

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
JULY 18, 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, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (formally Scotty's Automotive). (Ordinance No. 2022-116)



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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 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. The property is generally located on Hwy 377, west of Oak Street, between Main and Rusk Street (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 Street and Rusk Street (formally Scotty's Automotive). (Ordinance No. 2022-117)
5. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 4.29 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District; prescribing the permissible uses. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-118)
6. Consideration and recommendation on approval of Ordinance No. 2022-118 amending the Comprehensive Zoning Ordinance Of The City Of Roanoke, Texas, on approximately 4.29 acres of land located In The M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract



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Number 393, City Of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties.

7. Consideration and recommendation on a site plan request (SP 2022-07) from Kirkman Engineering for a new restaurant to be located in O T Roanoke Addition Block 5 Lot 22, and having an address of 107 S. Oak Street, City of Roanoke, Denton County, Texas. The property is generally located on the West side of Oak Street, between Bowie Street and Main Street, next to Hey Sugar Candy Store.

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

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, July 15, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: July 18, 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.



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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



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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



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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: July 18, 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, generally located on Hwy 377, west of Oak Street, between Main Street and Rusk Street (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
City of Roanoke
Planning and Zoning Commission

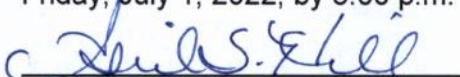
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JULY 18, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING CHAPTER 12, ARTICLE III, DIVISION 15, OF THE CODE OF ORDINANCES OF THE CITY OF ROANOKE, TEXAS, ENTITLED "OAK STREET CORRIDOR ZONING DISTRICT," 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 of Roanoke
City Council

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JULY 26, 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 Friday, July 1, 2022, by 5:00 p.m.


April S. Hill, City Secretary

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

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AGENDA ITEM

TO: Planning and Zoning 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: July 18, 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 - jlm dra
4. Conceptual package



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

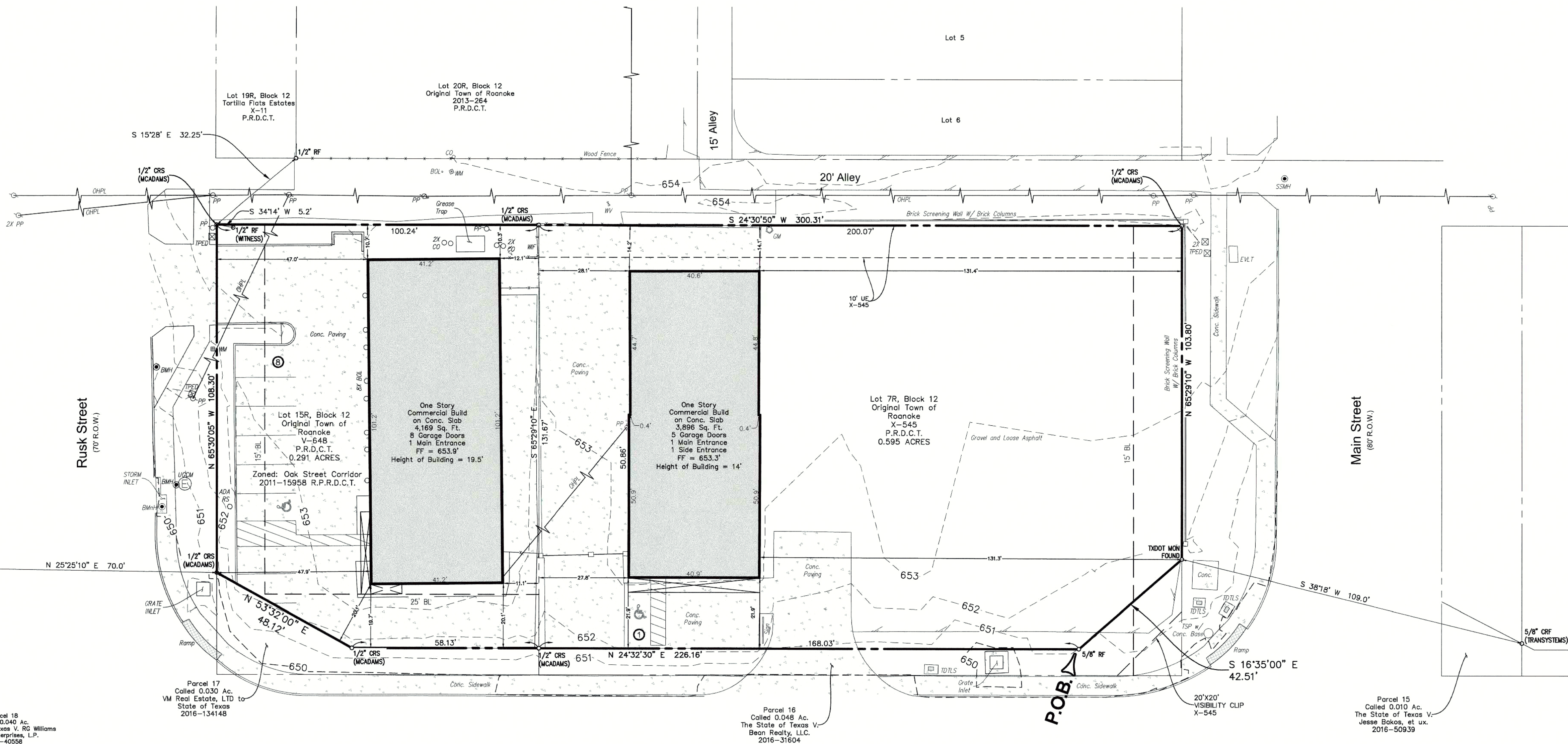
State of Texas
County of _____

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

Notary Seal

Notary Public's Signature

08/23/2019



LEGAL DESCRIPTION
0.866 ACRES

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 0.886 acre of land.



 Mark Paine, RPLS
 Texas Registration No. 5078



McADAMS

www.thomsonline.co.uk

SPEC
21063

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	UNCAPPED REBAR FOUND
BU	=	BUILDING LINE
LE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
WLE	=	WATER EASEMENT
CO	=	CLEAN OUT
EPED	=	ELECTRICAL PEDESTAL
VL	=	VALVE
FM	=	FIRE HYDRANT
WM	=	WATER METER
BOL	=	BOLLARD
WF	=	WROUGHT-IRON FENCE
TTLS	=	TRAFFIC LIGHT SIGNAL
OHPL	=	OVERHEAD POWER LINE
GW	=	GUY WIRE
LP	=	LIGHT POLE
TPED	=	TELEPHONE PEDESTAL
SSMH	=	SANITARY SEWER MANHOLE
UGCM	=	UNDERGROUND CABLE MARKER
DMH	=	DRAIN MANHOLE
DGI	=	DRAIN GRATE INLET
PP	=	POWER POLE
VL	=	ELECTRICAL VALVE
QAS	=	QAS METER
TSF	=	TRAFFIC SIGNAL POLE

12. Commonly known as 112 and 105 GS-577.

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:

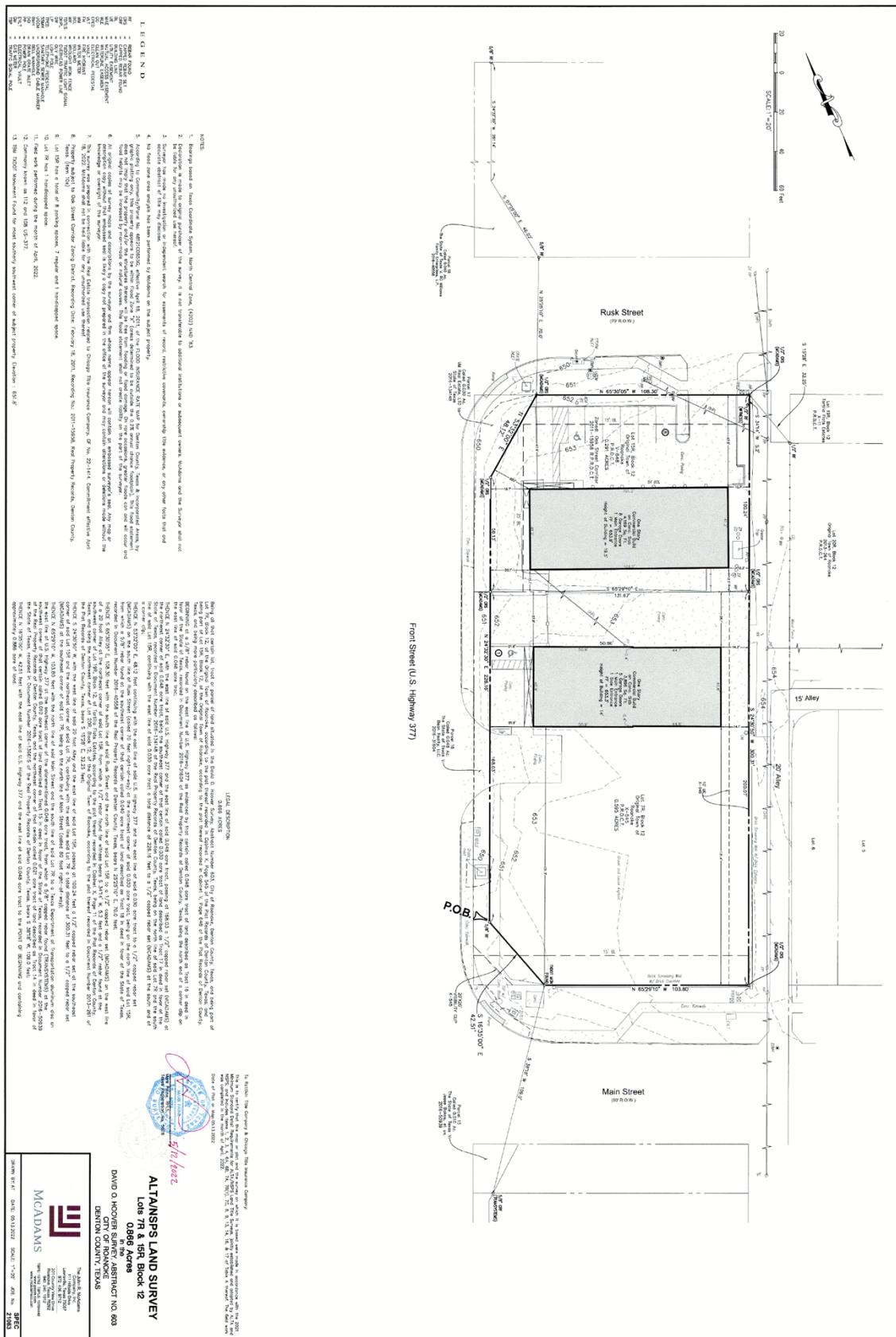
Jeff Moore, City Attorney

Exhibit A

EXHIBIT C
“Oak Street Regulating Plan”

