

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Kristie Womack, Chairman

Jason Kasal, Vice Chairman
Victor Molaschi, Vice Chairman
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
AUGUST 15, 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 August 1, 2022.

D. NEW BUSINESS

1. Public hearing to consider a rezoning application for Lots 4, 5, and 6, Block A of the Morningside 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP 2022-06) to allow Single-Family Residential Attached Dwelling Unit (Townhomes) Use. The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**August 15, 2022
Page 2 of 3**

2. Consideration and recommendation on a Specific Use Permit (SUP 2022-06) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)
3. Consideration and recommendation on a site plan (SP 2022-08) request from SLI Group, Inc. for a new building to replace the existing Prosperity Bank building located on approximate 3.79 acres situated in the MEP & PRR Co. Survey, abstract No1565A J. Bacon and A0923A, and having an address of 615 E Byron Nelson Blvd, City of Roanoke, Denton County, Texas. The property is generally located on the northwest corner of E Byron Nelson Blvd. and Dorman 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

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, August 12, 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 FOR THE PLANNING AND
ZONING COMMISSION**

**August 15, 2022
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AGENDA ITEM

TO:

SUBJECT:

MEETING DATE: August 15, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 08-01-2022

Jesse Terrell, Commissioner
Larry Granados, Commissioner
Donald J. Glacy, Commissioner



Jason Kasal, Vice Chairman
Victor Molaschi, Commissioner
Mark McCullough, Commissioner

Kristie Womack, Chairman

ROANOKE PLANNING AND ZONING MINUTES
AUGUST 1, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262

Present: Vice Chairman Jason Kasal; Commissioners: Mark McCullough, Victor Molaschi, Jesse Terrell, Donald J. Glacy, and Larry Granados, City Planner Kelly Carlson, and P&Z Secretary Sherry Gragg.

Absent: Chairman Kristie Womack and Development Services Administrator J.R. Hames.

A. CALL TO ORDER

Meeting called to order at 7:03 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Victor Molaschi second by Donald J. Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on July 18, 2022. Motion carried unanimously.

D. NEW BUSINESS

1. Motion made by Larry Granados second by Victor Molaschi to elect Kristie Womack as Chairman. Motion carried unanimously.
2. Motion made by Donald J. Glacy second by Mark McCullough to elect Jason Kasal as Vice Chairman. Motion carried 4-0-1. Commissioner Jason Kasal abstained.
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



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

**August 1, 2022
Page 2 of 3**

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)

Public hearing started at 7:07 p.m.

Naim Khan, representative of applicant gave a quick overview of his request, making the zoning consistent on both lots.

Public hearing ended at 7:11 p.m.

4. Motion made by Mark McCullough second by Victor Molaschi to approve with the condition there be a traffic study conducted and Trophy Club allows for emergency access into and out of that property, 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.

Motion carried 4-1-0. Commissioner Donald J. Glacy was opposed.

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).

Public hearing started at 7:25 p.m.

No one wished to speak.

Public hearing ended at 7:26 p.m.

6. Motion made by Victor Molaschi second by Mark McCullough to approve Ordinance No. 2022-120 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



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

**August 1, 2022
Page 3 of 3**

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 (SUP-2022-05).

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Donald J. Glacy second by Mark McCullough to adjourn the meeting at 7:35 p.m.

Motion carried unanimously.

Jason Kasal, Vice Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: SUP 2022-06 - Townhomes on Morningside Drive

MEETING DATE: August 15, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a rezoning application for Lots 4, 5, and 6, Block A of the Morningside 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP 2022-06) to allow Single-Family Residential Attached Dwelling Unit (Townhomes) Use. The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - ORD NO 2022-122 - SUP-2022-06 - Rezone - Oak Street Zoning - Neighborhood Transition Zone SUP



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING
ZONING AMENDMENT
City of Roanoke
PLANNING AND ZONING COMMISSION
SUP-2022-06

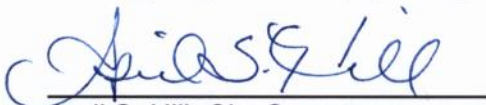
THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, AUGUST 15, 2022, TO CONSIDER A REZONING APPLICATION FOR LOTS 4, 5, AND 6, BLOCK A OF THE MORNINGSIDE ADDITION, AN ADDITION LOCATED WITHIN THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING FOR SAID PROPERTY FROM OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW SINGLE-FAMILY RESIDENTIAL ATTACHED DWELLING UNIT (TOWNHOMES) 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-2022-06

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, AUGUST 23, 2022, TO CONSIDER A REZONING APPLICATION FOR LOTS 4, 5, AND 6, BLOCK A OF THE MORNINGSIDE 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 – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW SINGLE-FAMILY RESIDENTIAL ATTACHED DWELLING UNIT (TOWNHOMES) 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 Sunday, July 31, 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: Specific Use Permit (SUP 2022-06) Townhomes on Morningside Drive

MEETING DATE: August 15, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP 2022-06) request from Elborai Group, LLC for lots 4, 5, and 6, Block A of the Morningside Addition, an addition located within the City of Roanoke, Denton County, Texas, to allow the proposed development of single-family residential attached dwellings (townhomes). The property is generally located on the north side of Morningside Drive, across the street from an existing townhome development, approximately .08 of a mile from city hall. (Ordinance No. 2022-122)

INFORMATION:

Zoning: Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP)

Platting: An Amended Plat will be filed prior to construction

History:

On April 13, 2021 Ord. No. 2021-108 was approved, amending Chapter 12, Article III, Division 15, Section 12.492, Table 1 – Schedule Of Uses of the Code of Ordinances of The City Of Roanoke, Texas, by amending the schedule of uses within the Oak Street Corridor Zoning District to allow single-family residential attached dwelling units (townhomes) use by Specific Use Permit (SUP) in the Neighborhood Transition Zone on Morningside Drive.

Planning Analysis:

Sec. 12.498. - Architectural Standards and Design Guidelines. Oak Street has an historic character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance. The key design principles establish essential goals for development in the Oak Street district to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- New buildings/building façades shall utilize building elements and details to achieve compatibility with existing buildings in the Oak Street district.
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in



AGENDA ITEM

building elements to achieve individual building identity.

- Building façades must include appropriate architectural details and ornament to create variety and interest.

Sec. 12.495. - Screening. (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.

The proposed design of the buildings is not typical of the Oak Street Corridor design standards. The front facade offers a modern design that does not include architectural elements to achieve compatibility with the existing townhomes, which is a key design principle of the Oak Street Corridor Zoning District. The townhomes that were permitted in the Civic/Mixed Use zone on Morningside Drive and Crocket Street include character features that are compatible with the Oak Street Corridor Zoning District.

The proposal includes six (6) townhomes as follows:

- **Four (4) units at 3,956 sf.**
- **Two (2) units at 3,900 sf.**
- **Three (3) car garage at the back of each residence**
- **Four (4) bedrooms**
- **An elevator in each residence**
- **Open air courtyard**
- **Second floor outdoor deck**

STAFF RECOMMENDATION:

Staff recommends approval of the SUP with the condition that the front facade includes character features that are compatible with the Oak Street design standards as well as a street screen along the street frontage.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:



AGENDA ITEM

1. SUP-2022-06 -Morningside Townhomes
2. Survey
3. Morningside Townhomes Review Set
4. Colored Elevation
5. ORD NO 2022-122 - SUP-2022-06 - Rezone - Oak Street - Neighborhood Transition Zone to Neighborhood Transition Zone - SUP
6. Elborai Group - Morningside Townhomes Proposed Site Layout



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

SPECIAL USE PERMIT APPLICATION

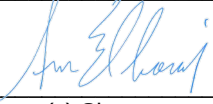
Name of Applicant/Agent Amr Elborai	Address, City, State, Zip 720 S. Kimball Ave	Phone Number 214-437-8128
Type of permit requested SUP	Name of Business Elborai Group, LLC	Email amr@elboragroup.com
Property Owner(s) Elborai Group, LLC	Address, City, State, Zip 720 S. Kimball Ave	Phone Number 214-437-8128
Legal Description – Lot/Block/Subdivision Lots 4, 5, 6 of Block A; Morningside Addition	Property Address 209/211/301 Morningside	Present Zoning Oak Street-NTZ

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: Construction of 6 single-family attached townhome units.

Authorization:

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


Owner(s) Signature
06/06/2022
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

06/06/2022
Date

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

FOR OFFICE USE ONLY

Application Fee Paid 8/1/2022 JW	P&Z Meeting <u>08/15/2022</u>	CC Meeting <u>08/23/2022</u>	File for Record SUP- <u>2022</u> - <u>06</u>
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legal description

Being a 0.807 acre tract land situated in the D.O. Hoover survey, Abstract Number 603, in the city of Roanoke, Denton County, Texas, and being all of lots 4, 5, and lot 6, in block a of Morningside Addition, an addition to the city of Roanoke, Denton county, Texas, as recorded in volume 335, page 10, of the plat records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at capped iron rod stamped "GNA CONSULTANTS" found at the Southwest corner of said Lot 4, same being the Southeast corner of Lot 1, Block A of Roanoke Commons II, as recorded in Document Number 2016-2176, of said plat records, and in the north right-of-way line of Morningside drive;

THENCE N24°07'17"E, with the West line of said Lot 4 and the East line of said Roanoke Commons II, a distance of 156.49 feet to a capped iron rod with a plastic cap stamped "LANDPOINT" (herein after referred to as a capped iron rod set) for corner at the Northwest corner of said Lot 4, the Northeast corner of said Roanoke Commons II, same being the Northwest corner of the tract being described herein, from which a 1/2" iron rod found for the northwest corner of said Roanoke Commons II bears N66°02'25"W a distance of 178.39 feet;

THENCE S65°39'54"E, with the North line of said Block A, a distance of 225.00 feet to a capped iron rod set for corner at the Northeast corner of said Lot 6, the Northwest corner of Lot 7, of said Morningside addition, and for the Northeast corner of the tract being described herein;

THENCE S24°07'17"W, with the East line of said Lot 6 and the West line of said Lot 7 a distance of 156.49 feet to a capped iron rod set in the South line of said Block A, in the North right-of-way line of said Morningside drive, at the Southeast corner of said Lot 6, and the Southwest corner of said Lot 7;

THENCE N65°39'54"W, with the South line of said block a and the North right-of-way line of said Morningside Drive a distance of 225.00 feet to the place of beginning and containing 0.807 acres of land.

LEGEND / ABBREVIATIONS

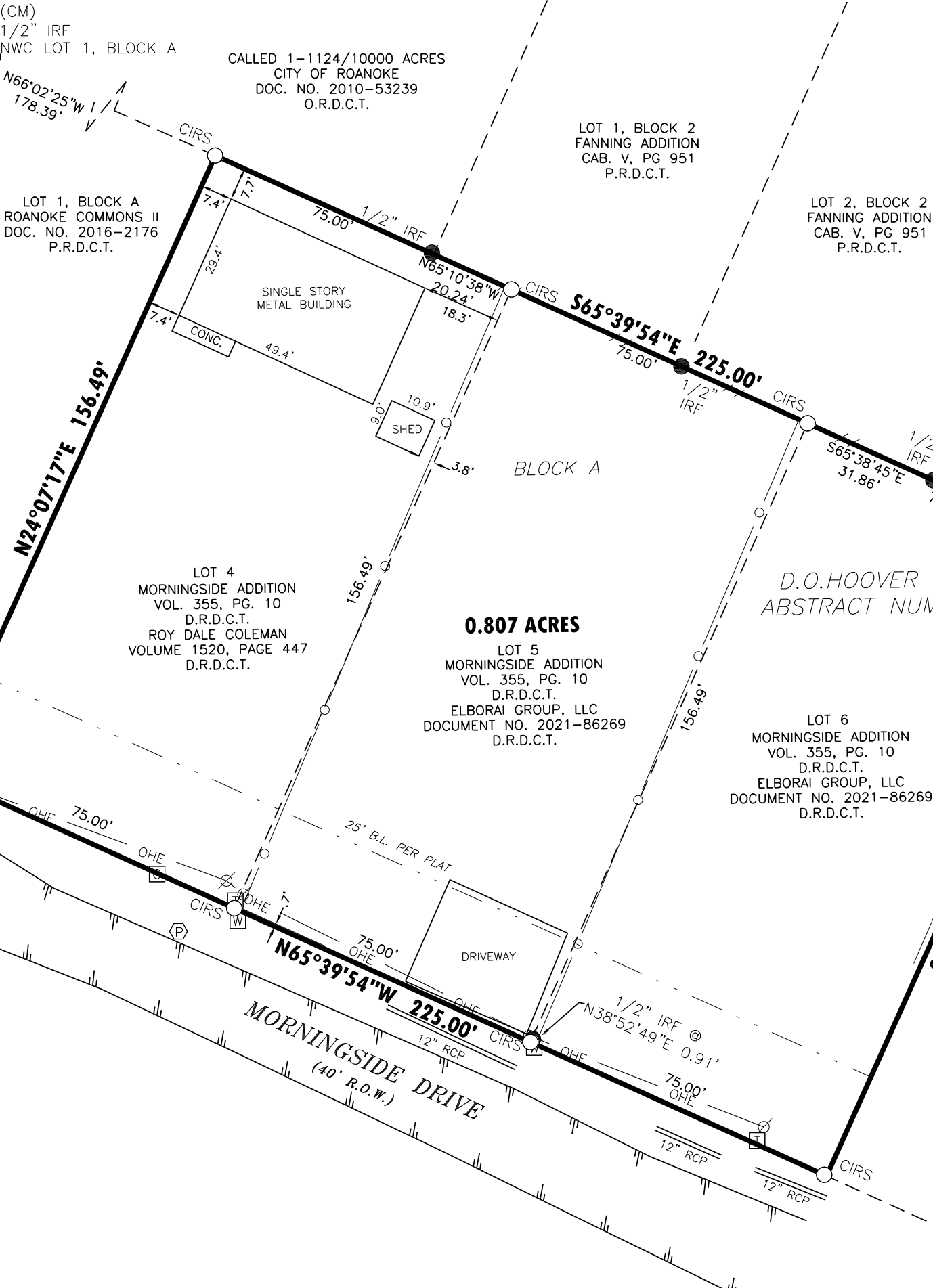
---	ADJOINER LINE
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	ASPHALT
X	WIRE FENCE
o	CHAINLINK FENCE
//	WOOD FENCE
OHE	OVERHEAD ELEC LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
T	TELEPHONE JUNCTION BOX
□	POWER POLE
G	GAS METER
←	GUY WIRE
W	WATER MANHOLE
P	PIPELINE MARKER
O.R.T.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on April 19, 2022 that this plat correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

FOR PRELIMINARY REVIEW ONLY

04/25/2022

Robert Glen Maloy Texas R.P.L.S. No. 6028

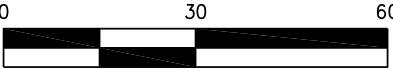


GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
4. Flood Statement: This site is situated in Non-shaded Zone "X" in The City of Roanoke, Denton County, Texas according to FEMA map number 48121C0655G, dated APRIL 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LOT 4, BLOCK 1
FANNING ADDITION
DOC NO. 2016-240
P.R.D.C.T.

GRAPHIC SCALE



1 INCH = 30 FT.

LOT 7
MORNINGSIDE ADDITION
VOL. 355, PG. 10
D.R.D.C.T.

