



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
AUGUST 1, 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 July 18, 2022.

D. NEW BUSINESS

1. Consideration and action to nominate and elect a Chairman.
2. Consideration and action to nominate and elect a Vice Chairman.
3. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.9548 acres of land located in the Jesse Eads Survey, Abstract No. 392, City of Roanoke, Denton County, Texas, and being a portion of Lot 2, Block A of the First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.9548 acres of land from Retail (R) District to Multi-Family (MF) District; prescribing the permissible uses. The



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**August 1, 2022
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property is generally located on Lois Drive, near the intersection of Lois and Hwy 114, adjacent to the Town of Trophy Club. (Ordinance No. 2022-119)

4. Consideration and recommendation on approval of Ordinance No. 2022-119 amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.9548 acres of land located in the Jesse Eads Survey, Abstract No. 392, City of Roanoke, Denton County, Texas, and being a portion of lot 2, block A of The First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the city of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.9548 acres of land from Retail (R) District to Multi-Family (MF) District. The property is generally located on Lois Drive, near the intersection of Lois and Hwy 114, adjacent to the Town of Trophy Club.
5. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow a distillery and the sale of alcoholic beverages at Lot 4R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 101 Travis Street, Roanoke, Texas. (Ordinance No. 2022-120)
6. Consideration and recommendation on amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow a distillery and the sale of alcoholic beverages at lot 4r, block 21 of the Original Town Of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 101 Travis Street, Roanoke, Texas. The property is located at the NE corner of Hwy 377 and Travis Street .

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



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

August 1, 2022
Page 3 of 3

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, July 29, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 07/18/2022 - P&Z Minutes

MEETING DATE: August 1, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on July 18, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 07-18-2022

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



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

ROANOKE PLANNING AND ZONING MINUTES
JULY 18, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

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

Absent: Commissioner Jesse Terrell, and City Planner Kelly Carlson.

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 Mark McCullough second by Victor Molaschi to approve the minutes from the regular Planning and Zoning Commission meeting held on April 4, 2022.

Motion carried 5-0-1. Vice Chairman Kristie Womack abstained, as she was not present at this meeting.

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 (currently Scotty's Automotive). (Ordinance No. 2022-116)



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

**July 18, 2022
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Public hearing started at 7:02 p.m.

No one wished to speak.

Public hearing ended at 7:02 p.m.

2. Motion made by Larry Granados second by Jason Kasal to approve 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 (currently Scotty's Automotive).

Motion carried 4-2-0. Chairman Randy Corn and Vice Chairman Kristie Womack were opposed.

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 (currently Scotty's Automotive). (SUP-2022-04 / Ordinance No. 2022-117).

Public hearing started at 7:05 p.m.

No one wished to speak.

Public hearing ended at 7:05 p.m.

4. Motion made by Jason Kasal second by Victor Molaschi to approve a Specific Use Permit (SUP 2022-04) request from Randy Primrose, as presented with two qualifiers; 1) applicant to include a 4'(ft.) street screen along Rusk and Main Streets, meeting the zoning requirements, and 2) applicant include parallel parking on the street (Houston and Rusk Streets), subject to City staff review, 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 (currently Scotty's Automotive). (Ordinance No. 2022-117)

Motion carried 5-1-0. Vice Chairman Kristie Womack was opposed.

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



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

**July 18, 2022
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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)

Public hearing started at 7:18 p.m.

Doug Powell with McAdams Engineering, 201 Country View, gave a presentation on the proposed project.

Public hearing ended at 7:19 p.m.

6. Motion made by Victor Molaschi second by Larry Granados to approve 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.

Motion carried unanimously.

7. Motion made by Jason Kasal second by Mark McCullough to approve a site plan request (SP 2022-07), as submitted, without the monument sign and ask City Council to look at the pedestrian accessibility via the egress in the rear parking area, 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.

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Victor Molaschi second by Kristie Womack to adjourn the meeting at 8:00 p.m.

Motion carried unanimously.

*Chairman Randy Corn announced to the Planning and Zoning Commission after 14 years on P&Z, he will not be renewing his term with the Planning and Zoning Commission. Chairman Corn thanked everyone for the opportunity to serve.

_____, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Nominate and Elect Chairman

MEETING DATE: August 1, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Nominate and Elect Vice Chairman

MEETING DATE: August 1, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Vice Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - 0.9548 Acres Retail (R) to Multi-Family (MF)

MEETING DATE: August 1, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.9548 acres of land located in the Jesse Eads Survey, Abstract No. 392, City of Roanoke, Denton County, Texas, and being a portion of Lot 2, Block A of the First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.9548 acres of land from Retail (R) District to Multi-Family (MF) District; prescribing the permissible uses. The property is generally located on Lois Drive, near the intersection of Lois and Hwy 114, adjacent to the Town of Trophy Club. (Ordinance No. 2022-119)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-119 - Rezone - R to MF - 0.9548 acre tract - 070122



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

City of Roanoke Planning and Zoning Commission

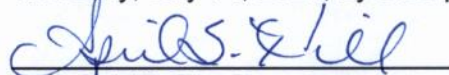
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, AUGUST 1, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 0.9548 ACRES OF LAND LOCATED IN THE JESSE EADS SURVEY, ABSTRACT NO. 392, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF THE FIRST UNITED METHODIST CHURCH OF ROANOKE - TROPHY CLUB ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 0.9548 ACRES OF LAND FROM RETAIL (R) DISTRICT TO MULTI-FAMILY (MF) 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, AUGUST 9, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 0.9548 ACRES OF LAND LOCATED IN THE JESSE EADS SURVEY, ABSTRACT NO. 392, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF THE FIRST UNITED METHODIST CHURCH OF ROANOKE - TROPHY CLUB ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON THE APPROXIMATELY 0.9548 ACRES OF LAND FROM RETAIL (R) DISTRICT TO MULTI-FAMILY (MF) 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 Thursday, July 14, 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.**

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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Re-zoning Retail (R) to Multi-family (MF) 620 Lois, Ordinance 2022-119

MEETING DATE: August 1, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on approval of Ordinance No. 2022-119 amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, on approximately 0.9548 acres of land located in the Jesse Eads Survey, Abstract No. 392, City of Roanoke, Denton County, Texas, and being a portion of lot 2, block A of The First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the city of Roanoke, Denton County, Texas, by changing the zoning on the approximately 0.9548 acres of land from Retail (R) District to Multi-Family (MF) District. The property is generally located on Lois Drive, near the intersection of Lois and Hwy 114, adjacent to the Town of Trophy Club.

INFORMATION:

History

The back portion of the owner's property, 0.966 acres of land in the Jesse Eads Survey, Abstract No. 392 and being a portion of lot 2 block A, was rezoned from Retail to Multi-family on October 9, 2018; Ordinance No. 2018-131.

Granting the zoning change of the front lot, will allow the applicant to build a multi-family complex as permitted in the Multi-family (MF) Zoning District.

Platting

An Amending Plat combining the two (2) lots into one (1) will be filed prior to construction.