Exhibit B

[Legal Description and/or Depiction of the Property]



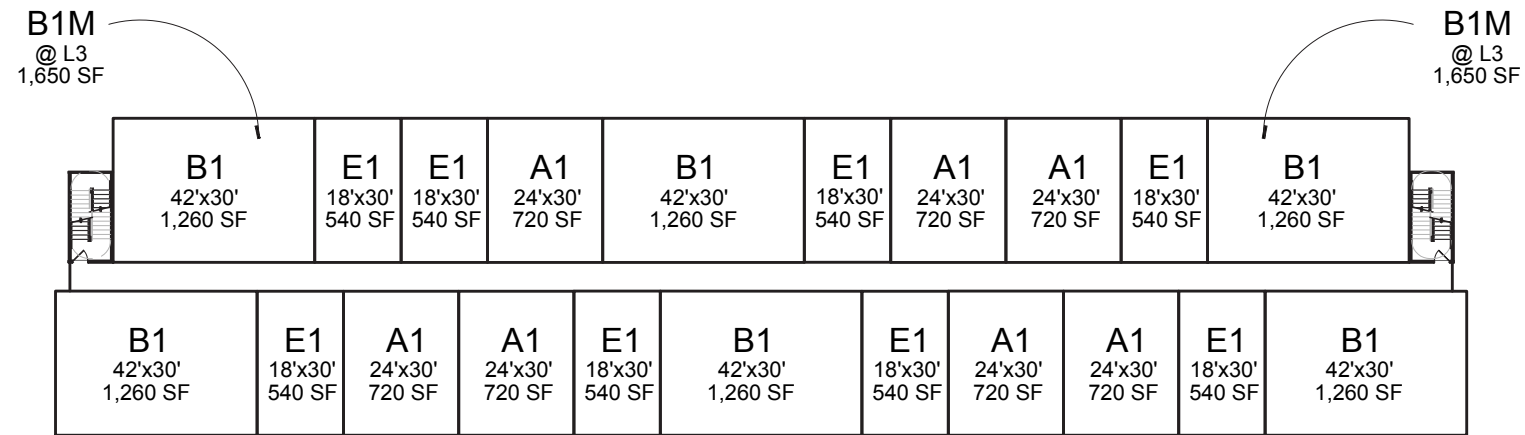
CONCEPTUAL DESIGN PACKAGE
16 MAY 2022



MAGNOLIA on MAIN
Roanoke, Texas



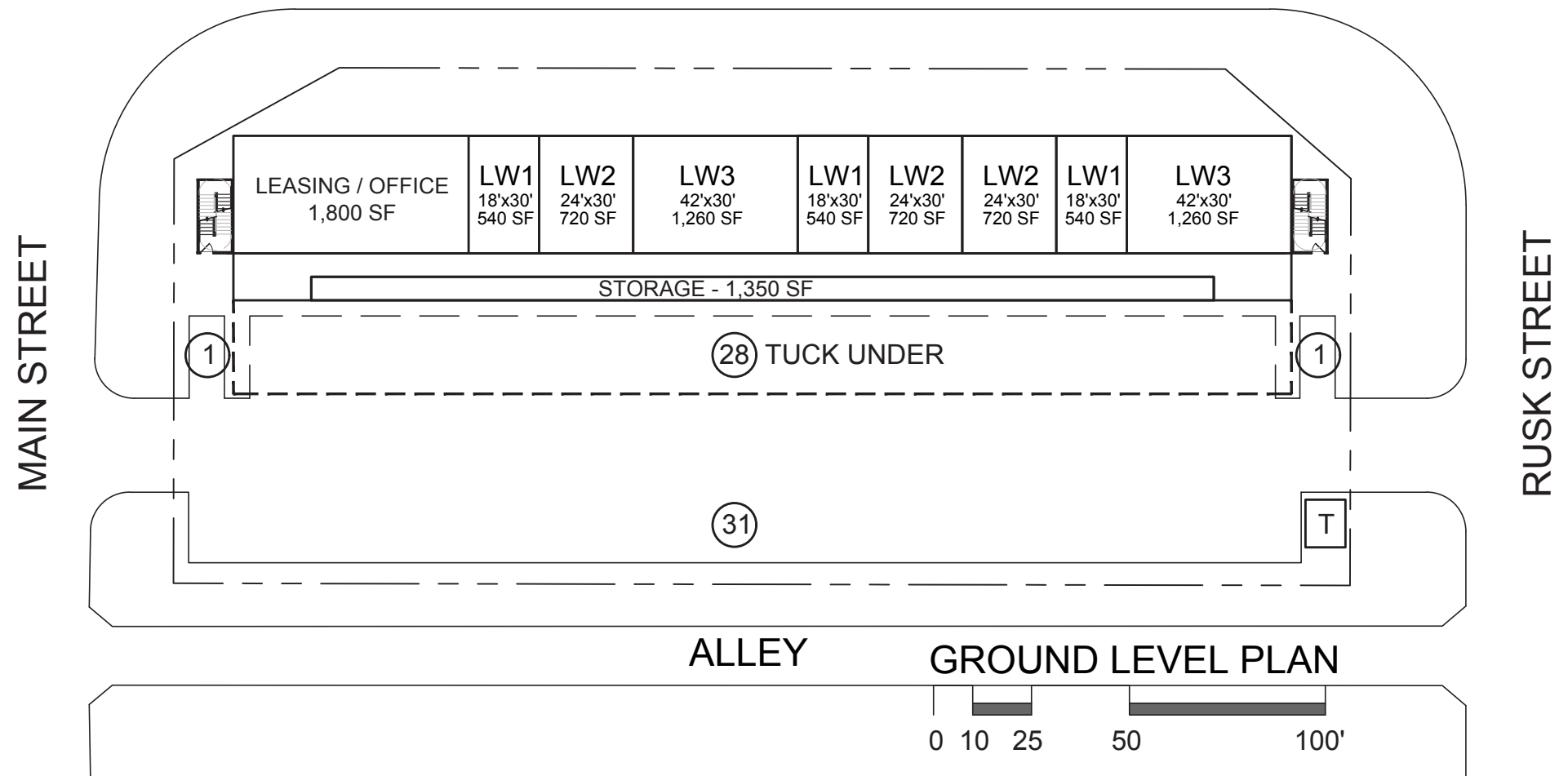
©WILDER ARCHITECTS, LLC



LEVELS 2 and 3 PLAN

0 10 25 50 100'

FRONT STREET



GROUND LEVEL PLAN

0 10 25 50 100'



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



AGENDA ITEM

TO: Planning and Zoning Commission

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

MEETING DATE: July 18, 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. The property is generally located on Hwy 377, west of Oak Street, between Main and Rusk Street (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 - 2



City of Roanoke Notice of Public Hearing Zoning Amendment

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

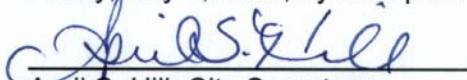
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JULY 18, 2022, TO CONSIDER A REZONING APPLICATION FOR LOTS 7R AND 15R, BLOCK 12 OF O.T. ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM 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, JULY 26, 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 Friday, July 1, 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: July 18, 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 Street 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.

