

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



Randy Corn, Chairman

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

**ROANOKE PLANNING AND ZONING AGENDA
JUNE 20, 2022
7:00 PM**

**500 S. OAK STREET
ROANOKE, TX 76262-6732**

A. CALL TO ORDER

B. PUBLIC INPUT

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

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 4, 2022.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District," by amending Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from two (2) stories to four (4) stories for Lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas (formally Scotty's Automotive). (Ordinance No. 2022-116)
2. Consideration and recommendation on approval of Ordinance No. 2022-116 amending the Comprehensive Zoning Ordinance, by amending chapter 12, Article III, Division 15, entitled "Oak Street Corridor Zoning



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**June 20, 2022
Page 2 of 3**

District” by amending exhibit C entitled “Oak Street Regulating Plan,” by changing the maximum height of buildings from two (2) stories to four (4) stories for lots 7R and 15R, block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (formally Scotty's Automotive).

3. Public hearing to consider a rezoning application for Lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Highway 377 Zone to Oak Street Corridor Zoning District – Highway 377 Zone – Specific Use Permit (SUP) to allow live work units use. (formally Scotty's Automotive) (SUP-2022-04 / Ordinance No. 2022-117)
4. Consideration and recommendation on a Specific Use Permit (SUP 2022-04) request from Randy Primrose, for lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, for said property to allow Live-Work Units use. The property is generally located on Hwy 377, west of Oak Street, between Main and Rusk Street (formally Scotty's Automotive). (Ordinance No. 2022-117)

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.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, June 17, 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.**



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**June 20, 2022
Page 3 of 3**

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 04/04/2022 - P&Z Minutes

MEETING DATE: June 20, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on April 4, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 04-04-2022

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



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

ROANOKE PLANNING AND ZONING MINUTES
APRIL 4, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

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

Absent: Vice Chairman Kristie Womack.

A. CALL TO ORDER

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

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Mark McCullough to approve the minutes from the regular Planning and Zoning Commission meeting held on March 7, 2022.

Motion carried 5-0-1. Commissioner Jesse Terrell abstained, as he was not present at this meeting.

D. NEW BUSINESS

1. 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).

Public hearing started at 7:01 p.m.



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

**April 4, 2022
Page 2 of 4**

Planning and Zoning Commission President Randy Corn read a statement from Leslie Sagar:

"I received the Notice of Public Hearings for the above referenced project since I own properties within 200 feet. The City Secretary and Planning staff were very helpful in providing me with information regarding the proposed project. Based on my review of the proposed plans that were provided to me by the City staff, I have no objections to the proposed project.

My only concern is that the storm drainage from this project does not exacerbate the existing drainage issue at the culvert under State Highway 377 adjacent to Starbucks and located at the rear of Lots 1 and 2, Block A, North Highland Addition. During heavy rain events, the creek that crosses James Street and flows to the culvert frequently backs up, causing James Street to flood. I thought TXDOT was going to enlarge the culvert as part of the current widening of State Highway 377; however, this has not occurred. If there are plans in the works for this drainage issue to be corrected, please let me know.

Thank you for the opportunity to provide comment on the proposed project.
Sincerely,
Leslie V. Sagar"

Planning and Zoning Commission President Randy Corn read a statement from Von Beougher:

"As the owner of Lot 6R and 0.144 acres of Lot 4R in Country View Business Park, I am writing in opposition to the proposed zoning change. Specifically, the SUP provides for outdoor storage including vehicles, which is not in keeping with the initial development of a garden office park, which is how the existing four (4) buildings in the development are constructed.

There are other places in Roanoke that may be suitable for outdoor storage including vehicles, but unless there are hidden access points and substantial screening to hide the fenced in vehicles, trailers, sales stock, and other storage outside, I cannot support this change.

Kindest regards,
Ray Von Beougher
Kelray Holdings, LLC"

Development Services Administrator J.R. Hames stated he had spoken with the applicant in regard to outside storage, and informed them they will have to meet the outside storage requirements.

Commissioner Jesse Terrell asked if the glass wall on the elevations, be what passersby will see.

Mr. Hames stated the north end will be glass elevations, and the south end will



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

**April 4, 2022
Page 3 of 4**

have overhead doors.

Commissioner Victor Molaschi asked where, in the city, is this allowed?

Mr. Hames stated the office warehouse on Bobcat, where they have overhead doors, but do not have outside storage.

Commissioner Mark McCullough asked if the current tenants (dentists, offices, professional businesses), are going to agree with this.

President Randy Corn stated that was included in the second letter, he had previously read.

Commissioner Mark McCullough asked if notices were sent out.

City Planner Kelly Carlson stated they had be sent out to the property owners, as required.

Commissioner Jason Kasal stated that this is a great use of the property, as long as it is approved with the clarification that there will be no storage in the front.

Commissioner Jesse Terrell stated that he agrees with Mr. Kasal.

Public hearing ended at 7:03 p.m.

2. Motion made by Jason Kasal second by Jesse Terrell to approve, with clarification of no outside storage will be allowed (including vehicles) in the front of the buildings and all outside storage must comply with current City restrictions, 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. 2022-112)

Motion carried 4-2-0. Commissioners Victor Molaschi and Mark McCullough were opposed.