AGENDA ITEM

- Surrounding Land Uses

	<i>Existing Use</i>	<i>Zoning</i>	<i>Future Land Use Plan</i>
<i>North</i>	<i>Commercial</i>	Retail	Retail
<i>East</i>	Town of Trophy Club	N/A	N/A
<i>South</i>	<i>Commercial</i>	Retail	Retail
<i>West</i>	<i>Commercial</i>	Retail	Retail

STAFF RECOMMENDATION:

Staff recommends approval of the zoning change.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Zoning Application
2. ORD NO 2022-119 - Rezone - R to MF - 0.9548 acre tract - 070122
3. 010-A100-Site Plan
4. SURVEY 5-15-18
5. 020-A301-Elev COLOR



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76202
(817) 491-2411 FAX (817) 491-2242

ZONING APPLICATION

Paid
06/30/2022,
\$250.00 Receipt
#659042.

Applicant/Agent Name <u>Alejandro Delgado</u>		Home Phone	Mobile Phone <u>469 931 0848</u>
Address <u>400 Chisholm Pl, Suite 310</u>		City/State <u>Plano</u>	Zip <u>75075</u>
Property Owner(s) <u>Beadin Idoski</u>		Home Phone	Work Phone <u>817 466 9729</u>
Address, City, State, Zip <u>505 W. Northwest Hwy, Grapevine, TX 76051</u>			
Present Zoning Classification <u>Retail</u>	Requested Zoning Classification <u>Multi-Family</u>	Acreage/Lot of Requested Zoning Classification <u>A0392A JESSIE EADS, TR</u> <u>8, .9548 ACRES, OLD DCAD TR</u> <u>1C, 1D</u> 8X0889	

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 3 story apartment building

Justification for requested zoning change: Make the property (which consists on
two different classifications) be Multi-Family instead of retail

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.

[Signature]
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:

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

[Signature]
Signature of owner

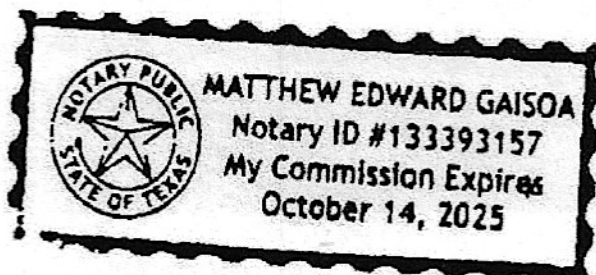
06 29 2022
Date

State of Texas
County of DENTON

Sworn to and subscribed before me on the 29th day of JUNE 2022 by BEADIN IDOSKI
(year) (name of owner).

Notary Seal

[Signature]
Notary Public's Signature



08/23/2019

ORDINANCE No. 2022-119

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 0.9548 ACRES OF LAND IN THE JESSE EADS SURVEY, ABSTRACT NO. 392, CITY OF ROANOKE, DENTON COUNTY, TEXAS AND BEING A PORTION OF LOT 2, BLOCK A OF THE FIRST UNITED METHODIST CHURCH OF ROANOKE - TROPHY CLUB ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON SAID TRACT FROM RETAIL (R) DISTRICT TO MULTI-FAMILY (MF) 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 0.9548 acres of land in the Jesse Eads Survey, Abstract No. 392, City of Roanoke, Denton County, Texas and being a portion of Lot 2, Block A of the First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Retail (R) District to Multi-Family (MF) District (Denton County Property ID # 68132); 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 0.9548 acres of land in the Jesse Eads Survey, Abstract No. 392, Tract 8, City of Roanoke, Denton County, Texas and being a portion of Lot 2, Block A of the First United Methodist Church of Roanoke - Trophy Club Addition, an addition to the City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Retail (R) District is changed to Multi-Family (MF) District (Denton County Property ID # 68132).

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:

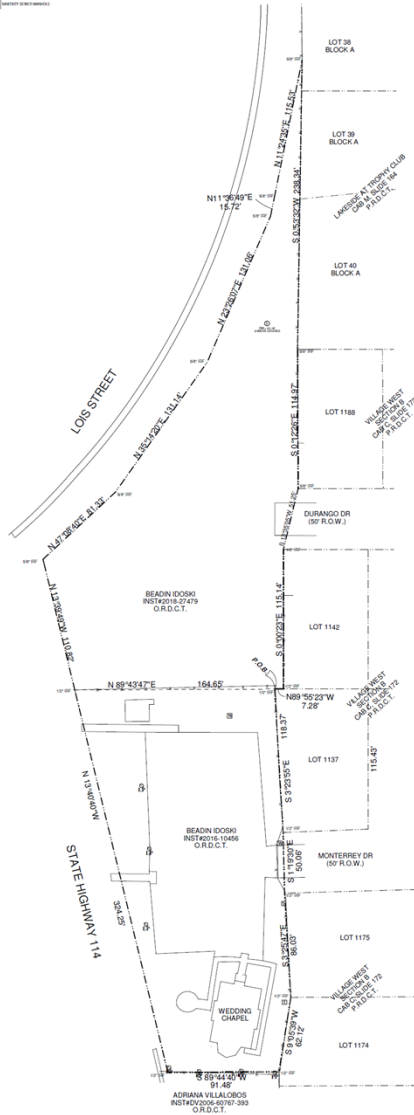
April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 0.9548 Acre Tract of Land



THENCE S 00°53'32" W along said west line a distance of 238.34 feet to a 5/8" iron rod found;