- 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:

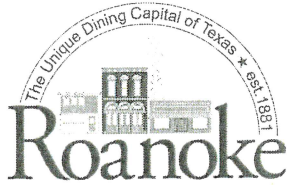
Staff has asked the applicant to include a 4ft. street screen along Rusk and Main St. meeting the zoning requirement listed above in Section 12.495. Staff recommends approval contingent on this standard being met with final submittal's for permitting.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP 2022-04 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 July 18, 2022	CC Meeting July 26, 2022	File for Record SUP- <u>2022</u> - <u>04</u>
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PAID

White
\$200.00
visa

8/23/2019

CONCEPTUAL DESIGN PACKAGE

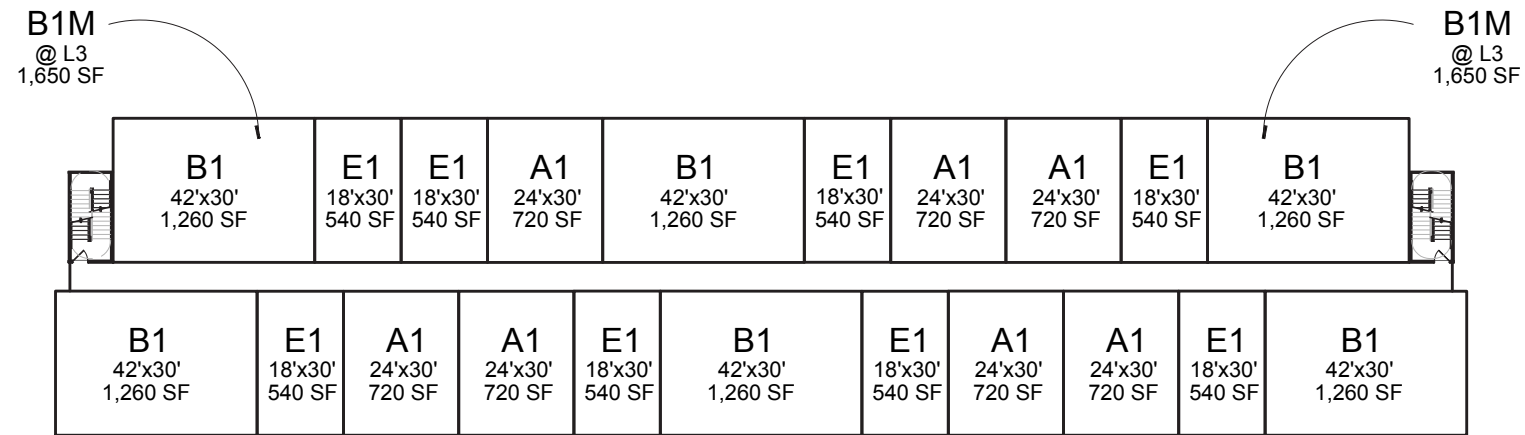
16 MAY 2022



MAGNOLIA on MAIN
Roanoke, Texas



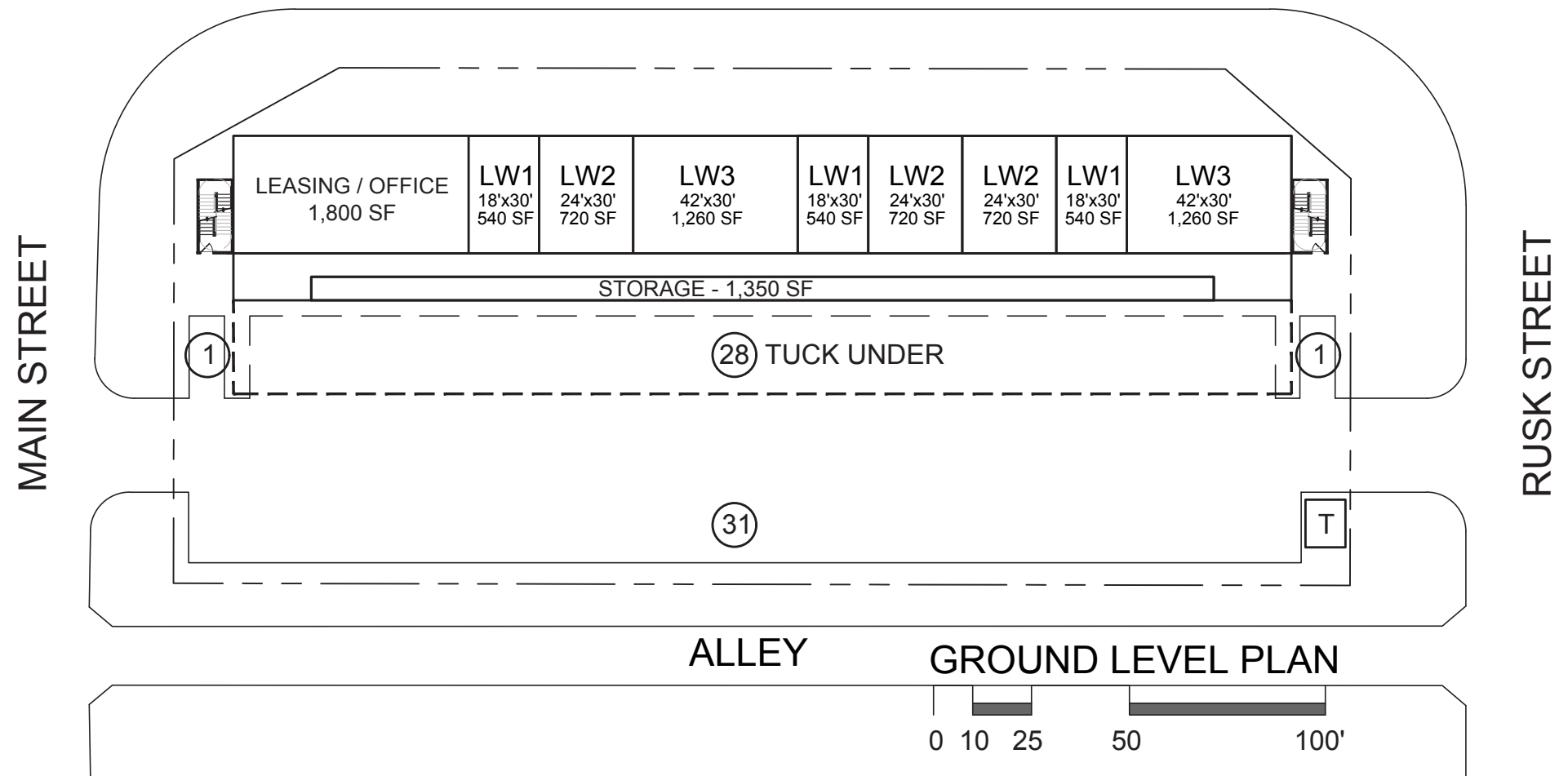
©WILDER ARCHITECTS, LLC



LEVELS 2 and 3 PLAN

0 10 25 50 100'

FRONT STREET



GROUND LEVEL PLAN

0 10 25 50 100'



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:

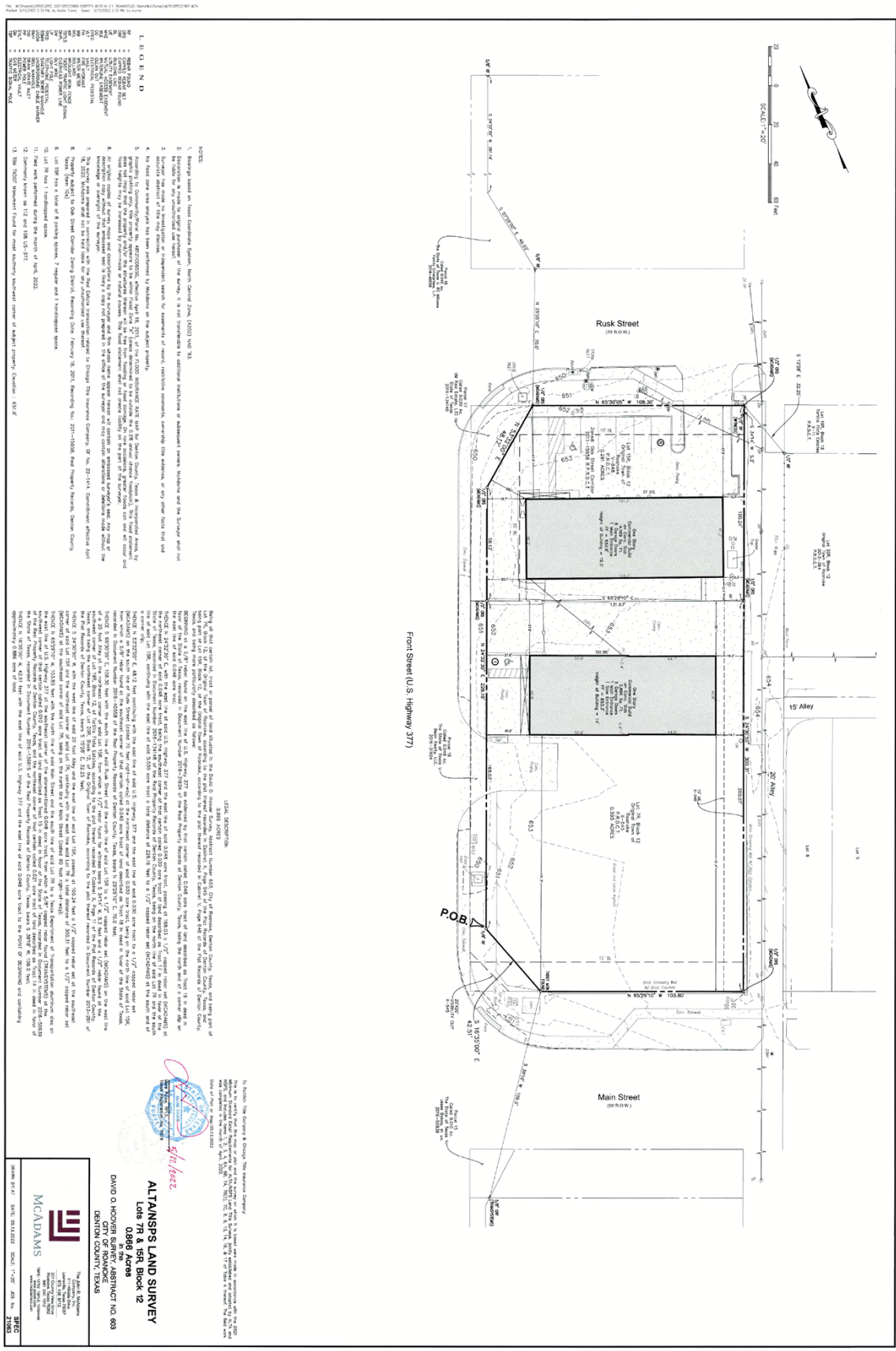
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property



- LEGEND**
- 1. Survey based on Texas Coordinate System, North Central Zone, (NAD 83) NAD 83.
 - 2. Distances are given in decimal feet, rounded to the nearest hundredth of a foot. Distances are given in decimal feet, rounded to the nearest hundredth of a foot.
 - 3. Bearings are given in decimal degrees, rounded to the nearest hundredth of a degree. Bearings are given in decimal degrees, rounded to the nearest hundredth of a degree.
 - 4. The survey was made by the Surveyor, using a total station, and the survey was made by the Surveyor, using a total station.
 - 5. The survey was made by the Surveyor, using a total station, and the survey was made by the Surveyor, using a total station.
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 - 11. The survey was made by the Surveyor, using a total station, and the survey was made by the Surveyor, using a total station.
 - 12. The survey was made by the Surveyor, using a total station, and the survey was made by the Surveyor, using a total station.
 - 13. The survey was made by the Surveyor, using a total station, and the survey was made by the Surveyor, using a total station.