3. Motion made by Jason Kasal second by Larry Granados to approve 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.

Motion carried 4-2-0. Commissioners Victor Molaschi and Mark McCullough were opposed.

4. Motion made by Victor Molaschi second by Mark McCullough to approve 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



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

**April 4, 2022
Page 4 of 4**

County, Texas.
Motion carried unanimously.

E. ADJOURNMENT

Motion made by Jesse Terrell second by Victor Molaschi to adjourn the meeting at
7:18 p.m.
Motion carried unanimously.

Randy Corn, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-116 - Changing Max Height of Buildings

MEETING DATE: June 20, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District," by amending Exhibit C, entitled "Oak Street Regulating Plan"; by changing the maximum height of buildings from two (2) stories to four (4) stories for Lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas (formally Scotty's Automotive). (Ordinance No. 2022-116)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-116 - Oak Street Zoning - Exhibit C Amendment - Oak Street Regulating Plan - 2 stories to 4 stories - Lots 7R and 15 R Block



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JUNE 20, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT," BY AMENDING EXHIBIT C, ENTITLED "OAK STREET REGULATING PLAN"; BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM TWO (2) STORIES TO FOUR (4) STORIES FOR LOTS 7R AND 15R, BLOCK 12 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JUNE 28, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT," BY AMENDING EXHIBIT C, ENTITLED "OAK STREET REGULATING PLAN"; BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM TWO (2) STORIES TO FOUR (4) STORIES FOR LOTS 7R AND 15R, BLOCK 12 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, June 2, 2022, by 5:00 p.m.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Text Amendment - Two (2) Stories to Four (4) Stories Lots 7R and 15R, Block 12 O T
Roanoke Hwy 377 Zone

MEETING DATE: June 20, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on approval of Ordinance No. 2022-116 amending the Comprehensive Zoning Ordinance, by amending chapter 12, Article III, Division 15, entitled "Oak Street Corridor Zoning District" by amending exhibit C entitled "Oak Street Regulating Plan," by changing the maximum height of buildings from two (2) stories to four (4) stories for lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (formally Scotty's Automotive).

INFORMATION:

Oak Street-Hwy 377 Zone currently allows two (2) floors. The applicant is seeking to amend the text to four (4) floors for lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition.

- Surrounding Land Uses

	<i>Existing Use</i>	<i>Zoning</i>	<i>Future Land Use Plan</i>
<i>North</i>	<i>Commercial</i>	<i>Oak Street - Hwy 377</i>	<i>Oak Street - Hwy 377</i>
<i>East</i>	<i>Commercial</i>	<i>Oak Street</i>	<i>Oak Street</i>
<i>South</i>	<i>Public parking</i>	<i>Oak Street - Hwy 377</i>	<i>Oak Street - Hwy 377</i>
<i>West</i>	<i>Commercial</i>	<i>Business Park</i>	<i>Business Park</i>



AGENDA ITEM

STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. Land Survey
3. ORD NO 2022-116 - Oak Street Zoning - Exhibit C Amendment - Oak Street Regulating Plan - 2 stories to 4 stories - Lots 7R and 15 R Block 12



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

ZONING APPLICATION

Applicant/Agent Name Randy Primrose		Home Phone	Mobile Phone 214-500-6763
Address 2435 E Southlake Blvd, Ste 150		City / State Southlake	Zip 76092
Property Owner(s)		Home Phone	Work Phone
Address, City, State, Zip			
Present Zoning Classification Oak Street Zoning District - Hwy 377 Zone	Requested Zoning Classification Oak Street Zoning District - 377 Zone/Text amendment	Acreage/Lot of Requested Zoning Classification N/A	

Are any Deed restrictions in place that would prevent this property being used in the manner herein proposed?

☐ Yes ☒ No

If yes, list restrictions _____

Proposed use Text Amendment to allow for 4 stories

Justification for requested zoning change: Currently allows for 2 stories

I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

Randy Primrose 5/19/22
Applicant Signature and Date

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

Authorization:

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

Signature of owner

Date

State of Texas
County of _____

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

Notary Seal

Notary Public's Signature

08/23/2019

FILE: M:\Projects\SPEC\SPEC 2021\SPEC\06556 - SCOTTIE AUTO IN Q.T. ROANOKE\02 - Geomatics\Survey\DATA\SPEC\06556 ALTA
Plotted: 5/17/2022 2:15 PM by Austin Turner, Survey 5/17/2022 2:15 PM by altan

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
WLE	= WATERLINE EASEMENT
CO	= CLEAN OUT
EPED	= ELECTRICAL PEDESTAL
VLT	= VAULT
FH	= FIRE HYDRANT
WM	= WATER METER
BOL	= BOLLARD
WF	= WROUGHT IRON FENCE
TDLS	= TxDOT TRAFFIC LIGHT SIGNAL
OWPL	= OVERHEAD POWER LINE
GW	= GUY WIRE
LP	= LIGHT POLE
TPED	= TELEPHONE PEDESTAL
SSMH	= SANITARY SINKER MANHOLE
UGCM	= UNDERGROUND CABLE MARKER
BH	= BELL MANHOLE
DSI	= DRAIN GRATE INLET
PP	= POWER POLE
EALT	= ELECTRICAL VAULT
GM	= GAS METER
TSP	= TRAFFIC SIGNAL POLE

