due to the event. Forfeiture of the rental deposit will occur under the following conditions:

- (1) Use of rice, birdseeds, glitter, confetti, dance wax, corn meal or other similar substances is prohibited.
- (2) Smoking in the facility.
- (3) Use of fog/smoke machines.
- (4) Alcohol being present in the facility or on the facility premises.
- (5) Disturbance of the peace (playing music too loud, unruly behavior which disturbs neighbors, etc.).
- (6) Damage to the facility itself, equipment, furnishings, or decorations including damage from the attachment of banners, posters, streamers, signs, etc.
- (7) Excess trash left at the facility.
- (8) The required summoning of police officers or additional staff to the facility due to inappropriate disturbances and/or the behavior of the participants.

Sec. 4.704. Hold Harmless Agreement.

All Special Events require a Hold Harmless Agreement. This agreement should be signed by the applicant as stated on the Special Event Permit and notarized. The Hold Harmless Agreement must be submitted to the Special Events Office at least ten (10) working days prior to the event. Failure to provide the agreement will result in cancellation of the event and forfeiture of permit fees paid. The City of Roanoke will not waive the Hold Harmless requirements.

Sec. 4.705. Insurance.

Insurance is required for all special events. The City reserves the right to review and determine amount of coverage required based on level of activity at the Special Event. Amounts of general liability insurance required are:

- (1) Up to 999 people in attendance: General Liability with minimum limits of \$500,000 Combined Single limit for personal injury, death, property damage.

- (2) 1,000 up in attendance: General Liability with minimum limits of \$1,000,000 Combined Single Limit for person injury, death, property damage.
- (3) All events, no matter what size, will be required to have \$1,000,000 liquor liability insurance if any alcohol is being sold or served. Host liquor liability insurance will satisfy this requirement if alcohol is only being served. Each policy will name the City of Roanoke as an additional insured and a copy of the Certificate of Insurance will be submitted to the City Manager's Office at least ten (10) working days prior to the event. Failure to provide required insurance will result in cancellation of the event and forfeiture of permit fees paid. Insurance requirements cannot be waived.

Sec. 4.706. General Rules.

- (1) The City reserves the right to have final approval on all activities or events.
- (2) The City reserves the right to designate hours available for use and to remove any person or group failing to comply.
- (3) Event Applicants must be at least 21 years of age.
- (4) Event Applicant and guests of Event Applicant will comply with laws of the State of Texas and the City of Roanoke.
- (5) Acts of gambling, alcohol consumption or consumption of controlled substance(s) are prohibited on all City of Roanoke properties.
- (6) The City of Roanoke is not responsible for any lost or stolen items.
- (7) Event Applicant is responsible for ensuring that rules as outlined here are enforced.
- (8) The event property and footprint may only be used for the purpose as stated on the Special Event Permit unless otherwise approved by a representative from the Special Events office.
- (9) No activity is engaged in or performed during the event that is a violation of an existing State, Federal Law, or municipal ordinance and must comply with City code.
- (10) No activity is engaged in or performed during the event that is used in such a manner as to constitute a nuisance as per City of Roanoke Code of Ordinances.
- (11) Equipment to be used for high-risk activities or needing a recreational setting must be clearly described in the Special Event Permit and is subject to approval by the City of Roanoke.
- (12) Event Applicant shall monitor admittance to the event.
- (13) Event applicant shall assume full responsibility and liability for all persons admitted.
- (14) Event Applicant shall assume full responsibility and liability for any damage(s) to any part of event property during and/or resulting from the event.
- (15) Event Organizer may not leave the event area during the contracted time or must designate a responsible person in their brief absence.
- (16) Event setup and take down time should be included in total event time as stated on the event application.
- (17) Deviation from contracted rental times may result in loss of part or all deposit fees.
- (18) Event organizers and guests shall only park in designated, authorized parking spaces.
- (19) Violation of this policy will result in the towing of such vehicle(s) at the owner's expense.
- (20) Use of the City of Roanoke's name in advertising or publications without the approval of the City representative is prohibited.
- (21) Burning of candles and all open flames are not permitted.

Sec. 4.707. Street Closures.

Any activity, including but not limited to special events which require the closing of any public street, sidewalk or alley and which require rerouting of normal or usual traffic flow deems a street closure. An event cannot hinder, block or obstruct the free flow of traffic. Temporary street closing is defined as a street closure for duration of eight (8) hours or less.

Sec. 4.708. Area Notifications of Impacted Neighbors.

- (a) The event coordinator, with an expected street closure, shall notify all residences and businesses within the street closure area and within a 300-foot radius of the outer perimeter of the event (as marked by fencing or entrance table indicated on the event diagrams submitted to the City). The event organizer shall obtain signatures of those so notified of the upcoming event. Such signatures do not denote approval but solely signify notification. A diagram of the notification area shall be submitted with the signature sheet.
- (b) The signatures of notification, the notification letter and the notification diagram shall be submitted at least ten (10) working days prior to the Special Event. In addition, the event organizer shall comply with all additional requirements imposed by the City of Roanoke with respect to notification and approval by residents and businesses affected by the Special Event. Under certain circumstances where events may generate extremely large crowds, loud noise or parking issues, staff may require additional notification time/signatures/outreach.

Sec. 4.709. Property Requirement in the Closure Area.

If NOT on City Property, the applicant for a street closure or Special Event Permit must own, lease or rent property within the proposed closure area, or must provide a signed letter of co-sponsorship from someone who meets those criteria.

Sec. 4.710. Food and Beverage Inspections & Permits.

- (a) If a vendor sells food or beverages at an event, they will need a temporary health inspection. The inspector/inspection offers direction and outlines compliance guidelines to the vendor in an effort to provide a clean environment and safe food or drink products. Bureau Veritas can be reached at Bureau Veritas 817-335-8111. The City does not provide health inspections.
- (b) If selling alcohol, a Texas Alcohol Beverage Commission permit is required. Call TABC at 817-607-2439. The City does not issue temporary alcohol permits. Police presence is mandatory at all events serving alcohol.

Sec. 4.711. Booths, Tents or Canopies.

Any booths or tents in excess of 200 square feet or canopies in excess of 400 square feet must obtain a permit. The Fire Marshal may be contacted at 817-491-2301 for further explanations.

Sec. 4.712. Port-O-Potties.

The City of Roanoke does not provide port-o-potties. It is the responsibility of the event organizers to supply port-o-potties (or restrooms) at a rate of 1 per 100 persons, including at least one that meets ADA requirements.

Sec. 4.713. Police Presence.

The City of Roanoke Police Department will determine if and how many police officers will be required at your event. Expenses for the City police officers will be paid by the event organizers directly to the City of Roanoke. If additional police need to be brought in to handle a problem during the event, it will be at the event organizer's expense.

Sec. 4.714. Decorations and Cleanup.

- (a) Decorations must be pre-approved by the Special Events office. Items that may potentially cause damage to walls, equipment, etc. (i.e. duct tape, nails, glue, etc.) are not permitted.
- (b) The applicant will be responsible to provide trash receptacles if not already on property.
- (c) The applicant must remove all debris that results from the event. Clean trash bags must be left inside outdoor trashcans after rental.
- (d) The area will be inspected after the event. The deposit will be returned to the applicant less any costs incurred by the City of Roanoke as a result of the event clean-up.

Sec. 4.715. Damage to Public Property.

The applicant may not fasten, drill or bore into the public street, sidewalks, curbs, trees or landscaping to mount or erect tent poles, booth supports, stages and any other appurtenances or fixtures. If required, any damage to City property after an event shall be invoiced to the event organizer following the conclusion of the event should expenses exceed the event deposit.

Sec. 4.716. Signage / Directional Signage.

Any event signage shall be shown/noted on the sketch drawing. Signage may not be placed within seventy-five feet (75') of any intersection or one hundred feet (100') of an intersection of a U.S. State highway, and may not be placed within ten feet (10') of any road right -of-way. Portable signs shall not be permitted on any residentially zoned property. Signage may be erected four (4) hours prior to the start of an event. All event signage must be removed after the event.

Sec. 4.717. Denial of permit.

A special event permit or street closing event permit may be denied if:

- (1) An event permit has been granted for another special event or street closing event at the same place and time;
- (2) The proposed special event or street closing event will unreasonably disrupt the orderly flow of traffic, and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available;
- (3) The application is incomplete;

- (4) The applicant fails to comply with or the proposed special event or street closing event will violate a city code or other applicable law, unless the prohibited conduct or activity would be allowed under this article;
- (5) The applicant makes a false statement of material fact on an application for a special event permit or street closing event permit; or
- (6) The proposed special event or street closing event would unduly burden city services, and pose a risk to the public health, safety and welfare.

Sec. 4.718. Revocation of permit; cease operating upon revocation.

- (a) *Revocation of permit.* The City may revoke a special event permit or street closing event permit if:
 - (1) The applicant fails to comply with or the special event or street closing event is in violation of a condition or a provision of the permit or the site plan, and any amended site plan, an ordinance of the city, or any other applicable law;
 - (2) The permit holder made a false statement of material fact on an application for the special event permit or street closing event permit; or
 - (3) The special event or street closing event unduly burdens city services or unreasonably disrupts the public order and poses a risk to the public health, safety and welfare.
- (b) *Cease operating upon revocation.* The applicant, event operator, and/or the property owner shall immediately, upon receiving notice that the city has revoked the special event permit or street closing event permit, cause the event to cease operations and close and shut down all component parts of the event. At or about the same time, the applicant, event operator, and/or the property owner shall ask or direct all customers, visitors and patrons to leave the premises on which the event is being held.

Sec. 4.719. Appeal of revocation.

The applicant, event operator, and/or the property owner may appeal the revocation of the special event permit to the city manager by filing a written request for appeal of said revocation with the city manager's office within three (3) calendar days after the permit was revoked. The written request for appeal shall identify the contact person for the special event and provide the contact person's telephone number, e-mail address and fax number to assist in scheduling a hearing on said appeal. The written request for appeal shall also state in detail what actions have been or will be taken to guarantee that the conditions which gave rise to the revocation will not recur. Such an appeal shall not stay the revocation of the permit or authorize the continued or renewed operation of the special event.

Sec. 4.720. Appeal hearing.

The revocation appeal hearing shall, to the extent reasonably practicable, be scheduled to occur within three (3) business days after receipt of the written request for appeal. The appeal shall be heard by the city manager or the city manager's duly authorized representative (referred to

collectively as the “city manager”). The applicant, event operator, or property owner may present information regarding the revocation and the actions that have been taken or will be enacted to prevent a recurrence of the conditions that led to the permit revocation. City staff shall also be allowed to present information regarding the revocation and opine regarding the continued or renewed operation of the special event with the additional conditions proposed by the applicant, event operator, or property owner. The city manager shall uphold the revocation or overrule the revocation. The city manager may also overrule the revocation and impose such additional conditions on the continued or renewed operation of the special event as the city manager deems prudent to avoid a recurrence of the conditions that led to the permit revocation. If the city manager overrules the permit revocation, the operation of the special event may be renewed or continued provided that any and all additional conditions for operation are enacted and observed.

Sec. 4.721. Appeal to board of adjustment.

Any aggrieved party may appeal the city manager’s determination to the board of adjustment in the manner provided for appeals of an administrative official's decision. The special event may be renewed or continued during the pendency of an appeal to the board of adjustment if and only if the city manager overrules the permit revocation and provided that any and all additional conditions for operation imposed by the city manager are enacted and observed.

Sec. 4.722. Compliance with city code.

The granting of a special event permit or street closing event permit does not relieve the applicant, event operator or property owner from complying with all other provisions of this code (e.g. tent permits, building permits, electrical permits, food establishment and handling permits). All other permits and licenses required by code or other law for specific activities conducted in conjunction with or as a part of the special event must be applied for separately in a form satisfactory to the city.

Sec. 4.723. Penalty provision.

- (a) A person commits an offense if he/she:
 - (1) Commences or conducts a special event or street closing event without the appropriate permits or fails to comply with any requirement or condition of a permit or this article;
 - (2) Participates in a special event or street closing event for which a permit has not been granted, or for which a permit has been suspended or revoked; or
 - (3) Sets up or operates the special event or street closing event in a manner inconsistent with the approved site plan or any subsequently approved amended site plan.
- (b) Any person who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine as provided for in the general penalty provision found in Section 1.106 of this Code.
- (c) Each day of violation shall constitute a separate offense.

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

Section 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 March, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Specific Use Permit (SUP 2022-02) Contractor's Office - Country View Business Park

MEETING DATE: April 12, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a Specific Use Permit request (SUP 2022-02) from Clay Moore Engineering – Specific Use Permit (R-Sup) Zoning District to authorize the following use: Contractor's Office/Sales, with outside storage including vehicles on Lot 4R and 5R, Block A of The Country View Business Park Addition, an addition to The City of Roanoke, Denton County, Texas. Addition, JD Hunter Survey Abstract No. 606, City of Roanoke Denton County, Texas. (Ordinance No. 2022-112) (Generally located on the East side of Hwy 377 on Country View Drive, which is just north of James Street, behind the Starbucks; the lots are on the south side of McDonald's and adjacent to the office of McAdams Group)

INFORMATION:

- History

A text amendment was approved by City Council on February 29, 2021 (Ord. No. 2021-104), to allow contractor's office/sales with outside storage, including vehicles by Specific Use Permit in the Retail Zoning District.

Zoning- Retail District

The R, Retail district is intended to provide a location for retail and service-related establishments, such as retail product sales, Offices Professional, Banks, Hotel/Motel, Book Stores, Restaurants and other similar retail uses. High intensity retail and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The uses envisioned for the district will typically utilize larger sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Location



AGENDA ITEM

This vacant property is located in the Country View Business Park Addition on the East side of Hwy 377 behind the Starbucks and adjacent to the office of McAdams Group. Also located just north of James St.

Planning Analysis

The proposal is for an office/warehouse that will have a total of 18 units on lots 4R and 5R. The lot on the north side of Country View Drive (lot 4R) will provide an area for larger vehicles and equipment, screened by an eight (8) foot masonry wall. Parking will be provided for customer and company vehicles.

Considering there are no residential areas adjacent to this site, with compatible retail and office uses within the development, and it is off of a private road, Country View Drive, the site is suitable for contractor offices.

- **Landscape-** The landscape plan meets the required area and materials.
- **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 use. *Outside storage of vehicles and equipment may only be used on the northern buildings utilizing rear overhead doors and appropriate screening.*

Outside storage means the keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot/tract or tract for more than 24 hours. Also referred to as open storage.

Planning and Zoning Commission:

On April 4, 2022, the board recommended approval of the site plan as submitted and included in the motion that outside storage shall meet the city's requirements.

Sec. 12.771. - Screening of Nonresidential (f) In districts permitting open storage, screening shall be required only for those areas used for open storage. A six-foot (6') screening fence or wall shall be provided and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:

- (1) Solid masonry (brick, concrete block or concrete panels).
- (2) Wrought iron with solid landscape screening.
- (3) Alternate equivalent screening may be approved through the site plan approval process under article II, division 7 of this chapter.

No outside storage may exceed the height of the fence. Outside storage exceeding eight feet (8') shall require a Specific Use Permit.