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP, AS THE SAME WAS FILED IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF DALLAS, TEXAS, ON THE 12TH DAY OF MAY, 2022, AT THE OFFICE OF THE CLERK OF THE COUNTY OF DALLAS, TEXAS, AND THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP, AS THE SAME WAS FILED IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF DALLAS, TEXAS, ON THE 12TH DAY OF MAY, 2022, AT THE OFFICE OF THE CLERK OF THE COUNTY OF DALLAS, TEXAS.

ALTAPSPS LAND SURVEY
Lot 7B & 15B Block 12
0.866 Acres
DAVID O. HOOPER, SURVEYOR, ABSTRACT NO. 688
CITY OF ROANOK, TEXAS

McADAMS
10000 McAdams Blvd
Dallas, Texas 75244
214-343-1234
www.mcadams.com



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - ORD NO 2022-118 - Rezone Retail (R) to Office (O)

MEETING DATE: July 18, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 4.29 acres of land located in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District; prescribing the permissible uses. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties. (Ordinance No. 2022-118)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-118 - Dallas Drive Rezone - R to O - 4.29 Acres - 062522



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

City of Roanoke Planning and Zoning Commission

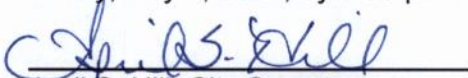
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JULY 18, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 4.29 ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 923, THE JOHN BACON SURVEY, ABSTRACT NUMBER 1565, AND THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 4.29 ACRES OF LAND FROM RETAIL (R) DISTRICT TO OFFICE (O) DISTRICT; PRESCRIBING THE PERMISSIBLE USES. 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

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JULY 26, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 4.29 ACRES OF LAND LOCATED IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 923, THE JOHN BACON SURVEY, ABSTRACT NUMBER 1565, AND THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 4.29 ACRES OF LAND FROM RETAIL (R) DISTRICT TO OFFICE (O) DISTRICT; PRESCRIBING THE PERMISSIBLE USES. 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 Friday, July 1, 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: Dallas Drive Zoning Change from Retail to Office Ordinance No. 2022-118

MEETING DATE: July 18, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on approval of Ordinance No. 2022-118 amending the Comprehensive Zoning Ordinance Of The City Of Roanoke, Texas, on approximately 4.29 acres of land located In The M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, City Of Roanoke, Denton County, Texas, by changing the zoning on the approximately 4.29 acres of land from Retail (R) District to Office (O) District. The property is generally located on Dallas Drive between Turner Ave and Hwy 114, adjacent to the Cinemark and Church of Christ properties.

INFORMATION:

In order to accommodate the proposed site plan for a new hotel, the applicant is seeking to change the zoning from the Retail Zoning District, which requires a one-hundred (100) foot setback from residential zoning, to the Office Zoning District that allows for a fifty (50) foot setback from residential zoning. The site plan shows the hotel at seventy (70) feet from the residential property lines.

The O, Office, district is established to create an appropriate setting for low intensity office and professional uses. The district can be used as a transition district between residential uses and more intense uses, and with appropriate buffers and landscaping, this district may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) or two (2) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations.



AGENDA ITEM

- Surrounding Land Uses

	<i>Existing Use</i>	<i>Zoning</i>	<i>Future Land Use Plan</i>
<i>North</i>	<i>Commercial and Single Family -SF7</i>	Retail and SF-7, Single-Family Residential-7	Retail
<i>East</i>	<i>Commercial</i>	Retail	Retail
<i>South</i>	Residential	SF-7, Single-Family Residential-7	Residential
<i>West</i>	Residential	SF-7, Single-Family Residential-7	Residential

STAFF RECOMMENDATION:

Staff is not opposed to rezoning the property to the Office Zoning District because it is adjacent to residential property.

The concern is the proximity of the hotel to the residences' back yards. The proposed building is four (4) stories, with a height of fifty-five feet seven inches (55'7").

The Church of Christ property is also zoned residential, however the use is non-residential.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. Site Plan
3. Dallas Drive Survey_Eagle Surveying
4. Denton CAD Web Map
5. Colored Elevation
6. ORD NO 2022-118 - Dallas Drive - Rezone - R to O - 4.29 acre tract - 062522



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

ZONING APPLICATION

Applicant/Agent Name ICON Lodging / Viren Patel		Home Phone	Mobile Phone 919-673-4443
Address 3501 Olympus Blvd, Suite 340		City / State Coppell	Zip 75019
Property Owner(s) Oldenwood Investment Group LLC		Home Phone	Work Phone 817-994-1702
Address, City, State, Zip 3301 Westover Ct, Grapevine, TX, 76051			
Present Zoning Classification SF-7 Overlay District Retail	Requested Zoning Classification Office	Acreage/Lot of Requested Zoning Classification 4.52	

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

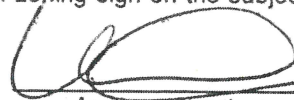
☐ Yes ☐ No

If yes, list restrictions _____

Proposed use 4 Story Hotel

Justification for requested zoning change: Office zoning will provide needed development standards to support hotel development on this site.

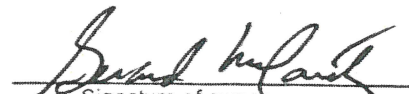
I authorize the City of Roanoke to place one change of zoning sign on the subject property to remain in place for the duration of the zoning change process.

 6/14/2022
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.

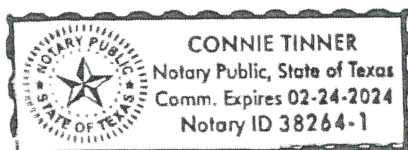
Authorization:

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

 6-15-2022
Signature of owner Date

State of Texas
County of Tarrant

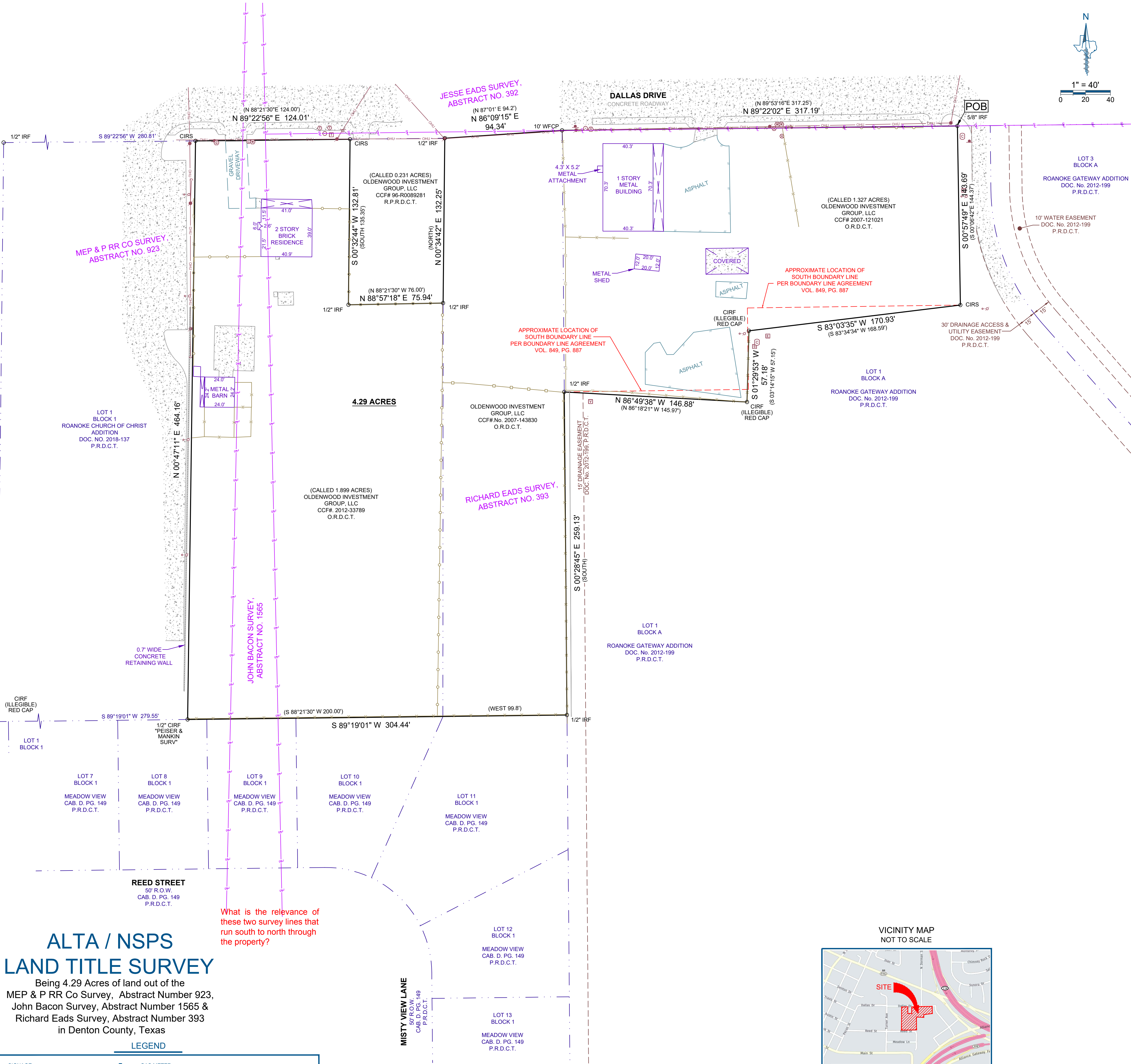
Sworn to and subscribed before me on the 15 day of June, 2022, by _____
(year) (name of owner).