BOUNDARY SURVEY
LOT 4, 5, & , IN BLOCK A
MORNINGSIDE ADDITION
VOLUME 335, PAGE 10
PLAT RECORDS
CITY OF ROANOKE
DENTON COUNTY, TEXAS



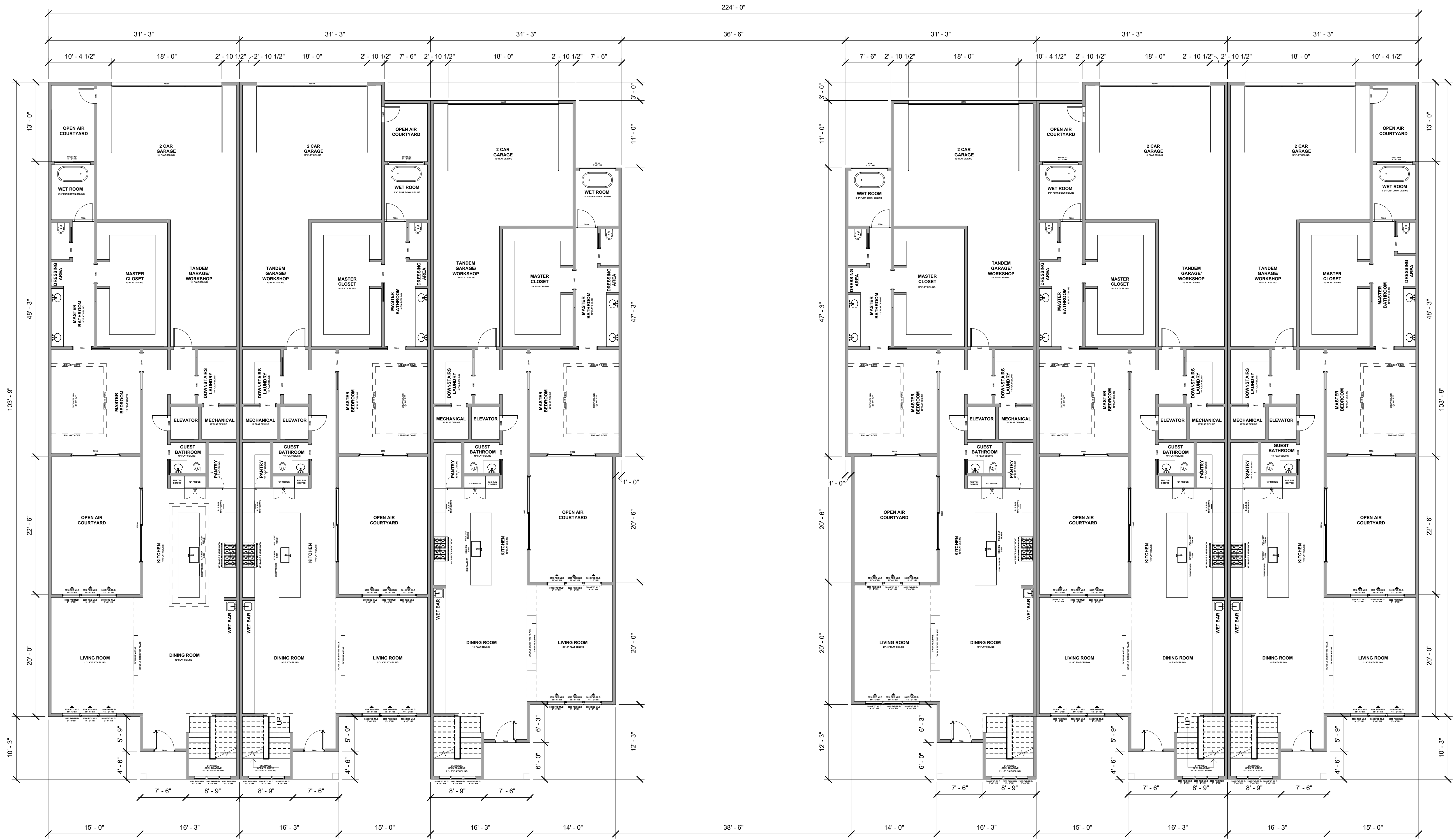
4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

FIELD BY: MG

DRAWN BY: KA

CHECKED BY: RGM

JOB NO. 22-0774



1 First Floor
1/8" = 1'-0"

LOT 1

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 2

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 3

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 4

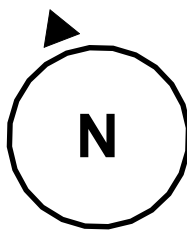
SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 5

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 6

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460



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WRITTEN CONSENT OF ELBORAI GROUP LLC

Morningside Townhomes
Morningside Drive
Roanoke, TX 76262

PREPARED FOR
Elborai Group

REVISIONS / DATE
5/18/2022 10:37:12 AM

SHEET NO.

A.01

FIRST FLOOR
PLAN



LOT 1

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 2

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 3

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

LOT 4

SQUARE FOOTAGE	
FIRST FLOOR	2,121
SECOND FLOOR	1,779
TOTAL AC SF	3,900
GARAGE	709
COURTYARDS	287
ROOFTOP DECK	452

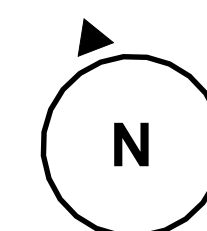
LOT 5

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

LOT 6

SQUARE FOOTAGE	
FIRST FLOOR	2,177
SECOND FLOOR	1,779
TOTAL AC SF	3,956
GARAGE	757
COURTYARDS	450
ROOFTOP DECK	460

1 Second Floor
1/8" = 1'-0"



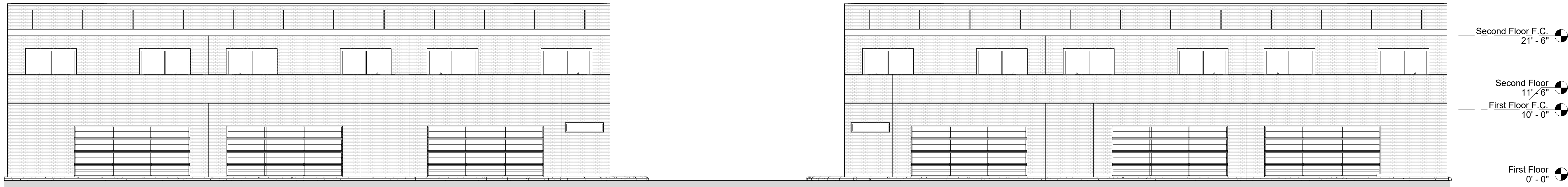
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Morningside Townhomes
Morningside Drive
Roanoke, TX 76262

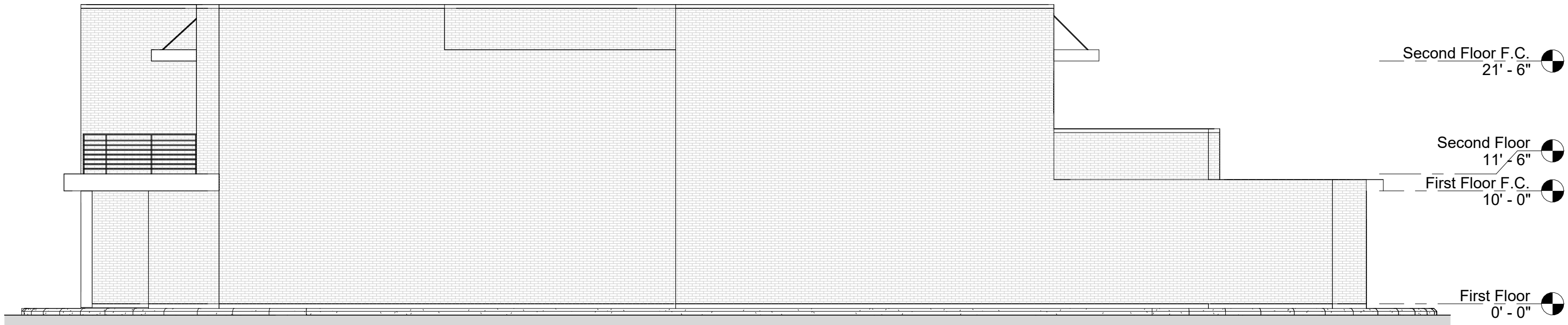
PREPARED FOR
Elborai Group

REVISIONS / DATE
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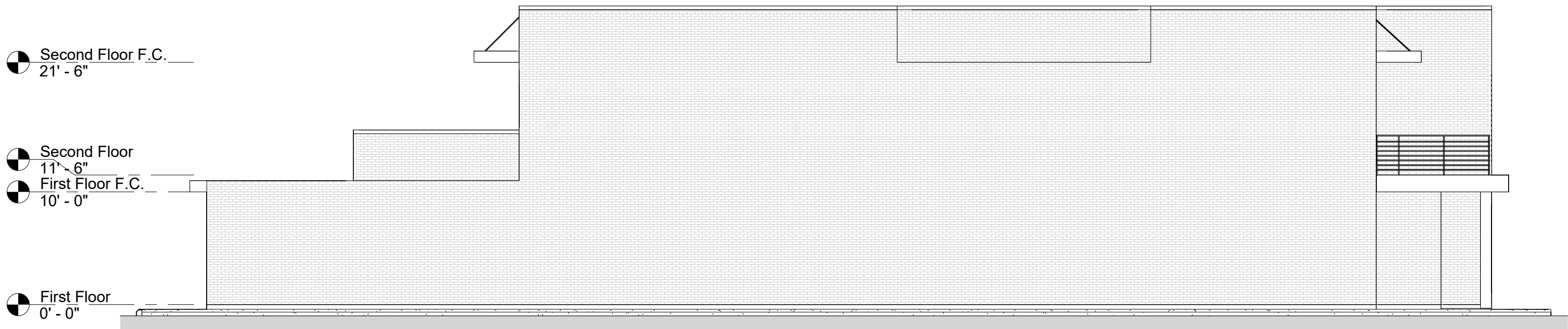
SHEET NO.
A.02
SECOND
FLOOR PLAN



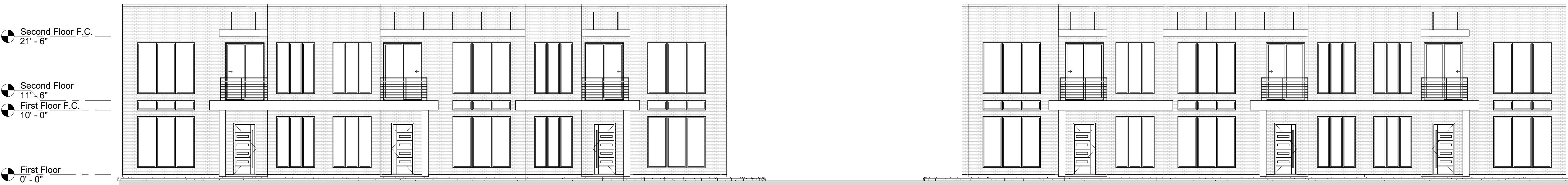
② REAR ELEVATION
1/8" = 1'-0"



④ RIGHT ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/8" = 1'-0"



ORDINANCE No. 2022-122

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 – NEIGHBORHOOD TRANSITION ZONE TO OAK STREET CORRIDOR ZONING DISTRICT – NEIGHBORHOOD TRANSITION ZONE – SPECIFIC USE PERMIT (SUP) TO ALLOW SINGLE-FAMILY RESIDENTIAL ATTACHED DWELLING UNIT (TOWNHOMES) FOR LOTS 4, 5, AND 6, BLOCK A OF MORNINGSIDE 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 4, 5, and 6, Block A of the Morningside 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP) to allow single-family residential attached dwelling unit (townhomes) 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 4, 5, and 6, Block A of the Morningside 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 – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone – Specific Use Permit (SUP) to allow single-family residential attached dwelling unit (townhomes) 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 23rd day of August, 2022.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

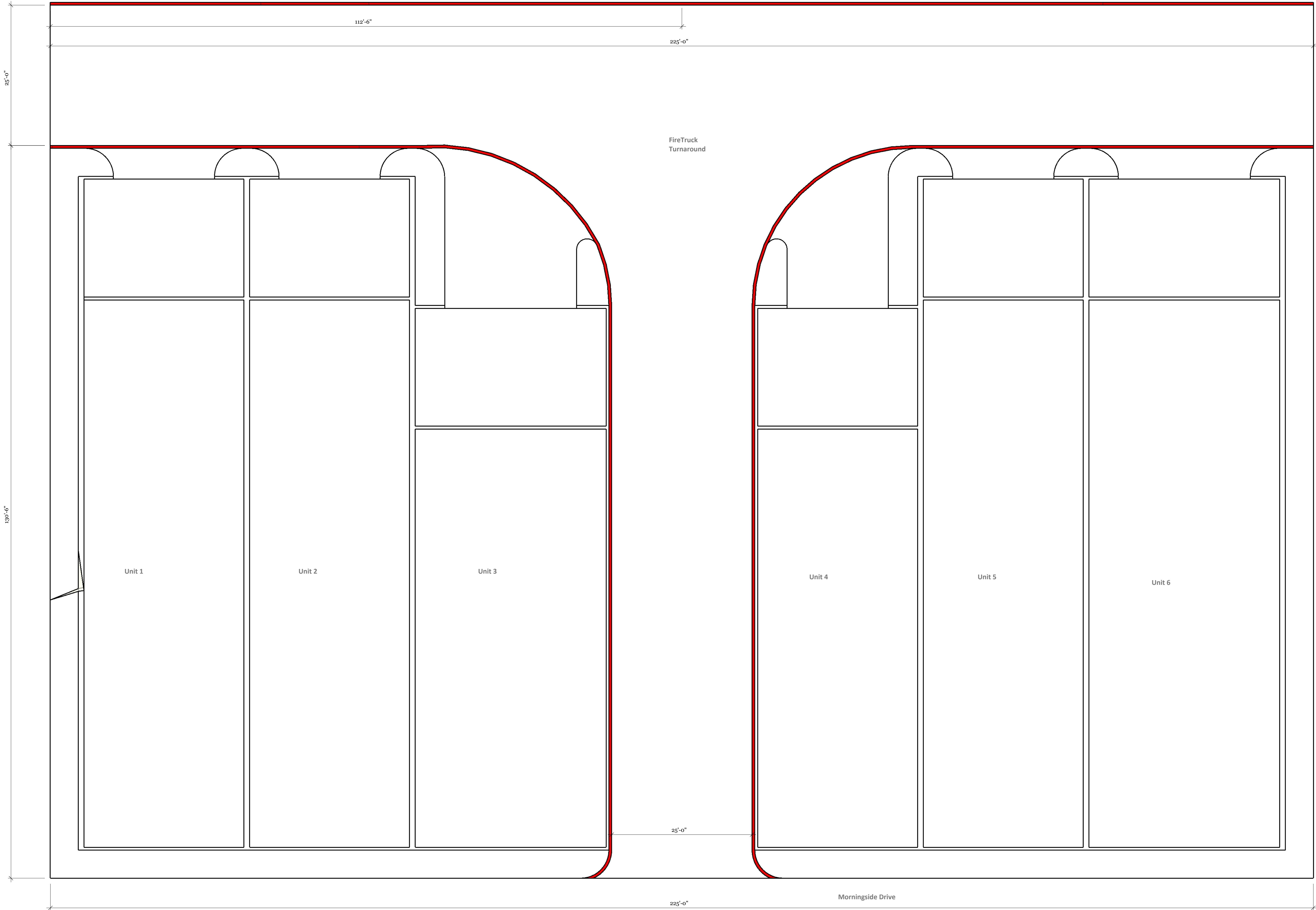
APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the
Property

**LOTS 4, 5, AND 6, BLOCK A OF MORNINGSIDE ADDITION, AN
ADDITION LOCATED WITHIN THE CITY OF ROANOKE,
DENTON COUNTY, TEXAS**



301, 209, 211 Morningside

Roanoke, TX 76262

Morningside Brownstones



ELBORAI GROUP
Develop | Design | Build

720 S. Kimball Ave | Southlake, TX 76092 | elboraigroup.com

Revision Notes

Date Published:	February 8, 2022
Date Printed:	February 8, 2022
Last Revision:	February 8, 2022



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2022-08) Prosperity Bank

MEETING DATE: August 15, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2022-08) request from SLI Group, Inc. for a new building to replace the existing Prosperity Bank building located on approximate 3.79 acres situated in the MEP & PRR Co. Survey, abstract No1565A J. Bacon and A0923A, and having an address of 615 E Byron Nelson Blvd, City of Roanoke, Denton County, Texas. The property is generally located on the northwest corner of E Byron Nelson Blvd. and Dorman Street.

INFORMATION:

History:

The original bank building was built in 1982 at just over 8,000 sf. It was damaged by freezing weather in 2021 and was determined to be a total loss. The building was demolished in February of 2022.

Planning analysis: The proposal for the new building is a smaller footprint and a reduction in the access points to the property. The site currently has four (4) access drives off of Dorman Street and two (2) off of E. Byron Nelson Blvd. There will be one (1) access point from Dorman and one (1) from E Byron Nelson.

Zoning: Retail (R) -The plan meets the development standards for the zoning district.

Building: 4,000 sf bank building with a four (4) lane drive-thru.