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone, (4202) NAD '83.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams and the Surveyor shall not be liable for any unauthorized use hereof.
- Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams on the subject property.
- According to Community/Panel No. 48121C06556, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- This survey was prepared in connection with the Real Estate transaction related to Chicago Title Insurance Company, GF No. 22-1414. Commitment effective April 18, 2022. McAdams shall not be held liable for any unauthorized use thereof.
- Property subject to Oak Street Corridor Zoning District, Recording Date: February 18, 2011, Recording No.: 2011-15958, Real Property Records, Denton County, Texas. (Item 10a)
- Lot 15R has a total of 8 parking spaces, 7 regular and 1 handicapped space.
- Lot 7R has 1 handicapped space.
- Field work performed during the month of April, 2022.
- Commonly known as 112 and 108 US-377.
- TBM TxDOT Monument Found for most southerly southwest corner of subject property. Elevation : 651.8'

Front Street (U.S. Highway 377)

LEGAL DESCRIPTION

0.866 ACRES

Being all that certain lot, tract or parcel of land situated in the David O. Hoover Survey, Abstract Number 603, City of Roanoke, Denton County, Texas, and being part of Lot 7R, Block 12, of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet X, Page 545 of the Plat Records of Denton County, Texas, and being part of Lot 15R, Block 12, of the Original Town of Roanoke, according to the plat thereof recorded in Cabinet V, Page 648 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found on the east line of U.S. Highway 377 as evidenced by that certain called 0.048 acre tract of land described as Tract 16 in deed in favor of the State of Texas, recorded in Document Number 2016-31604 of the Real Property Records of Denton County, Texas, being the north end of a corner clip on the east line of said 0.048 acre tract;

THENCE N 24°32'30" E, with the east line of said U.S. Highway 377 and the east line of said 0.048 acre tract, passing at 168.03 a 1/2" capped rebar set (MCADAMS) at the northeast corner of said 0.048 acre tract, being the southeast corner of that certain called 0.030 acre tract of land described as Tract 17 in deed in favor of the State of Texas, recorded in Document Number 2016-134148 of the Real Property Records of Denton County, Texas, being on the north line of said Lot 7R and the south line of said Lot 15R, continuing with the east line of said 0.030 acre tract a total distance of 226.16 feet to a 1/2" capped rebar set (MCADAMS) at the south end of a corner clip;

THENCE N 53°32'00" E, 48.12 feet continuing with the east line of said U.S. Highway 377 and the east line of said 0.030 acre tract to a 1/2" capped rebar set (MCADAMS) on the south line of Rusk Street (called 70 feet right-of-way) at the northeast corner of said 0.030 acre tract, being on the north line of said Lot 15R, from which a 5/8" rebar found at the southeast corner of that certain called 0.040 acre tract of land described as Tract 18 in deed in favor of the State of Texas, recorded in Document Number 2016-40558 of the Real Property Records of Denton County, Texas, bears N 25°25'10" E, 70.0 feet;

THENCE S 65°30'05" E, 108.30 feet with the south line of said Rusk Street and the north line of said Lot 15R to a 1/2" capped rebar set (MCADAMS) on the west line of a 20 foot Alley at the northeast corner of said Lot 15R, from which a 1/2" rebar found for witness bears S 34°14' W, 5.2 feet and a 1/2" rebar found at the southwest corner of Lot 19R, Block 12, of Tortilla Flats Estates, according to the plat thereof recorded in Cabinet X, Page 11 of the Plat Records of Denton County, Texas, and being the northwest corner of Lot 20R, Block 12, of the Original Town of Roanoke, according to the plat thereof recorded in Document Number 2013-261 of the Plat Records of Denton County, Texas, bears S 15°28' E, 32.25 feet;

THENCE S 24°30'50" W, with the west line of said 20 foot Alley and the east line of said Lot 15R, passing at 100.24 feet a 1/2" capped rebar set at the southeast corner of said Lot 15R and the northeast corner of said Lot 7R, continuing with the east line said Lot 7R a total distance of 300.31 feet to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 7R, being on the north line of Main Street (called 80 foot right-of-way);

THENCE N 65°29'10" W, 103.80 feet with the north line of said Main Street and the south line of said Lot 7R to a Texas Department of Transportation aluminum disc on the east line of U.S. Highway 377 at the southeast corner of the aforementioned 0.048 acre tract, from which a 5/8" capped rebar found (TRANSYSTEMS) at the southwest corner of that certain called 0.010 acre tract of land described as Tract 15 in deed in favor of the State of Texas, recorded in Document Number 2016-50939 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 0.021 acre tract of land described as Tract 14 in deed in favor of the State of Texas, recorded in Document Number 2016-136615 of the Real Property Records of Denton County, Texas, bears S 38°18' W, 109.0 feet;

THENCE N 16°35'00" W, 42.51 feet with the east line of said U.S. Highway 377 and the east line of said 0.048 acre tract to the POINT OF BEGINNING and containing approximately 0.866 acre of land.