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval contingent on no vehicles or equipment being used for outside storage in parking spaces provided in front of the buildings.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2022-02 - Application
2. Site Plan
3. Color Elevations
4. Landscape Plan
5. Hilltop Concrete - StackedStone 8ft - 2021
6. ORD NO 2022-112 - SUP 2022-02 - Rezone - Retail to Retail- SUP - Contractors Office sales use - Lot 4R and 5R Block A Country Vi



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

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent DREW DONOSKY	Address, City, State, Zip 1903 CENTRAL DRIVE, SUITE 406, BEDFORD, TX 76021	Phone Number 817.281.0572
Type of permit requested SUP/SITE PLAN	Name of Business CLAYMOORE ENGINEERING	Email DREW@CLAYMOOREENGINEERING.COM
Property Owner(s) TODD HUNTINGTON	Address, City, State, Zip 1504 EAGLE CT., LEWISVILLE, TX 75057	Phone Number 214.412.0695
Legal Description – Lot/Block/Subdivision Lot 4R & all of Lot 5R, Block A, of Countryview Business Park, Phase II	Property Address TBD	Present Zoning R

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: Requestion Warehouse be added to the R-Retail District to allow the flexoffice

Authorization:

I/ We Todd Huntington owner(s) of the above described property do here by authorize Drew Donosky to act on my/our behalf in making and representing this special use permit application.


Owner(s) Signature

02/21/22

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.

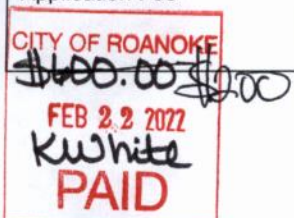

Applicants Signature

02/21/2022

Date

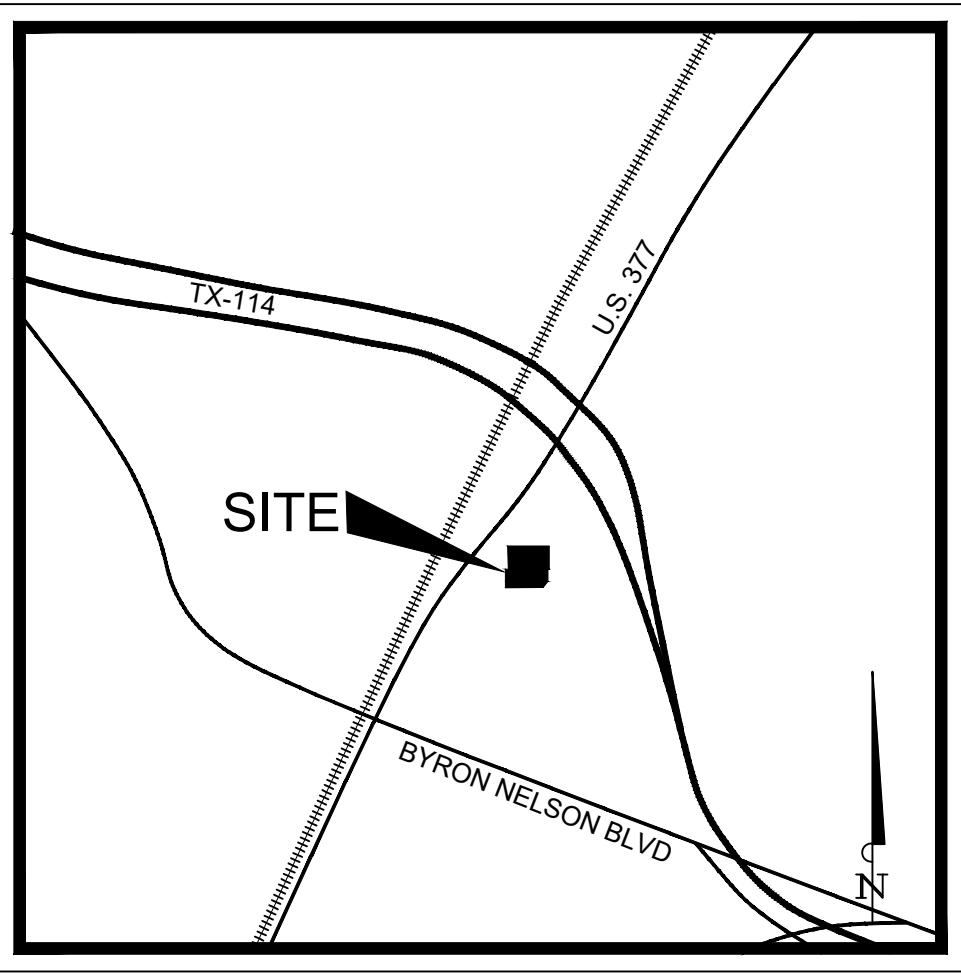
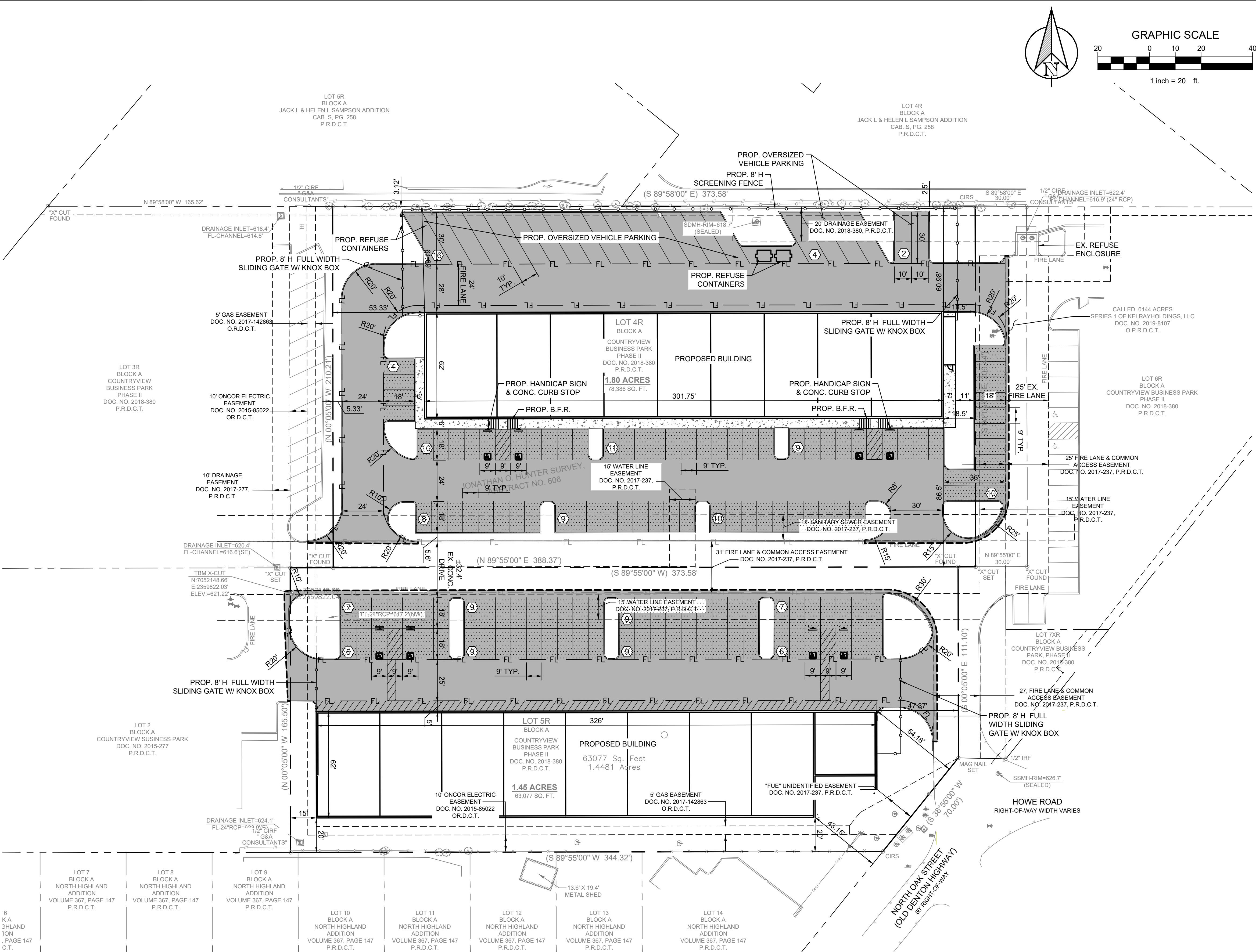
**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee 	P&Z Meeting <u>APR 04 2022</u>	CC Meeting <u>APR 12 2022</u>	File for Record SUP- <u>2022 - 02</u>
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8/23/2019

PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 2/21/2022 10:06 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-008 ALLTRADES ROANOKE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/21/2022 9:53 AM



LEGEND	
	DUMPSTER DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT
	EX. PROPERTY LINE
	EX. COMMUNICATION LINES
	EXISTING GAS LINES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINES
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROP. COMM LINES
	PROP. UNDERGROUND ELECTRIC LINES
	PROP. SANITARY SEWER LINES
	PROP. WATER LINES
	EX. CONTOUR LINE
	PROP. CONTOUR LINE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN NON-SHADED "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 48075 AS SHOWN ON MAP NUMBER 48121C0515G.

SITE DATA TABLE										TOTAL PARKING			
BLOCK A LOT:	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	OFFICE BLDG AREA (SQ. FT.)	WAREHOUSE BLDG AREA (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	REQ. RATIO	OFFICE REQ.	WAREHOUSE REQ.	TOTAL PROV.
LOT 4R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.80	78,386	13,050	12,050	25,100	27'-6"	32.0%	OFFICE (13,050 SF, 1/300 SF) WAREHOUSE (12,050 SF, 1/3000 SF)	44 (2 ADA)	5 (1 ADA)	71 (4 ADA)
LOT 5R	GENERAL RETAIL (GR)	OFFICE / WAREHOUSE	1.45	63,077	4,590	21,640	26,230	27'-6"	41.6%	OFFICE (4,590 SF 1/300 SF) WAREHOUSE (21,640 SF 1/3000 SF)	16 (1 ADA)	8 (1 ADA)	54 (4 ADA)

OWNER TODD HUNTINGTON ALLTRADES 1504 EAGLE CT. LEWISVILLE, TX 75057 EMAIL: TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM PH: 214.412.0695	ARCHITECT JOHN LAM GDP GROUP 5050 QUORUM DRIVE, SUITE 338 DALLAS, TX 75254 JLAM@GDPGROUP.COM PH: 469.573.4303	ENGINEER CLAY CRISTY, PE CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 TEXAS REGISTRATION #14199	SITE PLAN COUNTRYVIEW BUSINESS PARK LOT 4R & 5R, BLOCK A 02/16/2022	SHEET SP-1 File No. 2019-053
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TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

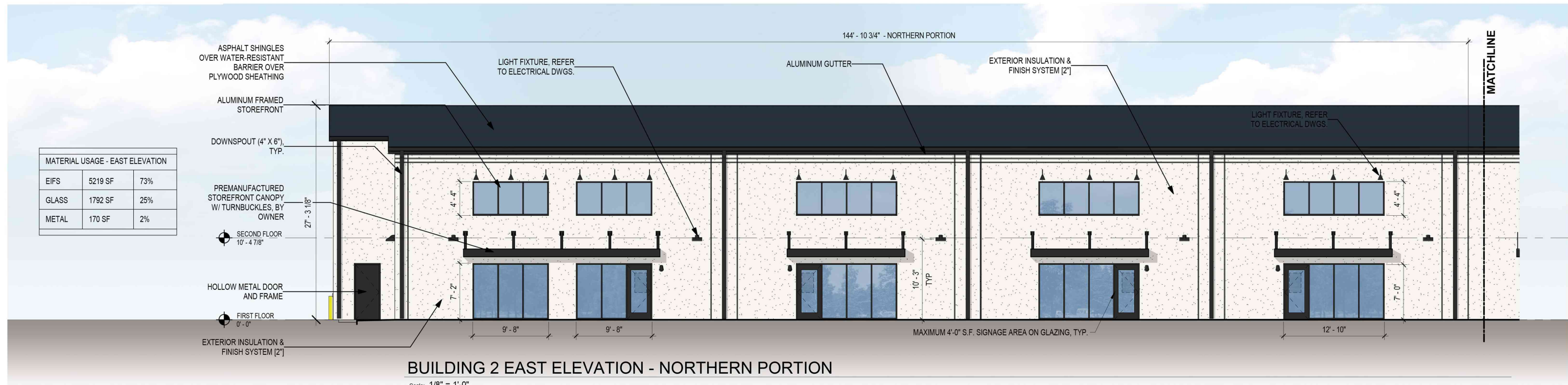
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: **DREW DONOSKY**
P.E. No. 125651, Date: 2/21/2022