Exterior Facade: The primary exterior materials are stucco and glass

Parking: 14 spaces required, 33 spaces provided

Landscape: The plan meets the landscape requirements.

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



AGENDA ITEM

construction.

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

Plat: A Minor plat will be filed prior to construction.

STAFF RECOMMENDATION:

Recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP-2022-08 - Application
2. Colored Elevations
3. Site Plan
4. Landscape Plan
5. Civils



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 ALAN BALIUS SLI GROUP, INC.	Address of Applicant 15810 PARK TEN PLACE, #300 HOUSTON, TEXAS 77084	Phone Number (713) 932-3124
Legal Interest SLI GROUP IS THE DESIGN-BUILD COMPANY FOR PROSPERITY BANK.		
Owner DEKE HAYES PROSPERITY BANK	Address 5949 SHERRY LANE, #1300 DALLAS, TEXAS 75225	Phone Number (214) 780-2075
Firm preparing Site Plan Package SLI GROUP, INC.	Address 15810 PARK TEN PLACE, #300 HOUSTON, TEXAS 77084	Phone Number (713) 465-4050 Email abalius@sligroup.com
Location of Property 615 E. BYRON NELSON BOULEVARD	Name of Addition/Subdivision "NORTHWEST BANK"	Lot / Block 1/1
		Present Zoning RETAIL

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family	—	—
Multi-Family	—	—
Planned Development	—	—
Office	—	—
Retail	ONE	3.794
Commercial	—	—
Industrial	—	—
Flood Plain	—	—

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

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

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

Alan Balius
Applicants Signature

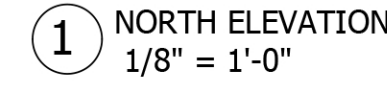
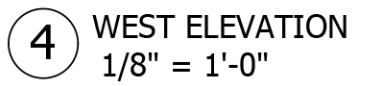
15 JUL 22
Date

FOR OFFICE USE ONLY

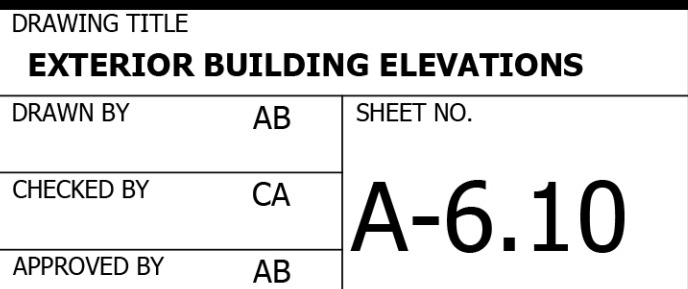
Site Plan Fee	P&Z Meeting	CC Meeting	File for Record
Paid 7/19/2020 by cc rec. by JW	08/15/2022	08/23/2022	SP- <u>2022</u> - <u>08</u>

08/23/2019

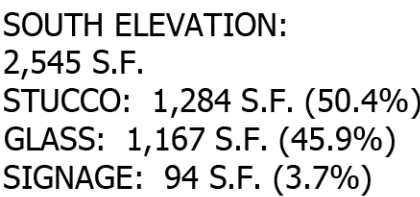
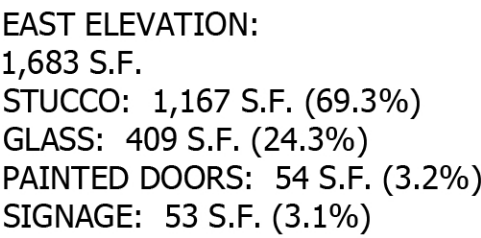
EXTERIOR ELEVATIONS KEYNOTE LEGEND	
1	CEMENT PLASTER STUCCO (FIELD COLOR)
2	CEMENT PLASTER STUCCO (ACCENT COLOR)
3	WINDOW AND FRAME, RE: A-2.10.
4	DOOR AND FRAME, RE: A-2.00.
5	STUCCO VENEER FASCIA (ACCENT COLOR).
6	STUCCO VENEER COLUMN (FIELD COLOR).
7	EXTERIOR SIGNAGE, RE: A-14.00, A-14.01.

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EXTERIOR ELEVATIONS KEYNOTE LEGEND	
1	CEMENT PLASTER STUCCO (FIELD COLOR)
2	CEMENT PLASTER STUCCO (ACCENT COLOR)
3	WINDOW AND FRAME, RE: A-2.10.
4	DOOR AND FRAME, RE: A-2.00.
5	STUCCO VENEER FASCIA (ACCENT COLOR).
6	STUCCO VENEER COLUMN (FIELD COLOR).
7	EXTERIOR SIGNAGE, RE: A-14.00, A-14.01.



GRAND TOTAL:
8,460 S.F.
STUCCO: 5,939 S.F. (70.2%)
GLASS: 2,249 S.F. (26.6%)
SIGNAGE: 218 S.F. (2.6%)
PAINTED DOORS: 54 S.F. (0.6%)

ARCHITECTURE PLANNING INTERIOR DESIGN
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

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Prosperity Bank, Roanoke Banking Center

615 E. Byron Nelson Drive, Roanoke, Texas 76262

Project Number : Project Number

	DATE
ISSUED FOR CLIENT APPROVAL	29 APR 2022
ISSUED FOR BIDDING	21 JUN 2022
ISSUED FOR PERMIT	21 JUN 2022
ISSUED FOR CONSTRUCTION	---

REVISIONS

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DRAWING TITLE

EXTERIOR BUILDING ELEVATIONS

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CHECKED BY _____ C

APPROVED BY A

SHEET NO.

A-6.00



Project Number : Project Number

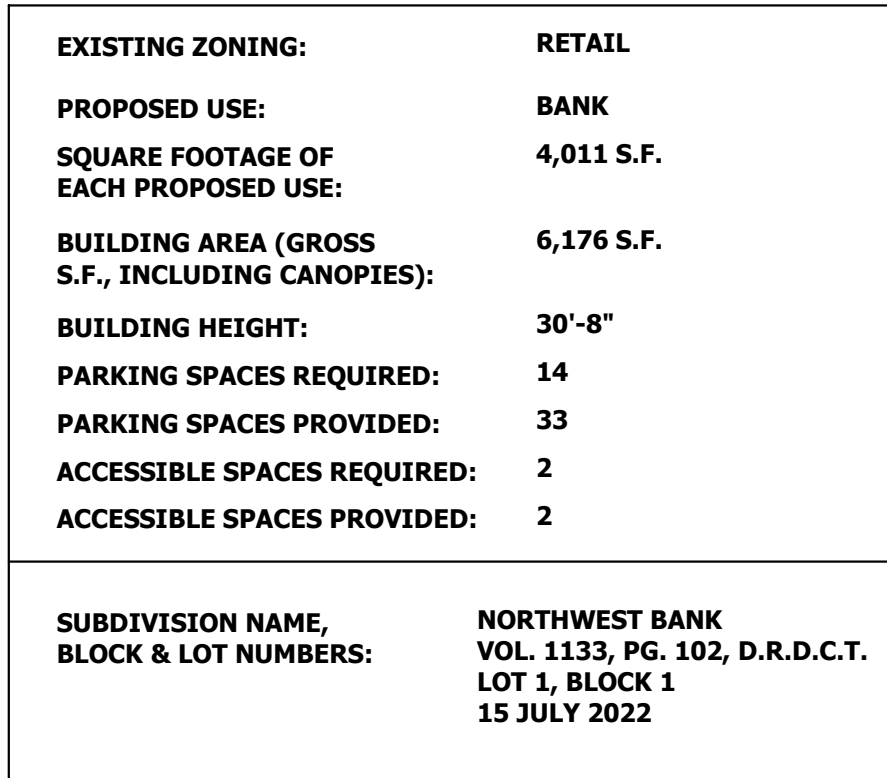
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SITE PLAN

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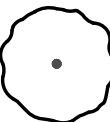
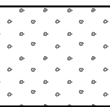
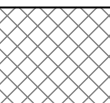
SP-1



APPLICANT AND ARCHITECT:
SLI GROUP, INC.
 (ALAN BALIUS, AIA)
 15810 PARK TEN PLACE, NO. 300
 HOUSTON, TEXAS 77084
 (713) 932-1326
 abalius@sligroup.com





REES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AS	6	Acer saccharum `Caddo` Caddo Maple	3" Cal.	Cont. or B&B	7` Min.
	IN2	7	Ilex x `Nellie R. Stevens` Nellie R. Stevens Holly	1.5" Cal.	Cont. or B&B	5` Min.
	LT	19	Lagerstroemia indica `Tuscarora` Tuscarora Crape Myrtle	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	5` Min.
	CP	2	Pistacia chinensis Chinese Pistache	3" Cal.	Cont. or B&B	7` Min.
	QV	7	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	7` Min.
	UC	2	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	7` Min.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AG	19	Abelia x grandiflora `Edward Goucher` Glossy Abelia	3 gal.	36" OC	18" Min.
	IN	13	Ilex vomitoria `Nana` Dwarf Yaupon	5 gal.	36" OC	24" Min.
	PH	16	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.	Per Plan	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	BG	22,003 sf	Cynodon dactylon Bermuda Grass	hydro		
	CD	16,063 sf	Cynodon dactylon `tif 419` Bermuda Grass	Sod		
	TB	109	Trachelospermum asiaticum `Bronze Beauty` Bronze Beauty Asian Jasmine	4"	12" O.C.	Container Full

TOTAL SITE AREA:	78,628 SF (AREA OF DISTURBANCE)
LANDSCAPE AREA REQUIRED:	15,726 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	39,424 SF (50.1% OF SITE AREA)
STREET TREES	
BYRON NELSON BLVD:	293 LF
STREET TREES REQUIRED:	2 LARGE, 8 ORNAMENTAL TREES(1 LARGE TREE AND 4 ORNAMENTAL / 150')
STREET TREES PROVIDED:	2 LARGE, 8 ORNAMENTAL TREES
DORMAN STREET:	
STREET TREES REQUIRED:	678 LF
STREET TREES PROVIDED:	5 LARGE, 18 ORNAMENTAL TREES(1 LARGE TREE AND 4 ORNAMENTAL / 150') 5 LARGE, 18 ORNAMENTAL TREES*
PARKING LOT	
LANDSCAPE AREA REQUIRED :	27 SPACES
LANDSCAPE AREA PROVIDED:	432 SF (16 SF PER SPACE) 3,576 SF
TREES REQUIRED:	
TREES PROVIDED:	3 TREES (1 PER 10 SPACES) 8 TREES
EACH SPACE WITHIN 60' OF A TREE:	PROVIDED
EACH ISLAND WITH A TREE:	PROVIDED

EXISTING TREES TO BE REMOVED:

1	26" OAK
2	24" OAK

ALL OTHER EXISTING TREES ON SITE TO BE PRESERVED BEYOND LIMITS OF DISTURBANCE

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, AND INSTALLED BY 12 STREET TREES REQUIRED, A LICENSED IRRIGATOR.
2. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

1 BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTICES, SPECIFICATIONS, AND DETAILS WITH THIS PROPOSAL.

2 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).

3 IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

4 BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL PLANTING AREAS ARE WITHIN 1/4" OF THE FINISH GRADES SPECIFIED FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

5 CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN DRAINAGE AREAS AS RECOMMENDED. THE CONTRACTOR SHALL REPAIR ALL EXISTING DRAINAGE AND EXISTING DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE AS SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

6 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, FOR AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

7 THE CONTRACTOR SHALL TAKE THE FOLLOWING ACTIONS TO ACHIEVE THE FINISH GRADES: 1. AFTER THE GRADING PLANS, AFTER INSTALLING SOIL AMENDMENTS, 3" IS BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS.

8 ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER PLANTING AREAS, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

9 SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY WHICH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

10 ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

11 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL SUBMIT A CALLOUT FOR ALL PLANTS FOR THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

12 THE CONTRACTOR SHALL REFER TO A VENDOR FOR ALL PLANTS FOR THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT. ALL PLANTS DELIVERED TO THE CONTRACTOR SHALL BE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE.

13 THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD AND FOR FINAL ACCEPTANCE FOR THE END OF THE MAINTENANCE PERIOD.

14 SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

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

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

[illegible]

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, allowances, tolerances, configurations, specifications, instructions, drawings, or other information, including but not limited to, drawings, presentations, photographs or embodiments, as illustrated, arranged, displayed, noted, described, or otherwise represented, in any form, and in any medium, whether tangible form herein, either expressly, inherently or by implication, are the confidential and proprietary information of SLD Design, Inc., and shall not be used for any purpose other than the specific project or undertaking identified on the drawing title block or otherwise in writing. No part of this information shall be reproduced, copied, retransmitted, or otherwise disclosed, in any form, without the prior written consent of SLD Design, Inc. The information of SLD Design, Inc. shall be a breach of the obligation of confidence created by the acceptance of this drawing from SLD Design, Inc. for a specific project or undertaking. Any use of this information for any other purpose, or for any other project or undertaking, without the prior written consent or approval of SLD Design, Inc., shall not be undertaken without the written consent or approval of SLD Design, Inc. This drawing is loaned to the recipient of this prior written approval. This drawing is issued by SLD Design, Inc., and shall be the property of SLD Design, Inc., and shall be returned upon request or completion of the contract, unless specifically authorized by Contract, under which it was loaned.

PRINT DATE

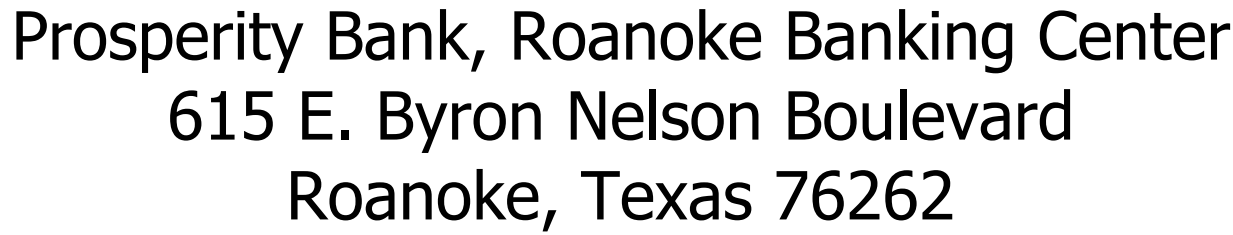


DRAWING TITLE

DRAWN BY	EMS
CHECKED BY	EMS
APPROVED BY	BM

SHEET NO.

LP-1



An architectural rendering of a modern two-story bank building. The building features a light-colored facade and large glass windows. The words "PROSPERITY BANK" are displayed in blue lettering on the upper level, accompanied by a circular logo. A covered parking area with white columns is on the left, with a red car, a black car, and a white car parked underneath. The foreground shows a paved parking lot and a landscaped area with green grass and small shrubs. The sky is blue with scattered white clouds.

[illegible]

M000.01	MECHANICAL COVER SHEET
M201.01	FLOOR PLAN - MECHANICAL
M201.02	ROOF PLAN - MECHANICAL
M501.01	MECHANICAL DETAILS
M601.01	MECHANICAL SCHEDULES
E000.01	ELECTRICAL COVER SHEET
E000.02	ELECTRICAL SPECIFICATIONS
E101.01	ELECTRICAL SITE PLAN
E101.02	PHOTOMETRICS SITE PLAN
E201.01	FLOOR PLAN - LIGHTING
E201.02	FLOOR PLAN - LIGHTING
E201.11	FLOOR PLAN - POWER
E201.12	ROOF PLAN - ELECTRICAL
E401.01	ELECTRICAL RISERS, ONE-LINE DIAGRAM
E501.01	ELECTRICAL DETAILS
E601.01	ELECTRICAL SCHEDULES
P000.01	PLUMBING COVER SHEET
P201.01	UNDERFLOOR PLAN - PLUMBING
P201.02	FLOOR PLAN - PLUMBING
P201.03	ROOF PLAN - PLUMBING
P401.01	PLUMBING RISERS
P501.01	PLUMBING DETAILS
P601.01	PLUMBING SCHEDULES

VOTEX SURVEYING
10440 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TEXAS 75231
469-333-8831

TDLR REGISTRATION NUMBER: **TABS2022021961**



PROSPERITY BANK®

Prosperity Bank, Roanoke Banking Center
615 E. Byron Nelson Drive, Roanoke, Texas 76262

615 E. Byron Nelson Drive, Roanoke, Texas 76262

Project Number : Project Number

	DATE
ISSUED FOR CLIENT APPROVAL	29 APR 2022
ISSUED FOR BIDDING	21 JUN 2022
ISSUED FOR PERMIT	21 JUN 2022
ISSUED FOR CONSTRUCTION	---

[illegible]

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, alterations, tolerances, concepts, specifications, drawings, notes, instructions, data, and other information displayed, noted, recorded, indicated, represented, disclosed, expressed, or otherwise reduced to tangible form herein, either expressly, inherently or by implication, are the confidential and proprietary information of SLSI Design, Inc., and shall be deemed to be confidential and proprietary information of SLSI Design, Inc. if identified on the drawing title block or legend in which they are and have been prepared by SLSI Design, Inc. Any other reproduction, disclosure or use of any portion of the confidential and proprietary information of SLSI Design, Inc., shall be a violation of the terms of this agreement. No portion of the information received from SLSI Design, Inc. for a specific project or contract. Any copying, duplicating, reproducing, utilization, alteration, modification, reverse or change to this drawing, or any portion thereof, without the written consent of SLSI Design, Inc. SLSI Design, Inc., and shall not be undertaken without receipt of such prior written approval. This drawing is loaned by SLSI Design, Inc., for the limited purpose of complying with a specific Contract. The drawing remains the property of SLSI Design, Inc. and shall be returned to SLSI Design, Inc. upon completion of the contract, unless specifically authorized by Contract, under which it was loaned.