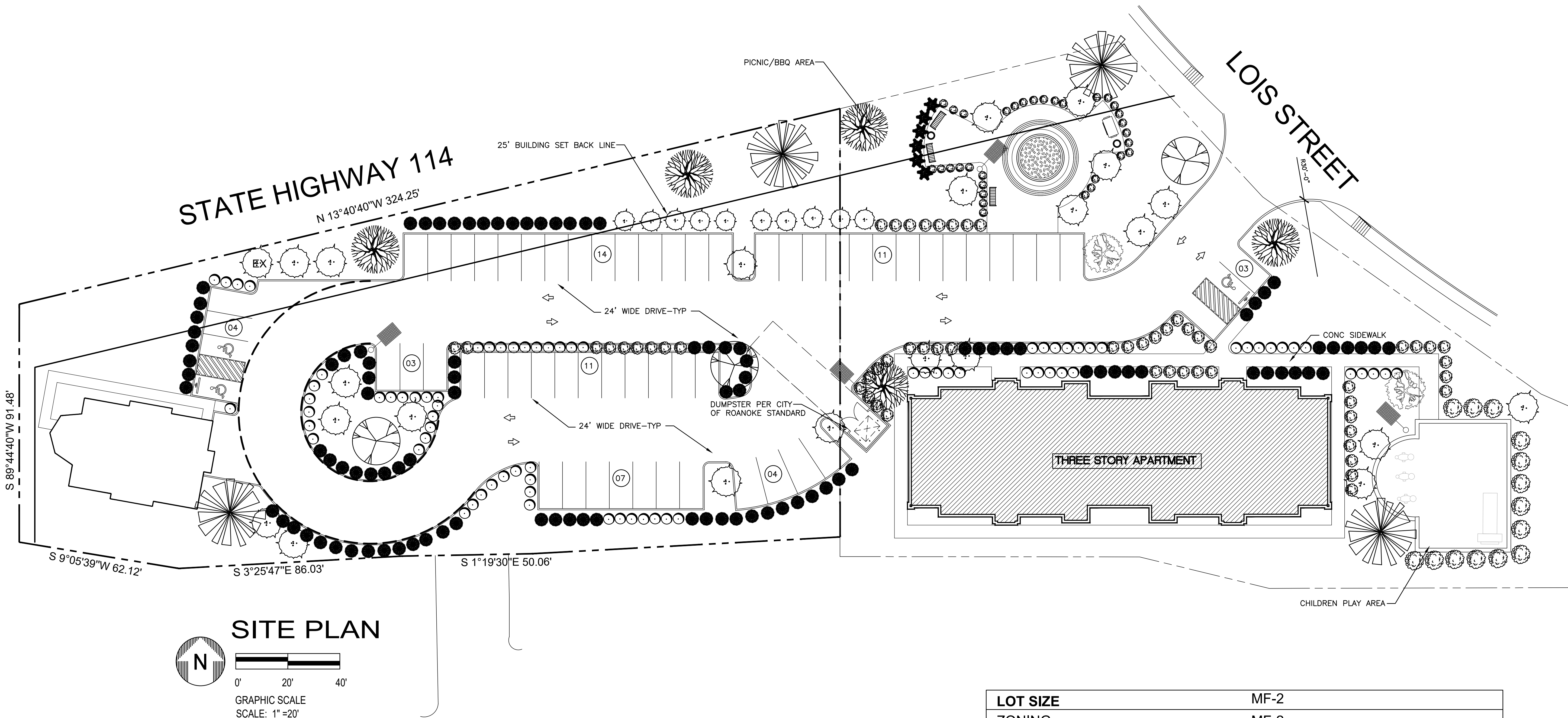
THENCE S 00°12'26" E along said east line a distance of 114.87 feet to a 1/2" iron rod found and said point being in the north right-of-way line of Durance Drive;

THENCE S 13°35'05" W a distance of 51.25 feet to a 1/2" iron rod found in the south right-of-way line of said Durance Drive and also being the northwest corner of Lot 1142 of said Village West Section B;

THENCE S 00°50'22" E along said Lot 1142 a distance of 115.14 feet to a 1/2" iron rod found;

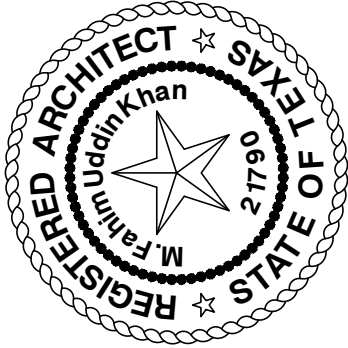
THENCE N 89°55'23" W a distance of 7.28 feet to the Point of Beginning and containing in all 91007 square feet or 2.089 acres of land.

TOPO SURVEY
OF
2.089 ACRES
BEING A PORTION OF
1.12 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE - TROPHY CLUB ADDITION
IN THE
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN
DENTON COUNTY, TEXAS
PREPARED BY:
BURKS LAND SURVEYING
10000 W. 10TH AVE
DICKINSON, TEXAS 74726
409-238-9977
S.BURKS@burksland.com
MAY 2018



LOT SIZE	MF-2
ZONING	MF-2
BUILDING	
TYPE	APARTMENT
STORY	3
MAX HEIGHT	35'
FLOOR AREA	8,200 SF EACH FLOOR
FIRST, SECOND AND THIRD FLOOR AREA:	
TOTAL FLOOR AREA:	
	8,200 SF + 8,200 SF + 8,200 SF = 21,800 SF
PARKING	
PARKING RATIO	2 PARKING SPACE PER UNIT
REQUIRED PARKING	2 X 24 = 48 SPACES
HC PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED	57 SPACES

fk +architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com



Original Date:
September 12, 2021
Issue Log
ISSUED FOR REVIEW 10/29/2021

DRAWN BY: AK
CHECKED BY: MFK
COPYRIGHT

APARTMENTS

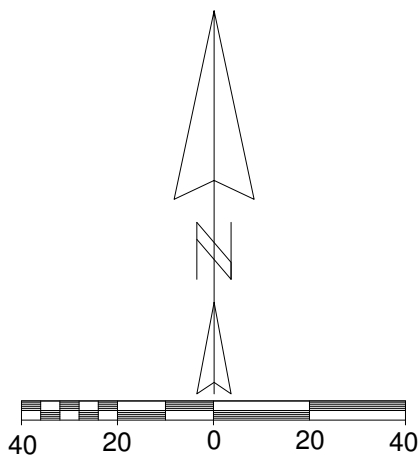
SHELL AND INTERIOR FINISH OUT

AT 40 MONTERREY DRIVE
ROANOKE, TEXAS 76262

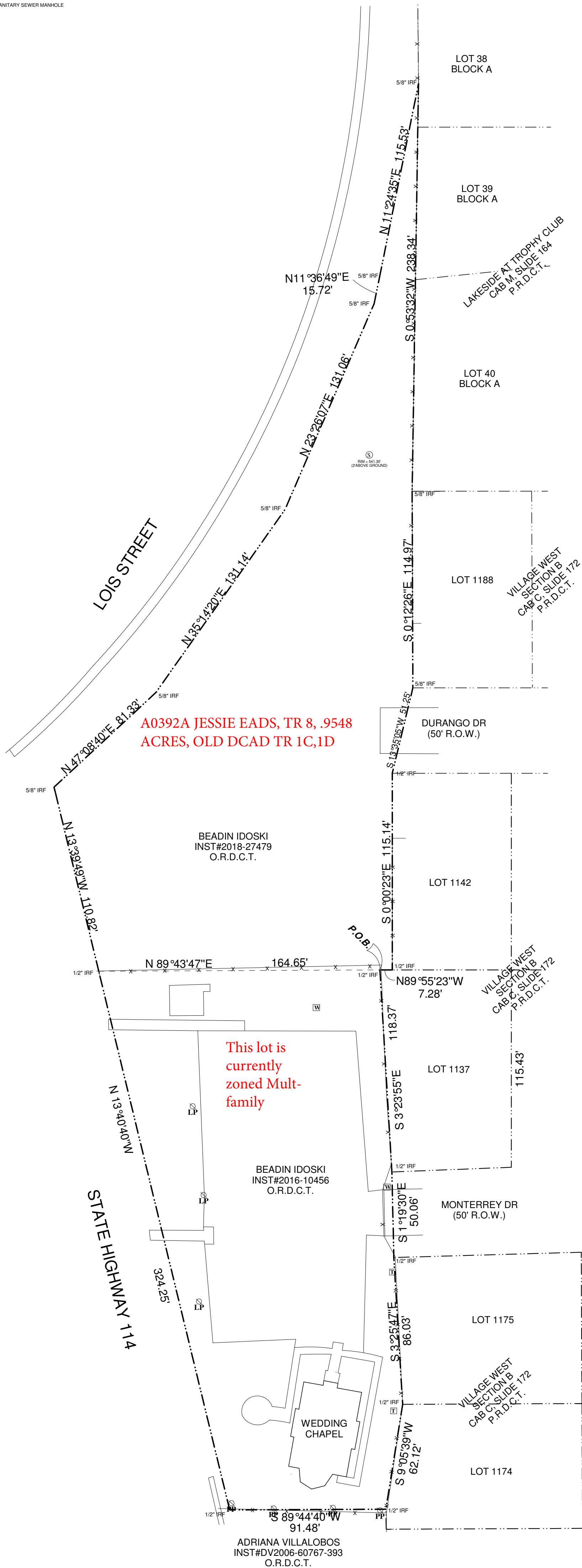
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Sheet Number:
A100
Project Number:
21-042