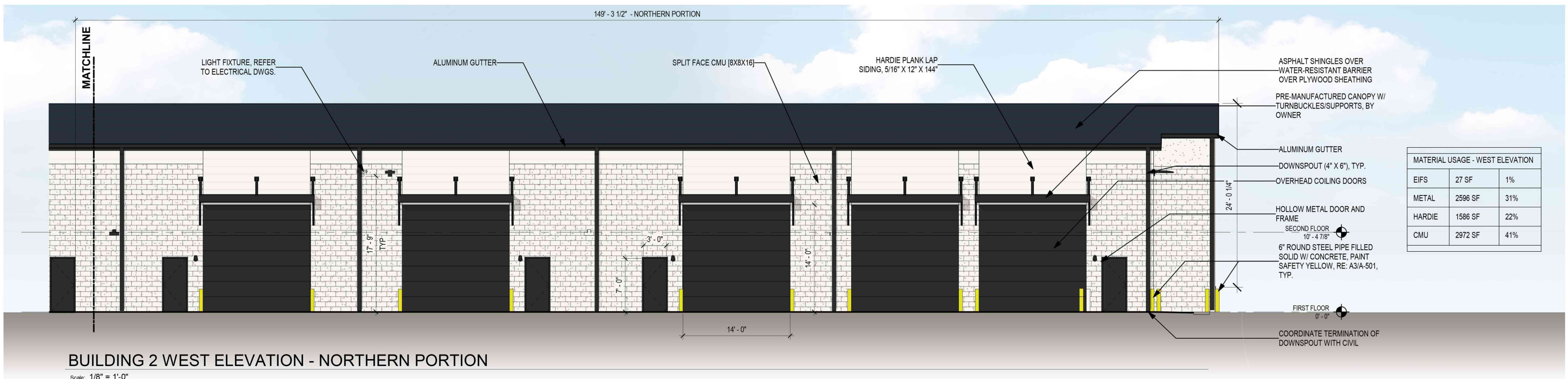
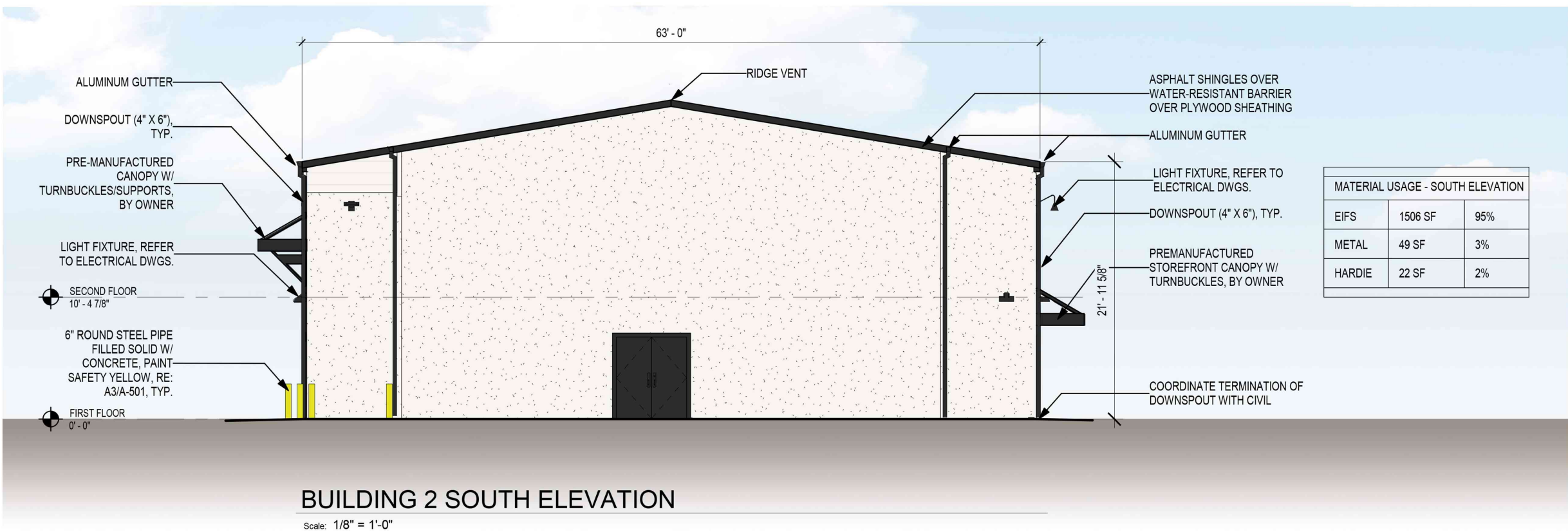
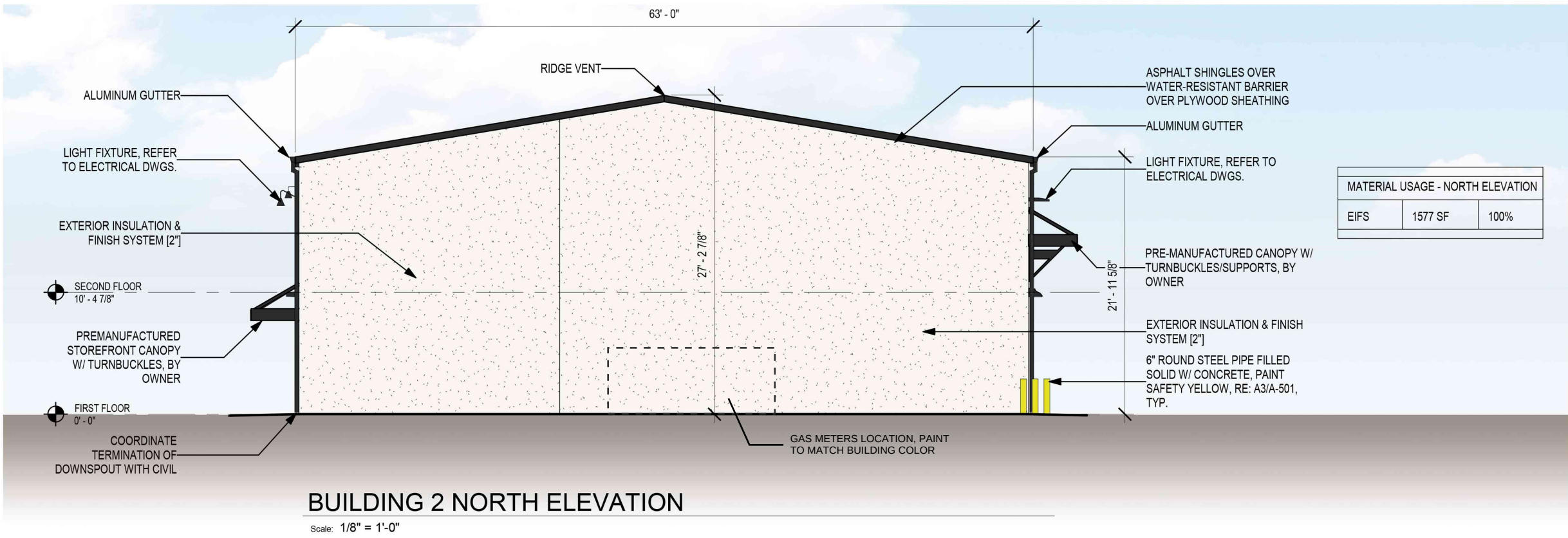
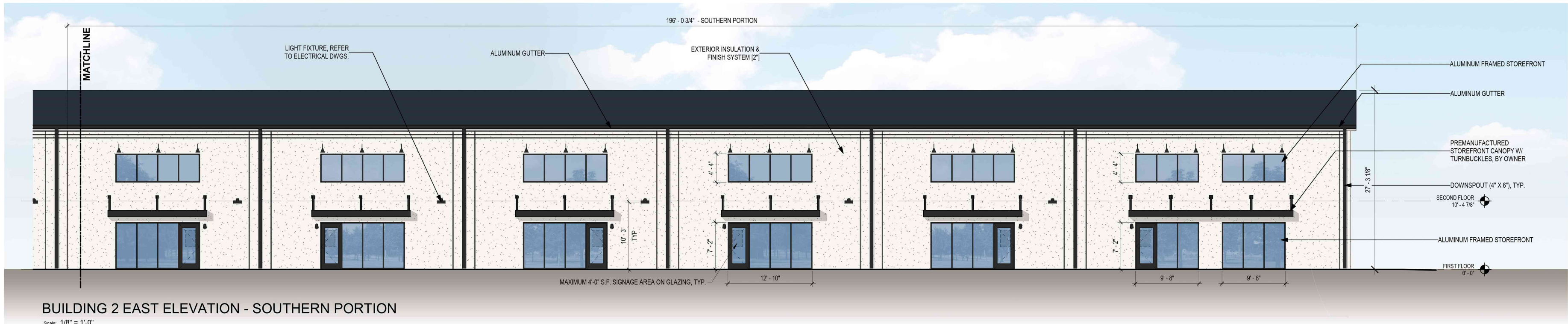
ALLTRADES
COUNTRYVIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CJC

SITE PLAN



- FACADE NOTES**
1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
 3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



ARCHITECT:
GPD GROUP PROFESSIONAL CORPORATION
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
PH: 469.573.4306
CONTACT: TAVIS BROWNE
EMAIL: TBROWNE@GPDGROUP.COM

CIVIL:
CLAYMOORE ENGINEERING, INC.,
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY
EMAIL: DREW@CLAYMOOREENG.COM

OWNERS:
ALLTRADES
1504 EAGLE COURT
LEWISVILLE, TX 75057
PH: 214.412.0695
CONTACT: TODD HUNTINGTON
EMAIL: TODD.HUNTINGTON@ALLTRADESINDUSTRIAL.COM



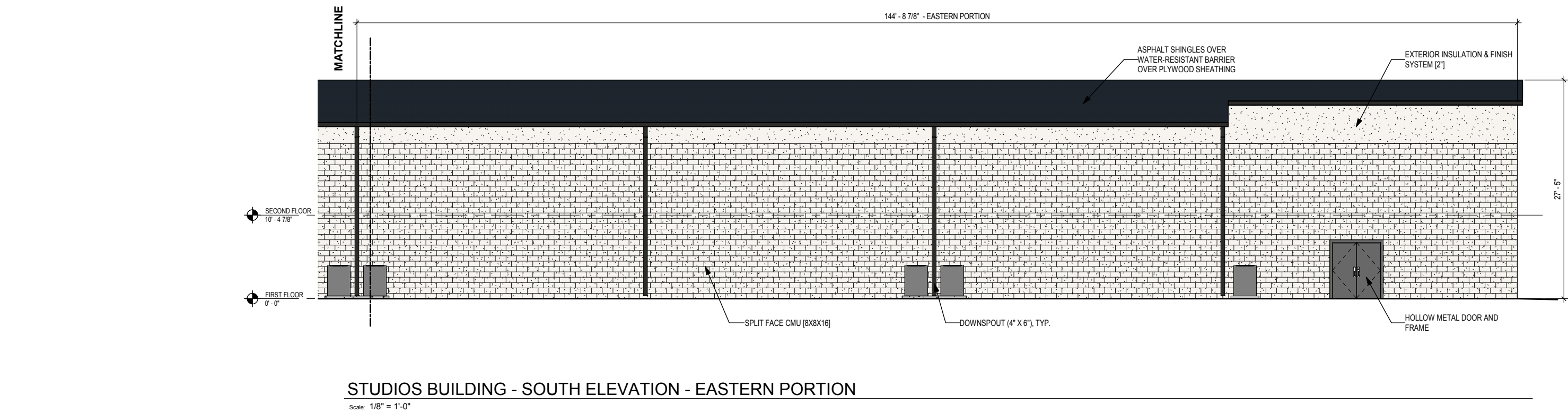
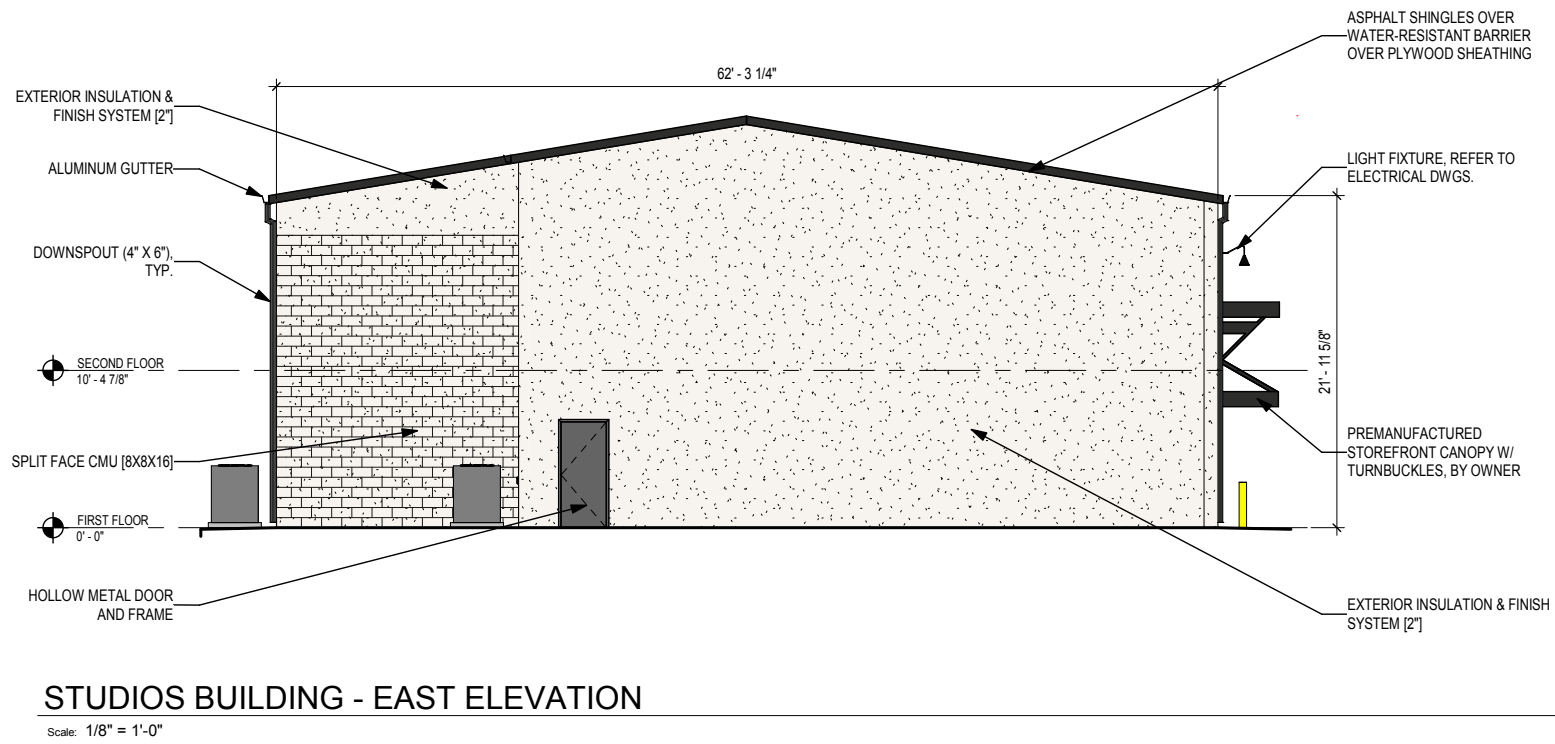
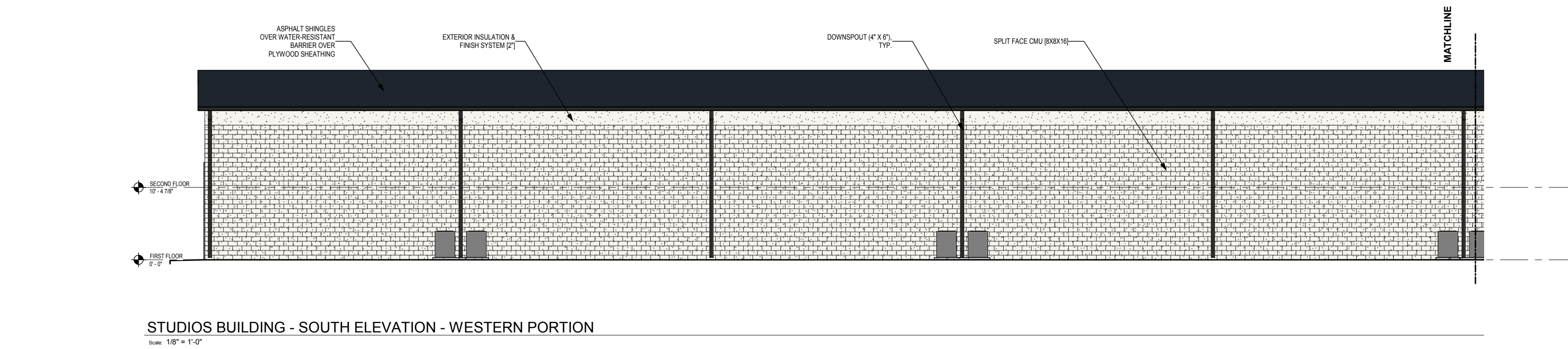
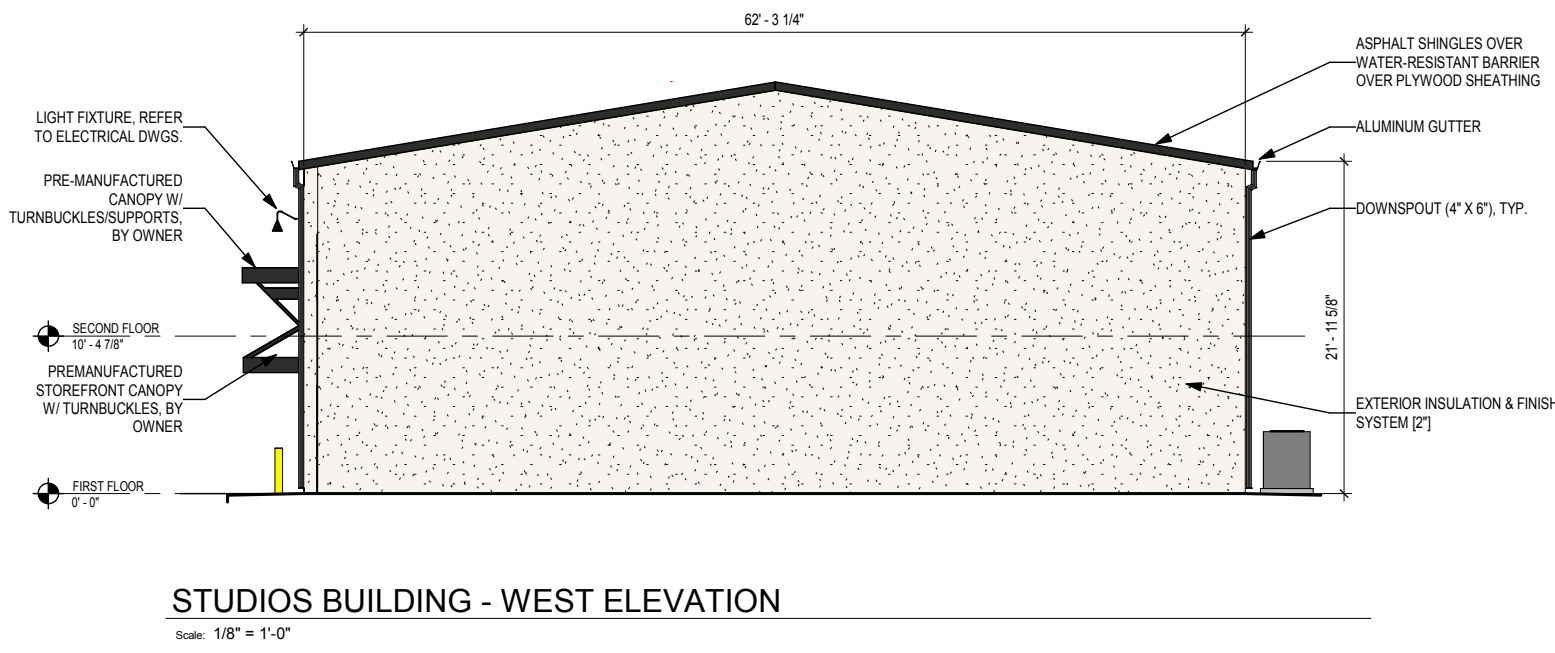
ALLTRADES - SHOPS