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DRAWING TITLE		SHEET NO. T-1.00
TITLE SHEET		
DRAWN BY	GAB	
CHECKED BY	CJA	
APPROVED BY	GAB	

PROSPERITY BANK

615 BYRON NELSON

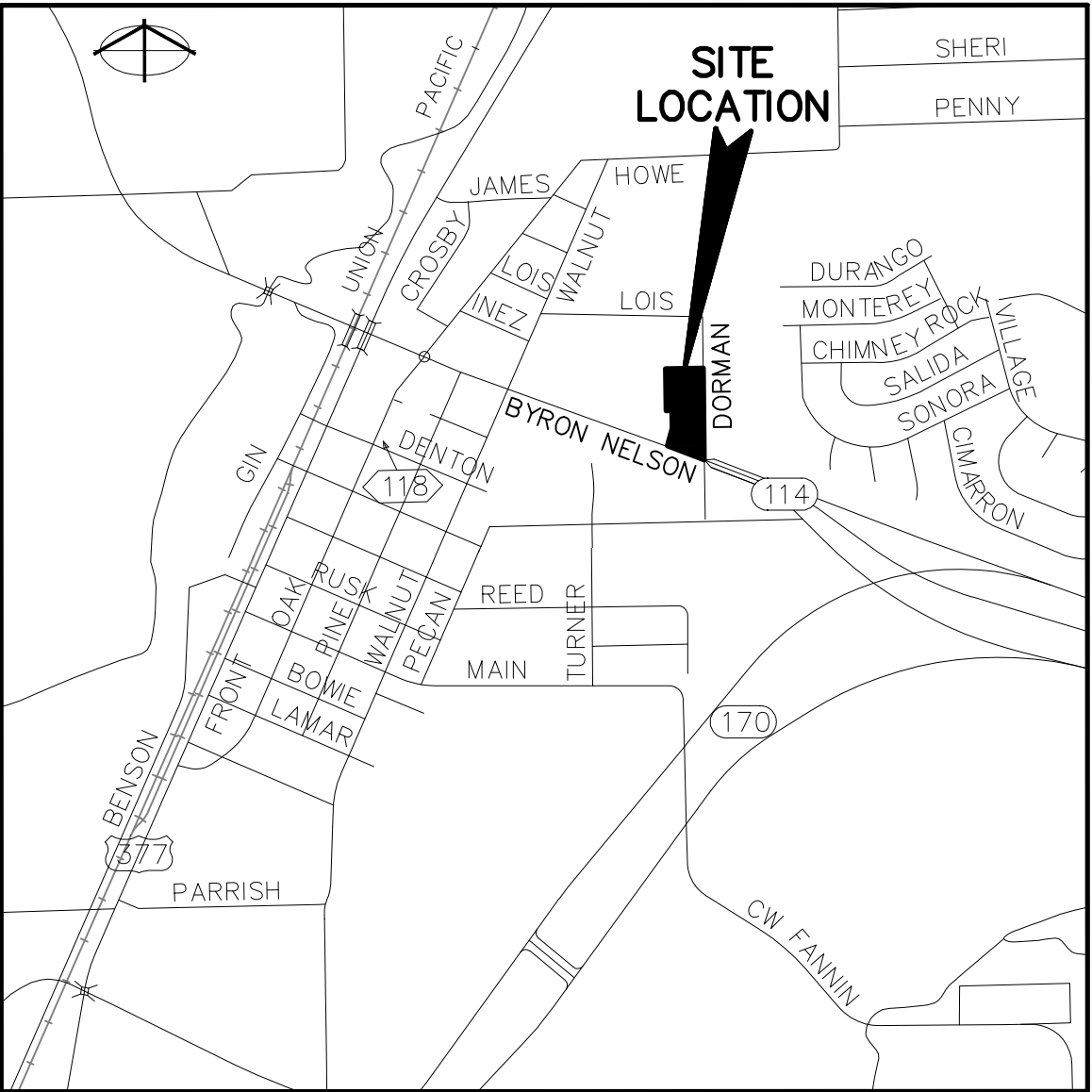
AN ADDITION TO

THE CITY OF ROANOKE, TEXAS

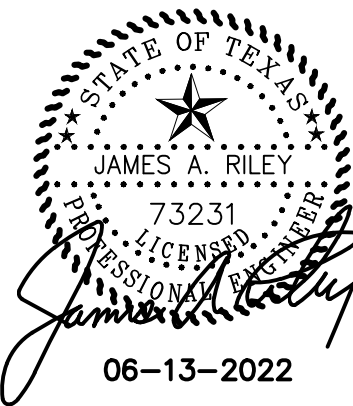
Sheet List Table	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	PRELIMINARY PLAT
C03	GENERAL NOTES
C04	DEMOLITION PLAN
C05	PAVING PLAN
C06	PAVING DETAILS
C07	GRADING PLAN
C08	DRAINAGE AREA MAP
C09	STORM SEWER PLAN
C10	STORM SEWER PROFILES
C11	WATER & WASTEWATER PLAN
C12	EROSION CONTROL PLAN
C13	EROSION CONTROL DETAILS

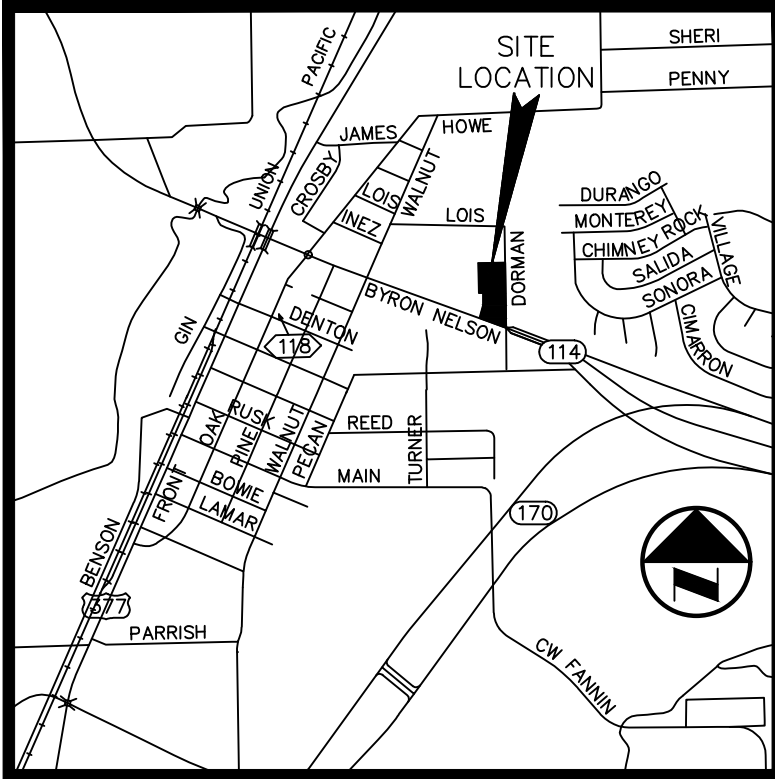
DESIGN/BUILD
SLI Group, Inc.
15810 Park Ten Place
Suite 300
Houston, texas 77084
(713)465-4650
Contact: Alan Balias
Email: abalias@sligroup.com

CIVIL ENGINEER
Brockette·Davis·Drake, Inc.
Texas Registered Engineering Firm F-841
4144 North Central Expressway Suite 1100
Dallas, Texas 75204
(214)824-3647
fax (214)824-7064
Contact: James A. Riley, P.E.
Email: jriley@bddeng.com



VICINITY MAP
Map #10A





LOCATION MAP
NOT TO SCALE

LEGEND

- CABLE TV BOX
- COLUMN
- ELEVATION BENCHMARK
- GAS METER
- GAS SIGN
- TELEPHONE BOX
- ELECTRIC BOX
- FLOOD LIGHT
- GUY ANCHOR
- LIGHT STANDARD
- UTILITY POLE
- HANDICAPPED PARKING
- SIGN
- A/C UNIT
- FLAG POLE
- IRRIGATION VALVE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TRAFFIC BOX
- UNIDENTIFIED MANHOLE
- TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- P.O.B. POINT OF BEGINNING
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET

NOTES:

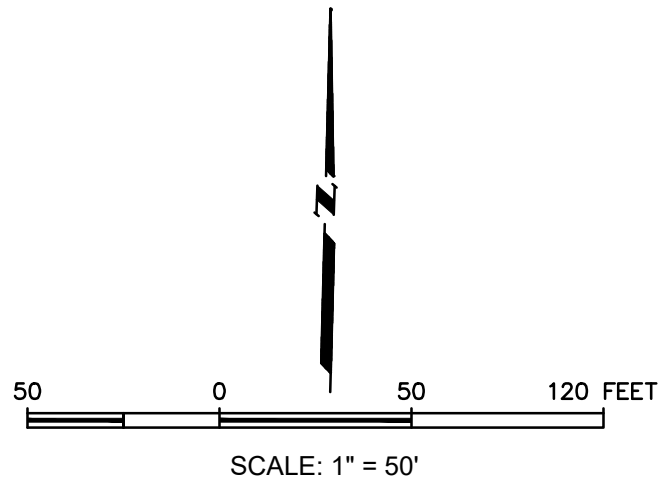
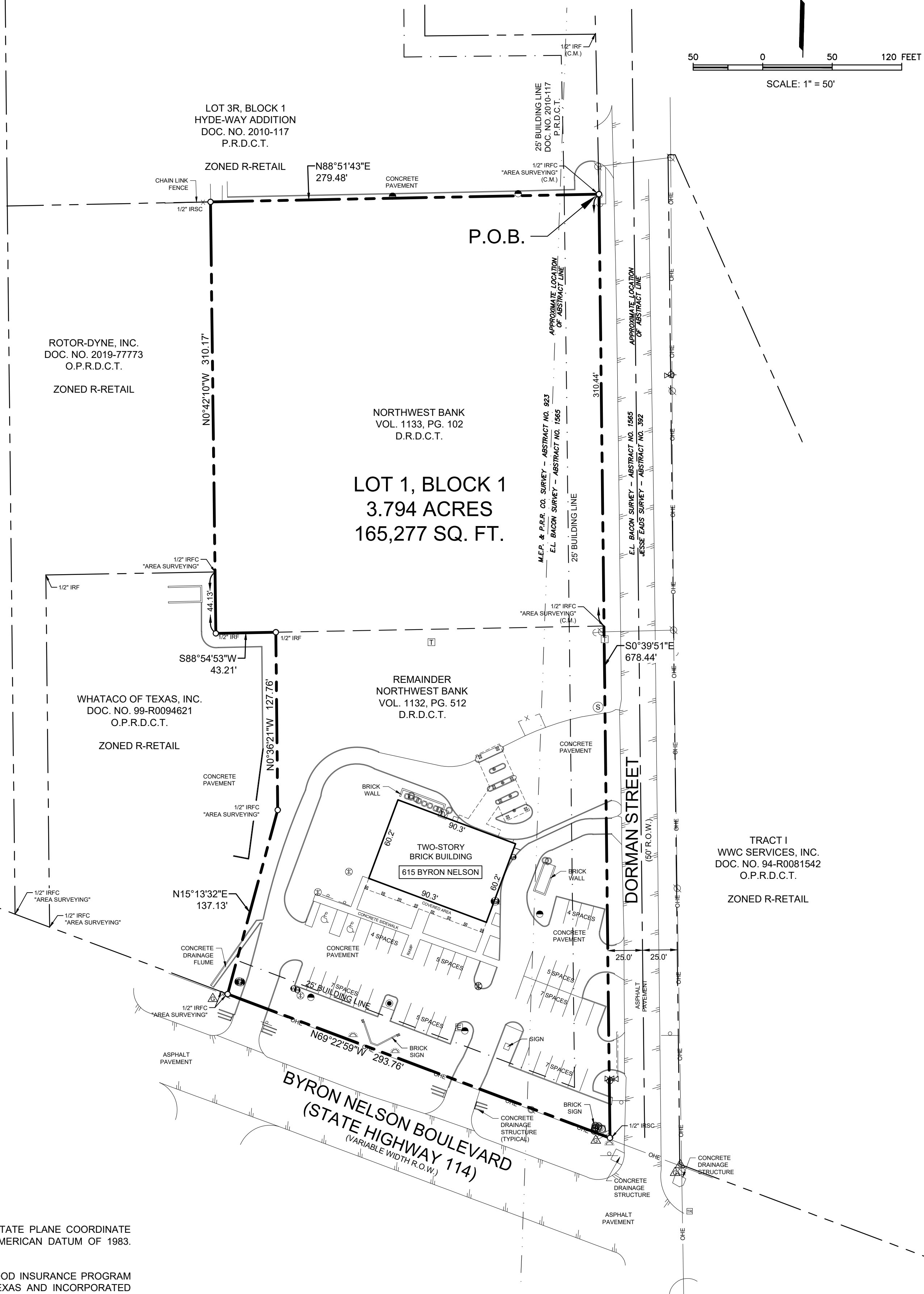
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0515G, COMMUNITY-PANEL NO. 480785 0515 G, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Northwest Bank is the owner of a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 923 and E.L. Bacon Survey, Abstract No. 1565, City of Roanoke, Denton County, Texas; being part of a tract of land conveyed to Northwest Bank by deed recorded in Volume 1132, Page 512, Deed Records, Denton County, Texas (D.R.D.C.T.) and all of that tract of land conveyed to Northwest Bank by deed recorded in Volume 1133, Page 102, D.R.D.C.T. and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with plastic cap stamped "AREA SURVEYING" found for corner in the west line of Dorman Street (a 50-foot wide right-of-way) at the northwest corner of second mentioned Northwest Bank tract and the southwest corner of Lot 3R, Block 1, Hyde-Way Addition, an addition to the City of Roanoke according to the plat thereof recorded in Document No. 2010-117, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE S 00° 39' 51" E, with said west right-of-way line of Dorman Street, at a distance of 310.44 feet passing a 1/2-inch iron rod with plastic cap stamped "AREA SURVEYING" found for the common east corner of first and second mentioned Northwest Bank tracts and continuing for a total distance of 678.44 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set at the southeast corner of first mentioned Northwest Bank tract and the intersection of said west right-of-way line of Dorman Street with the north right-of-way line of Byron Nelson Boulevard (State Highway 114; a variable width right-of-way);

THENCE N 69° 22' 59" W, with said north right-of-way line of Byron Nelson Boulevard, a distance of 293.76 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set at the southeast corner of a tract of land conveyed to Whataco of Texas, Inc. by deed recorded in Document No. 99-R0094621, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE with the east line of said Whataco of Texas, Inc. tract, the following courses and distances:

N 15° 13' 32" E, for a distance of 137.13 feet to a 1/2-inch iron rod with plastic cap stamped "AREA SURVEYING" found for corner;

N 00° 36' 21" W, a distance of 127.76 feet to a 1/2-inch iron rod found for corner in the south line of second mentioned Northwest Bank tract;

THENCE S 88° 54' 53" W, with the common line of said Whataco of Texas, Inc. tract and said south line of the second mentioned Northwest Bank tract, a distance of 43.21 feet to a 1/2-inch iron rod found for corner;

THENCE N 00° 42' 10" W, with the common line of said Whataco of Texas, Inc. tract and the west line of the second mentioned Northwest Bank tract, at a distance of 44.13 feet passing a 1/2-inch iron rod with plastic cap stamped "AREA SURVEYING" found for the common corner of said Whataco of Texas, Inc. tract and a tract of land conveyed to Rotor-Dyne, Inc. by deed recorded in Document No. 2019-77773, O.P.R.D.C.T., and continuing for a total distance of 310.17 feet to a 1/2-inch iron rod set for corner in the south line of said Lot 3R at the common corner of second mentioned Northwest Bank tract and the northeast corner of said Rotor-Dyne, Inc. Tract;

THENCE N 88° 51' 43" E, with the south line of said Lot 3R, a distance of 279.48 feet to the **POINT OF BEGINNING** and containing 165,277 square feet of land or 3.794 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the PROSPERITY BANK subdivision to the City of Roanoke, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS my hand this the ____ day of _____, 2021.