Notary Public's Signature

08/23/2019

Paid 6/20/22 by [signature]



LEGAL DESCRIPTION

BEING a 4.29 acre tract of land situated in the Richard Eads Survey, Abstract Number 393, the John Bacon Survey, Abstract Number 1565 and the MEP & P RR CO. Survey, Abstract Number 923, Denton County, Texas and being all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2007-121021 of the Official Records of Denton County, Texas, all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2007-143830 of the Official Records of Denton County, Texas and all of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 2012-33789 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Northeast corner of said Oldenwood Investment Group tract (2007-121021), the common Northwest corner of Roanoke Gateway Addition, recorded in Document Number 2012-199 of the Plat Records of Denton County, Texas and in the South line of Dallas Drive;

THENCE with the East lines of said Oldenwood Investment Group tract (2007-121021) and the common West line of said Roanoke Gateway Addition the following courses and distances;

S 00°57'49" E, a distance of 143.69 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

S 83°03'35" W, a distance of 170.93 feet to an iron rod with red cap found (illegible);

S 01°29'53" W, a distance of 57.18 feet to an iron rod with red cap found (illegible) at the Southeast corner of said Oldenwood Investment Group tract (2007-121021);

THENCE N 86°49'38" W, with the South line of said Oldenwood Investment Group tract (2007-121021) and continuing with the West line said Roanoke Gateway Addition, a distance of 146.88 feet to a 1/2" iron rod found at the Southwest corner of said Oldenwood Investment Group tract (2007-121021) and in the East line of said Oldenwood Investment Group tract (2007-143830);

THENCE S 00°28'45" E, with the East line of said Oldenwood Investment Group tract (2007-143830) and continuing with the common West line of said Roanoke Gateway Addition, a distance of 259.13 feet to a 1/2" iron rod found at the Southeast corner of said Oldenwood Investment Group tract (2007-143830) and the common Northeast corner of Meadow View, recorded in Cabinet D, Page 149 of the Plat Records of Denton County, Texas;

THENCE S 89°19'01" W, with the South line of said Oldenwood Investment Group tract (2007-143830), the South line of said Oldenwood Investment Group tract (2012-33789) respectively and the common North line of said Meadow View, a distance of 304.44 feet to a 1/2" iron rod with cap stamped "PEISER & MANKIN SURV" found at the Southwest corner of said Oldenwood Investment Group tract (2012-33789) and the common Southeast corner of Lot 1, Block 1 Roanoke Church of Christ Addition, recorded in Document Number 2018-137 of the Plat Records of Denton County, Texas;

THENCE N 00°47'11" E, with the West line of said Oldenwood Investment Group tract (2012-33789) and the common East line of said Roanoke Church of Christ Addition, a distance of 464.16 feet to 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Oldenwood Investment Group tract (2012-33789) and the common Northeast corner of said Roanoke Church of Christ Addition also being in the South line of said Dallas Drive from which a 1/2" iron rod found at the Northwest corner of said Roanoke Church of Christ Addition bears S 89°22'56" W, a distance of 280.81 feet;

THENCE N 89°22'56" E, with the North line of said Oldenwood Investment Group tract (2012-33789) and the common South line of said Dallas Drive, a distance of 124.01 feet to 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Oldenwood Investment Group tract (2012-33789) and the common Northwest corner of a tract of land described in deed to Oldenwood Investment Group, LLC., recorded in County Clerk's File Number 96-R0089281 of the Real Property Records of Denton County, Texas;

THENCE with the East line of said Oldenwood Investment Group tract (2012-33789) the following courses and distances;

S 00°32'44" W, with the common West line of said Oldenwood Investment Group tract (96-R0089281), a distance of 132.81 feet to 1/2" iron rod found at the Southwest corner of said Oldenwood Investment Group tract (96-R0089281) and in the East line of said Oldenwood Investment Group tract (2007-143830);

N 88°57'18" E, with the common South line of said Oldenwood Investment Group tract (96-R008928), a distance of 75.94 feet to a 1/2" iron rod found at the Southeast corner of said Oldenwood Investment Group tract (96-R0089281) and in the East line of said Oldenwood Investment Group tract (2007-143830);

THENCE N 00°34'42" E, with the West line of said Oldenwood Investment Group tract (2007-143830) and the common East line of said Oldenwood Investment Group tract (96-R008928), a distance of 132.25 feet to a 1/2" iron rod found at the Northwest corner of said Oldenwood Investment Group tract (2007-143830) and the common Northeast corner of said Oldenwood Investment Group tract (96-R008928) also being in the South line of said Dallas Drive;

THENCE N 86°09'15" E, with the North line of said Oldenwood Investment Group tract (2007-143830) and the common South line of said Dallas Drive, a distance of 94.34 feet to a 10" diameter wood fence post found at the Northeast corner of said Oldenwood Investment Group tract (2007-143830) and the common Northwest corner of said Oldenwood Investment Group tract (2007-121021);

THENCE N 89°22'02" E, with the North line of said Oldenwood Investment Group tract (2007-121021) and the common South line of Dallas Drive, a distance of 317.19 feet to the POINT OF BEGINNING and containing 4.29 acres of land more or less.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480785 as shown on Map Number 48121C0515G & 48121C0655G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Republic with G.F. No. 1002-277094-RTT as listed below:

10. (e.) Terms, provisions, and conditions of Boundary Line Agreement, filed 08/22/1977, recorded in Volume 849, Page 887, Real Property Records, Denton County, Texas. (Affects Tract 1) **Affects as Shown**
10. (f.) Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed, being reserved or conveyed in instrument filed 10/12/2007, recorded in c# 2007-121021, Real Property Records Denton County, Texas. Company makes no representation as to the present ownership of any said interest. (Affects Tract 1) **Not a Survey Matter**
10. (g.) Mineral lease together with all rights, privileges and immunities incident thereto, to W.L. George, from J.H. Strickland and wife, Ellen Strickland, described in instrument filed 02/10/1932, recorded in Volume 239, Page 63, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests. (Affects Tracts 1 and 2) **Not a Survey Matter**

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Republic Title with G.F. No. 1002-277094-RTT, an effective date of August 1st, 2019 and issued on August 14th, 2019 at 8:00 a.m. This survey is only valid for G.F. No. 1002-277094-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No striped parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- No field delineation of wetlands was observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. NAD 83 (2011) Datum.

SURVEYORS CERTIFICATION

This survey is certified to Republic Title, and Fidelity National Title Insurance Company, Sunset Hotels & Oldenwood Investment Group, LLC; and is only valid for G.F. No. 1002-277094-RTT, an effective date of August 1st, 2019 and issued on August 14th, 2019 at 8:00 a.m.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a) & (b), 7(a), 8, 11, 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on August 21st, 2018.

This map or plat was prepared on _____

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Ted A. Gossett
R.P.L.S. # 5991

JOB NUMBER	19-08-32
DATE	8-28-2019
REVISION	-
DRAWN BY	CF



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS
700 DALLAS DRIVE
ROANOKE, TX. 76262

ALTA / NSPS
LAND TITLE SURVEY

Being 4.29 Acres of land out of the
MEP & P RR Co Survey, Abstract Number 923,
John Bacon Survey, Abstract Number 1565 &
Richard Eads Survey, Abstract Number 393
in Denton County, Texas

LEGEND

	SIGNAGE		GAS METER		ASPHALT
	GUY ANCHOR		WATER METER		WOOD FENCE
	UTILITY POLE		WOOD FENCE CORNER POST		METAL FENCE
	LIGHT POLE		1/2" INCH CAPPED IRON ROD		CHAIN LINK FENCE
	SAN. SEWER MANHOLE		OFFICIAL RECORDS.		SURVEY LINE
	FIRE HYDRANT		DENTON COUNTY, TEXAS		
	FIBER-OPTIC BOX		PLAT RECORDS.		
	DRAINAGE STRUCTURE		DENTON COUNTY, TEXAS		
	FIRE HYDRANT		REAL PROPERTY RECORDS.		
	LIGHT POLE		DENTON COUNTY, TEXAS		
	GAS LINE MARKER				

VICINITY MAP
NOT TO SCALE



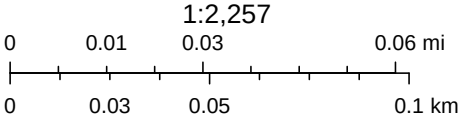
What is the relevance of
these two survey lines that
run south to north through
the property?