ROANOKE, TX





FACADE NOTES	
1.	ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
2.	MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
3.	UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR



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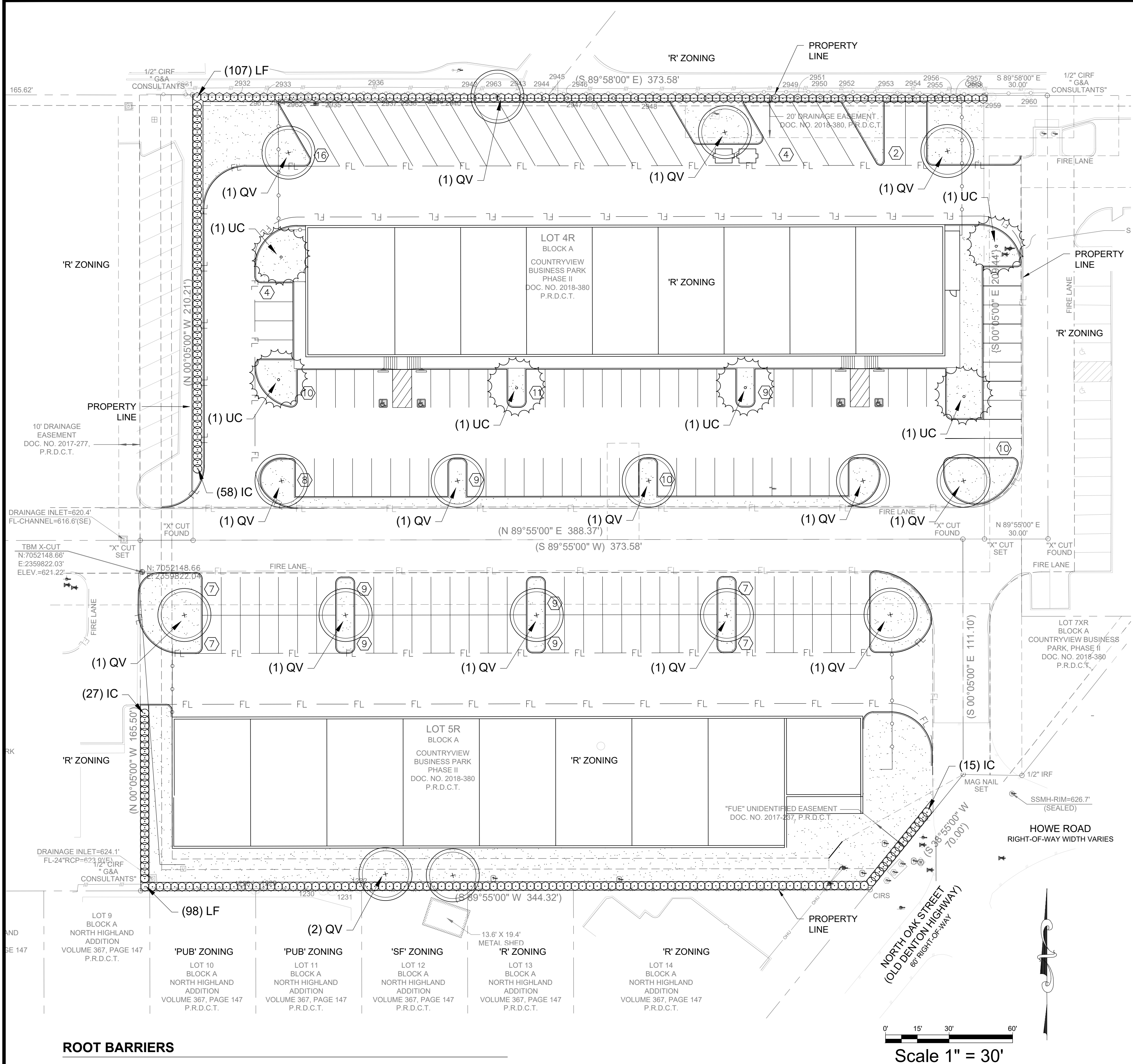
OWNERS:
ALLTRADES
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LEWISVILLE, TX 75057
PH: 214.412.0695
CONTACT: TODD HUNTINGTON
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ALLTRADES - STUDIOS

ROANOKE, TX





ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE DATA TABLE

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE	5' BUFFER	5' BUFFER *
NUMBER OF TREES	N/A	N/A
INTERIOR LANDSCAPE (PARKING)	2,448 SF	7,517 SF
NUMBER OF TREES	16	20
NON-VEHICULAR LANDSCAPE	N/A	18,348 SF
NUMBER OF TREES	N/A	N/A
TOTAL SITE AREA DEVOTED TO LANDSCAPE:	25,859 SF (20%)	25,865 SF (20%)

ADDITIONAL REQUIREMENTS
MINIMUM 4' HT. SHRUB HEDGE SCREEN AT LOT PERIMETERS:
ALL PARKING SPACES WITHIN 60' OF A TREE:

* 5' LANDSCAPE BUFFER OMITTED ON EAST PERIMETER ALONG ACCESS DRIVE.
* 10' LANDSCAPE BUFFER PROVIDED ALONG 50' PORTION OF SOUTH PERIMETER ADJACENT TO 'SF' ZONING.

PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QV	Live Oak / Quercus virginiana min. 7 ht.	CONT.	3" Cal	16
	UC	Cedar Elm / Ulmus crassifolia min. 7' ht.	CONT.	3" Cal	6
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IC	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' 36" o.c., 24" Ht. Min.	5 gal		100
	LF	Texas Sage / Leucophyllum frutescens 'Green Cloud' 42" o.c., 24" Ht. Min.	5 gal		205
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		20,100 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

CITY MAINTENANCE NOTES

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED FOUR FOOT (4') ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK DIAMETER OF NO LESS THAN THREE INCHES (3") MEASURED FOUR FOOT (4') ABOVE THE GROUND ON A CALIPER-INCH FOR CALIPER-INCH BASIS (E.G., FOR A 6" TREE, TWO 3" REPLACEMENT TREES SHALL BE REQUIRED). A TIME EXTENSION MAY BE GRANTED BY THE CITY MANAGER OR HIS/HER DESIGNEE IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS/HER AGENT.
- IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING REAL PROPERTY BORDERING ON ANY STREET TO PRUNE TREES NEXT TO THE STREET IN SUCH MANNER THAT THEY WILL NOT OBSTRUCT OR SHADE THE STREET LIGHTS, OBSTRUCT THE PASSAGE OF PEDESTRIANS ON SIDEWALKS, OBSTRUCT VISION OF TRAFFIC SIGNS, OR OBSTRUCT THE VIEW FROM ANY STREET OR ALLEY INTERSECTION (SEE VISIBILITY REQUIREMENTS, ARTICLE VII, DIVISION 5 OF THIS CHAPTER). THE MINIMUM CLEARANCE OF ANY PORTION OF A TREE OVERHANGING PUBLIC STREET RIGHT-OF-WAY SHALL BE FOURTEEN FEET (14'), AND OVERHANGING A PUBLIC SIDEWALK SHALL BE EIGHT FEET (8').
- FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS SECTION AND MAY BE SUBJECT TO PENALTIES OF SECTION 12.952.



ALLTRADES
COUNTRY VIEW DRIVE
ROANOKE, TX

NO.	DATE	REVISION	BY
1	10/25/2019	GRADING REV.	CLC

LANDSCAPE PLANTING
LP-1

DESIGN: JEV
DRAWN: JEV
CHECKED: ASD
DATE: 02/16/2022

SHEET

File No. 2019-053

ORDINANCE No. 2022-112

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 LOT 4R AND 5R, BLOCK A OF THE COUNTRY VIEW 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 SAID TRACTS RETAIL (R) DISTRICT TO RETAIL – SPECIFIC USE PERMIT (R-SUP) DISTRICT TO ALLOW CONTRACTOR'S OFFICE/SALES, WITH OUTSIDE STORAGE INCLUDING VEHICLES USE; 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 Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Retail District (R) to Retail – Specific Use Permit District (R-SUP) to allow contractor's office/sales, with outside storage including vehicles 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 on Lot 4R and 5R, Block A of the Country View Business Park Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, by changing the underlying zoning for said tracts of land Retail District (R) to Retail – Specific Use Permit District (R-SUP) to allow contractor's office/sales, with outside storage including vehicles 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 12th day of April, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Property



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Site Plan - (SP 2022-06) Brakes Plus

MEETING DATE: April 12, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a site plan request (SP 2022-06) from Bohler Engineering for Brakes Plus, an automotive service company, situated on 1.028 acres, Block 1 Lot 2RA, Vaughan Subdivision, W.D. Beall Survey Abstract No. 82, an addition to the City of Roanoke, Denton County, Texas. (Generally located on the West side of Hwy 377 approximately 1/4 mile South of Bobcat Blvd, across the street from Care Now).

INFORMATION:

Location

This site is generally located on the West side of Hwy 377 approximately 1/4 mile South of Bobcat Blvd (across the street from Care Now).

Zoning- Business Park, BP

The BP, Business Park, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesale and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

Planning Analysis

The building is 4,915 sf. with 8 vehicle service bays. Proposed wall signs and a monument sign are shown in the plans.

Services provided by Brakes Plus meet the definition of automobile repair, minor.

The use is permitted in this zoning district.

Automobile repair, minor, means minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning



AGENDA ITEM

systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile repair, major" or any other similar use. Vehicles which are inoperative or are being repaired may not remain parked outside these facilities for a period greater than 48 hours.

- **Landscape**- The landscape plan meets the required area and materials.
- **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 use.

Planning and Zoning Commission

The board recommended approval of the site plan on April 4, 2022.

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Application
2. Site Plan
3. Vaughan Subdivision Plat (Lot 2RA)
4. Exterior Elevations
5. 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 Brakes Plus, LLC	Address of Applicant 1880 Southpark Dr., Birmingham, AL 35244		Phone Number (205)943-5770
Legal Interest Minor Auto Service			
Owner Roanoke Plaza Properties LP	Address		Phone Number
Firm preparing Site Plan Package Bohler	Address 6017 Main Street Frisco, Texas 75034		Phone Number (469) 458-7300
			Email TX@Bohlereng.com
Location of Property 1001 N US Highway 377 1005	Name of Addition/Subdivision Vaughan Subdivision	Lot / Block Lot 2RA / Block 1	Present Zoning BP - Business Park

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail	ONE	1.028 ACRES
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.

Charles Page
Charles Page
cpage@bohlereng.com
2022.03.04 16:53:36-05'00'

2022-03-04

Date

FOR OFFICE USE ONLY

Site Plan Fee <i>Paid 3/10/2022 by Jessica Wheeler</i>	P&Z Meeting APR 04 2022	CC Meeting APR 12 2022	File for Record SP- <u>2022 - 06</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

SSOS S I 89A

SSOS A D 89A

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 5' Buffer	Provided 5' Buffer
Perimeter Landscape		
Number of Trees	12	12
Interior Landscape	416 sf	482 sf
Number of Trees	3	3
Non-vehicular Landscape	4	4
Number of Trees	19	19
Total Site Area devoted to landscape:	35.4	%

- ☒ 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.

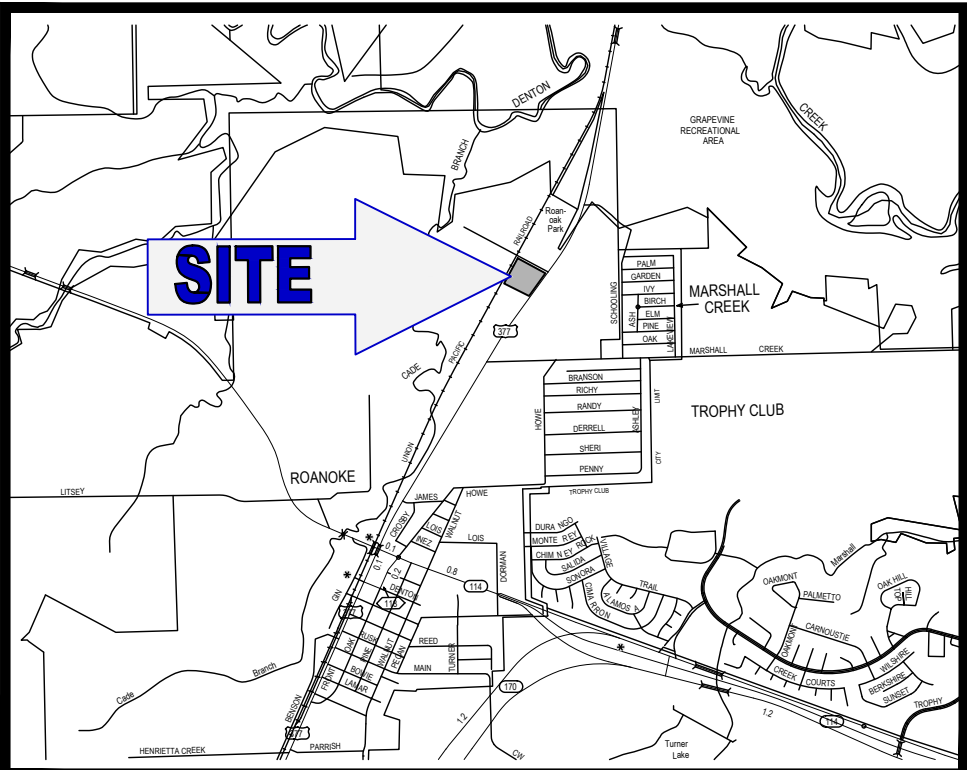
SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

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 PLAZA PROPERTIES, LP.
DOC. NO. 2006-69447
O.P.R.D.C.T.