To Rottkin Title Company & Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 15, and 17 of Table A thereof. The field work was completed in the month of April, 2022.

Date of Plat or Map: 05.13.2022



ALTA/NSPS LAND SURVEY

Lots 7R & 15R, Block 12

0.866 Acres

in the

DAVID O. HOOVER SURVEY, ABSTRACT NO. 603

CITY OF ROANOKE

DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TPLS: 10194440
www.mcadamsco.com

DRAWN BY: AT DATE: 05.13.2022 SCALE: 1"=20' JOB. No. SPEC 21063

ORDINANCE No. 2022-116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT" BY AMENDING EXHIBIT C ENTITLED "OAK STREET REGULATING PLAN," BY CHANGING THE MAXIMUM HEIGHT OF BUILDINGS FROM TWO (2) STORIES TO FOUR (4) STORIES FOR LOTS 7R AND 15R, BLOCK 12 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

That Chapter 12, Article III, Division 15, Exhibit C, entitled "Oak Street Regulating Plan" of the Code of Ordinances of the City of Roanoke, Texas, a copy of which is attached hereto as **Exhibit A** is hereby amended, for Lots 7R and 15R, Block 12 of the Original Town of Roanoke addition, an addition to the City of Roanoke, Denton County, Texas, as described and/or depicted in **Exhibit B**, which is attached hereto, by changing the maximum number of floors for said tracts of land from two (2) stories to four (4) stories.

Section 3. PENALTY CLAUSE

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

Section 4. SEVERABILITY CLAUSE

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

Section 5. EFFECTIVE DATE

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

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

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

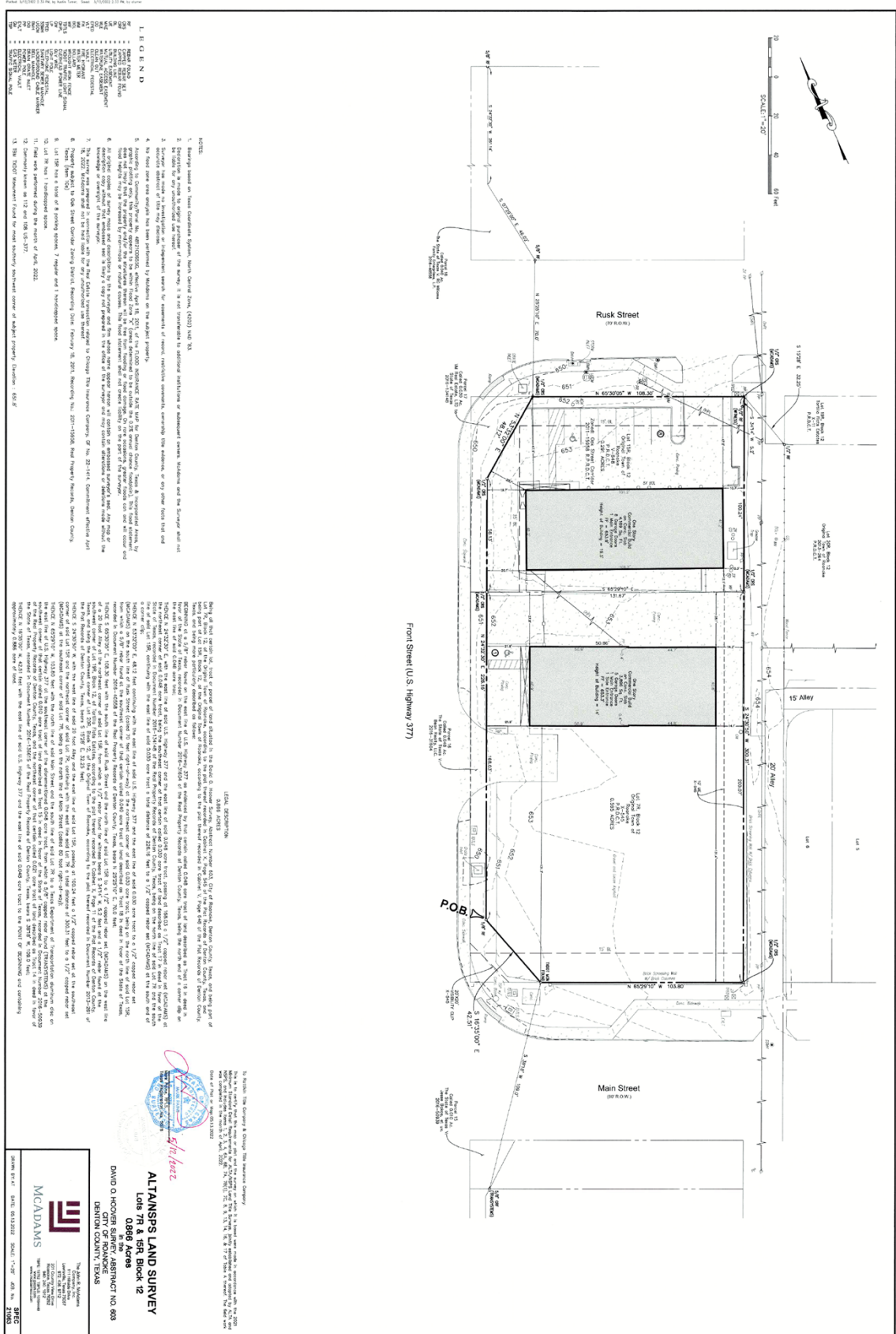
Jeff Moore, City Attorney

Exhibit A

EXHIBIT C
"Oak Street Regulating Plan"