Denton CAD Web Map



6/29/2022, 4:26:10 PM

Roads — MINOR
— FRNT



Denton Central Appraisal District, dentoncad.com



Dallas Drive
Roanoke, Texas

ORDINANCE No. 2022-118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR AN APPROXIMATELY 4.29 ACRES OF LAND IN THE M.E.P. & P.R.R CO. SURVEY, ABSTRACT NUMBER 923, THE JOHN BACON SURVEY, ABSTRACT NUMBER 1565, AND THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393, 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 CHANGING THE ZONING ON SAID TRACT FROM RETAIL (R) DISTRICT TO OFFICE (O) DISTRICT; PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 4.29 acres of land in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, 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 (R) District to Office (O) District; and

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

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

Section 1. FINDINGS INCORPORATED

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

Section 2.

The approximately 4.29 acres of land in the M.E.P. & P.R.R Co. Survey, Abstract Number 923, the John Bacon Survey, Abstract Number 1565, and the Richard Eads Survey, Abstract Number 393, 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, and presently zoned Retail (R) District is changed to Office (O) District.

Section 3.

The property shall be developed in strict accordance with the allowable land uses for the property being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 4.

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 5. PENALTY CLAUSE

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

Section 6. 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 7. EFFECTIVE DATE

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 9th day of August, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

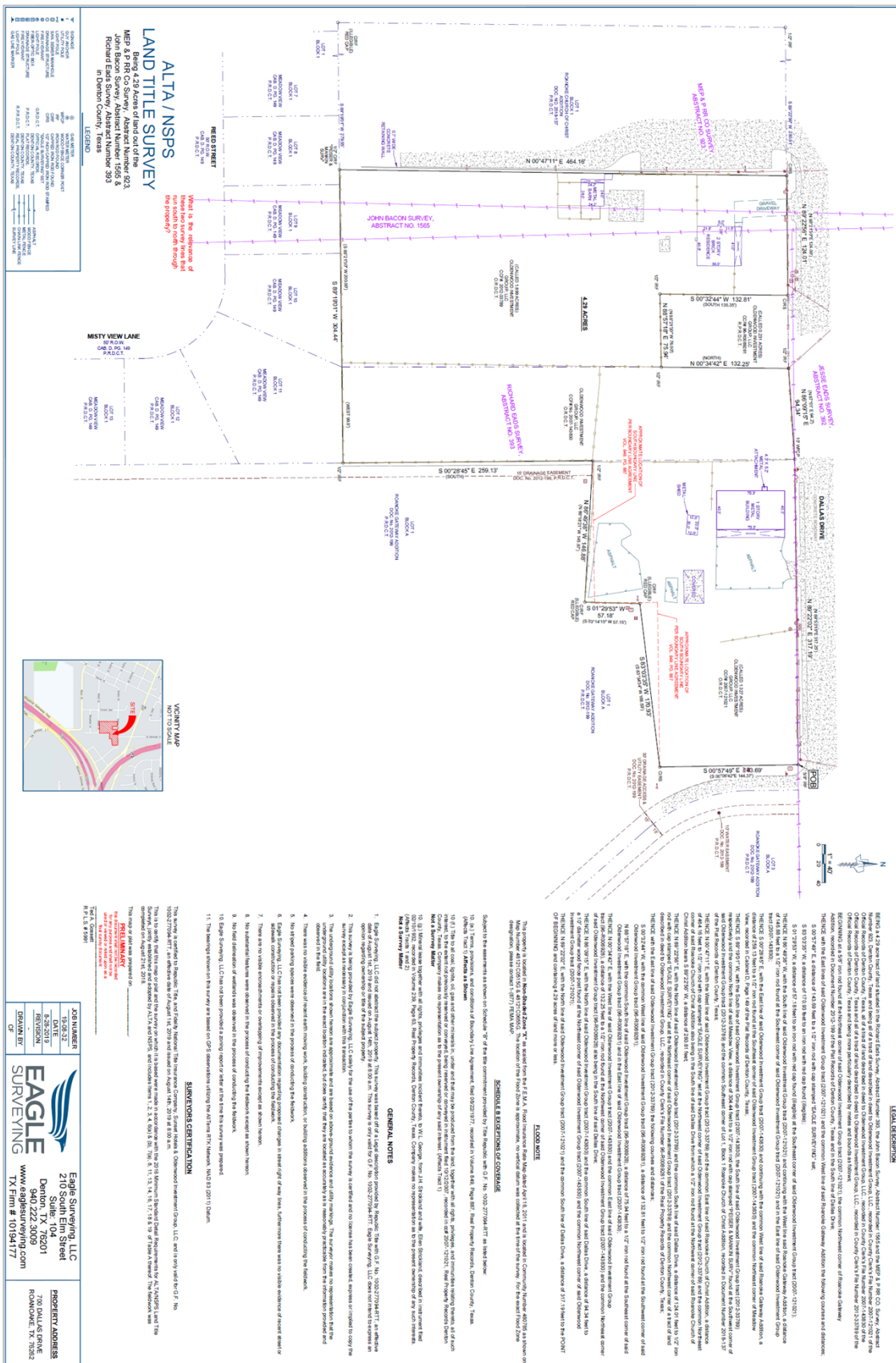
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 4.29 Acre Tract of Land





AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Henrietta Site Plan (SP 2022-07)

MEETING DATE: July 18, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan request (SP 2022-07) from Kirkman Engineering for a new restaurant to be located in O T Roanoke Addition Block 5 Lot 22, and having an address of 107 S. Oak Street, City of Roanoke, Denton County, Texas. The property is generally located on the West side of Oak Street, between Bowie Street and Main Street, next to Hey Sugar Candy Store.

INFORMATION:

The proposal is for a two (2) story restaurant. The building is four thousand three hundred and two (4,302) square feet with outdoor patio seating and a stage for live music.

Exterior Facade: The primary exterior materials are corrugated metal and brick.

Parking: Required: Twelve (12) spaces. The proposal does not include on-site parking. The plan proposes outdoor seating and a stage in place of a parking lot. Public parking is situated directly behind the property.

Signage: Three (3) signs are included on the plan. The front wall sign, a mural on the back of the stage and a ground sign. Ground signs are not permitted in the Oak Street Zoning District.

Utilities: Utility plans will be accepted by the city's engineering consultant prior to construction.

Drainage: Drainage plans will be accepted by the city's engineering consultant prior to construction.

STAFF RECOMMENDATION:

Staff recommends the applicant install approximately eight parking spaces at the back of the property to provide some on-site parking and remove the ground sign.



AGENDA ITEM

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-07 - Application
2. Site Plan
3. L1.00 LANDSCAPE PLAN
4. exterior 01 (1)
5. Elevations-side and rear
6. Elevations-front and side
7. Stage



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 The Henrietta Restaurant	Address of Applicant 110 N. Trinity Street, Decatur, TX 76234	Phone Number 469-226-3193
Legal Interest Owner / Developer		
Owner Matt Fisher	Address 110 N. Trinity Street, Decatur, TX 76234	Phone Number 469-226-3193
Firm preparing Site Plan Package Kirkman Engineering Jonathan Schindler	Address 5200 State Highway 121 Colleyville, TX 76034	Phone Number 817-488-4960 Email jonathan.schindler@trustke.com
Location of Property 107 S. Oak Street	Name of Addition/Subdivision Original Town of Roanoke	Lot / Block Lot 22, Block 5
		Present Zoning Oak Street Zone

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	0.259 acres
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.

Jonathan Schindler
Applicants Signature

5/31/2022
Date

FOR OFFICE USE ONLY

Site Plan Fee Paid 6/6/22 CC by:JW	P&Z Meeting July 18, 2022	CC Meeting July 26, 2022	File for Record SP- <u>2022</u> - <u>07</u>
--	----------------------------------	---------------------------------	--



P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E P U R P O S E S
O F C O N S T R U C T I O N , B I D D I N G
O R P E R M I T . T H E Y W E R E P R E P A R E D
B Y , O R U N D E R T H E S U P E R V I S I O N O F :

A M Y L . M E L L O
P . E . # 1 3 8 9 1 2
D A T E : M a y 4 , 2 0 2 2

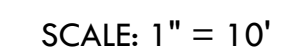
LiNKs
CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE

THE HENRIETTA

LOT 22, BLOCK 5
CITY OF ROANOKE
DENTON, TEXAS

KE PARKING DATA TABLE	
OAK STREET ZONING PARKING REQUIREMENT	1 SPACE PER 350 SF
PARKING SPACES REQUIRED	27 SPACES
PARKING SPACES PROVIDED (ONSITE)	0
PARKING SPACES PROVIDED (SHARED PARKING)	27
TOTAL PARKING SPACES PROVIDED	27
PROVIDED ADA ACCESS	ADA ACCESS THROUGH FRONT

FIRE HYDRANT NOTE
REFERENCE OVERALL SITE PLAN FOR
LOCATIONS OF EXISTING FIRE HYDRANTS.



LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TX 76233
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

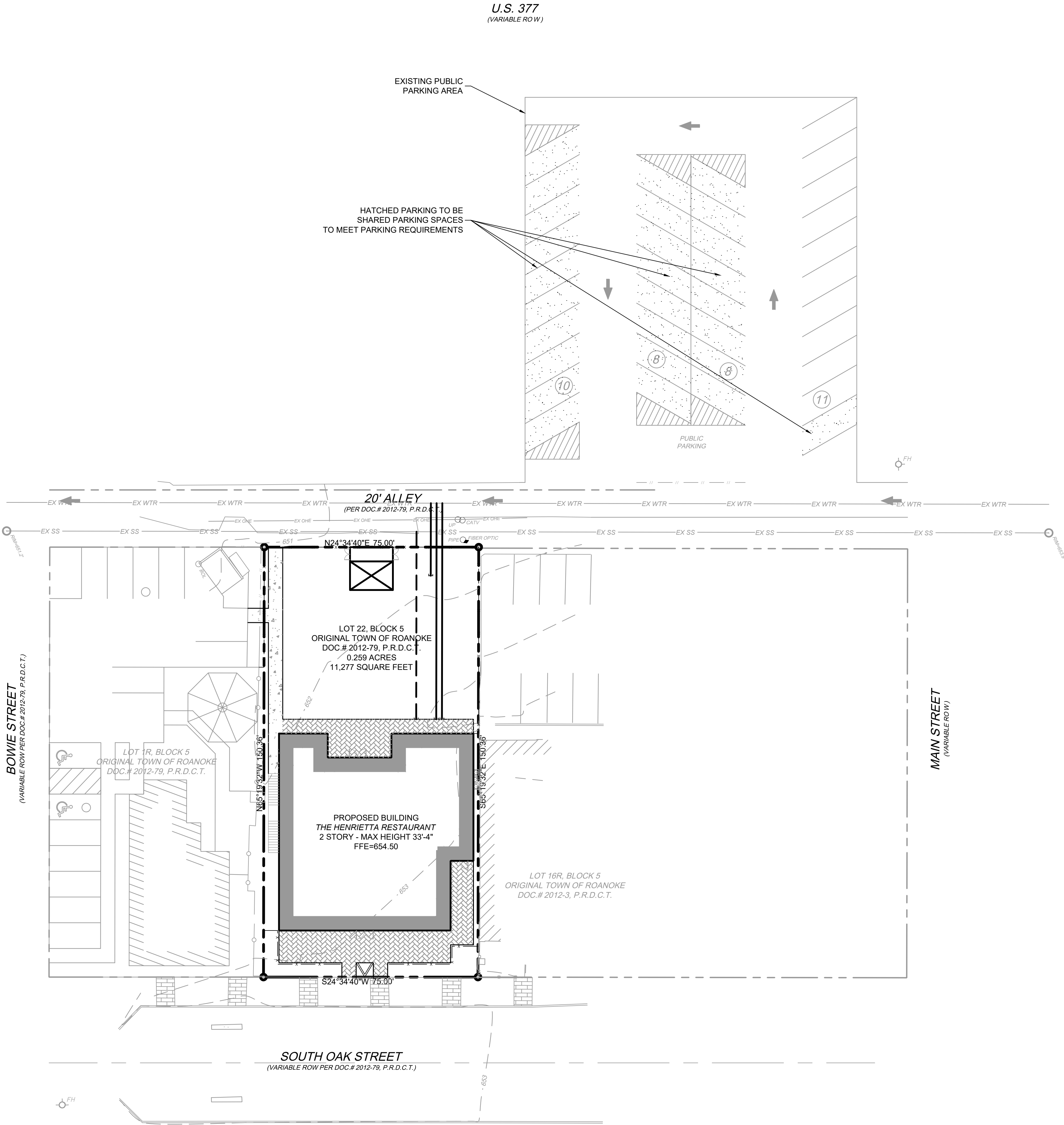
SITE PLAN

1

1

FULL PATH: K:\Jobs\LNK22001 - 17 Jax's Research\Drawings\02_BKG\05 - Production\03a SITE PLAN_LNK22001.dwg

PLANNED: C:\0 SITE PLAN_LNK22001.dwg
PLOTTER: PLOTTER BY: Amy Mello
PLOT DATE: 3/4/2022



Know what's below.
Call before you dig.

SITE BENCHMARKS

- BM NO. 1 AN "X" CUT IN CONCRETE SIDEWALK ON THE EAST SIDE OF SOUTH OAK STREET, APPROXIMATELY 5' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BOWIE STREET. ELEVATION = 653.15' (NAD '88)
- BM NO. 2 A 60D NAIL SET ON THE EAST SIDE OF SOUTH OAK STREET, LOCATED APPROXIMATELY 62 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT, AND APPROXIMATELY 150 FEET NORTHEAST OF THE NORTH RIGHT-OF-WAY LINE OF BOWIE STREET. ELEVATION = 653.52' (NAD '88)

LEGEND

- PROPOSED SIGN
- PROPOSED SANITARY MANHOLE
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC
- PROPERTY BOUNDARY

KE SITE PLAN DATA TABLE

EXISTING & PROPOSED ZONING	OAK STREET ZONE
LOT AREA (SF) / (ACRES)	11,277 / 0.259
TOTAL BUILDING AREA (SF)	4,302
TOTAL PATIO AREA (SF)	4,895
BUILDING HEIGHT	33'-4" (2 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	46.7% / 0.467:1

KE PARKING DATA TABLE

OAK STREET ZONING PARKING REQUIREMENT	1 SPACE PER 350 SF
PARKING SPACES REQUIRED	27 SPACES
PARKING SPACES PROVIDED (ONSITE)	0
PARKING SPACES PROVIDED (SHARED PARKING)	27
TOTAL PARKING SPACES PROVIDED	27



GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE PURPOSES
OF CONSTRUCTION, BIDDING
OR PERMIT. THEY WERE PREPARED
BY, OR UNDER THE SUPERVISION OF:

AMY L. MELLO
P.E.# 138912
DATE: May 4, 2022



525 S. LOOP 288, SUITE 105
DENTON, TX 7620
(940) 566-5465

THE HENRIETTA

LOT 22, BLOCK 5
CITY OF ROANOKE
DENTON, TEXAS

REV. DATE. DESCRIPTION:



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

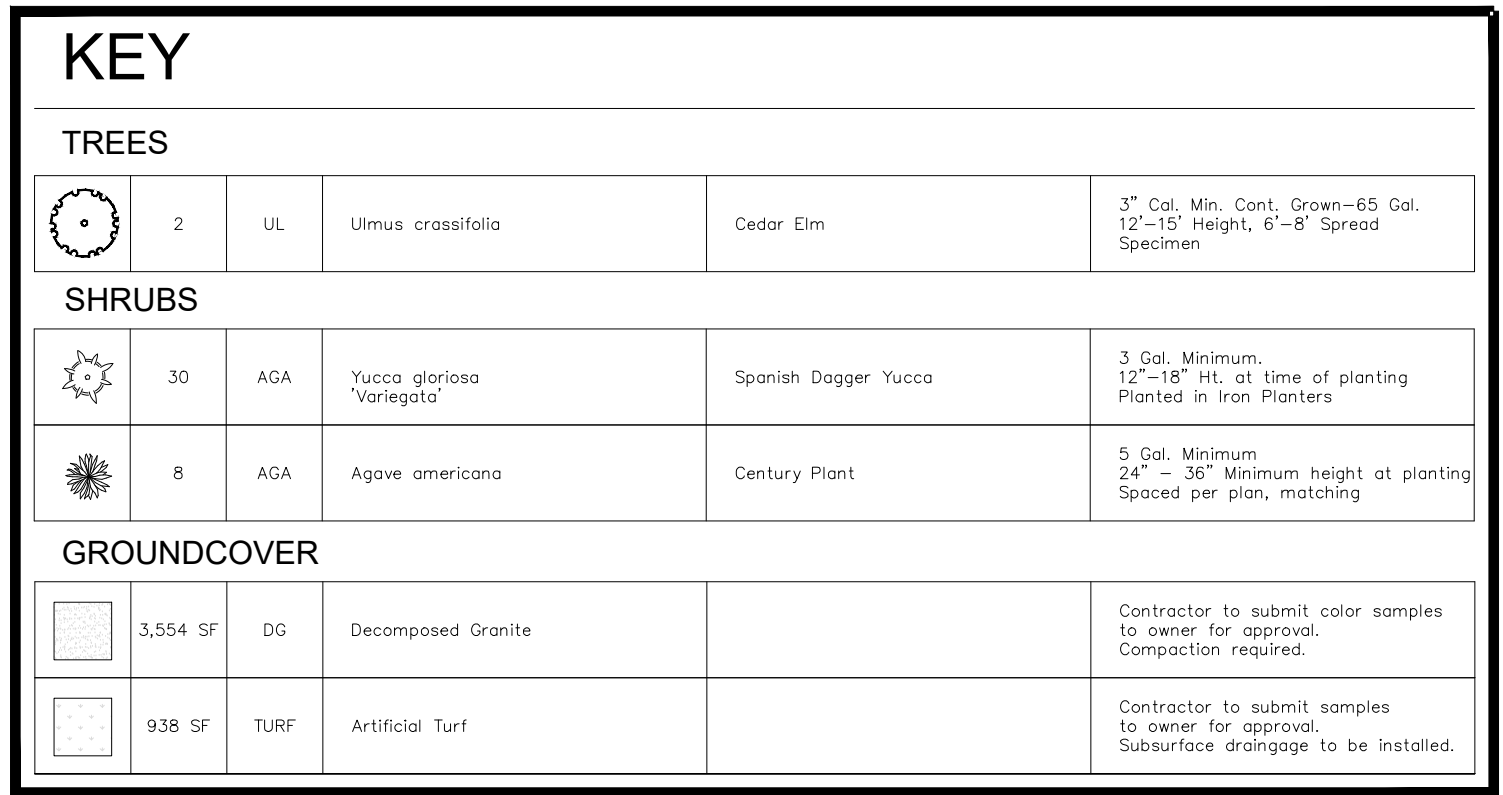
JOB NUMBER: LNK22001

ISSUE DATE: DATE

OVERALL SITE
PLAN

SHEET:

2



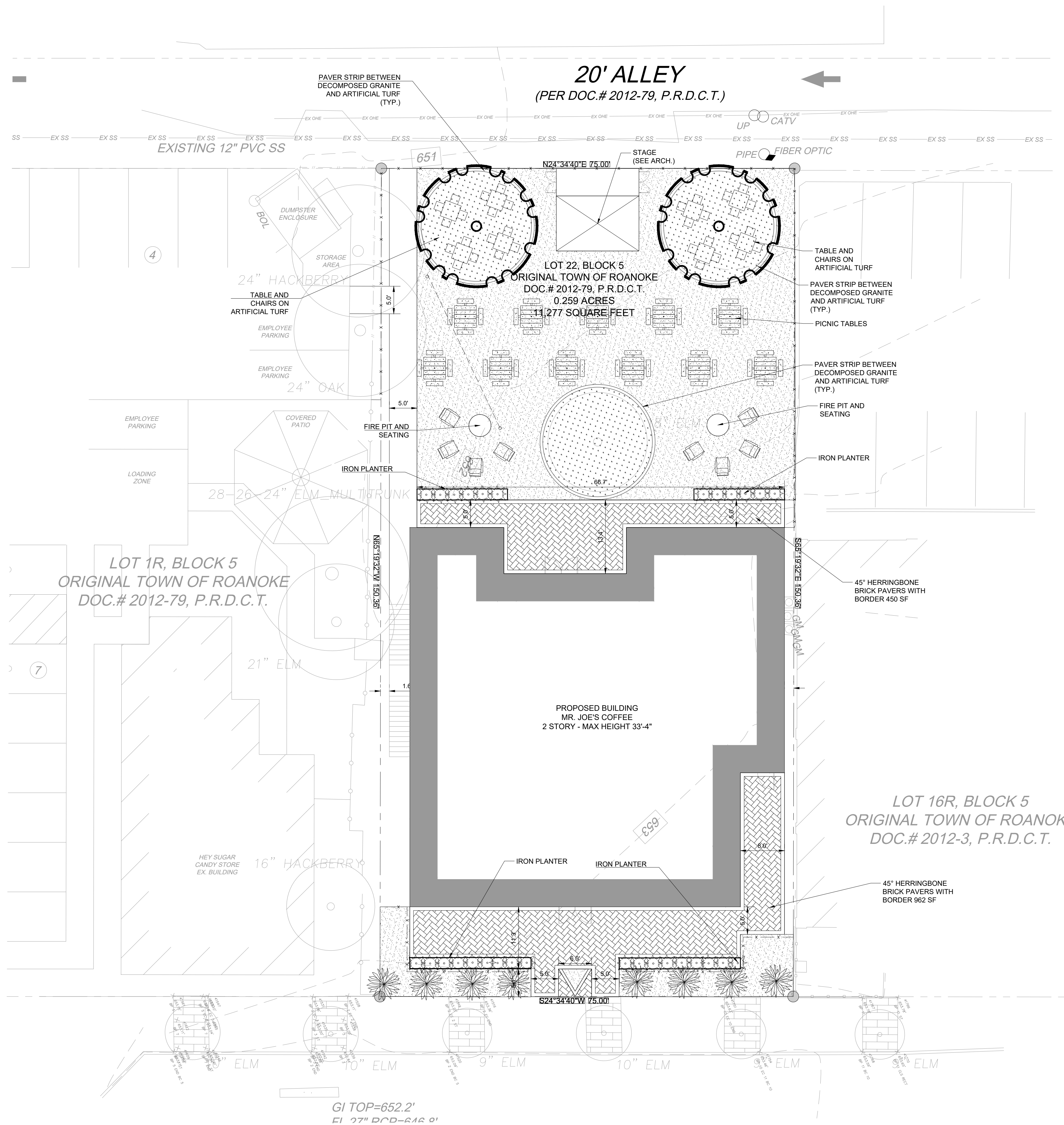
LOT 22, BLOCK 5
CITY OF ROANOKE
DENTON, TEXAS

[illegible]

NUMBER:	LNK22001
E DATE:	5/3/22

LANDSCAPE PLAN

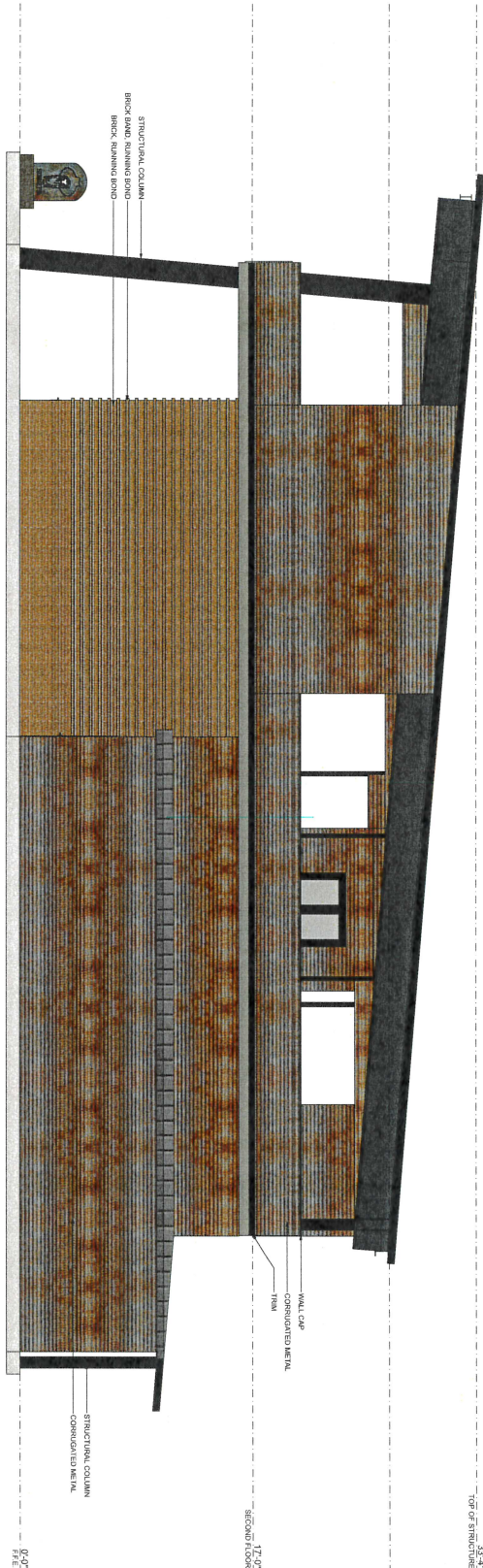
SHEET:
L1.00





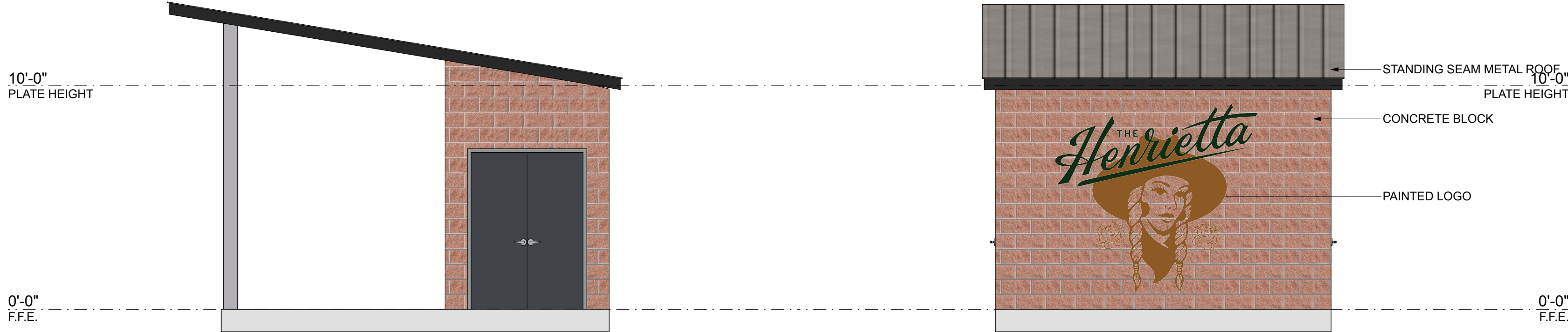


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES ON THIS DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS			
WILLIAM PECK & ASSOCIATES INC. ARCHITECTS Lewisville, TX 972 221-1424		THE HENRIETTA RESTAURANT 111 S. OAK STREET Roanoke, Texas	
REVISIONS 1 10-03-2021 A-201	DATE 10-03-2021	DRAWN BY J.B.	CHECKED BY J.B.



4 BACK ELEVATION
SCALE: 1/4" = 1'-0"

3 BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1 STAGE ELEVATION
SCALE: 1/4" = 1'-0"

THE HENRIETTA
RESTAURANT
111 S. OAK STREET
Roanoke, Texas

WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS
Louisville, Tx 972) 221-1424

REVISIONS	
ISSUE DATE:	
Scale:	REF. PLAN
Drawn:	JB
Job:	19-057-002
Sheet Number:	A-203

This plan is intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/or omission in these documents shall be the responsibility of the owner. The owner's construction or purchases being made. It is recommended that the owner or builder obtain a professional engineer's or architect's review of these documents prior to construction. THESE CONSTRUCTION DOCUMENTS AND THEIR USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES INC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES INC. ALL RIGHTS RESERVED.

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