By: Prosperity Bank

Name, Title

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

I, Candy Hone, a Registered Professional Land Surveyor, licensed by 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.

Dated this the ____ day of _____, 2021.

PRELIMINARY

RELEASED 5/7/2021 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2021.

Notary Public, State of Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION OF THE CITY

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Roanoke, Texas, and is hereby recommended by such Commission to the City Council for its consideration for approval.

Dated this ____ day of _____, 2021.

By: _____
Chairman

ATTEST:

Secretary

PRELIMINARY PLAT
LOT 1, BLOCK 1
PROSPERITY BANK ADDITION
3.794 ACRES
SITUATED IN THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 923 &
E.L. BACON SURVEY, ABSTRACT NO. 1565
CITY OF ROANOKE, DENTON COUNTY, TEXAS

OWNER
PROSPERITY BANK
CONTACT: DEKE HAYES
3811 TURTLE CREEK BLVD., SUITE 1700
DALLAS, TEXAS 75219
PH. (214) 780-2075
EMAIL: deke.hayes@prosperitybankusa.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-012

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This drawing is the property of Brockette/Davis/Drake, Inc.
It is to be used only for the project and location
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

GRADING GENERAL NOTES

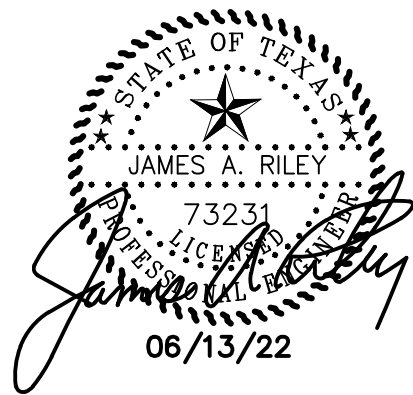
1. All materials and construction shall conform to the City of Roanoke Plans and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. Contractor shall field verify both the horizontal and vertical locations of existing utilities and report any differences identified in these plans to the Engineer prior to construction.
5. It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
6. Drainage should be maintained away from the foundations, both during and after construction.
7. Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
8. Concrete for inlets and drainage structures shall be 4500 psi at 28 days. Unless otherwise noted.
9. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
10. All earthwork operations shall conform to the recommendations of the Geotechnical Report.
11. All proposed spot shots are top of pavement elevations unless otherwise specified.
12. All retaining walls are indicative of grade breaks only, see Landscape Architect's plans for exact location.
13. All excess excavation due to offsite grading must remain offsite.

PAVING NOTES

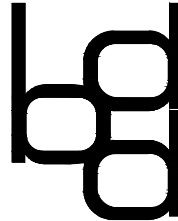
1. All materials and construction shall conform to the City of Roanoke standards and specifications.
2. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
3. Contractor shall field verify both the horizontal and vertical locations of existing utilities and report any differences identified in these plans to the Engineer prior to construction. It shall be the duty of the Contractor to ascertain whether any additional existing utilities are present.
4. It will be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
5. The Contractor will be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
6. The Paving Contractor shall coordinate with the Utility Contractor to insure all sleeving for irrigation has been installed prior to placement of permanent pavement.
7. All paving and earthwork operations shall conform to the recommendations per the Geotechnical Report.
8. Traffic Barricades will be required for Paving and Storm Sewer construction within the Public Right-Of-Way. Barricades shall conform to the installation shown in the "1980 Texas Manual Of Uniform Traffic Control Devices, "As Currently Amended, Texas Department Of Transportation.
9. All dimensions are to the face of curb or edge of pavement unless otherwise noted.
10. Contractor shall be required to apply for a ROW Permit.

EROSION CONTROL NOTES:

- A. The specific plant materials proposed to protect fill and excavated slopes shall be as indicated on the plans. Plant materials must be suitable for use under local climate and soil conditions. In general, hydroseeding or sodding bermuda grass is acceptable during the summer months (May 1 to August 30). Winter rye or fescue grass may be planted during times other than the summer months as a temporary measure until such time as the permanent planting can be made.
- B. Prior to commencing any construction, a construction entrance and perimeter silt fence shall be installed at the location(s) shown.
- C. As inlets are completed, temporary sediment barriers shall be installed.
- D. At the completion of the paving and final grading, the disturbed area(s) shall be revegetated in accordance with the plans.
- E. Silt fence and inlet sediment barriers shall remain in place until revegetation has been completed.
- F. Disturbed areas that are seeded or sodded shall be checked periodically to see that grass coverage is properly maintained. Disturbed areas shall be watered, fertilized, and reseeded or resodded, if necessary.

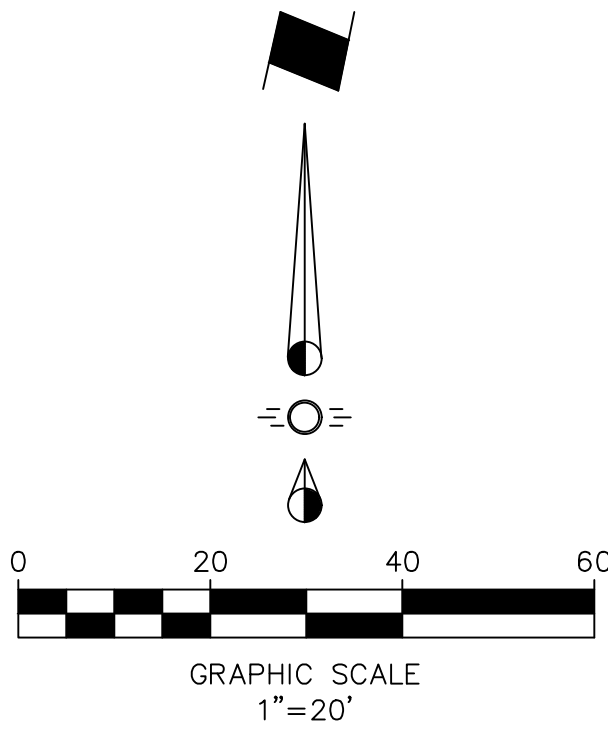


BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

GENERAL NOTES						
PROSPERITY BANK						
CITY OF ROANOKE						
COUNTY OF DENTON, TEXAS						
		BROCKETTE/DAVIS/DRAKE, INC. consulting engineers Civil & Structural Engineering • Surveying Texas Registered Engineering Firm F-841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647 • fax (214) 824-7064				
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	N.T.S.	BDD	C21006	C03

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.

WHATACO OF TEXAS, INC.
DOC. NO. 99-R0094621
O.P.R.D.C.T.

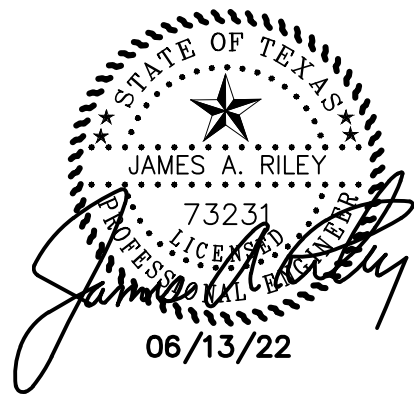


GENERAL NOTES

1. The Contractor is responsible for protecting adjacent property from being damaged by site demolition.
2. The Contractor shall contact "DIGTESS" 48 hours prior to commencing site demolition. Demolition shall not commence prior to all utilities serving the site has been cleared or removed.
3. Erosion control measures shall be in place prior to starting demolition.
4. No trees shall be removed unless indicated on the landscape plan.
5. Contractor shall remove all structures to a depth of five feet below existing grade. This includes any footings, piers or structural members.
6. Burning of material onsite is prohibited.
7. Contractor shall remove all debris from the site and dispose of material in a legal manner.
8. If the contractor damages any improvement adjacent to the site. He shall be responsible for the repair of the improvements at no cost to Developer. This includes landscaping.
9. Contactor shall be responsible to obtain all permits required for the demolition of the improvements located on this site.

LEGEND

- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- PROPOSED SAWCUT



BENCHMARK:
"T" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

DEMOLITION PLAN

PROSPERITY BANK
CITY OF ROANOKE

COUNTY OF DENTON, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	1"=20'	BDD	C21006	C04

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.

WHATACO OF TEXAS, INC.
DOC. NO. 99-R0094621
O.P.R.D.C.T.

CONCRETE
PAVEMENT

1/2" IRFC
"AREA SURVEYING"

ASPHALT
PAVEMENT

FULL DEPTH SAWCUT,
MATCH EXIST PAVEMENT

BYRON NELSON BOULEVARD
(STATE HIGHWAY 114)
(VARIABLE WIDTH R.O.W.)

DORMAN STREET
(50' R.O.W.)

FULL DEPTH SAWCUT,
MATCH EXIST PAVEMENT

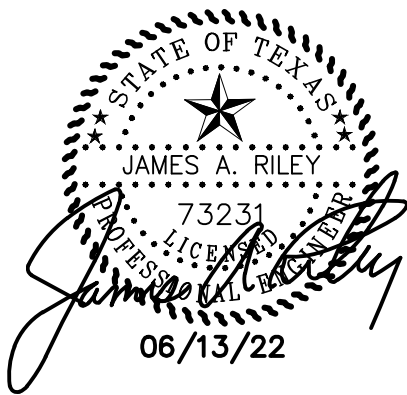
LEGEND

- EXISTING ASPHALT PAVEMENT
— PROPOSED CURB
— FULL DEPTH SAWCUT
- 4"-3000 PSI CONCRETE PAVEMENT W/ #3 @ 24" O.C.E.W.
— 5"-3500 PSI CONCRETE PAVEMENT W/ #4 @ 18" O.C.E.W.
ON SCARIFIED AND RECOMPACTED SUBGRADE.
— 6"-3500 PSI CONCRETE PAVEMENT W/ #4 @ 18" O.C.E.W.
ON SCARIFIED AND RECOMPACTED SUBGRADE.
— 8"-4500 PSI CONCRETE PAVEMENT W/ #4 @ 18" O.C.E.W.
ON SCARIFIED AND RECOMPACTED SUBGRADE.

Notes:

- ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
- ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- A MAXIMUM CROSS SLOPE OF 2% IS REQUIRED ON ALL PUBLIC SIDEWALKS.
- PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT ALL GRADES IN ADA ACCESSIBLE AREAS HAVE BEEN CHECKED AND THAT THEY MEET THE CRITERIA SET FORTH IN NOTES 1, 2 & 3.

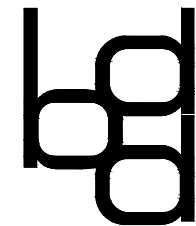
NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.



BENCHMARK:

"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE
INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