Exhibit B

[Legal Description and/or Depiction of the Property]





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - SUP-2022-04 / ORD NO 2022-117 - Live Work Units Use

MEETING DATE: June 20, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a rezoning application for Lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Highway 377 Zone to Oak Street Corridor Zoning District – Highway 377 Zone – Specific Use Permit (SUP) to allow live work units use. (formally Scotty's Automotive) (SUP-2022-04 / Ordinance No. 2022-117)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-117 - SUP 2022-04 - Rezone - Oak Street Zoning SUP - live work units - 108 and 112 N Hwy 377 - jlm draft - 052022



City of Roanoke Notice of Public Hearing Zoning Amendment

CITY OF ROANOKE PLANNING AND ZONING COMMISSION SUP-2022-04

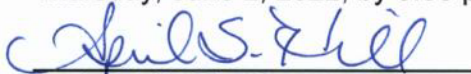
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JUNE 20, 2022, TO CONSIDER A REZONING APPLICATION FOR LOTS 7R AND 15R, BLOCK 12 OF O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CITY OF ROANOKE CITY COUNCIL SUP-2022-04

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JUNE 28, 2022, TO CONSIDER A REZONING APPLICATION FOR LOTS 7R AND 15R, BLOCK 12 OF O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, June 2, 2022, by 5:00 p.m.


April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP 2022-04) Magnolia on Main Live-Work

MEETING DATE: June 20, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP 2022-04) request from Randy Primrose, for lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, for said property to allow Live-Work Units use. The property is generally located on Hwy 377, west of Oak Street, between Main and Rusk Street (formally Scotty's Automotive). (Ordinance No. 2022-117)

INFORMATION:

Zoning: Oak Street Hwy 377 Zone

An amendment to the Oak Street Corridor Zoning District, Ord. No. 2018-133, was approved at the City Council meeting on 10-23-18, authorizing "Live-Work Units Use" within the Oak St Zone and Highway 377 Zone, as a permitted use by (SUP) Specific Use Permit.

Planning Analysis

- The proposed use of a Live-Work is allowed by SUP.
- The conceptual plan includes 42 residential units, 8 live-work units, and 6,300 sf of retail leasable space along Hwy 377 frontage.
- The parking plan has 61 off-street parking spaces, which includes 28 tuck under-covered parking spaces and 33 surface parking spaces.
- A drainage plan will be accepted by the engineering consultant prior to construction.
- A utility plan will be accepted by the engineering consultant prior to construction.
- The exterior construction of the building is 100% masonry, comprised of brick, stucco, and cementous fiber board.
- The elevation includes a split level building with 3 and 4 floors.

Screening



AGENDA ITEM

Sec. 12-495 - Screening.

(a) All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents or stacks, is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.

(b) For use on lots adjacent to Oak Street, loading and service areas shall be located at the rear of buildings utilizing the alley.

(c) Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a four-foot high street screen. Furthermore, service areas shall be defined by a street screen that is at least as high as the service equipment being screened. The street screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. The required street screen shall be located at the property line or within the BTZ along the corresponding frontage.

	<i>Existing Use</i>	<i>Zoning</i>	<i>Future Land Use Plan</i>
<i>North</i>	<i>Commercial</i>	<i>Oak Street - Hwy 377</i>	<i>Oak Street - Hwy 377</i>
<i>East</i>	<i>Commercial</i>	<i>Oak Street</i>	<i>Oak Street</i>
<i>South</i>	<i>Public parking</i>	<i>Oak Street - Hwy 377</i>	<i>Oak Street - Hwy 377</i>
<i>West</i>	<i>Commercial</i>	<i>Business Park</i>	<i>Business Park</i>

STAFF RECOMMENDATION:



AGENDA ITEM

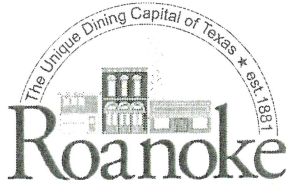
Staff has asked the applicant to include a 4ft. street screen along Rusk and Main St. meeting the zoning requirement listed above in Section 12.495. Staff recommends approval contingent on this standard being met with final submittal's for permitting.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP Application
2. Concept Plan
3. ORD NO 2022-117 - SUP 2022-04 - Rezone - Oak Street Zoning SUP - live work units - 108 and 112 N Hwy 377



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

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent Randy Primrose	Address, City, State, Zip 2435 E Southlake Blvd, Ste 150, Southlake, TX 76092	Phone Number 214-500-6763
Type of permit requested Special Use Permit	Name of Business Magnolia Property Company	Email randy@mpcres.com
Property Owner(s)	Address, City, State, Zip	Phone Number
Legal Description – Lot/Block/Subdivision Lots 7R & 15R, Block 12	Property Address 108 & 112 N Hwy 377	Present Zoning Oak Street Zoning District - Hwy 377 Zone

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: Live/Work units on ground floor and upper floor residential

Authorization:

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

Owner(s) Signature _____

Owner(s) Signature _____

Date _____

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.