SEAL ONLY VALID IF SIGNED AND DATED



UTILITY LEGEND	
	WATER MANHOLE
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	UNDERGROUND CABLE MARKER
	IRRIGATION CONTROL VALVE
	POWER POLE
	FIRE HYDRANT
	IRON ROD SET WITH A TO BURIED 8500 CAP
	IRON ROD FOUND
	AIR CONDITIONER
	SANITARY SEWER MANHOLE



LEGAL DESCRIPTION

BEING a 2.089 acre tract of land in the Jesse Eads Survey, Abstract No. 392, Denton County, Texas and being a portion of Lot 2, Block A of the First United Methodist Church of Roanoke - Trophy Club Addition as recorded in Cabinet G, Slide 209 of the Plat Records of Denton County, Texas and a 1.12 acre tract of land as described in deed to Beadin Idoski as recorded in Instrument #2018-27479 Official Records of Deccand being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Lot 2 and also being by plat call the northwest corner of Lot 1137 of Village West Section B as recorded in Cabinet C, Slide 172 P.D.C.T.;

THENCE S 03°23'55" E along the west line of said Village West a distance of 118.37 feet to a 1/2" iron rod found;

THENCE S 01°19'30" E along the west line of said Village West a distance of 50.06 feet to a 1/2" iron rod found;

THENCE S 03°25'47" E along the west line of said Village West a distance of 86.03 feet to a 1/2" iron rod found;

THENCE S 09°05'39" W along the west line of said Village West a distance of 62.12 feet to a 1/2" iron rod found;

THENCE S 89°44'40" E along the south line of said Lot 2 a distance of 91.48 feet to a 1/2" iron rod found in the east right-of-way of State Highway 114;

THENCE N 13°40'40" W along said right-of-way a distance of 324.25 feet to a 1/2" iron rod found;

THENCE N 13°39'49" W along said Highway 114 a distance of 110.82 feet to a 5/8" iron rod found and said point being in the southeasterly right-of-way of Lois Street;

THENCE N 47°06'40" E along said Lois Street a distance of 81.33 feet to a 5/8" iron rod found;

THENCE N 35°14'20" E along said Lois Street a distance of 131.14 feet to a 5/8" iron rod found;

THENCE N 23°26'07" E along said Lois Street a distance of 131.03 feet to a 5/8" iron rod found;

THENCE N 11°36'48" E along said Lois Street a distance of 15.72 feet to a 5/8" iron rod found;

THENCE N 11°24'35" E along said Lois Street a distance of 115.53 feet to a 5/8" iron rod found and said point being in the west line of Lakeside at Trophy Club, an addition to the Town of Trophy Club, Denton County, Texas as recorded in Cabinet M, Page 164 P.D.C.T.;

THENCE S 00°53'32" W along said west line a distance of 238.34 feet to a 5/8" iron rod found;

THENCE S 00°12'26" E along said west line a distance of 114.97 feet to a 1/2" iron rod found and said point being in the north right-of-way line of Durango Drive;

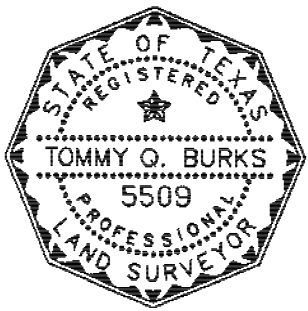
THENCE S 13°35'05" W a distance of 51.25 feet to a 1/2" iron rod found in the south right-of-way line of said Durango Drive and also being the northwest corner of Lot 1142 of said Village West Section B;

THENCE S 00°00'23" E along said Lot 1142 a distance of 115.14 feet to a 1/2" iron rod found;

THENCE N 89°55'23" W a distance of 7.28 feet to the Point of Beginning and containing in all 91007 square feet or 2.089 acres of land.

STATE OF TEXAS §
COUNTY OF WISE § CERTIFICATE OF SURVEYOR

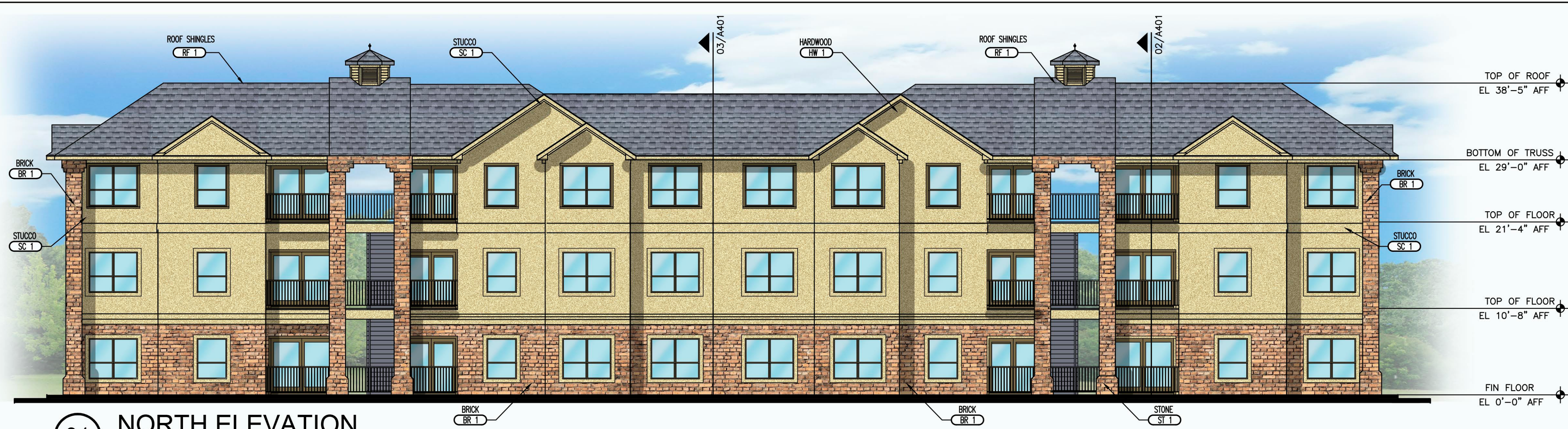
I, the undersigned, a (Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Tommy Q. Burks

(Date)