LOCATION MAP

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. STREET LIGHT
	EXST. ELECTRIC BOX
	EXST. GAS LINE MARKER / TESTING STATION
	EXST. FIRE HYDRANT
	EXST. SANITARY SEWER MANHOLE
	EXST. SANITARY SEWER CLEANOUT
	PROP. CURB TAPER/TRANSITION

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. ALL CURB RADI ARE 3' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. SANITATION 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'S DESIGN SPECIFICATIONS.
9. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
10. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER __ OF THE CITY OF ROCKAWE CODE OF ORDINANCES.
11. ALL CURBS LESS THEN 6" IN HEIGHT SHALL BE PAINTED YELLOW.
12. CONTRACTOR TO COORDINATE WITH THE CITY OF ROCKAWE ON ANY DISTURBANCES TO MAINTAIN EXISTING FIRE LANE ACCESS AT ALL TIMES DURING CONSTRUCTION.

SITE DATA

<u>LEGAL</u>	
VAUGHN SUBDIVISION, LOT 2RA, BLOCK 1	
ACREAGE	1.028 ACRES (44,773 SF)
<u>ZONING</u>	
ZONING DISTRICT	BP - BUSINESS PARK
PROPOSED USE	MINOR AUTO SERVICE
<u>BUILDING</u>	
BUILDING AREA	4,915 SF
BUILDING HEIGHT	MAX 28'
LOT COVERAGE	10.98%
FLOOR AREA RATIO	10.98%
<u>PARKING</u>	
REQUIRED (1 SPACE PER 500 SF)	10 TOTAL SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPACES	24 SPACES
PROPOSED ADA-COMPLIANT PARKING SPACES	2 SPACES
TOTAL PROPOSED PARKING	26 SPACES
<u>SETBACKS</u>	
FRONT YARD	5' LANDSCAPE BUFFER
	50' BUILDING SETBACK
REAR YARD	5' LANDSCAPE BUFFER
	25' BUILDING SETBACK
SIDE YARD	5' LANDSCAPE BUFFER
	25' BUILDING SETBACK
ONSITE DISTURBANCE	0.73 AC
OFFSITE DISTURBANCE	0.00 AC

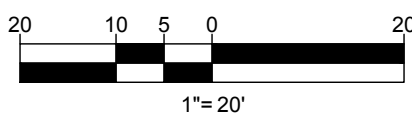
HATCH LEGEND



PROJECT BENCHMARKS

BM#1
ONE-HALF INCH IRON ROD WITH PINK PLASTIC CAP SET.
APPROX. LOCATED 36'± SOUTHWEST OF THE CENTERLINE OF
RAILROAD TRACKS AND 51'± NORTHWEST OF A POWER POLE.
ELEVATION = 595.732'

BM#2
ONE-HALF INCH IRON ROD WITH PINK PLASTIC CAP SET.
APPROX. LOCATED 67'± NORTHEAST OF A POWER POLE AND
10'± SOUTHWEST OF AN 18" RCP CULVERT PIPE.
ELEVATION = 607.189'



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PROJECT No.:	TD210022
DRAWN BY:	DK
CHECKED BY:	MJH
DATE:	03/03/22
CAD I.D.:	SITE-0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR —



PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
PE No. 18065 | TBPLS No. 1019

PLANS PREPARED BY

BOHLER //

FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

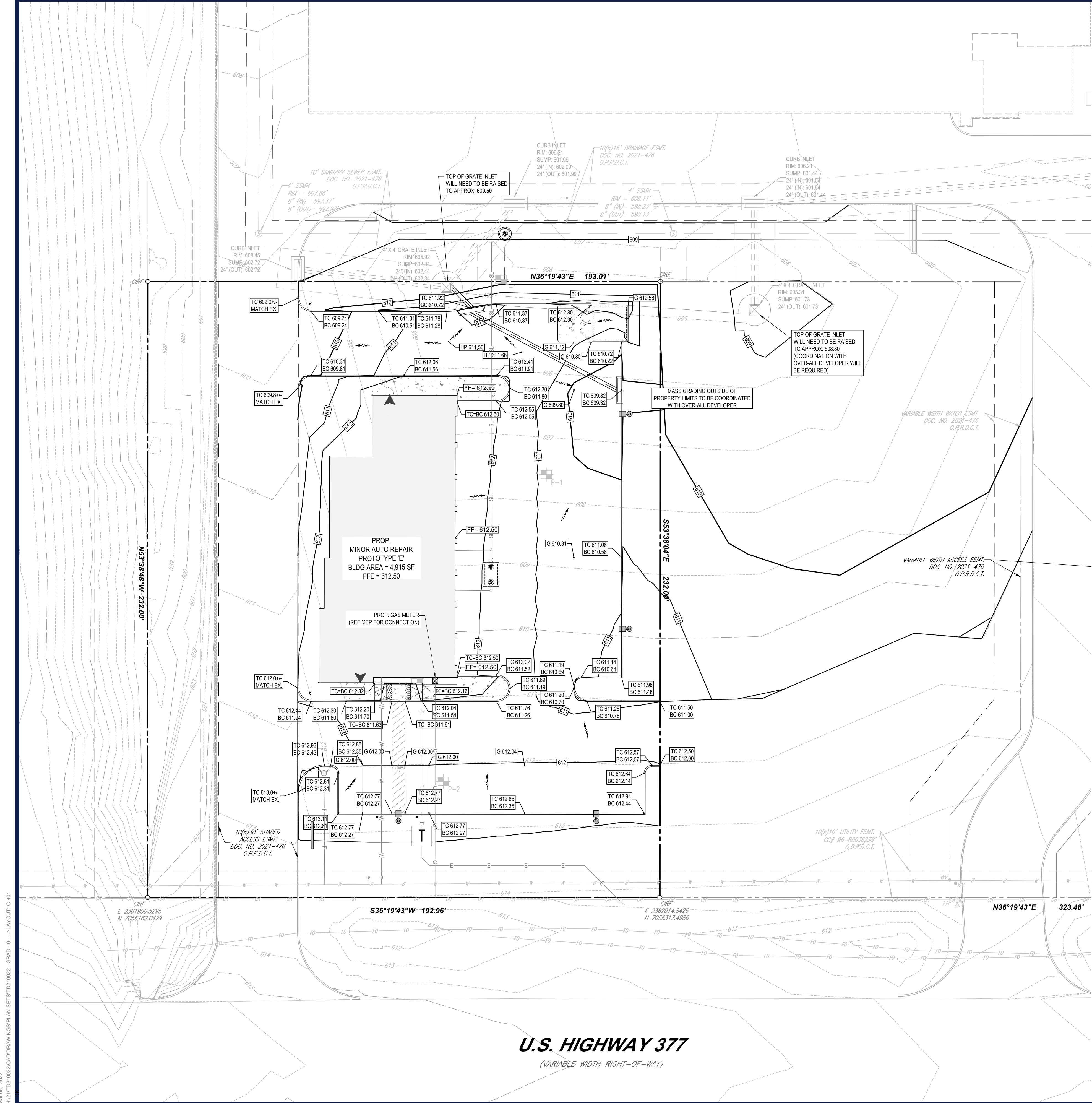
SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 03/03/2022



LEGEND	
PROPERTY LINE/LEASE LINE	---
PROPOSED CONTOURS	 85
MAJOR EXISTING CONTOUR	 85
MINOR EXISTING CONTOUR	 84
GROUND SPOT ELEVATION	 G 84.00
LOW/HIGH POINT ELEVATION	 HP 84.00 HP 83.00
MATCH EXST. GRADE	 MATCH EX G 82.14
TOP CURB / BOTTOM CURB	 TC 83.00 BC 83.00
DRAINAGE ARROW	
SWALE	

GRADING NOTES:

- SEE SHEET C-102 FOR GENERAL GRADING AND DRAINAGE NOTES.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY. UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AS BUILT'S, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" (0.5') TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
- CROSS SLOPE THROUGH CROSSWALKS SHALL NOT EXCEED 2% IN ACCORDANCE WITH ADA.
- OWNER TO COORDINATE W/ SOUTHERN ABUTTER ON PROPOSED IMPROVEMENTS AND TEMPORARY GRADING BEYOND THE PROJECT LIMITS.

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CHECKED BY:	MJH
DATE:	03/03/22
CAD I.D.:	GRAD-0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR



PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1

BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
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TBPE No. 18065 | TBPLS No. 10194413

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MATHIAS HAUBERT
LICENSE NUMBER: 198308

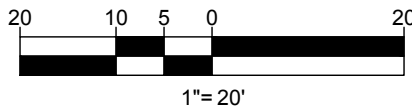
SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET NUMBER:

C-401

ORG. DATE - 03/03/2022

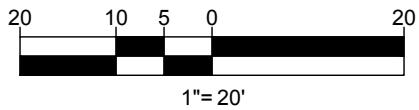




(VARIABLE WIDTH RIGHT-OF-WAY)

UTILITY NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING SHOULD ANY DISCREPANCIES EXIST.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND COORDINATE WITH ADJACENT USERS AND APPROPRIATE JURISDICTIONS FOR ANY ANTICIPATED SERVICE DISRUPTION.
4. CONTRACTOR TO PROVIDE NECESSARY FITTINGS TO CONNECT TO BUILDING SERVICE. SEE ARCHITECTURAL AND M.E.P. PLANS FOR FURTHER DETAIL.
5. EXISTING UTILITIES ARE SHOWN USING REFERENCED ALTA SURVEY DATA, RECORD PLANS, AND LIMITED FIELD VERIFICATION.
6. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
8. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
9. CONNECTION TO EXISTING SEWER/WATER IS TO OCCUR ACCORDING TO ALL LOCAL AND STATE STANDARDS.
10. CONTRACTOR TO REFERENCE APPROPRIATE ARCHITECTURAL AND M.E.P. PLANS FOR CONNECTION OF ALL UTILITIES TO PROPOSED BUILDING.
11. CONTRACTOR TO INSTALL ALL UTILITIES PER TCEQ REQUIREMENTS.
12. REFERENCE JURISDICTIONAL STANDARDS FOR CROSSING DEPTHS ACROSS EXISTING UTILITIES.



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DATE:	03/03/22
CAD I.D.:	UTIL-0

PROJECT:

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FOR —



PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1

6017 MAIN STREET
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Phone: (469) 458-7300
TX@BohlerEng.com

TBPE No. 18065 | TBPLS No. 1019

PLANS PREPARED BY

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MATHIAS HAUBERT
LICENSE NUMBER: 138

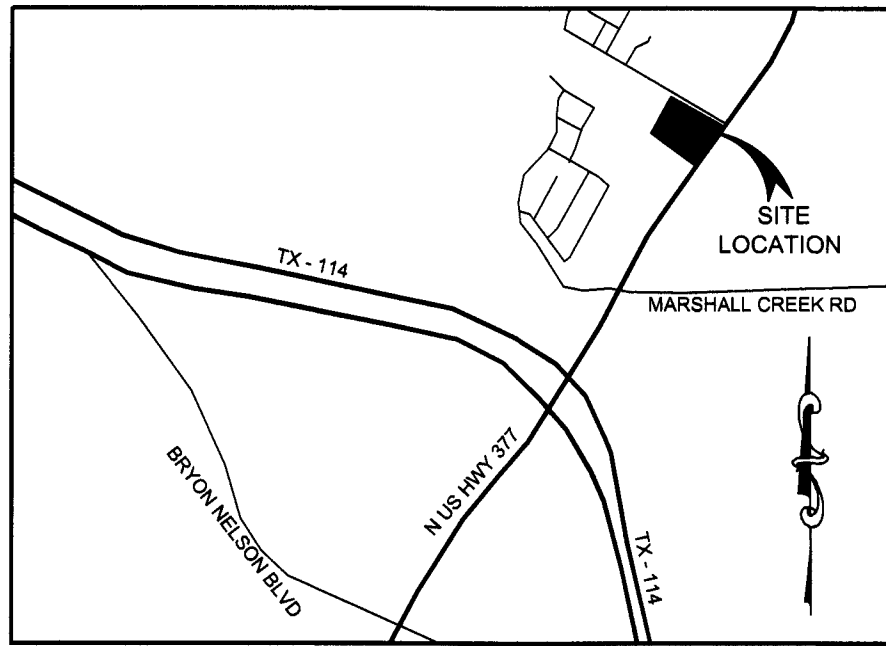
SHEET TITLE:

**PRELIMINARY
UTILITY PLAN**

SHEET NUMBER:

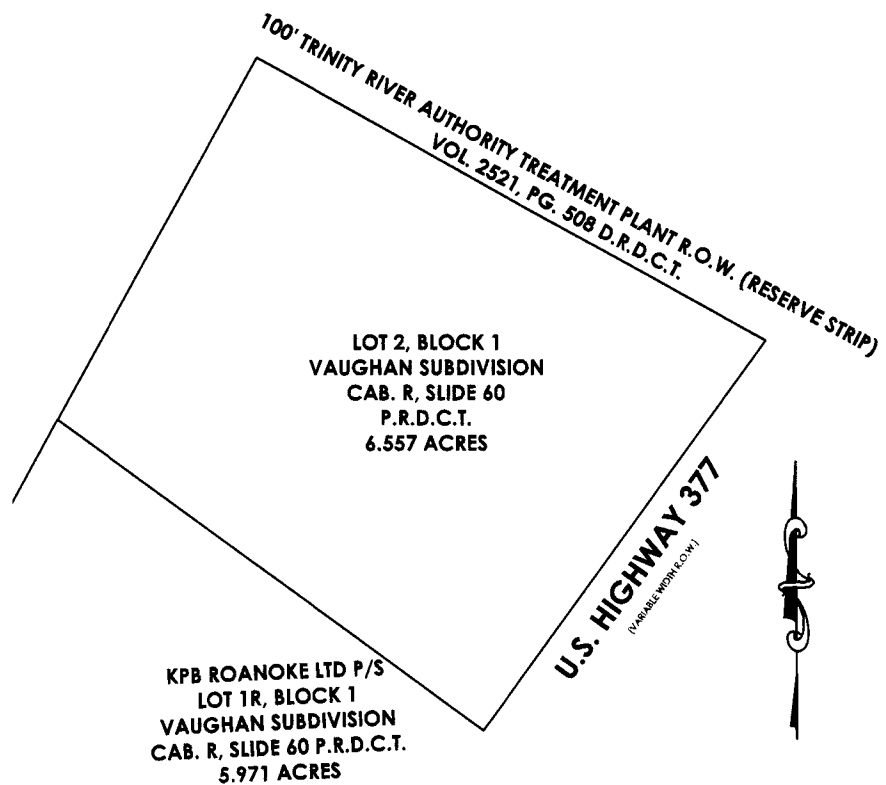
C-501

ORG. DATE - 03/03/2022



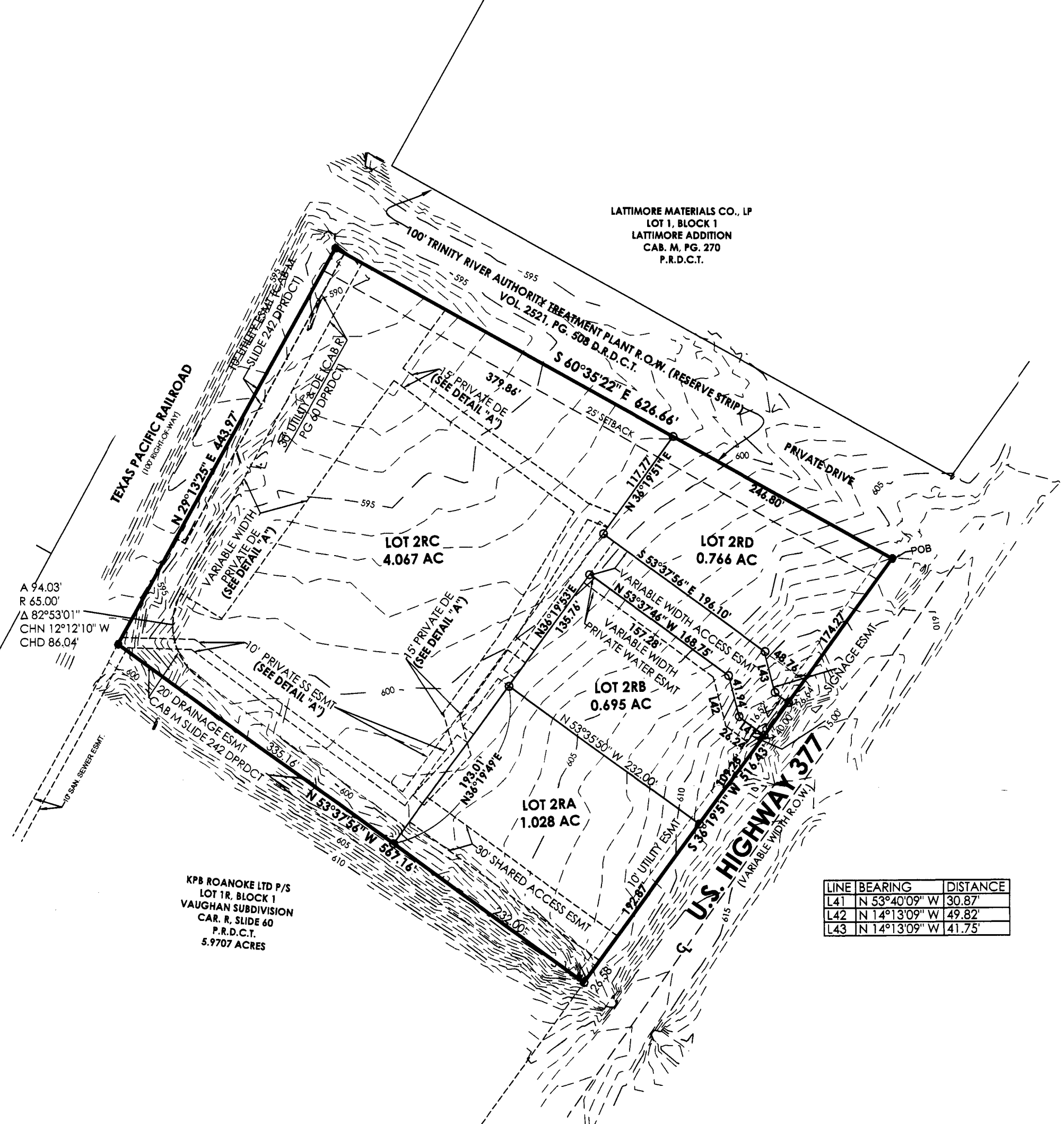
VICINITY MAP

NTS

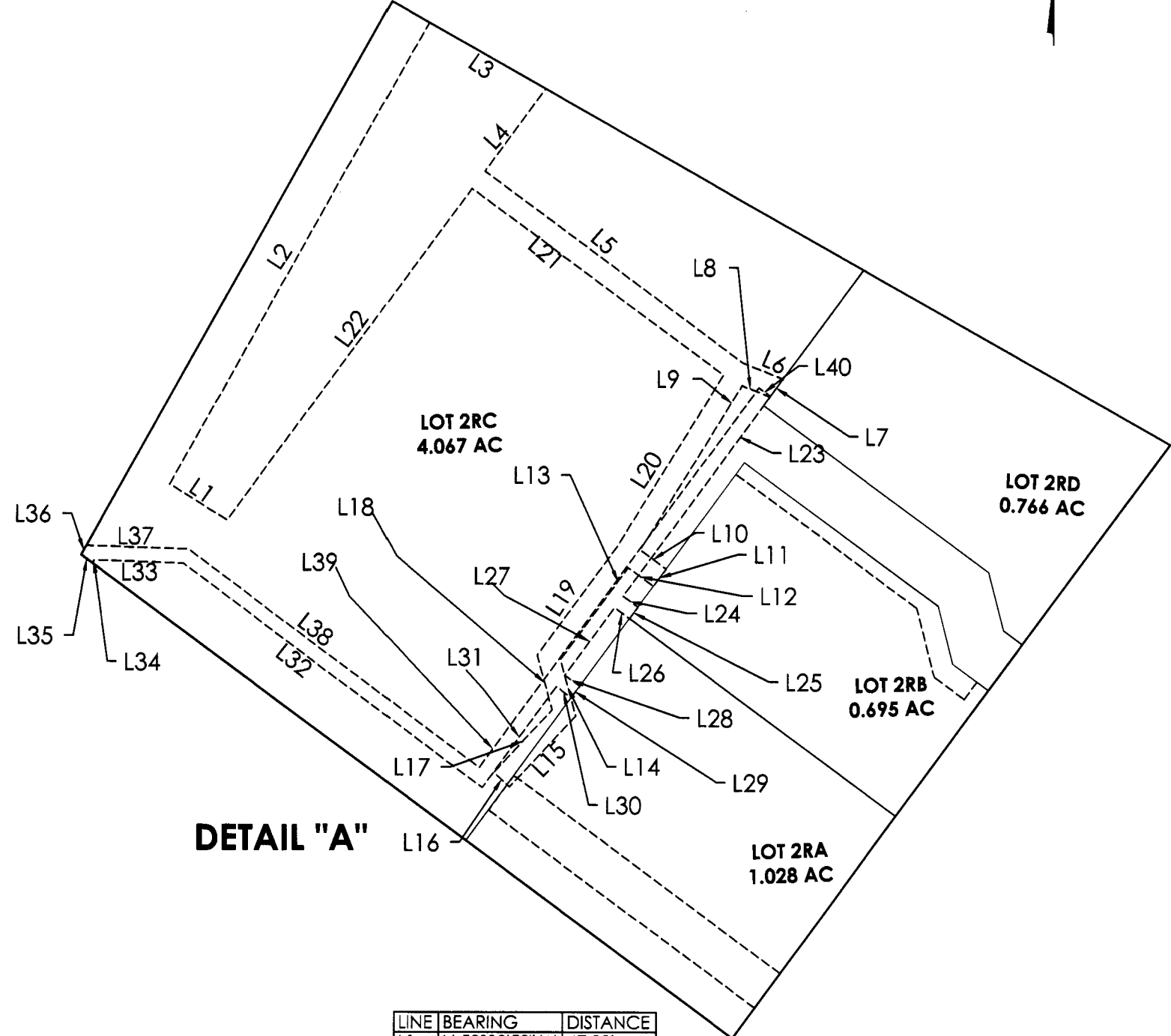


AREA BEING REPLATTED

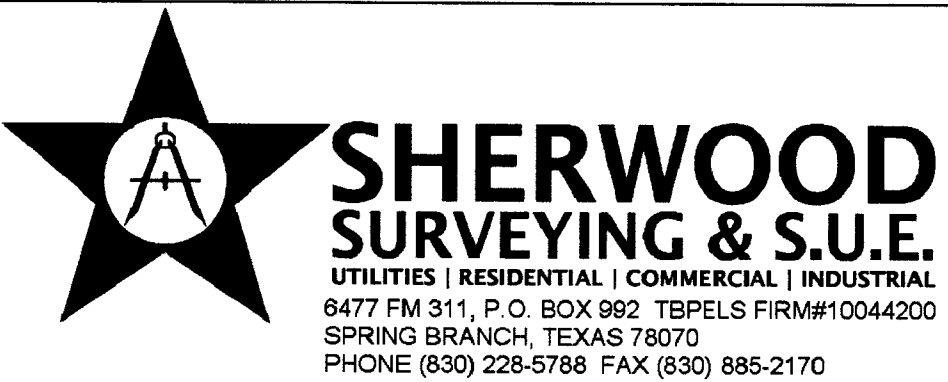
NTS



LINE	BEARING	DISTANCE
L41	N 53°40'09" W	30.87'
L42	N 14°13'09" W	49.82'
L43	N 14°13'09" W	41.79'



LINE	BEARING	DISTANCE
L1	N 58°02'58" W	47.28'
L2	N 29°14'21" E	370.28'
L3	S 62°32'26" E	193.71'
L4	S 36°21'32" W	71.55'
L5	S 53°40'23" E	225.03'
L6	S 68°21'34" E	30.29'
L7	S 36°19'51" W	13.51'
L8	N 68°21'34" W	21.04'
L9	S 31°42'01" W	135.44'
L10	S 53°44'16" E	22.42'
L11	S 36°19'51" W	15.00'
L12	N 53°44'16" W	21.83'
L13	S 36°19'48" W	79.89'
L14	S 15°09'25" E	42.83'
L15	S 42°59'30" W	67.98'
L16	N 47°00'30" W	15.00'
L17	N 42°59'30" E	59.64'
L18	N 15°09'25" W	39.72'
L19	N 36°19'48" E	94.31'
L20	N 31°42'01" E	141.43'
L21	N 53°40'23" W	219.09'
L22	S 36°21'32" W	288.49'
L23	S 36°19'51" W	173.96'
L24	S 53°40'09" E	13.00'
L25	S 36°19'51" W	0.00'
L26	N 53°40'09" W	13.00'
L27	S 36°19'51" W	58.74'
L28	S 54°00'17" E	13.00'
L29	S 36°20'04" W	10.08'
L30	N 53°40'09" W	13.00'
L31	S 36°19'51" W	87.60'
L32	N 53°17'55" W	261.03'
L33	N 88°06'17" W	62.62'
L34	S 29°14'22" W	2.62'
L35	N 53°37'34" W	9.81'
L36	N 29°13'23" E	7.63'
L37	S 88°06'17" E	71.55'
L38	S 53°17'55" E	254.10'
L39	N 36°19'51" E	330.23'
L40	N 53°40'09" E	10.00'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- CENTERLINE
- RIGHT OF WAY
- ESMT
- S/SWR
- DE
- AC

GENERAL NOTES:

- FOUR LOTS FOR COMMERCIAL USE.
- BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
- THIS PROPERTY IS WITHIN AN AREA OF MINIMAL FLOODING AS PER FEMA MAP #48121C0515G, EFFECTIVE 4/18/2011.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A 4 INCH IRON PIN IS SET AT ALL INTERIOR LOT CORNERS WITH YELLOW PLASTIC CAPS STAMPED "SHERWOOD SURVEYING".
- ZONING - BUSINESS PARK (BP).

STATE OF TEXAS
COUNTY OF Tarrant DATE: 10-18-2021

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF VAUGHAN, LOT 2, BLOCK 1 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, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

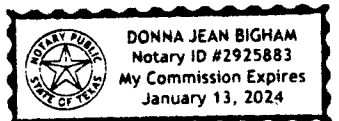
ROANOKE PLAZA PROPERTIES LP
PO BOX 1948
COLLYVILLE, TX 76034
512.494.8014

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Josée Schroeder, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF October, 2021.

Donna Jean Bigham
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL OF THE CITY OF ROANOKE

THIS MINOR PLAT OR AMENDING PLAT WAS SUBMITTED TO AND CONSIDERED BY THE CITY OF ROANOKE, TEXAS, AND IS HEREBY APPROVED PURSUANT TO SECTION 212.0065 AND 212.014 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED.

BY: Scott Campbell 11-19-21
SCOTT CAMPBELL, CITY MANAGER DATE

ATTEST: April S. Hill 11-19-21
APRIL S. HILL, CITY SECRETARY DATE



FINAL PLAT

REPLAT OF LOT 2, BLOCK 1, VAUGHAN SUBDIVISION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET R, PG 60 IN THE PLAT RECORDS OF DENTON COUNTY, TEXAS; BEING 6.556 ACRES IN THE W.D. BEALL SURVEY, ABSTRACT NO. 82 IN SAID COUNTY, ESTABLISHING

**LOTS 2RA, 2RB, 2RC, & 2RD,
VAUGHAN SUBDIVISION**

CERTIFICATION OF SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND.