Randy Primrose
Applicants Signature

5/19/22
Date

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

FOR OFFICE USE ONLY

Application Fee MAY 23 2022	P&Z Meeting JUN 20 2022	CC Meeting JUN 28 2022	File for Record SUP- <u>2022</u> - <u>04</u>
---------------------------------------	-----------------------------------	----------------------------------	---

PAID

White
\$200.00
visa

8/23/2019

CONCEPTUAL DESIGN PACKAGE

16 MAY 2022



MAGNOLIA on MAIN
Roanoke, Texas



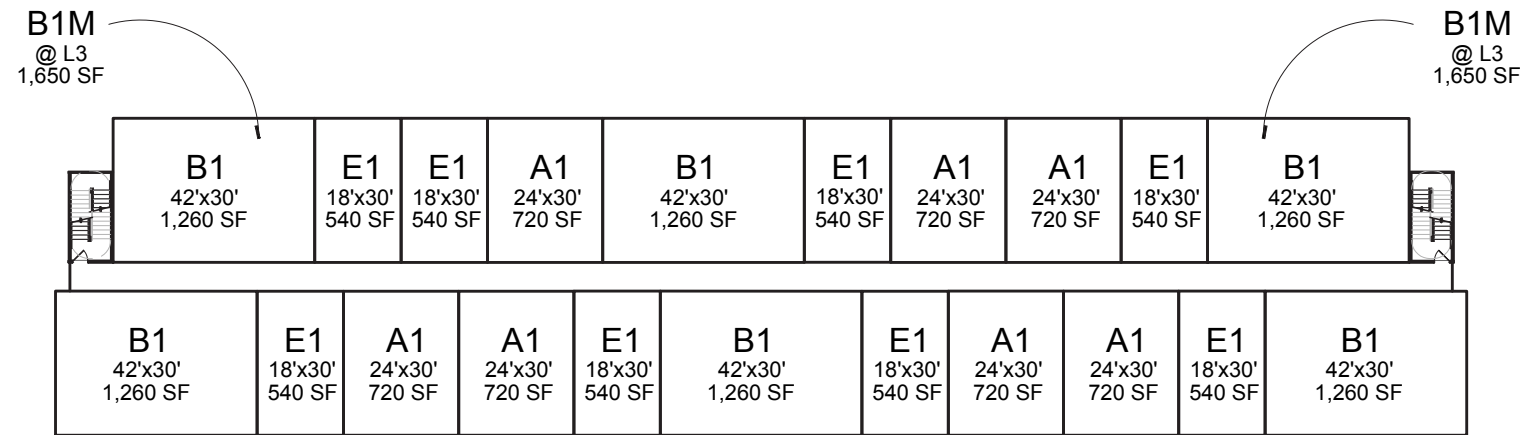
©WILDER ARCHITECTS, LLC



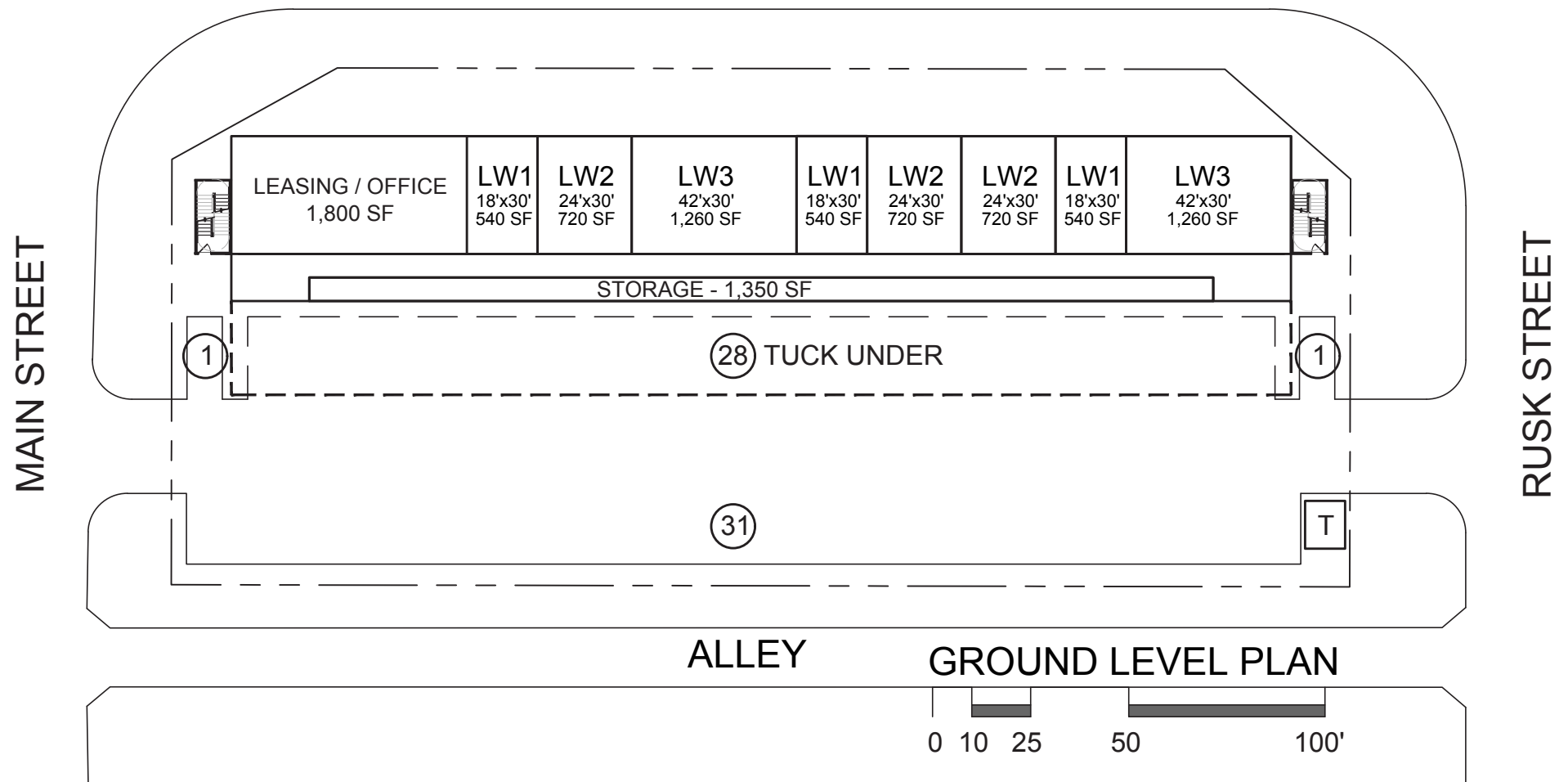
WILDER ARCHITECTS
wilderarch.com

MAGNOLIA on MAIN
Roanoke, Texas





FRONT STREET





BUILDING SKIN: 12,570 SF TOTAL
 DOORS and WINDOWS: 4,720 SF (37%)
 BALANCE of BLDG SKIN: 8,030 SF - 100% MASONRY
 BRICK (38%)
 STUCCO (47%)
 CEMENTITIOUS FIBER BOARD (15%)

FRONT STREET ELEVATION



BUILDING SKIN: 11,875 SF TOTAL
DOORS and WINDOWS: 2,615 SF (22%)
BALANCE of BLDG SKIN: 9,260 SF - 100% MASONRY
BRICK (32%)
STUCCO (58%)
CEMENTITIOUS FIBER BOARD (10%)

REAR ELEVATION











Residential Units

	E1	A1	B1	B1M	
	540 SF	720 SF	1,260 SF	1,650 SF	
3	8	7	4	2	21
2	8	7	6	0	21
Ground	0	0		0	0
	16	14	10	2	42
	8,640 SF	10,080 SF	12,600 SF	3,300 SF	

34,620 SF - NET RENTABLE (RESIDENTIAL)