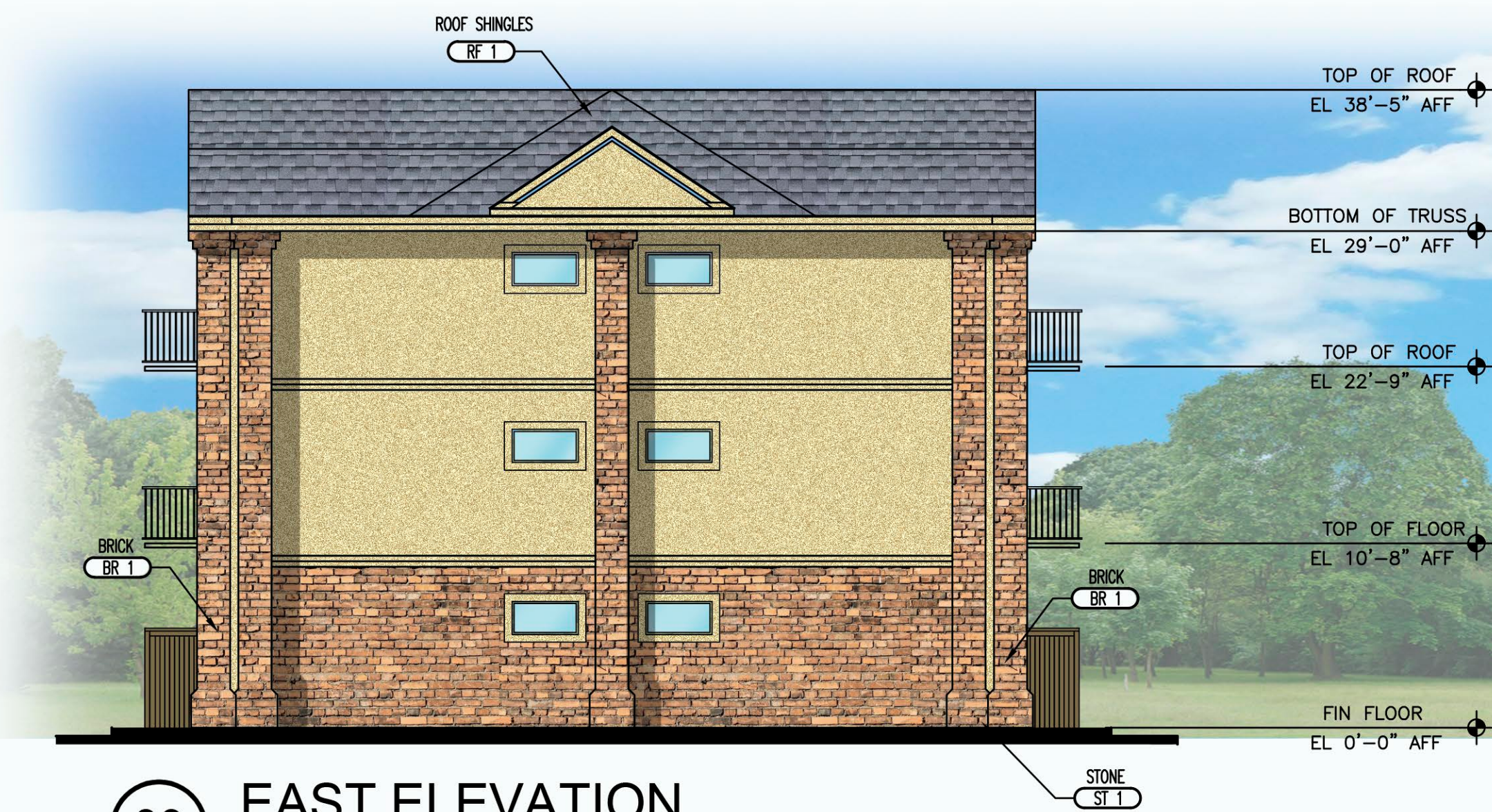
TOPO SURVEY
OF
2.089 ACRES
BEING A PORTION OF
1.12 ACRES AND
LOT 2 FIRST UNITED METHODIST CHURCH
ROANOKE - TROPHY CLUB ADDITION
IN THE
JESSE EADS SURVEY, ABSTRACT NO. 392
SITUATED IN
DENTON COUNTY, TEXAS
PREPARED BY:
BURKS LAND SURVEYING
FIRM #10069700
223 CR 1260
DECATUR, TEXAS 76234
817-238-5577
E-MAIL: blsurvey98@yahoo.com
MAY 2018



01 NORTH ELEVATION
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



03 EAST ELEVATION
SCALE: 1/8"=1'-0"



04 WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST

APARTMENTS AT
ROANOKE, TEXAS

BRICK

BR 1-ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P-(972) 241-1400
F-(972) 406-9374

STUCCO

SC 1-SW 7705-WHEAT PENNY
SHERWIN WILLIAMS
P-(260) 347-3781

TEXTURE COAT ON CONCRETE

T 1-MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1-LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P-(972) 517-9997
F (972) 661-3322

METAL COPING

MC 1-COLOR: SANDSTONE
UNA CLAD
P-(800) 426-7737

PORCELAIN TILE

PC 1-COLOR: ON GRAY
PORCELANOSA
(201)-712-0556

PAINT

P 1-SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P-(260) 347-3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

fk + architect, llc

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim258@aol.com
web: fkarchitect.com



Original Date:

September 12, 2021

Issue Log

ISSUED FOR REVIEW

10/29/2021

DRAWN BY:
AK

CHECKED BY:
MFK

© COPYRIGHT

APARTMENTS
SHELL AND INTERIOR FINISH OUT
AT 40 MONTERREY DRIVE
ROANOKE, TEXAS 76262

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Sheet Number:

A301

Project Number:

21-042



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: PH Notice - 101 Travis - SUP-2022-05

MEETING DATE: August 1, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow a distillery and the sale of alcoholic beverages at Lot 4R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 101 Travis Street, Roanoke, Texas. (Ordinance No. 2022-120)

INFORMATION:

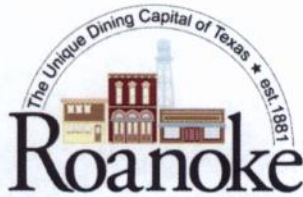
STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-120 - SUP-2022-05 - Alcohol - Lot 4R Block 21 OT Roanoke - jlm draft - 070622



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

City of Roanoke
Planning and Zoning Commission
SUP-2022-05

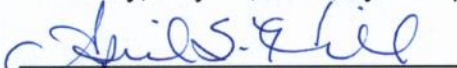
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, AUGUST 1, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SUP) TO ALLOW A DISTILLERY AND THE SALE OF ALCOHOLIC BEVERAGES AT LOT 4R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 101 TRAVIS STREET, ROANOKE, 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
SUP-2022-05

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, AUGUST 9, 2022, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY GRANTING A CHANGE IN ZONING FROM OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SUP) TO ALLOW A DISTILLERY AND THE SALE OF ALCOHOLIC BEVERAGES AT LOT 4R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A STREET ADDRESS OF 101 TRAVIS STREET, ROANOKE, 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, July 14, 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 2022-05) Distillery 101 Travis

MEETING DATE: August 1, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow a distillery and the sale of alcoholic beverages at lot 4r, block 21 of the Original Town Of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 101 Travis Street, Roanoke, Texas. The property is located at the NE corner of Hwy 377 and Travis Street.