Richard A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4069



DATE OF PREPARATION: 01-18-2021

PAGE 1 OF 1

Filed for Record
in the Official Records Of:
Denton County
On: 12/20/2021 9:04:51 AM
In the PLAT Records
FINAL PLAT VAUGHAN SUBDIVISION
Doc Number: 2021-476
Number of Pages: 1
Amount: 50.00
Order#: 20211220000165
By: MK

KEYNOTES

1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK
COLOR: #685 SM

2. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2835 CRAFTSMAN BROWN

3. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE

4. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE

5. METAL. MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT
CLEAR ANODIZED ALUMINUM

7. ALUMINUM SECTIONAL OVERHEAD DOORS
CLEAR ANODIZED ALUMINUM

8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)

9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO MATCH FINISH ANODIZED STOREFRONT FRAMING

10. NOT USED.
11. DECORATIVE LIGHT FIXTURE.

12. KEY DROP BOX

13. 1 1/2" X 3/4" REVEAL

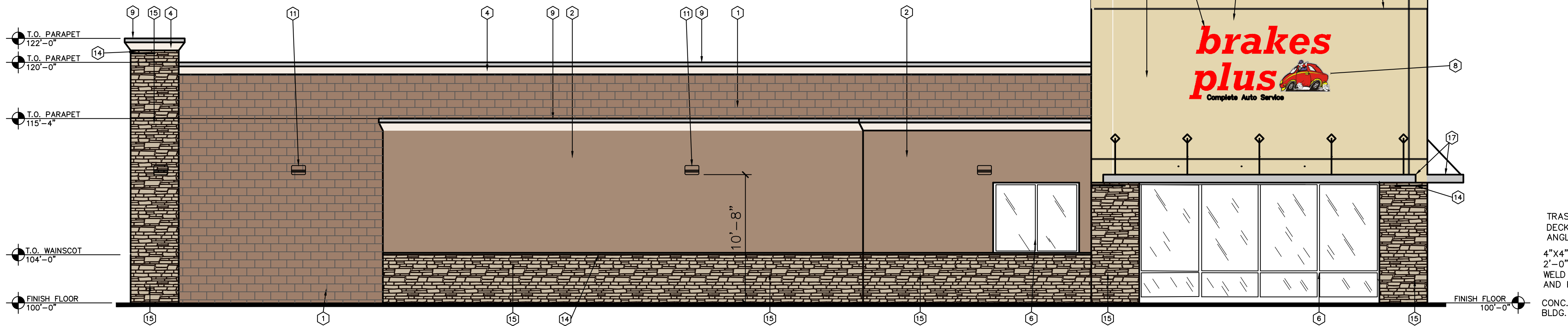
14. WATER SILL - FAUX STONE - CULTURED STONE - TAUPE

15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY LEDGESTONE CV-20046

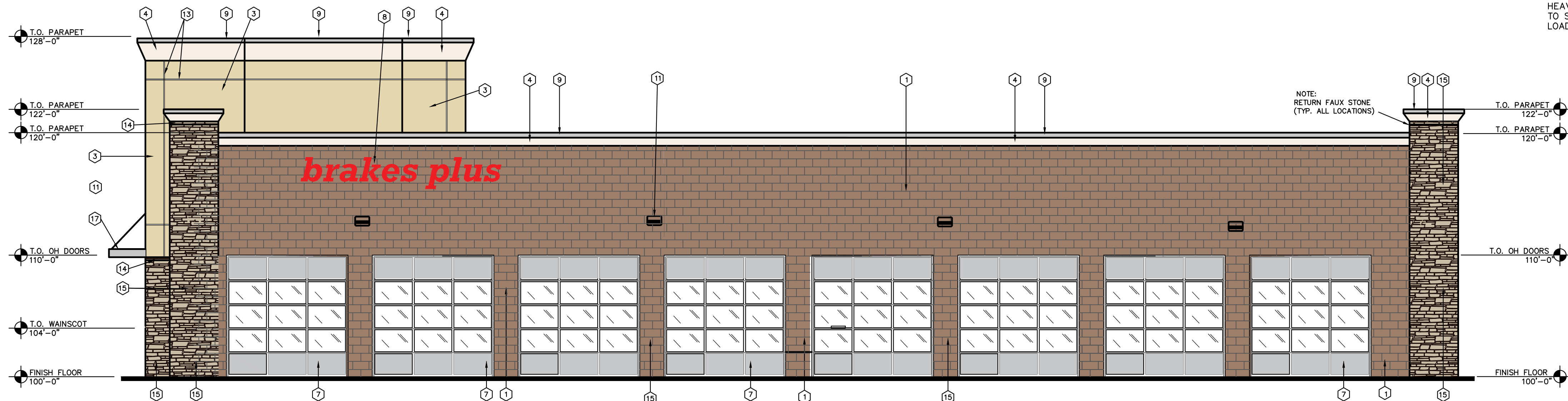
16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK

17. METAL AWNING - BERRIDGE "ZINC-COTE"

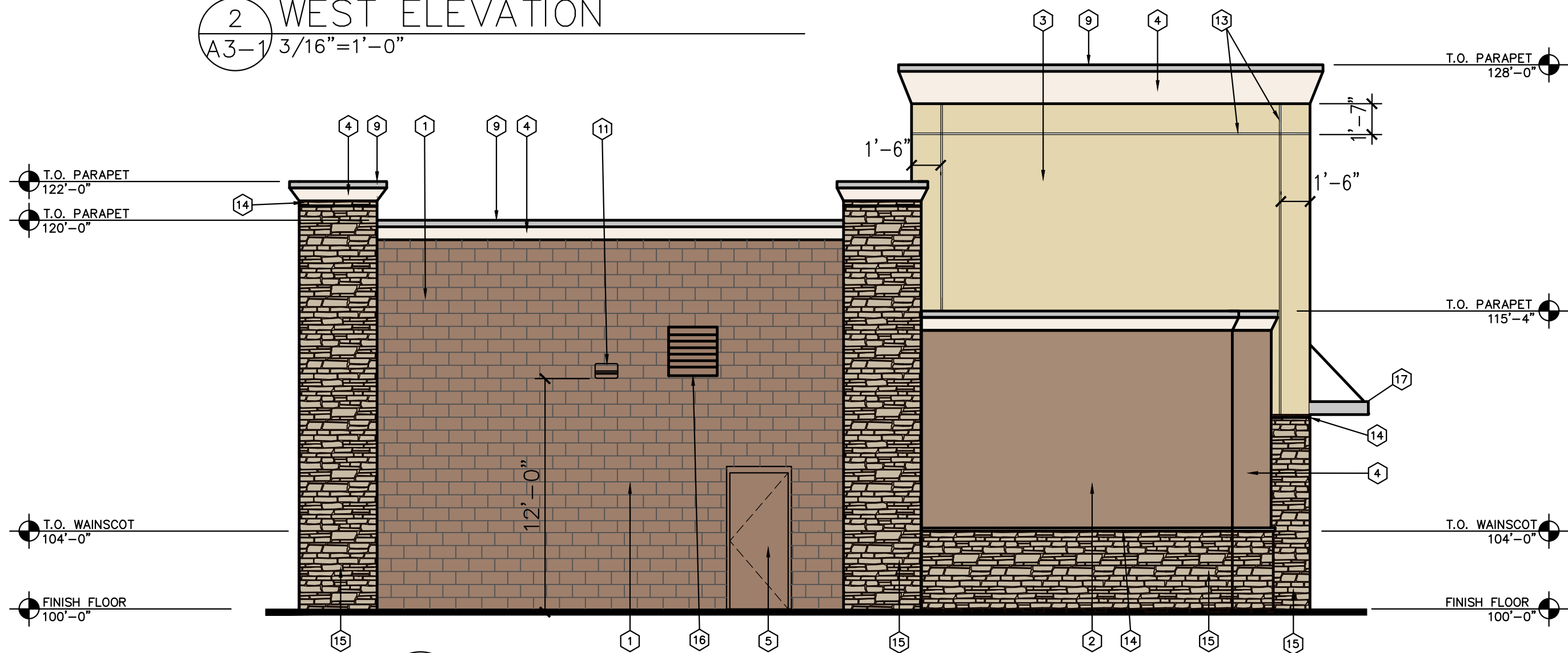
18. TEXTURE 1-11 SIDING (PAINT) OR ROOF MEMBRANE



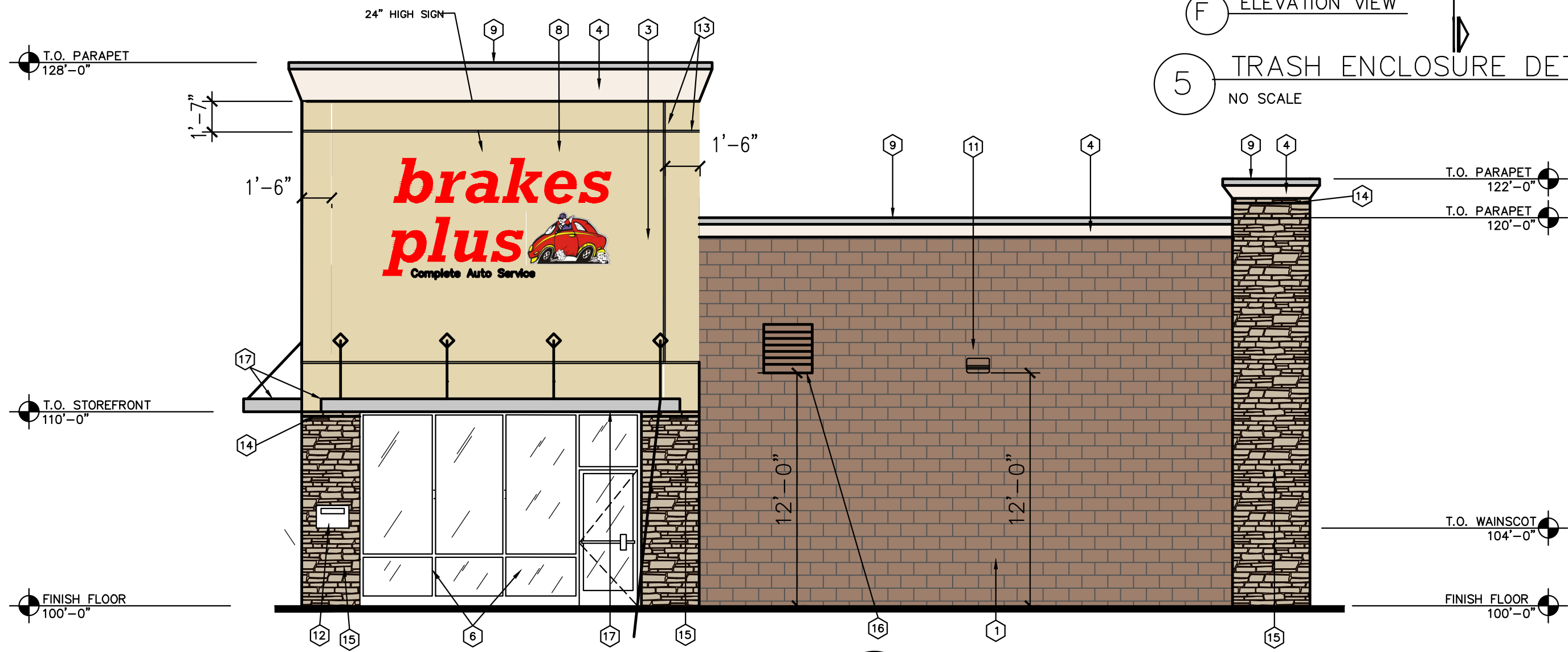
1 EAST ELEVATION
A3-1 3/16"=1'-0"



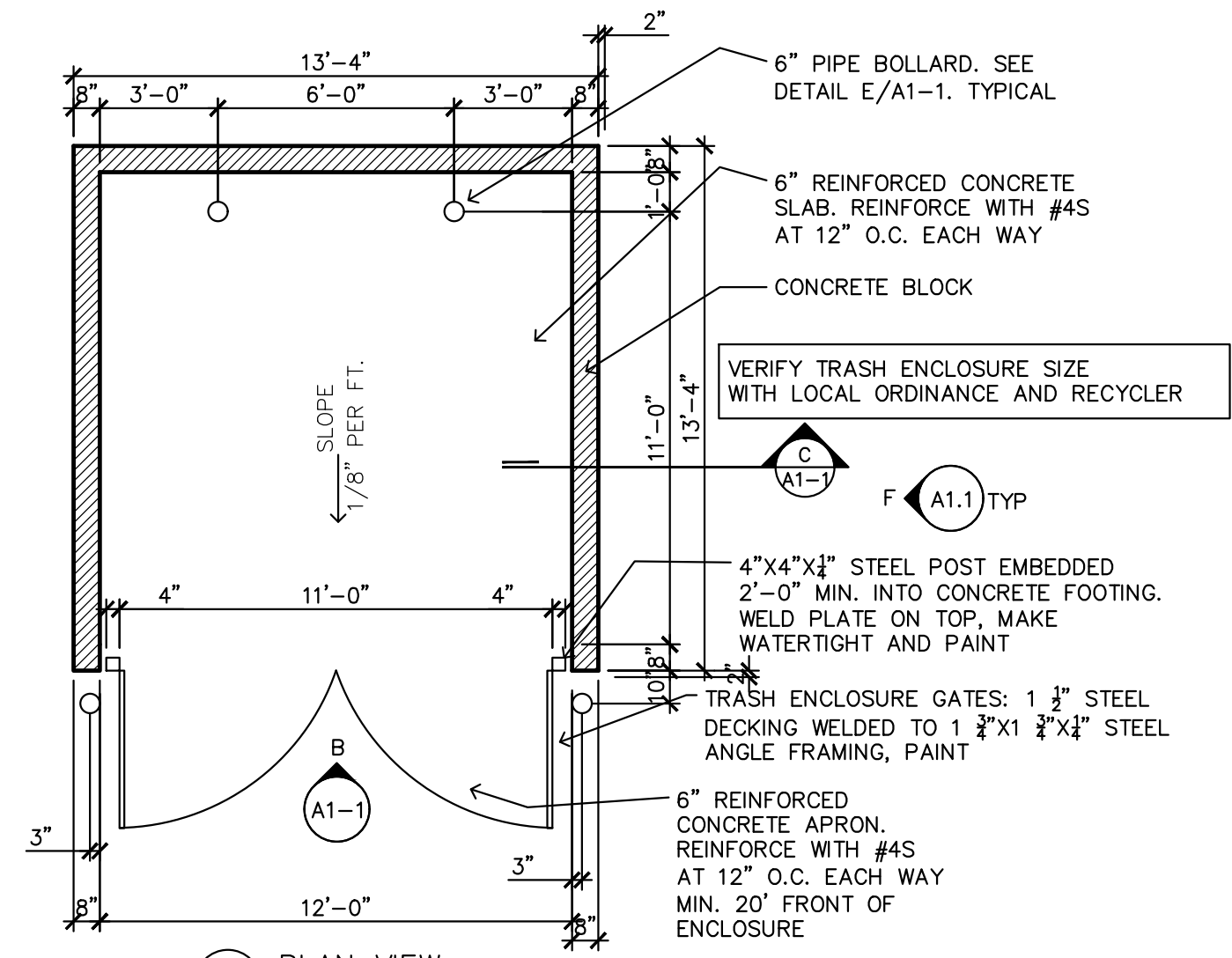
2 WEST ELEVATION
A3-1 3/16"=1'-0"



3 SOUTH ELEVATION
A3-1 3/16"=1'-0"



4 NORTH ELEVATION
A3-1 3/16"=1'-0"



A PLAN VIEW

TRASH ENCLOSURE GATES (1 1/2" STEEL DECKING WELDED TO 1 3/4" X 1 3/4" X 1/4" STEEL ANGLE FRAMING - PAINT)

4"x4"x1/2" STEEL POST EMBEDDED 2'-0" MIN. INTO CONCRETE FOOTING. WELD PLATE ON TOP, MAKE WATERTIGHT AND PAINT

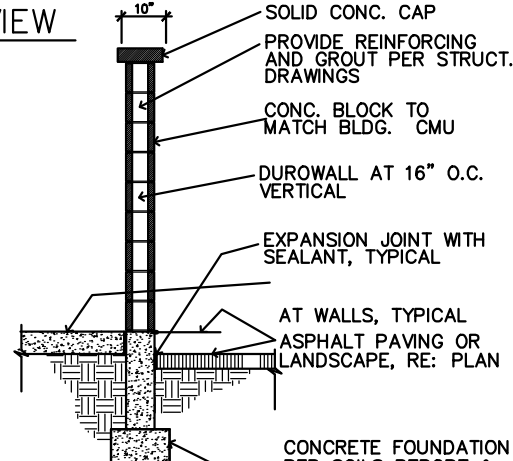
CONC. BLOCK TO MATCH BLDG. FAUX BRICK COLOR

1 3/4" STEEL FLAT BAR WELDED TO STEEL DECKING, PAINT

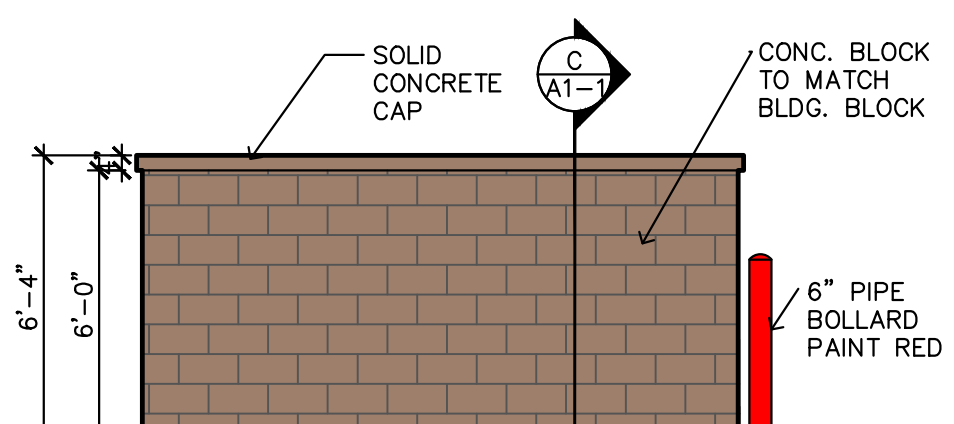
6" PIPE BOLLARD. PAINT RED.