1,350 SF - RENTABLE STORAGE

42 RESIDENTIAL UNITS	1 BR UNITS	30	71.4%
824 SF AVERAGE	2 BR UNITS	12	28.6%

Live / Work Units

	LW1	LW2	LW3	
	540 SF	720 SF	1,260 SF	
3	0	0	0	0
2	0	0	0	0
Ground	3	3	2	8
	3	3	2	8
	1,620 SF	2,160 SF	2,520 SF	

6,300 SF - NET RENTABLE (LIVE / WORK UNITS)

8 LIVE / WORK UNITS
788 SF AVERAGE

Leasing Center / Office	1,800 SF
NON-RESIDENTIAL AREA	1,800 SF

Parking

City of Roanoke criteria:	
1 per 1BR unit	30
1 per 2BR unit	12
	42 residential spaces required
1 per LW unit	8
TOTAL REQ'D	50 spaces
Off Street parking provided	
Tuck-Under	28
Surface	33
	61 spaces

ORDINANCE No. 2022-117

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF ROANOKE, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – HIGHWAY 377 ZONE SPECIFIC USE PERMIT (SUP) TO ALLOW LIVE WORK UNITS USE FOR LOTS 7R AND 15R, BLOCK 12 OF O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND/OR DEPICTED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; 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 Lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Oak Street Corridor Zoning District – Highway 377 Zone to Oak Street Corridor Zoning District – Highway 377 Zone - Specific Use Permit (SUP) to allow live work units 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