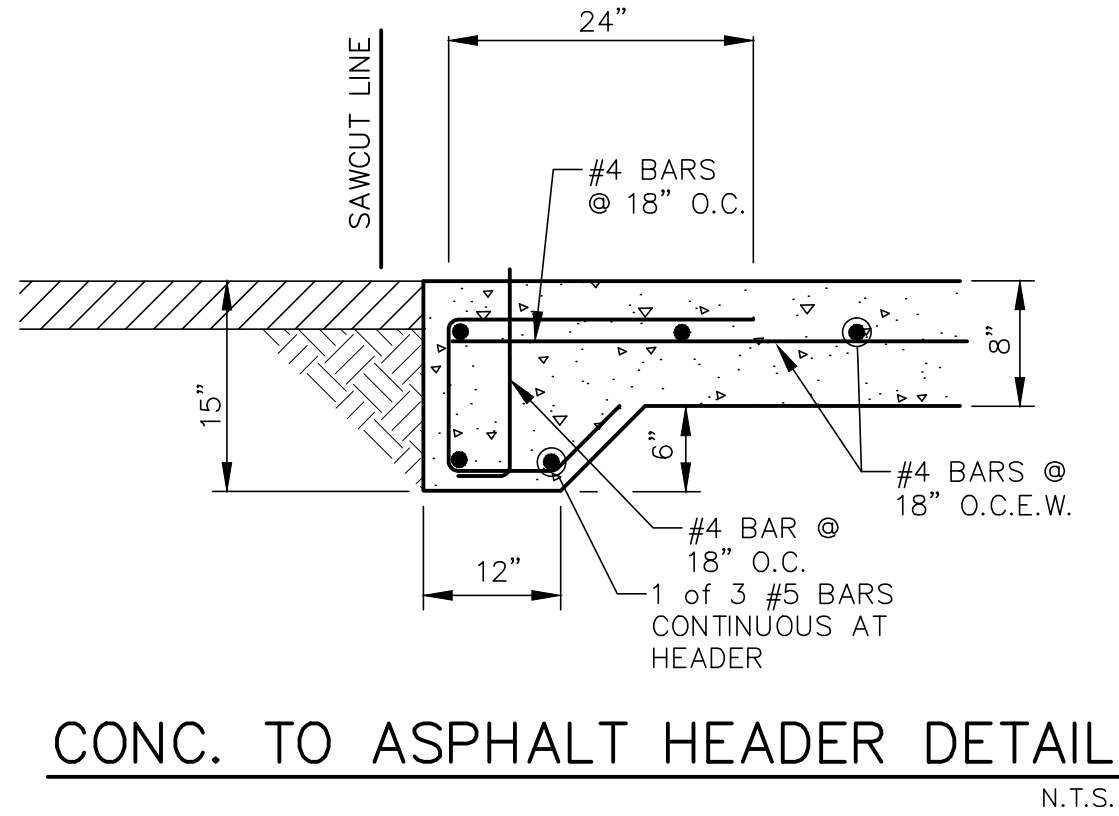
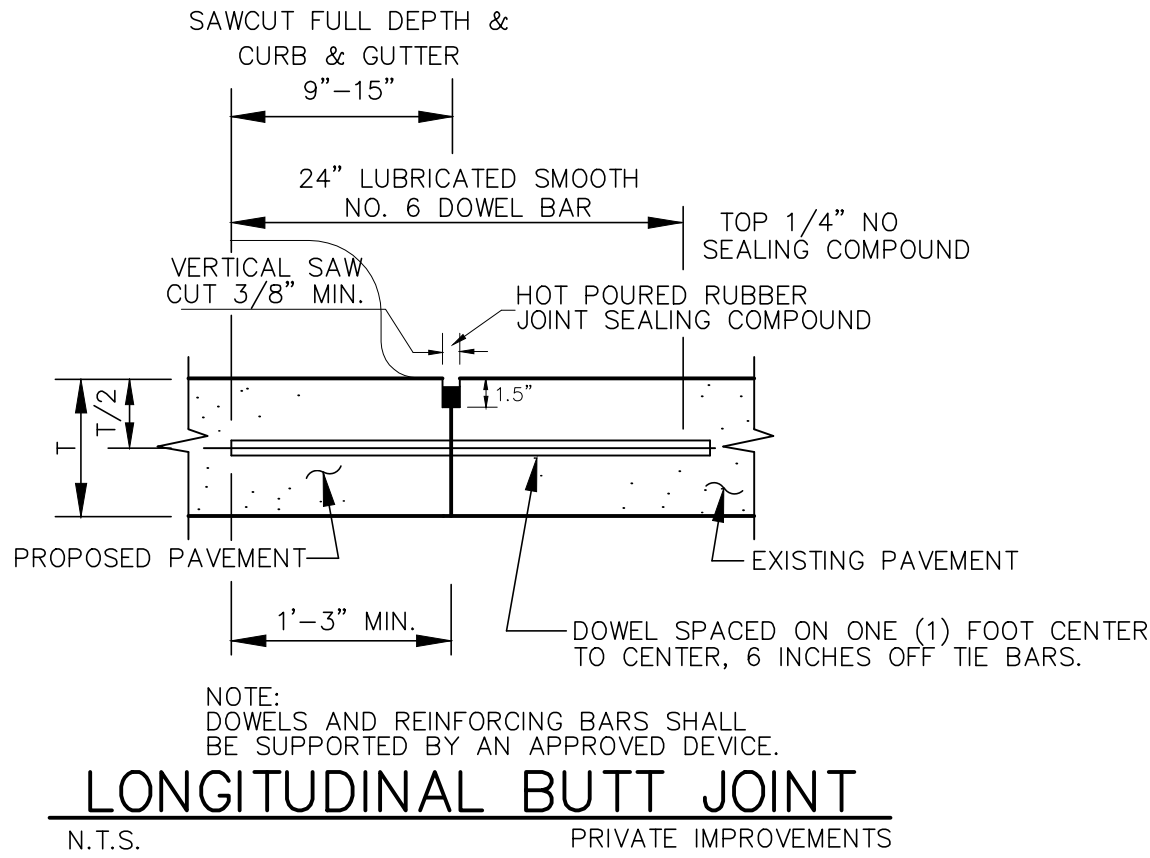
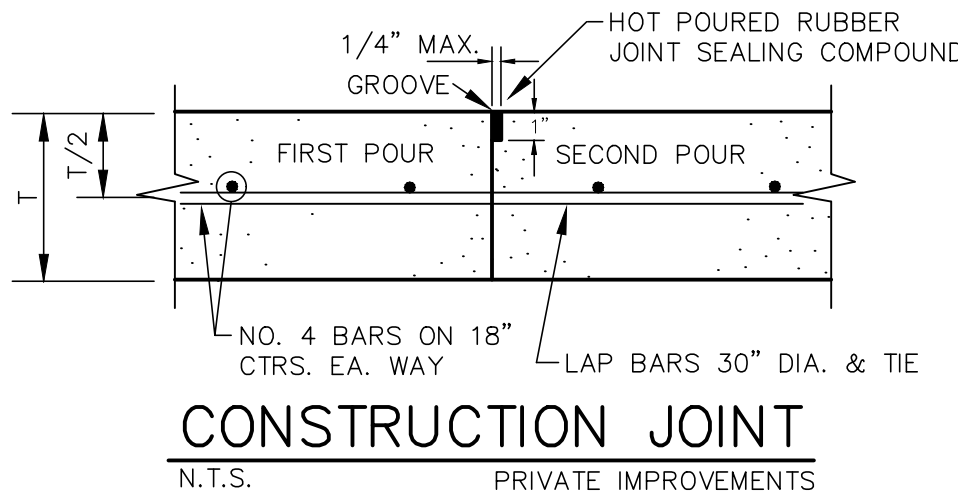
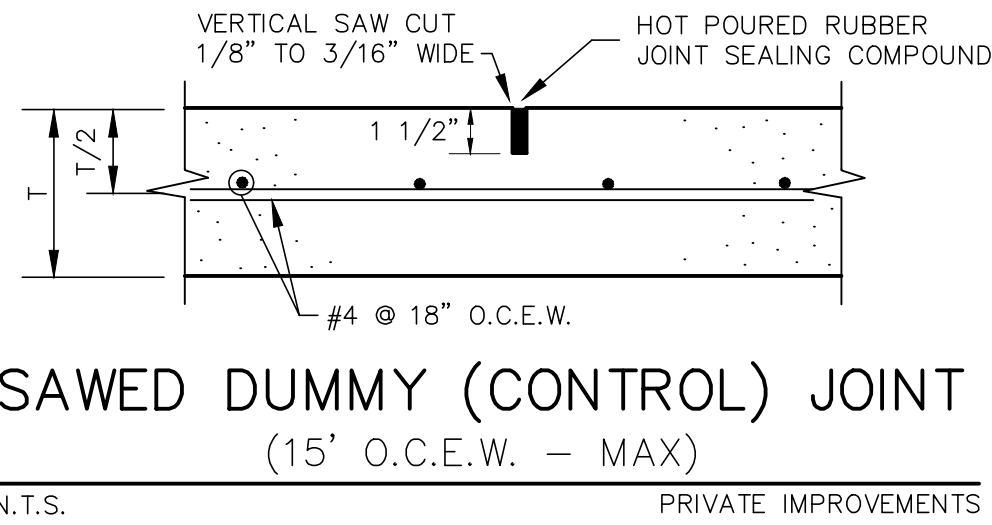
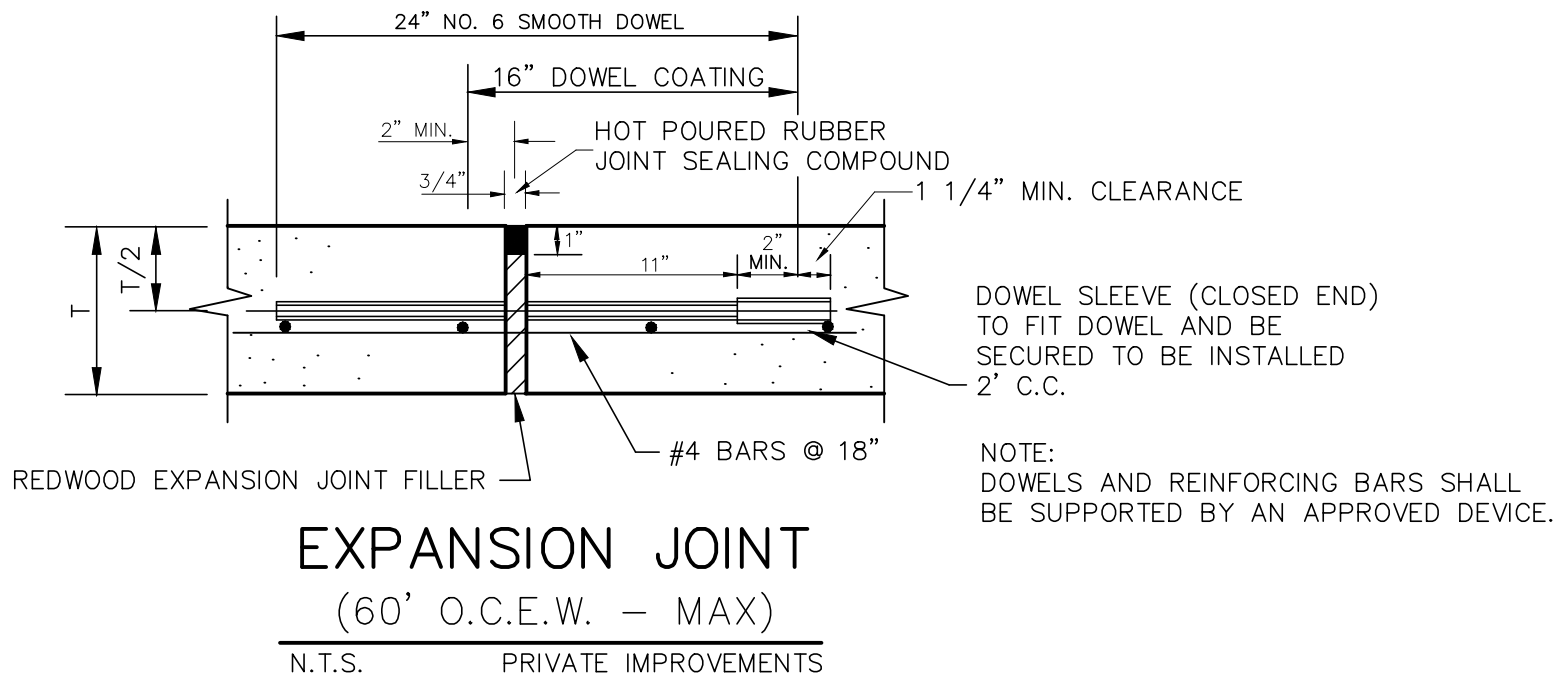
PAVING PLAN
PROSPERITY BANK
CITY OF ROANOKE
COUNTY OF DENTON, TEXAS



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consulting engineers
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Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

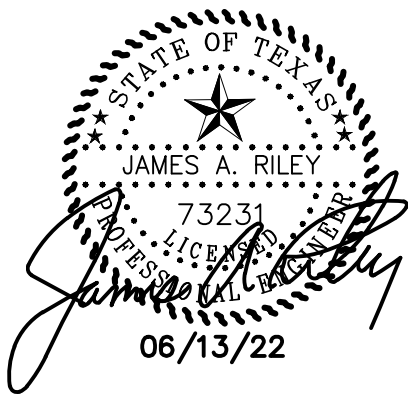
TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.

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JAR	DJR	06/13/22	1"=20'	BDD	C21006	C05

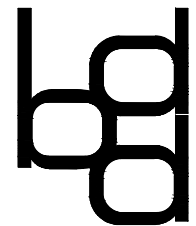


NOTE:
8" 4500 PSI CONCRETE PAVEMENT
REINFORCED WITH #4 BARS @ 18" O.C.E.W.
ON SCARIFIED AND RECOMPACTED SUBGRADE.

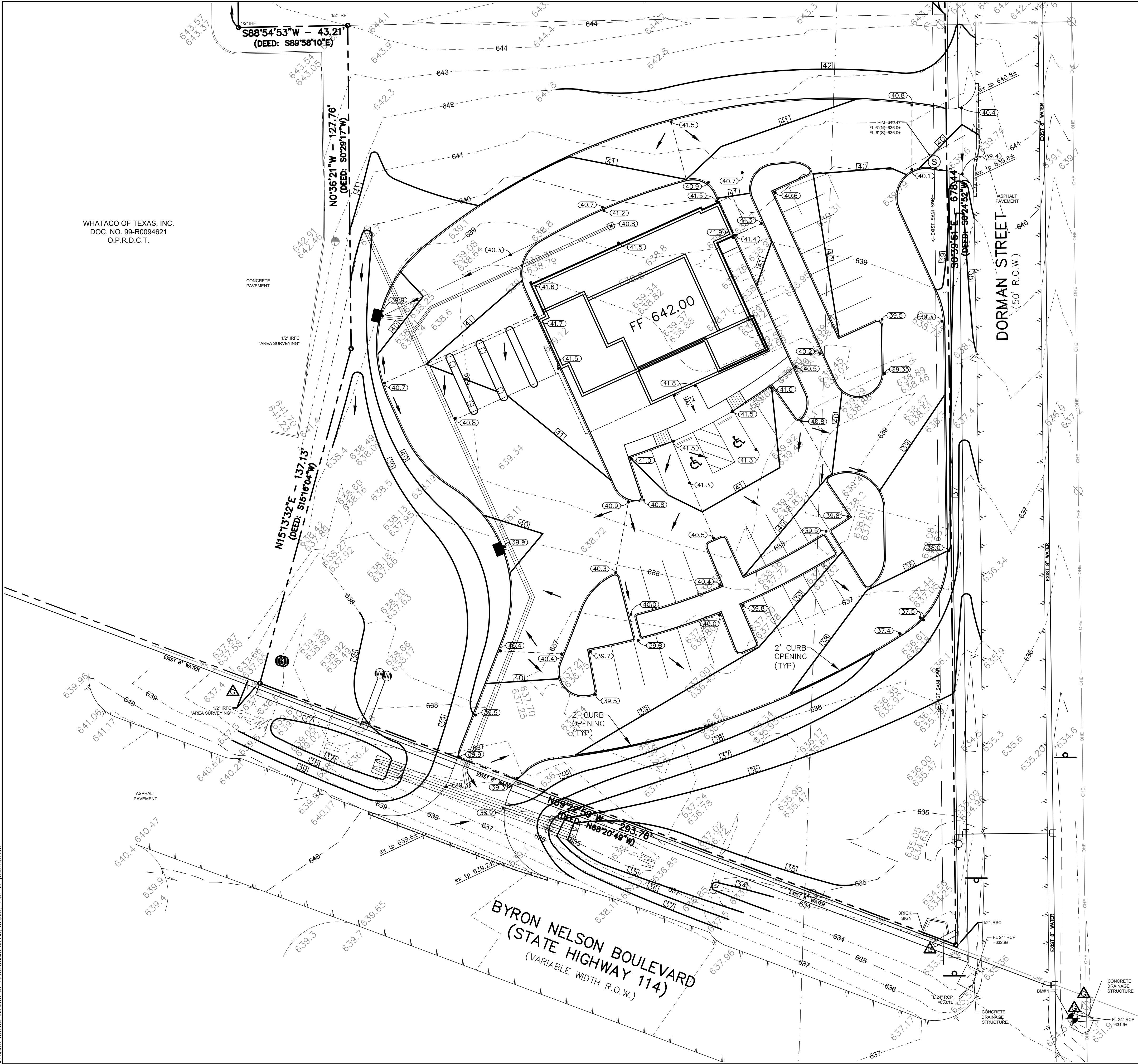
- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 2. LONGITUDINAL BUT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



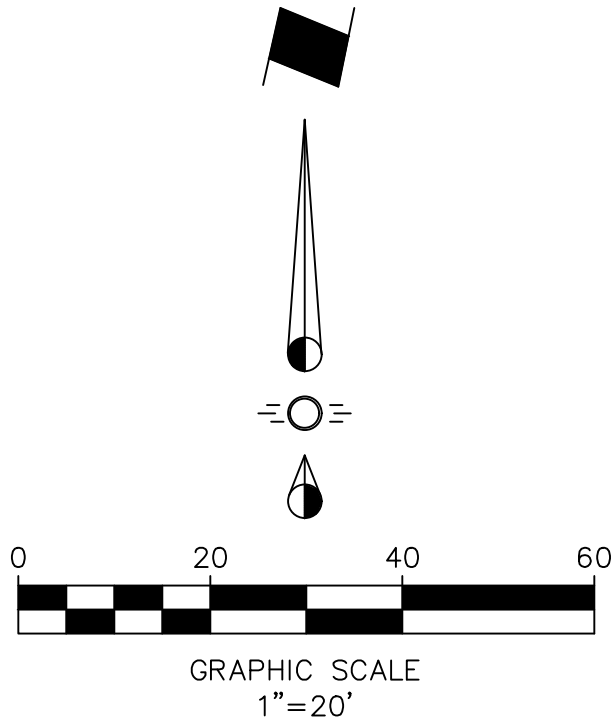
BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

PAVING DETAILS						
PROSPERITY BANK						
CITY OF ROANOKE						
COUNTY OF DENTON, TEXAS						
		BROCKETTE/DAVIS/DRAKE, INC. consulting engineers Civil & Structural Engineering • Surveying Texas Registered Engineering Firm F-841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647 • fax (214) 824-7064				
		DESIGNED	DRAWN	DATE	SCALE	NOTES
JAR	DJR	06/13/22	N.T.S.	BDD	C21006	C06

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.



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DOC. NO. 99-R0094621
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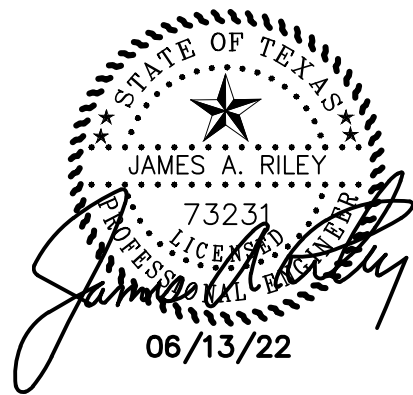


LEGEND

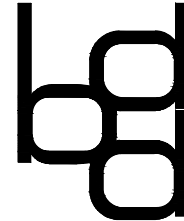
- EXISTING SPOT ELEVATION
- EXISTING CURB
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION

Notes:

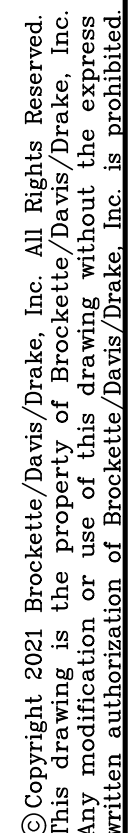
1. ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
2. ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
3. PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT ALL GRADES IN ADA ACCESSIBLE AREAS HAVE BEEN CHECKED AND THAT THEY MEET THE CRITERIA SET FORTH IN NOTES 1 & 2.