INFORMATION:

Sec. 12.649. - Bars and Liquor Stores.

- (a) An SUP is required for the use of a bar or liquor store, subject to review and approval of City Council.
- (b) A lot containing a bar or liquor store should be located at least one thousand (1,000) feet from any lot containing another like use, as measured in a straight line between the nearest points of one (1) lot to the other lot.
- (c) Prior to the issuance of a certificate of occupancy, the business shall provide the City with a copy of its state permit to operate as a bar or liquor store.
- (d) All alcohol related activities must meet all standards found in [Chapter 4, Article 4.400](#) of the Code of Ordinances of the City of Roanoke, Texas.

Location: The location is more than 1,000 feet from another like use.

Zoning: *Oak Street - Hwy 377*

Parking: 13 vehicle spaces and 11 motorcycle spaces



AGENDA ITEM

- 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>Commercial</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:

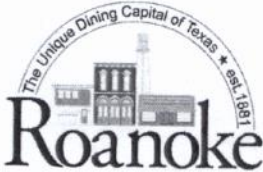
Staff recommends approval of the SUP.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SUP-2022-05 - Jeff Johnson - 101 Travis Street
2. Property Survey
3. Roanoke SUP Exhibit
4. ORD NO 2022-120 - SUP-2022-05 - Alcohol - Lot 4R Block 21 OT Roanoke - jlm draft - 070622



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

SPECIAL USE PERMIT APPLICATION

Name of Applicant/Agent Jeff Johnson	Address, City, State, Zip 36 Liberty Way, Portland, ME 04103	Phone Number 207-272-7327
Type of permit requested Distillery with Tasting Room	Name of Business BlackEyed Distilling Company, LLC dba Southern Springs Distillery	Email northstarjj33@gmail.com
Property Owner(s) BlackEyed Distilling Co., LLC and Assigns (Contract Pending)	Address, City, State, Zip 36 Liberty Way, Portland, ME 04103	Phone Number 207-272-7327
Legal Description - Lot/Block/Subdivision Lots 4, 5 & 6 of Block 21, Plat Book Volume Q, Page 88	Property Address 101 Travis Street, Roanoke, TX 76262	Present Zoning B-2

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? None known

Justification for request for Special Use Permit: We are requesting approval that will allow us to operate a distillery on site to produce, bottle & sell our own spirits as well as operate a tasting room in accordance with Federal, State and City laws.

Authorization:

I/We BlackEyed Distilling Co., LLC and Assigns (Contract F
Jeff Johnson 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.

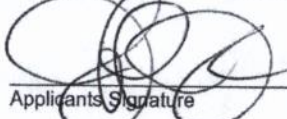

Owner(s) Signature
7/5/22
Date

Owner(s) Signature

Date

Attach the following:

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


Applicants Signature

7/5/22
Date

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

FOR OFFICE USE ONLY

Application Fee <u>Paid 7/6/2022</u>	P&Z Meeting <u>AUG 01 2022</u>	CC Meeting <u>AUG 09 2022</u>	File for Record SUP- <u>2022 - 05</u>
---	-----------------------------------	----------------------------------	--

8/23/2019

LEGAL DESCRIPTION

Texas Registered Surveying Firm # 10091800

BEING LOT 4R, BLOCK 21, ORIGINAL TOWN OF ROANOKE, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CABINET T, PAGE 88, PLAT RECORDS, DENTON COUNTY, TEXAS.

SAVE AND EXCEPT THAT 1,821 SQUARE FOOT PORTION OF SAID LAND CONVEYED TO THE STATE OF TEXAS IN THAT CERT JUDGEMENT OF COURT IN ABSENCE OF OBJECTION, FILED OF RECORDED FEBRUARY 16, 2017 AND RECORDED UNDER CLERK'S FILE NO. 2017-1891, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

BUILDING LINES/EASEMENTS PER PLAT
UNLESS OTHERWISE NOTED
ADDITIONAL BUILDING LINES/EASEMENTS PER CITY
ZONING ORDINANCES & SUBDIVISION
RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT
PROPERTY

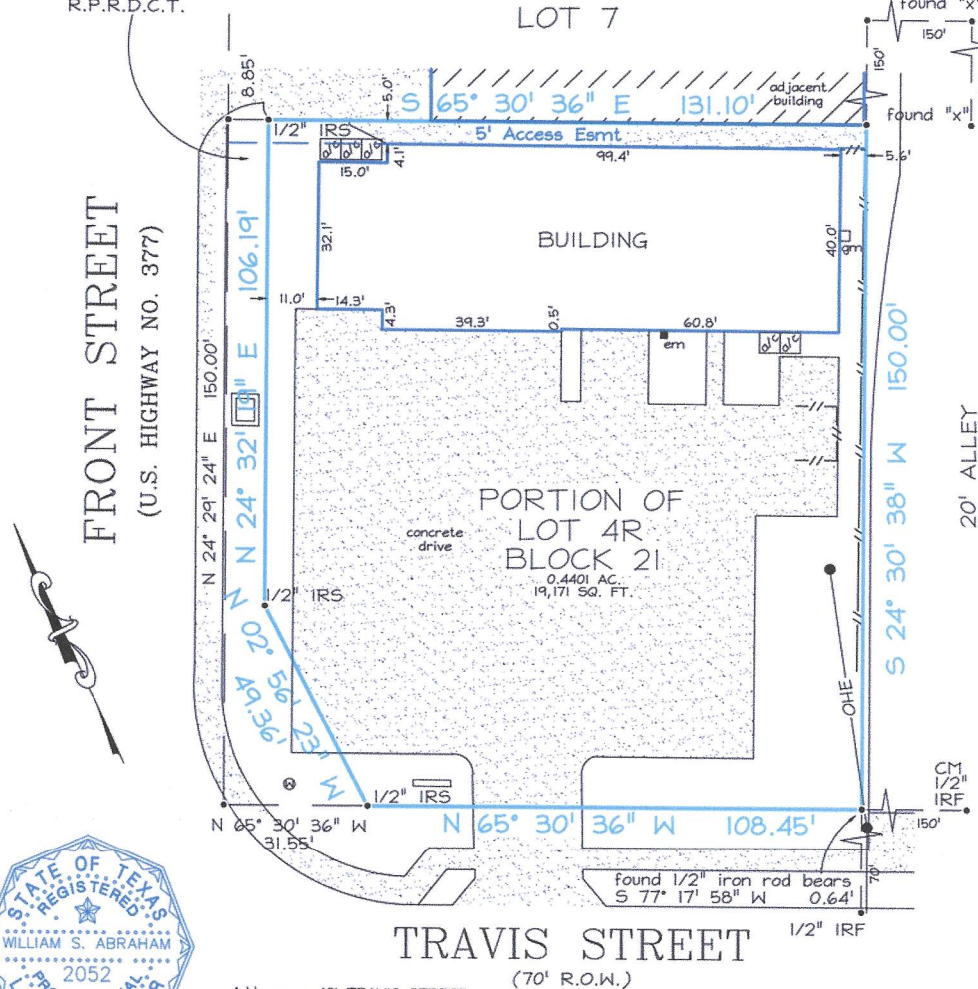
Notes:

This lot is subject to the following:
(10h)-Easement, Clerk's File No. 97-R0082636, R.P.R.D.C.T.
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4812IC0515 G, dated April 18, 2011, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 30' Tech: JP Job No: 2205FN19
Field: GR

LAND TITLE SURVEY
CATEGORY 1A, CONDITION II

SAVE AND EXCEPT 1,821
SQ FT PORTION CONVEYED
TO THE STATE OF TEXAS
CLERK'S FILE NO. 2017-1891
R.P.R.D.C.T.