That 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 official zoning map of the City of Roanoke, Texas, be and the same is hereby amended to reflect that the zoning on Lots 7R and 15R, Block 12 of O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, is changed from Oak Street Corridor Zoning District – Highway 377 Zone to Oak Street Corridor Zoning District – Highway 377 Zone - Specific Use Permit (SUP) to allow live work units 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 ____ day of _____, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

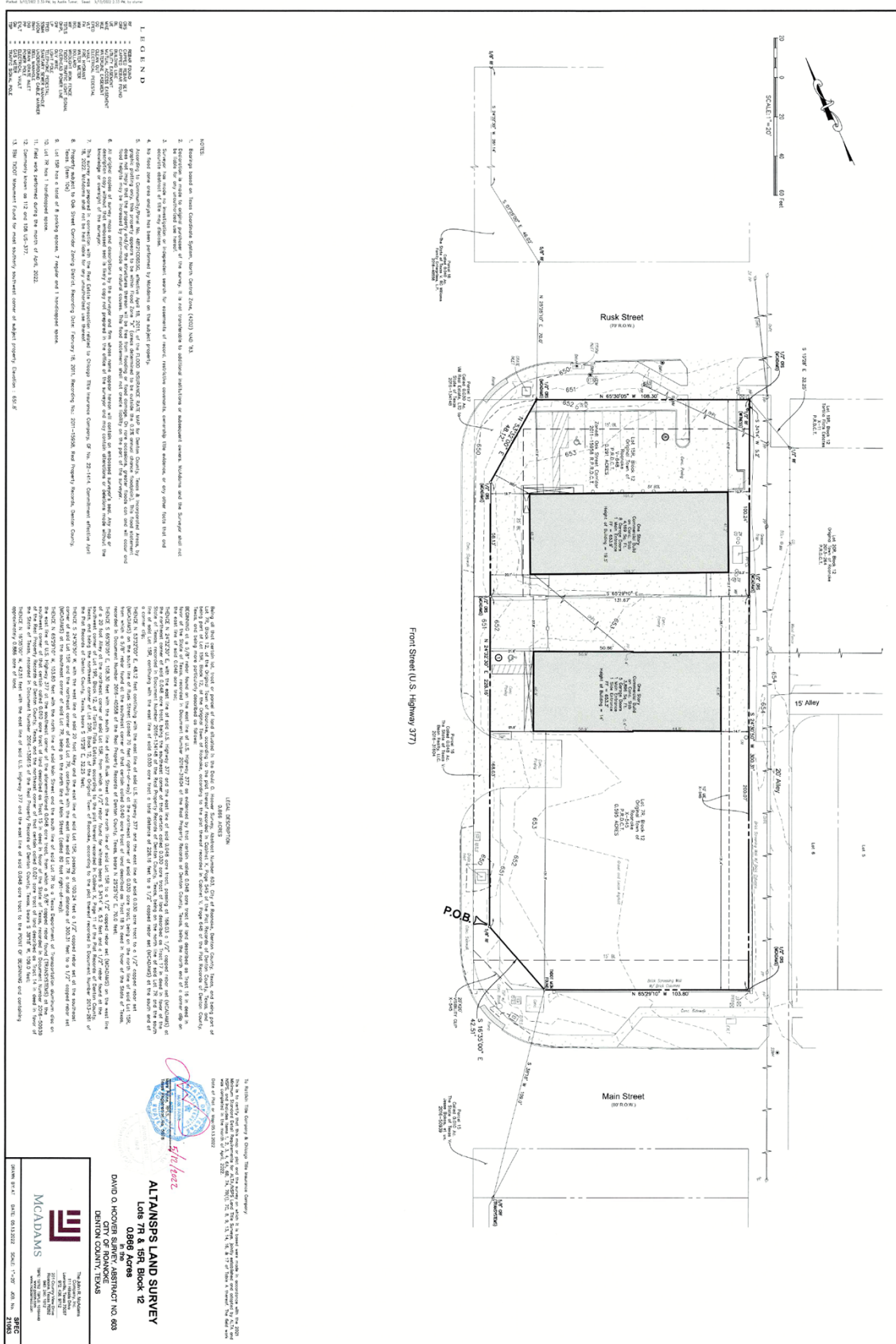
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property



- LEGEND**
- 1. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 2. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 3. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 4. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 5. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 6. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 7. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 8. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 9. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 10. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 11. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 12. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.
 - 13. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

1. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

2. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

3. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

4. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

5. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

6. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

7. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

8. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

9. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

10. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

11. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

12. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

13. Boundary based on 1995 Computer System, North County Zone, (2002) NAD 83.

ALTAPSPS LAND SURVEY
Lot 78 & 15R Block 12
0.866 Acres
DAVID O. HOOVER SURVEY, ABSTRACT NO. 688
CITY OF ROANKE
DENTON COUNTY, TEXAS

McADAMS
DAVID O. HOOVER SURVEY, ABSTRACT NO. 688
CITY OF ROANKE
DENTON COUNTY, TEXAS

0866 Acres
DAVID O. HOOVER SURVEY, ABSTRACT NO. 688
CITY OF ROANKE
DENTON COUNTY, TEXAS