HEAVY DUTY HINGES WELDED TO STEEL POST, SIZED FOR LOADS

B ELEVATION VIEW



C DETAIL VIEW



F ELEVATION VIEW

5 TRASH ENCLOSURE DETAIL
NO SCALE

BRAKES PLUS

1661 NORTH HIGHWAY 377
ROANOKE, TEXAS 76262

ARCHITECT OF RECORD

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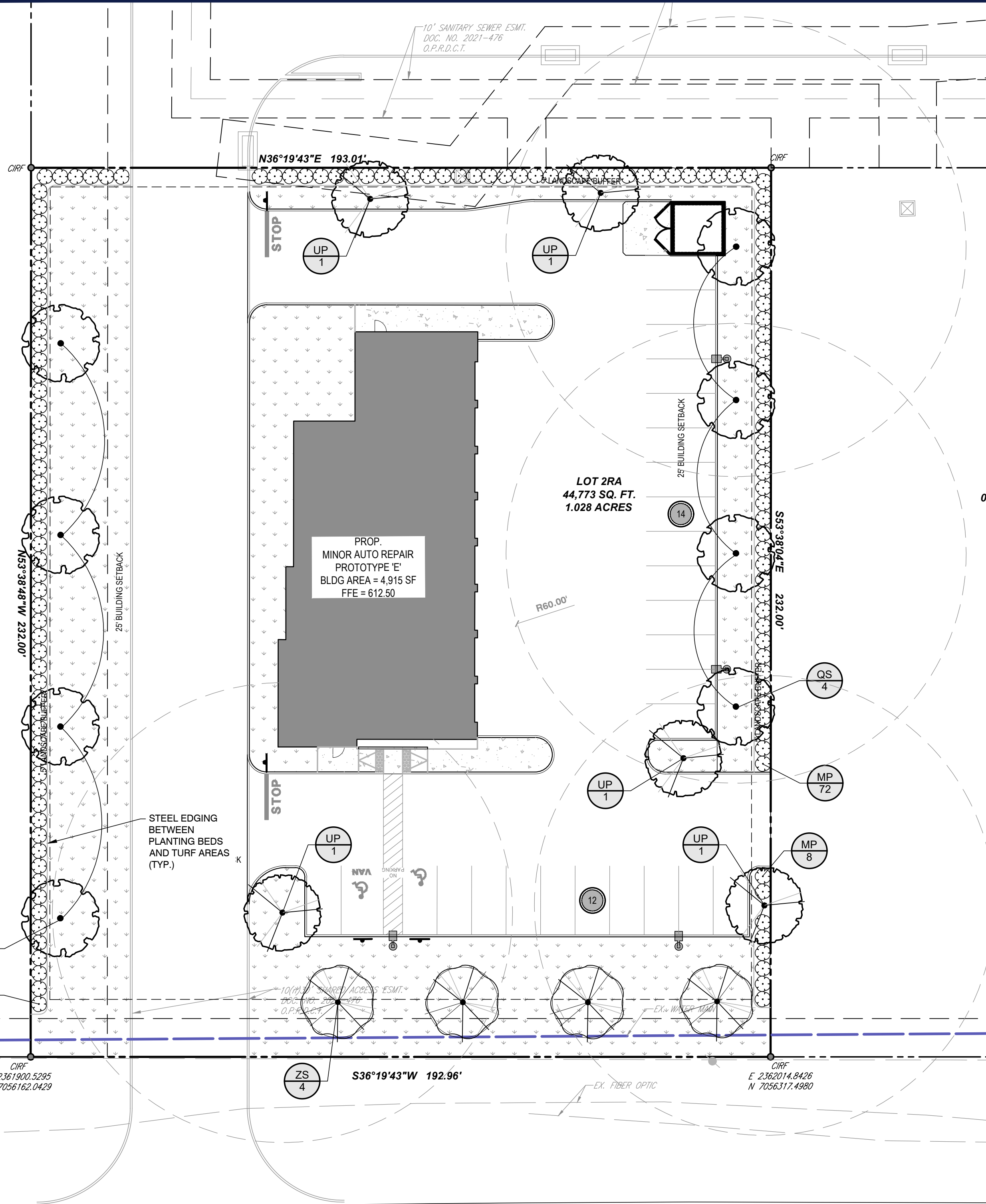


45 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881.8805
NORM@ARCODEV.COM

SHEET

1

EXTERIOR ELEVATIONS



U.S. HIGHWAY 377
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY MAINTENANCE NOTES

- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED FOUR FOOT (4') ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK DIAMETER OF NO LESS THAN THREE INCHES (3") MEASURED FOUR FOOT (4') ABOVE THE GROUND ON A CALIPER-INCH FOR CALIPER-INCH BASIS (E.G., FOR A 6" TREE, TWO 3" REPLACEMENT TREES SHALL BE REQUIRED). A TIME EXTENSION MAY BE GRANTED BY THE CITY MANAGER OR HIS/HER DESIGNEE IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS/HER AGENT.
- IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING REAL PROPERTY BORDERING ON ANY STREET TO PRUNE TREES NEXT TO THE STREET IN SUCH MANNER THAT THEY WILL NOT OBSTRUCT OR SHADE THE STREET LIGHTS, OBSTRUCT THE PASSAGE OF PEDESTRIANS ON SIDEWALKS, OBSTRUCT VISION OF TRAFFIC SIGNS, OR OBSTRUCT THE VIEW FROM ANY STREET OR ALLEY INTERSECTION (SEE VISIBILITY REQUIREMENTS, ARTICLE VII, DIVISION 5 OF THIS CHAPTER). THE MINIMUM CLEARANCE OF ANY PORTION OF A TREE OVERHANGING PUBLIC STREET RIGHT-OF-WAY SHALL BE FOURTEEN FEET (14'), AND OVERHANGING A PUBLIC SIDEWALK SHALL BE EIGHT FEET (8').
- FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS SECTION AND MAY BE SUBJECT TO PENALTIES OF SECTION 12.952.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QS	Quercus shumardii / Shumard Red Oak	B & B	4"Cal	14'-16' (16' max.)	10
	UP	Ulmus parvifolia / Lacebark Elm	3" Cal.	B&B	12'-14'	5
	ZS	Zelkova serrata / Sawleaf Zelkova	3" Cal.	B&B	12'-14'	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	MP	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	5 gal		48" o.c.	140
SOD/SEED	CODE	BOTANICAL / COMMON NAME				QTY
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod				13,357 sf

LANDSCAPE DATA TABLE

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE 4' EVERGREEN SCREEN ALONG BUFFER	5' BUFFER	5' BUFFER PROVIDED
NUMBER OF PERIMETER TREES 1 PER 50' OF PERIMETER	12	12
INTERIOR LANDSCAPE (PARKING) 16 SF PER SPACE	416 SF	482 SF
NUMBER OF TREES 1 TREE PER 10 SPACES	3	3
NUMBER OF STREET TREES 1 TREE PER 50' FRONTAGE	4	4
TOTAL SITE AREA DEVOTED TO LANDSCAPE:	8,955 SF (20%)	15,877 SF (35.4%)
ALL PARKING SPACES WITHIN 60' OF A TREE:		PROVIDED



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.:	TD210022
DRAWN BY:	JWG
CHECKED BY:	RM
DATE:	03/03/22
CAD I.D.:	SITE-0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR

brakes plus
Complete Auto Service

PROPOSED
MINOR AUTO SERVICE

1661 N US HIGHWAY 377
ROANOKE, TX 76262
DENTON COUNTY

VAUGHAN SUBDIVISION
LOT 2RA, BLOCK 1

BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

DATE: 3/3/22

SHEET TITLE:

LANDSCAPE PLANTING

SHEET NUMBER:

LP-1

ORG. DATE - 03/03/2022

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

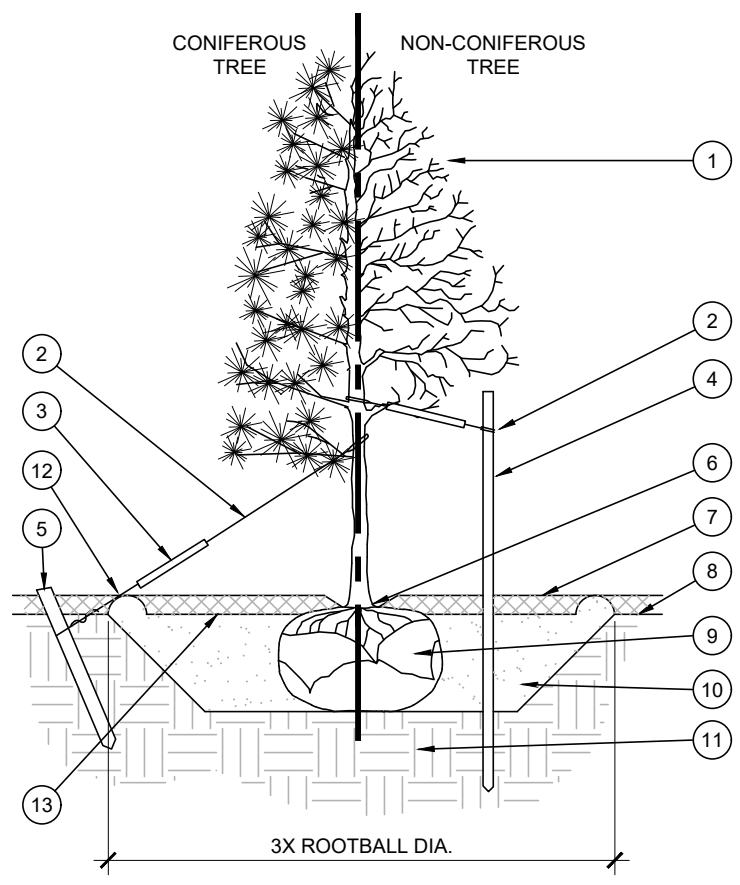
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM EN CIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: 1/2" THICK, EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - *CLAY BUSTER* OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - TREES, SHRUBS, AND PERENNIALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - *CLAY BUSTER* OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING
 - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
 - REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE
 - 2"-12"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- HYDROMULCHING
 - TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
- CLEAN UP
 - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE
 - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

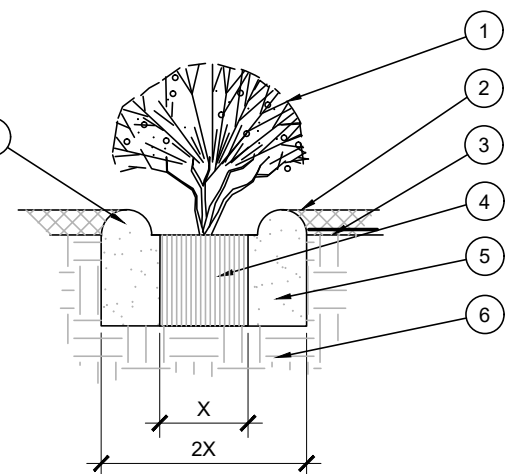


- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

NOTES:

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
- FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
- STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

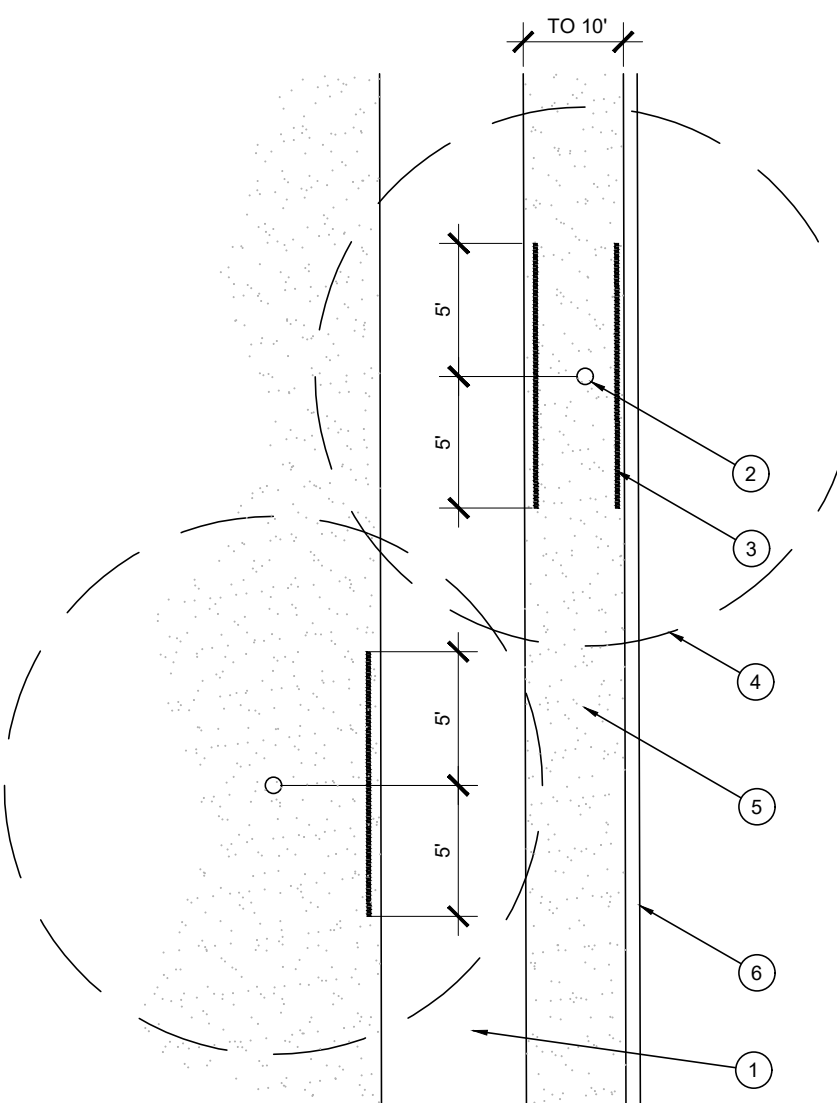
A TREE PLANTING
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

OPEN LANDSCAPE PARKWAY OR ISLAND



- TYPICAL WALKWAY OR PAVING
- TREE TRUNK
- LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- TREE CANOPY
- TYPICAL PLANTING AREA
- TYPICAL CURB AND GUTTER

NOTES:

- INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
- BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

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DRAWN BY:	JWG
CHECKED BY:	RM
DATE:	03/03/22
CAD I.D.:	SITE-0

PROJECT:

CONSTRUCTION DOCUMENTS

FOR



PROPOSED
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VAUGHAN SUBDIVISION
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SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

SHEET NUMBER:

LP-2

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