Address: 101 TRAVIS STREET
G.F. No.: FTDAL-21-9000212200262-SB

Date: 05/26/2022

I, William S. Abraham, Registered Professional Land Surveyor No. 2052, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

DATE:

ACCEPTED BY:

Purchaser

Purchaser

FULLER LAND
SURVEYING, INC.

LEGEND

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	⊗	= Water Meter	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	P.O.S.E.	= Public Open Space Easement	—○—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	R.O.W.	= Right of Way	—□—	= Iron Fence
D.U.E.	= Drainage & Utility Easement	O.H.E.	= Overhead Electric	●	= Power Pole	—X—	= Wire Fence
M.E.	= Maintenance Easement ()	Record Data	= Record Data	U.E.	= Utility Easement	—■—	= Electric Meter
ET	= Electric Transformer ()	Bearing Basis	= Bearing Basis	gm	= Gas Meter		

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

BLACKEYED DISTILLING CO., LLC DBA SOUTHERN SPRINGS DISTILLERY

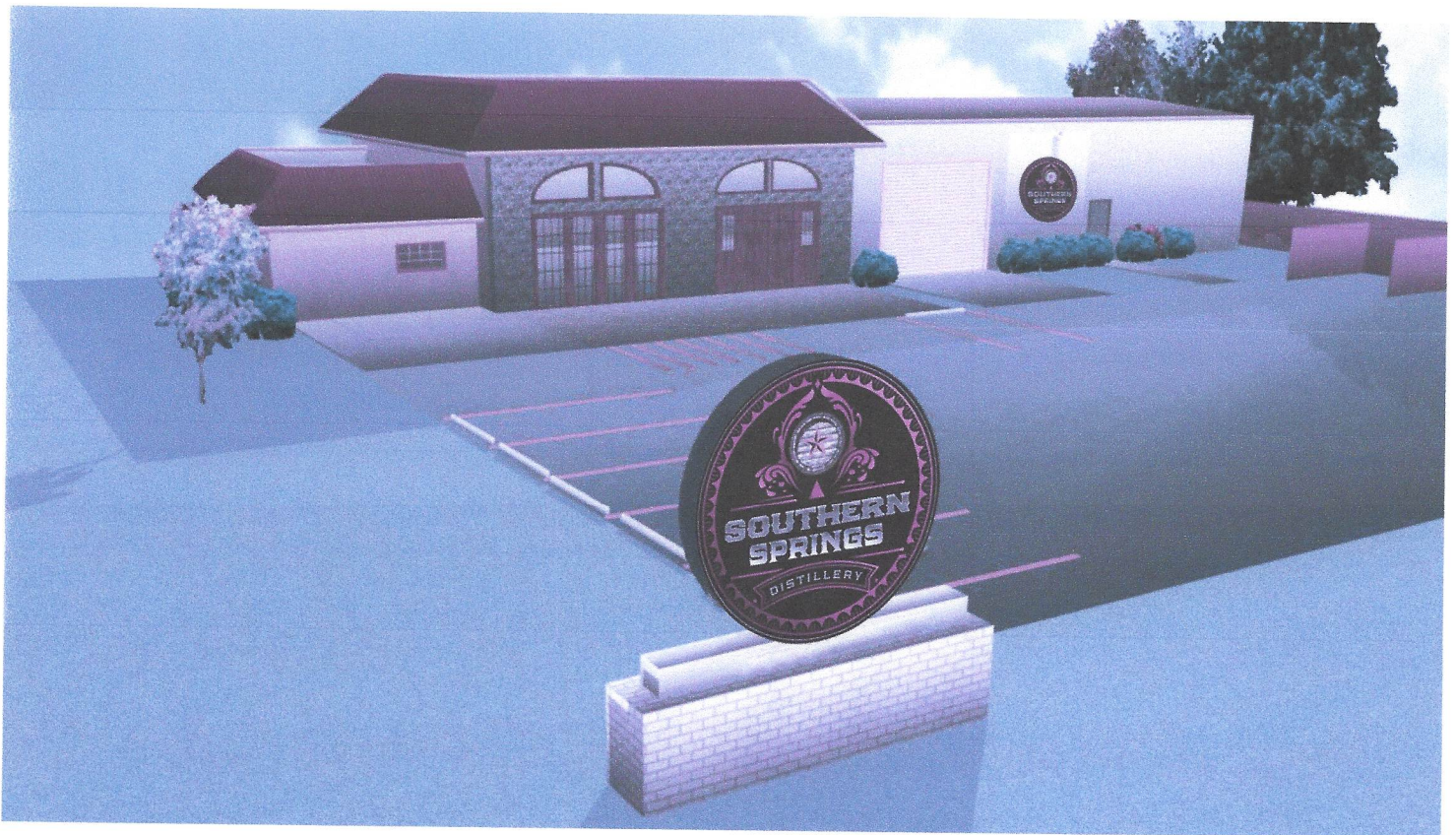
BLACKEYED DISTILLING CO., LLC DBA
SOUTHERN SPRINGS DISTILLERY

BUSINESS PROPOSAL

FOR

SOUTHERN SPRINGS DISTILLERY

AT 101 TRAVIS ST, ROANOKE,
TX 76262



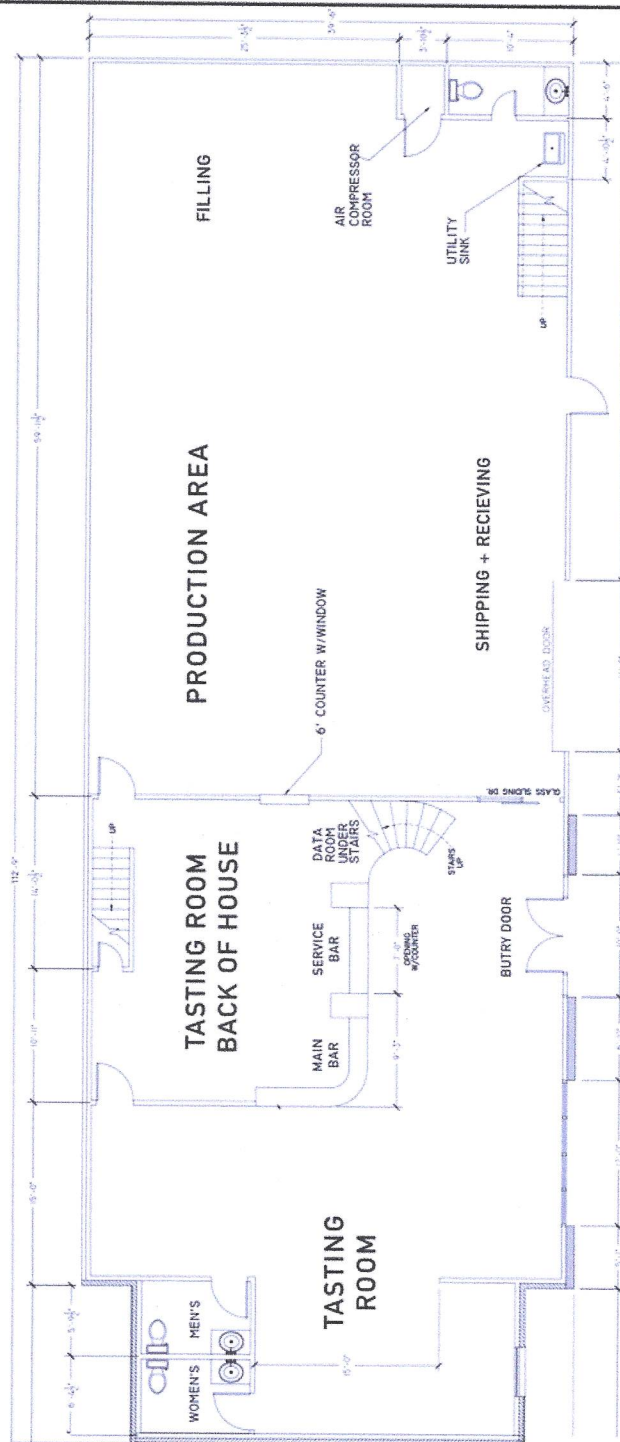
PREPARED FOR :
The City of Roanoke

PROVIDED BY:
Jeff Johnson

CONSTRUCTION NOTES		E-BOOK DATA BIDDING NO. 0001468 - 19989 S.V. _____ No. Revision/Status Date	
		PROJECT NAME AND ADDRESS UST 101 TOWN STREET RANDOLPH, TEXAS	
Designed by	Drawn by	Copyright: Architectural Solutions	
Project #	Date	Sheet #	
		S-1	
		of 5	



BLACKEYED DISTILLING CO., LLC DBA SOUTHERN SPRINGS DISTILLERY



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

Project Name and Address

FOR

101 TRAVIS STREET
DALLAS, TEXAS 75202

REVISIONS

2022
NONE

SHEET NO.

A-2
OF



SHEET NO. A-3 OF

ORDINANCE No. 2022-120

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 - HWY 377 ZONE TO OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SPECIFIC USE PERMIT (OAK STREET CORRIDOR ZONING DISTRICT - HWY 377 ZONE - SUP) TO ALLOW A DISTILLERY AND THE SALE OF ALCOHOLIC BEVERAGES ON LOT 4R, BLOCK 21 OF THE ORIGINAL TOWN OF ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; 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; and

WHEREAS, pursuant to Sections 109.31 and 109.32 of the Texas Alcoholic Beverage Code and Section 11.06 of the Home-Rule Charter of the City of Roanoke, Texas, the sale of liquor and beer is prohibited within all residential sections or areas of the City; and

WHEREAS, Section 12.649 of the Code of Ordinances of the City of Roanoke, Texas, provides that bars and liquor stores should be at least 1,000 feet apart; and

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

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

Section 1. FINDINGS INCORPORATED