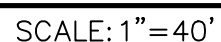
BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

GRADING PLAN						
PROSPERITY BANK						
CITY OF ROANOKE						
COUNTY OF DENTON, TEXAS						
 BROCKETTE/DAVIS/DRAKE, INC. consulting engineers Civil & Structural Engineering • Surveying Texas Registered Engineering Firm F-841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647 • fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	1"=20'	BDD	C21006	C07

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.



SCALE: 1"=40'



LEGEND

-
- EX. STORM SEWER
 - EX. CURB & GUTTER
 - PROPERTY BOUNDARY
 - EX. GAS LINE
 - EX. WATER LINE
 - EX. SANITARY SEWER LINE
 - PROPOSED CURB & GUTTER
 - DRAINAGE AREA DIVIDE
 - FLOW DIRECTION
 - IMPERVIOUS COVER



GRAPHIC SCALE
1"=40'

DRAINAGE CRITERIA

- 1

DRAINAGE AREA DESIGNATION

Q = C I A

ACRES

C = 0.30

0.0

0.0

Q₁₀₀

I₁₀₀ = 7.91 in/hr

T_c = 15 min.

PREDEVELOPED DRAINAGE AREA CHART									
AREA No.	Tc (Mins)	C	A (Acres)	2 YEAR		25 YEAR		100 YEAR	
				I100 (in/hr)	Q100 (cfs)	I100 (in/hr)	Q100 (cfs)	I100 (in/hr)	Q100 (cfs)
1	15	0.30	1.80	3.90	2.1	6.41	3.5	7.91	4.3
2	15	0.30	1.99	3.90	2.3	6.41	3.8	7.91	4.7

NOTE: ALLOWABLE DISCHARGE FROM AREA 2 = 2.1 cfs

EXISTING IMPERVIOUS COVER

40,047 SQ. FT. or 24.2%

DRAINAGE CRITERIA

- DRAINAGE AREA DESIGNATION

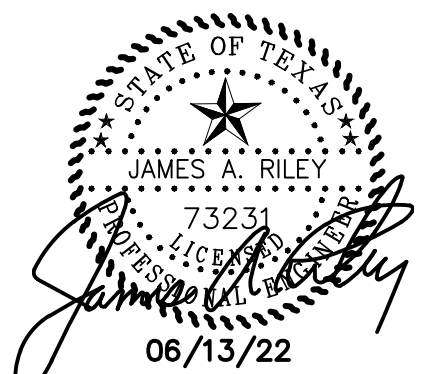
ACRES

Q_{100}

FULLY DEVELOPED DRAINAGE AREA CHART									
AREA No.	Tc (Mins)	C	A (Acres)	2 YEAR		25 YEAR		100 YEAR	
				I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
1	10	0.80	1.15	4.71	4.3	7.55	6.9	9.24	8.5
2	10	0.80	1.78	4.71	6.7	7.55	10.8	9.24	13.2
3	10	0.80	0.26	4.71	1.0	7.55	1.6	9.24	1.9
4	10	0.80	0.19	4.71	0.7	7.55	1.1	9.24	1.4
5	10	0.80	0.15	4.71	0.6	7.55	0.9	9.24	1.1
6	10	0.80	0.26	4.71	1.0	7.55	1.6	9.24	1.9
			TOTAL	3.79					

PROPOSED IMPERVIOUS COVER

39,284 SQ. FT. or 23.8%



BENCHMARK:

"C" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

DRAINAGE AREA MAP

PROSPERITY BANK

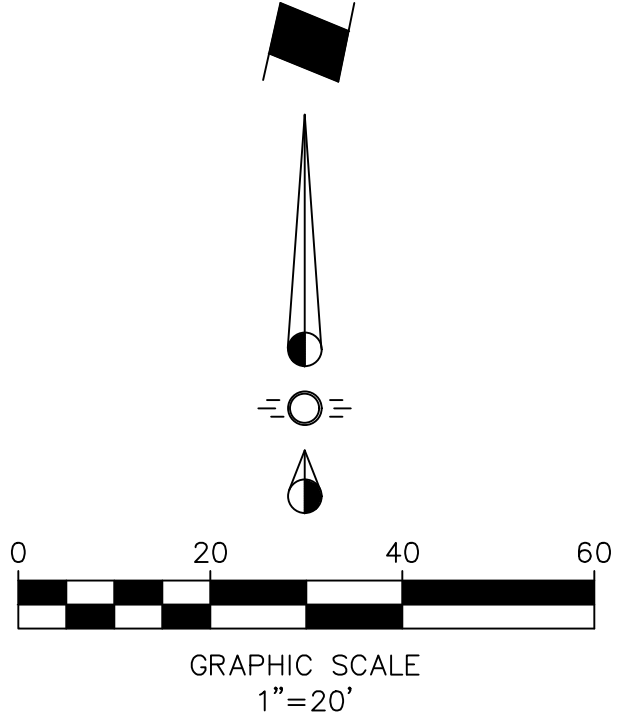
CITY OF ROANSORE
COUNTY OF DENTON, TEXAS



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Civil & Structural Engineering • Surveying
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4144 North Central Expressway, Suite 1100
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	1"=40'	BDD	C21006	C08

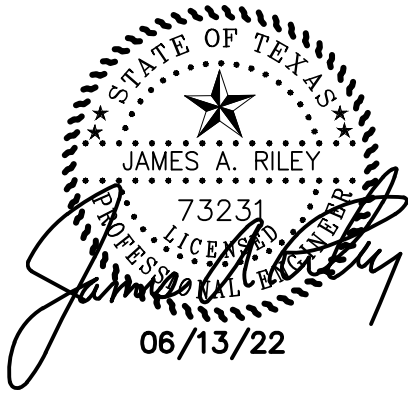
WHATACO OF TEXAS, INC.
DOC. NO. 99-R0094621
O.P.R.D.C.T.



- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - PROPOSED CURB
 - FULL DEPTH SAWCUT
 - PROPOSED STORM SEWER

- Notes:**
1. ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
 2. ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
 3. A MAXIMUM CROSS SLOPE OF 2% IS REQUIRED ON ALL PUBLIC SIDEWALKS.
 4. PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT ALL GRADES IN ADA ACCESSIBLE AREAS HAVE BEEN CHECKED AND THAT THEY MEET THE CRITERIA SET FORTH IN NOTES 1,2 & 3.

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.



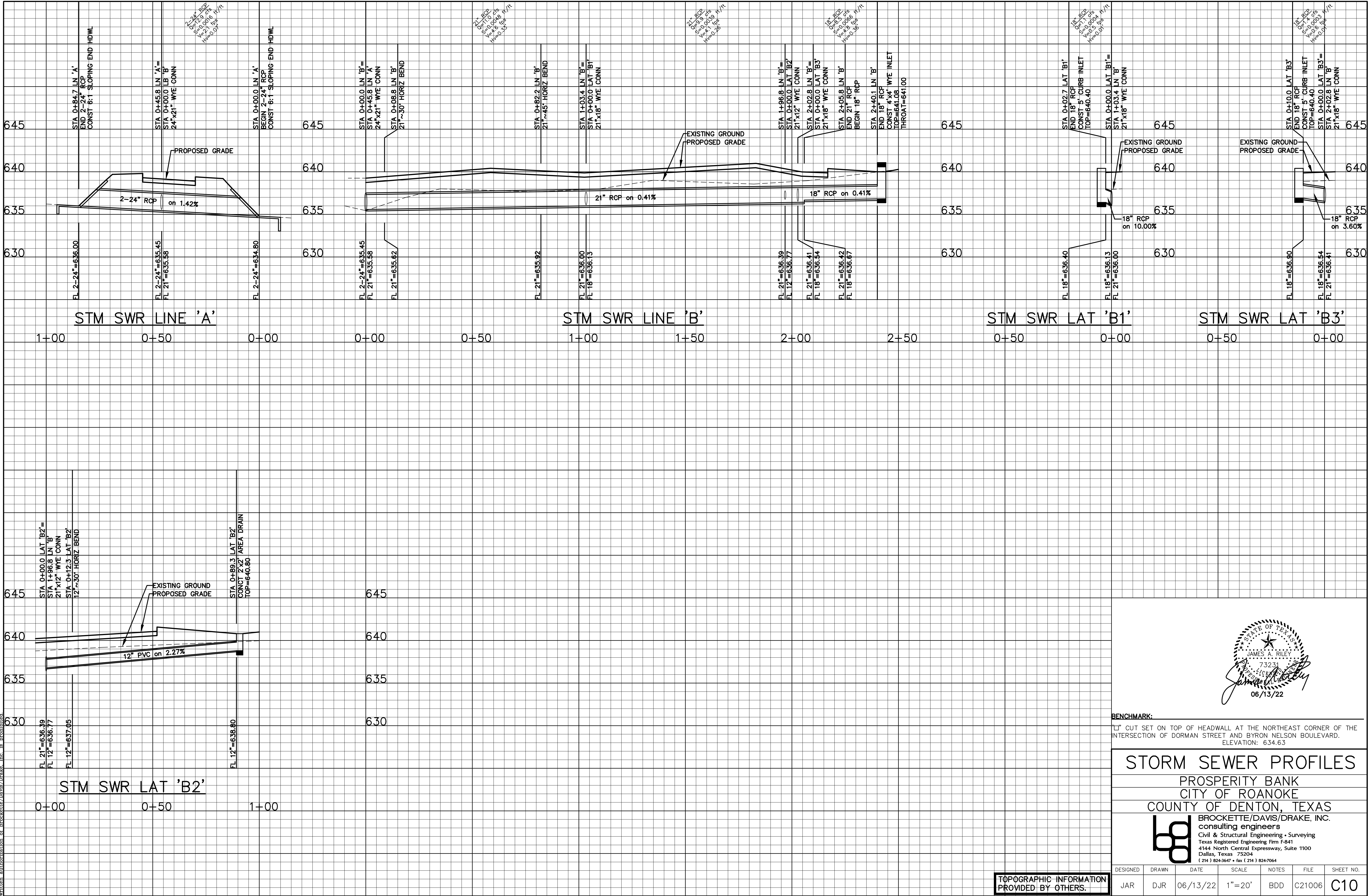
BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

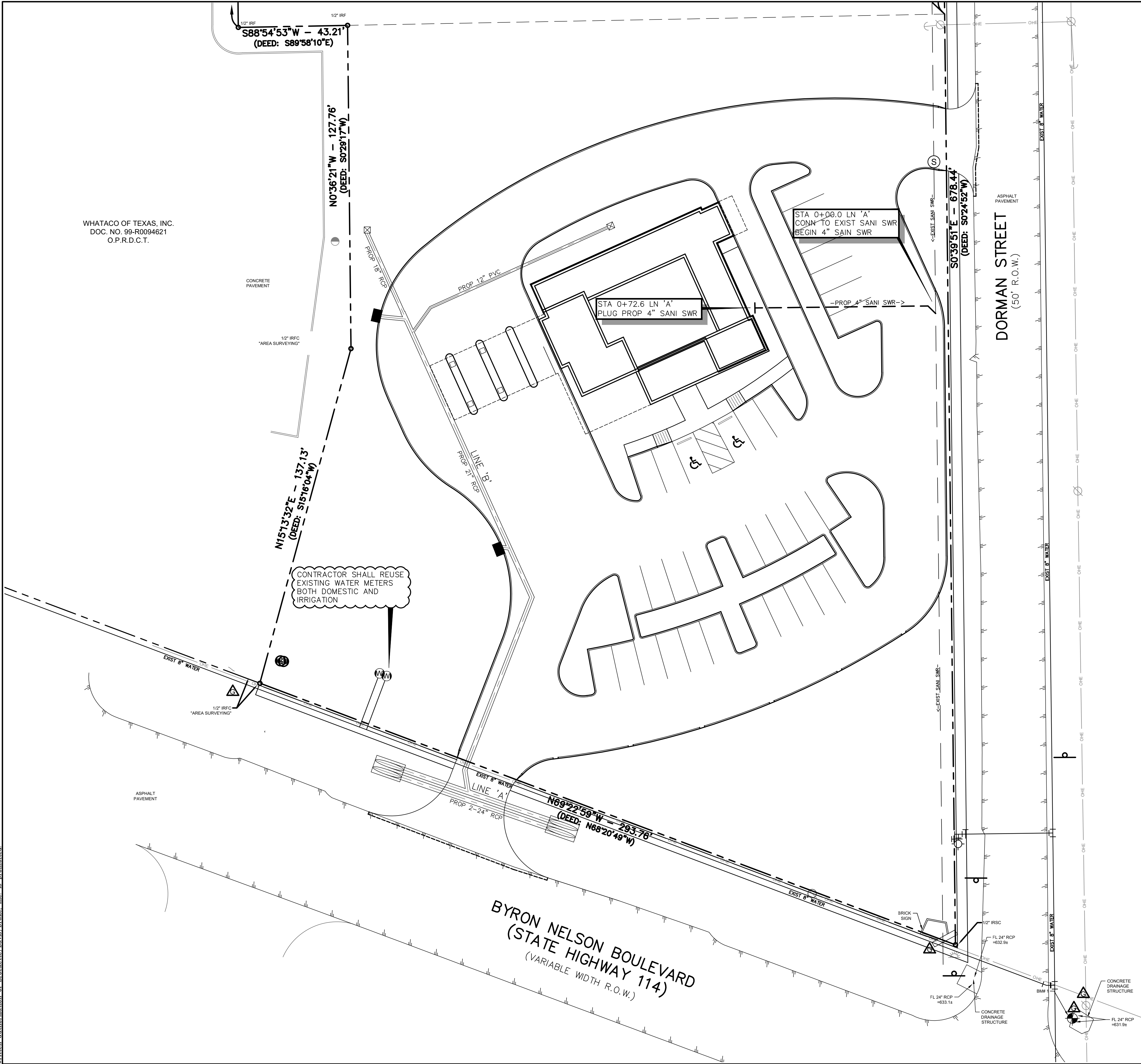
STORM SEWER PLAN
PROSPERITY BANK
CITY OF ROANOKE
COUNTY OF DENTON, TEXAS

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Texas Registered Engineering Firm F-841
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(214) 824-3647 • fax (214) 824-7064

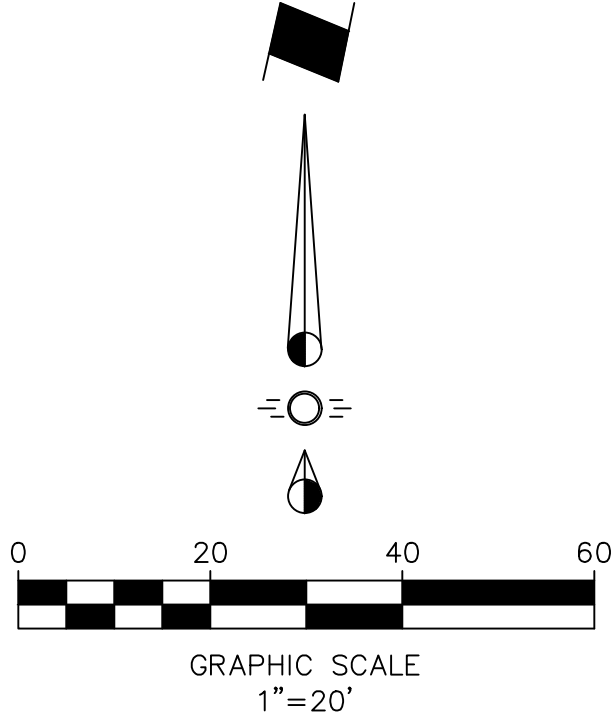
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JAR	DJR	06/13/22	1"=20'	BDD	C21006	C09

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.





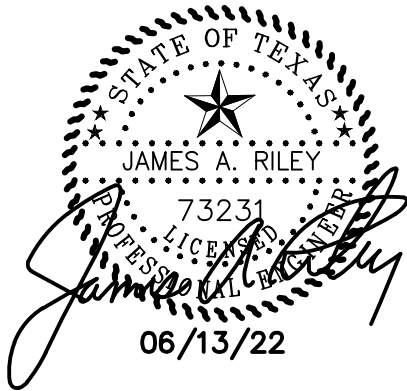
WHATACO OF TEXAS, INC.
DOC. NO. 99-R0094621
O.P.R.D.C.T.