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 Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from Oak Street Corridor Zoning District - Hwy 377 Zone to Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit (Oak Street Corridor Zoning District - Hwy 377 Zone - SUP) to allow a distillery and the sale of alcoholic beverages on Lot 4R, Block 21 of the Original Town of Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and or depicted in **Exhibit A**, which is attached hereto and incorporated herein.

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 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

Legal Description and/or Depiction
of the
Property

Texas Registered Surveying Firm # 10091800

BEING LOT 4R, BLOCK 21, ORIGINAL TOWN OF ROANOKE, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CABINET T, PAGE 88, PLAT RECORDS, DENTON COUNTY, TEXAS.

SAVE AND EXCEPT THAT 1,821 SQUARE FOOT PORTION OF SAID LAND CONVEYED TO THE STATE OF TEXAS IN THAT CERT JUDGEMENT OF COURT IN ABSENCE OF OBJECTION, FILED OF RECORDED FEBRUARY 16, 2017 AND RECORDED UNDER CLERK'S FILE NO. 2017-1891, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

BUILDING LINES/EASEMENTS PER PLAT
UNLESS OTHERWISE NOTED
ADDITIONAL BUILDING LINES/EASEMENTS PER CITY
ZONING ORDINANCES & SUBDIVISION
RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT
PROPERTY

Notes:
This lot is subject to the following:
(10h)-Easement, Clerk's File No. 97-R0082636, R.P.R.D.C.T.
According to the Federal Emergency Management Agency Flood
Insurance Rate Map, Community Panel No. 4812IC0515 G, dated
April 18, 2011, this property does not lie within a 100-Year Flood
Hazard Area.

Scale: 1" = 30'	Tech: JP	Job No: 2205FNI9
	Field: GR	

Tech:	JP	Job No:
Field:	GR	2205FNI9

Job No:
2205FNI9

LAND TITLE SURVEY
CATEGORY 1A, CONDITION II



SAVE AND EXCEPT 1,821
SQ FT PORTION CONVEYED
TO THE STATE OF TEXAS
CLERK'S FILE NO. 2017-1891
R.P.R.D.C.T.

LOT 7

FRONT STREET
(U.S. HIGHWAY NO. 377)

(U.S. HIGHWAY NO. 377)

PORTION OF
LOT 4R
BLOCK 21
0.4401 AC.
19,171 SQ. FT.

TRAVIS STREET
(70' R.O.W.)

(70' R.O.W.)

Address: 101 TRAVIS STREET

G.F. No.: FTDAL-21-9000212200262-SB

Date: 05/26/2022

Purchaser

Purchaser

DATE: _____
ACCEPTED BY: _____

FULLER LAND
SURVEYING, INC.

LEGEND

B.L.	= Building Line	I.R.F.	= Iron Pipe Found	P.O.S.E.	= Public Open Space Easement	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	R.O.N.	= Right of Way	—○—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Capped Iron Rod Set	●	= Power Pole	—□—	= Iron Fence
D.U.E.	= Drainage & Utility Easement	O.H.E.	= Overhead Electric	U.E.	= Utility Easement	—X—	= Wire Fence
M.E.	= Maintenance Easement ()		= Record Data	grn	= Gas Meter	—X— em	= Electric Meter
ET	= Electric Transformer ()		= Bearing Basis				

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

BLACKEYED DISTILLING CO., LLC DBA SOUTHERN SPRINGS DISTILLERY