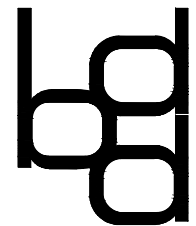
- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - PROPOSED CURB
 - FULL DEPTH SAWCUT
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER

- Notes:**
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
 - ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
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NOTE:
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UNLESS OTHERWISE NOTED.

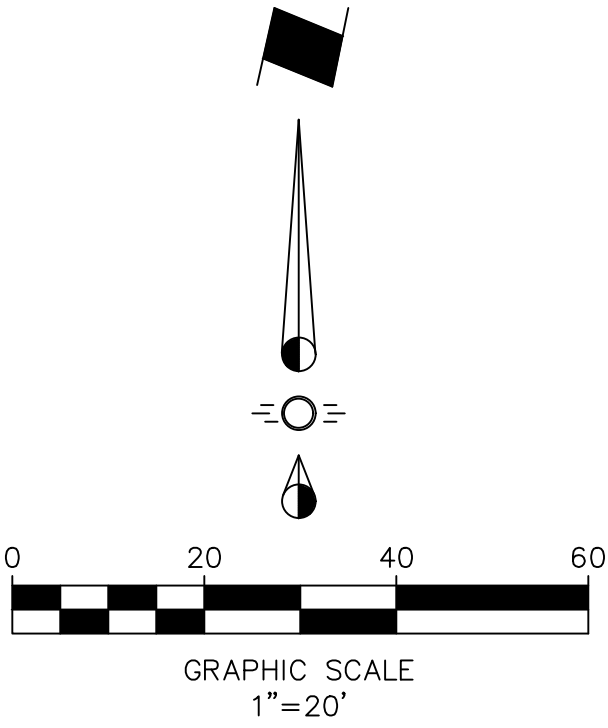


BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

WATER & SANI SWR PLAN						
PROSPERITY BANK						
CITY OF ROANOKE						
COUNTY OF DENTON, TEXAS						
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	1"=20'	BDD	C21006	C11

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.

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DOC. NO. 99-R0094621
O.P.R.D.C.T.

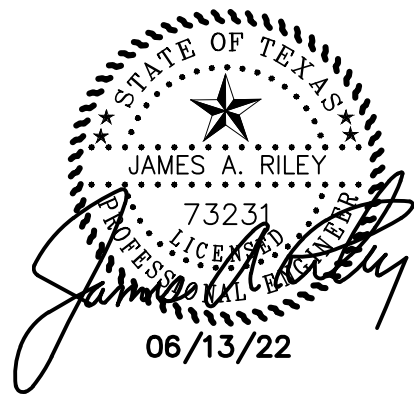


LEGEND

- 462 --- EXISTING CONTOUR
- 62 --- PROPOSED CONTOUR
- EXISTING CURB
- PROPOSED CURB
- SILT FENCE/INLET PROTECTION
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

NOTE:
THIS PLAN REFLECTS MINIMUM REQUIREMENTS ONLY, AND DOES NOT CONSTITUTE A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS REQUIRED BY FIELD CONDITIONS AND CONSTRUCTION SCHEDULING. THE CONTRACTOR SHALL COMPLY FULLY WITH ANY APPLICABLE REQUIREMENTS AS ESTABLISHED IN THE CURRENT NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

NOTCOG PUBLISHES ACCEPTABLE CONTROLS IN A REFERENCE MANUAL ENTITLED "STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES," AS REVISED JUNE, 1999. THIS MANUAL CAN BE OBTAINED THROUGH THE INTERNET AT WWW.DFWSTORMWATER.COM/RUNOFF.HTML.

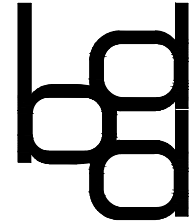


BENCHMARK:
"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD.
ELEVATION: 634.63

EROSION CONTROL PLAN

PROSPERITY BANK
CITY OF ROANOKE

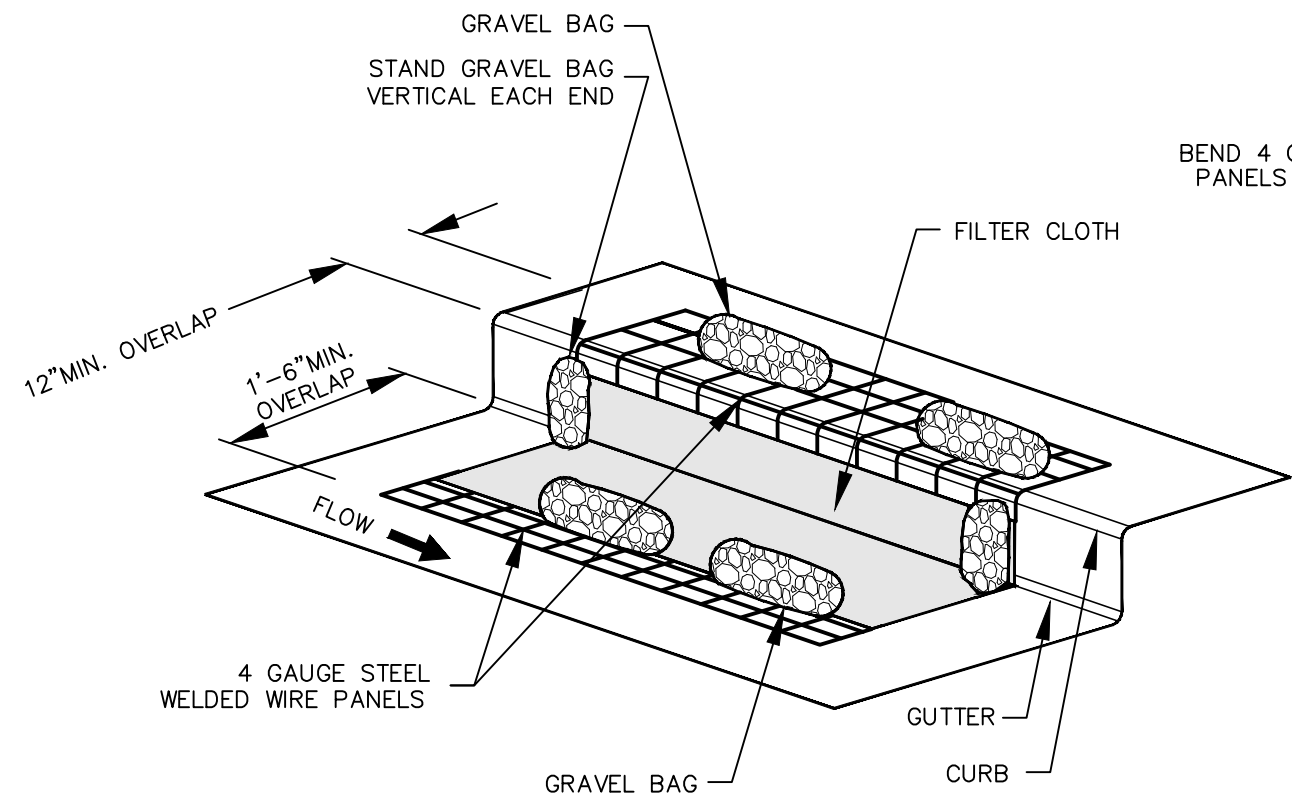
COUNTY OF DENTON, TEXAS



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consulting engineers
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4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

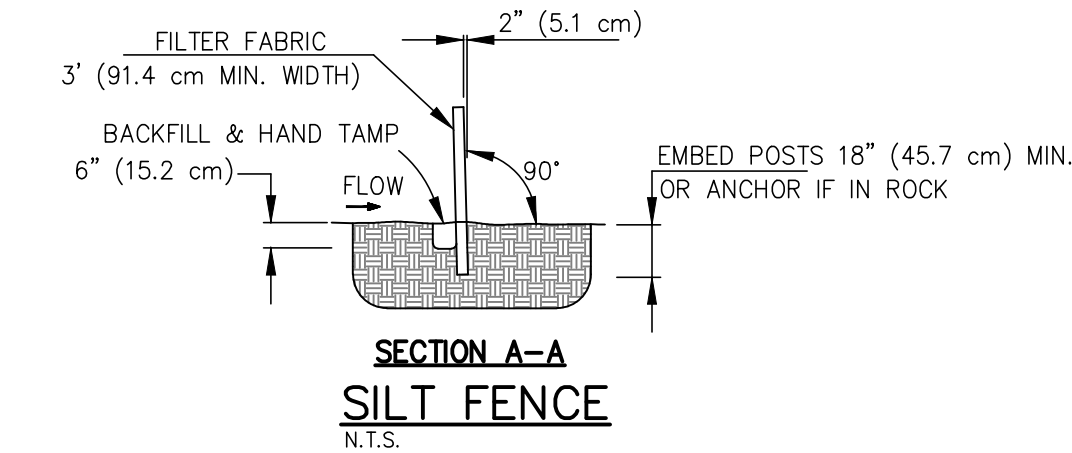
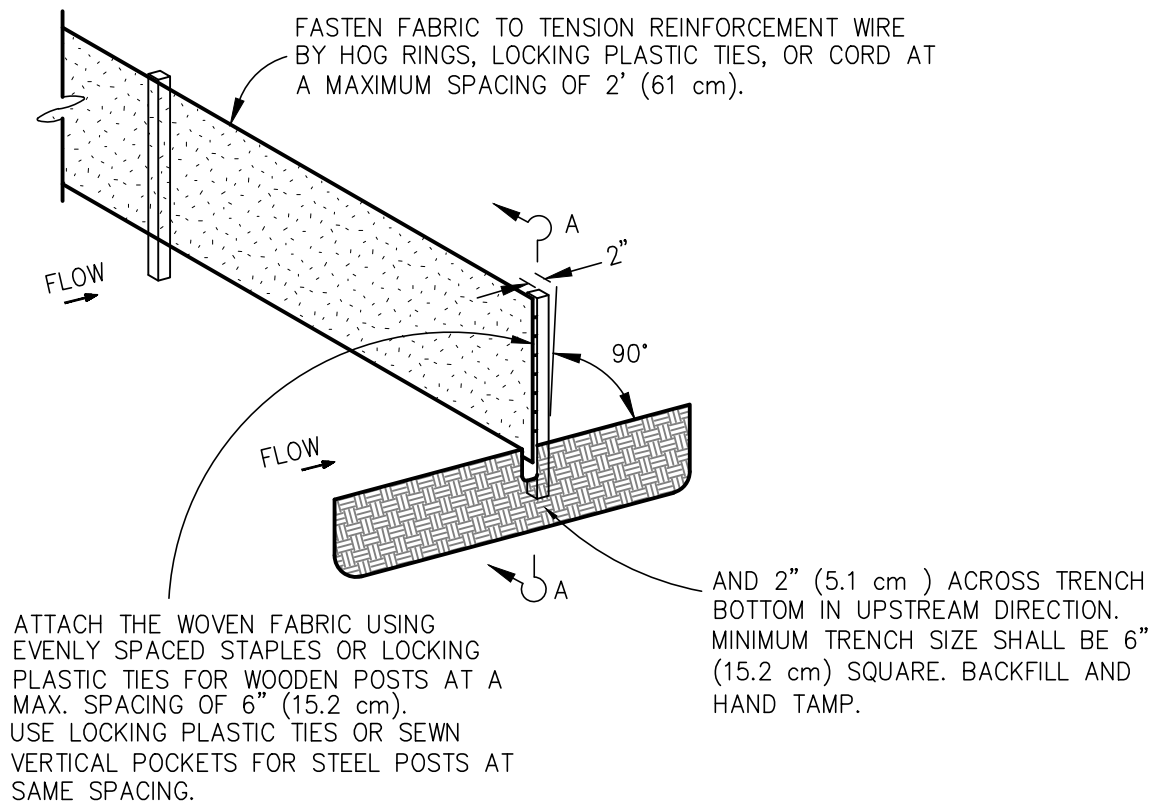
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JAR	DJR	06/13/22	1"=20'	BDD	C21006	C12

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.

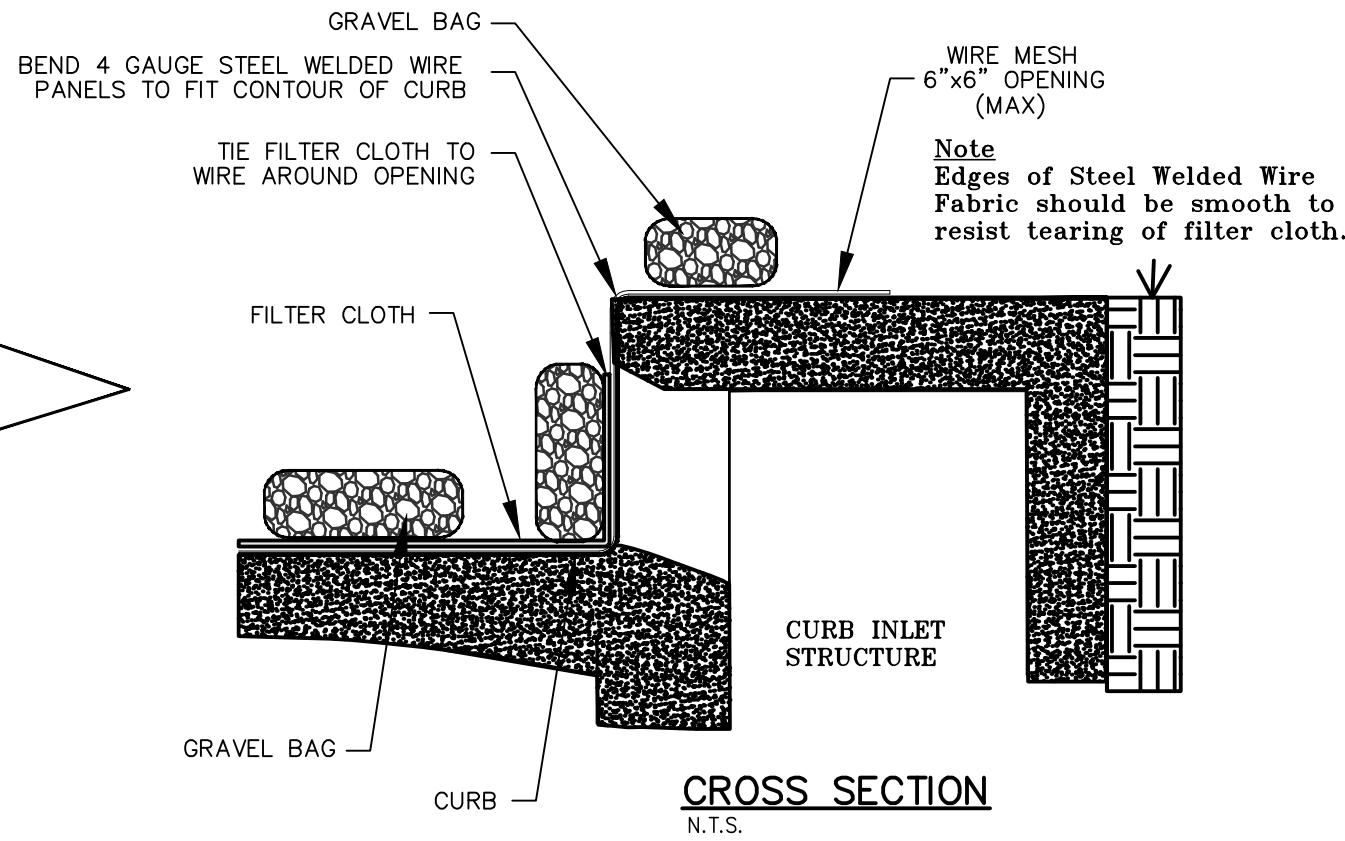


ISOMETRIC PLAN VIEW
N.T.S.

4' (1.2 m) MIN. STEEL OR WOOD POSTS SPACED AT 5' (1.8 m) TO 8' (2.4 m) MIN. SOFTWOOD POSTS SHALL BE 3" (7.6 cm) MIN. IN. DIA. OR NOMINAL 2"x4" (5.1 cm x 10.2 cm). HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5"x1.5" (3.8 cm x 3.8 cm).



SECTION A-A
SILT FENCE
N.T.S.



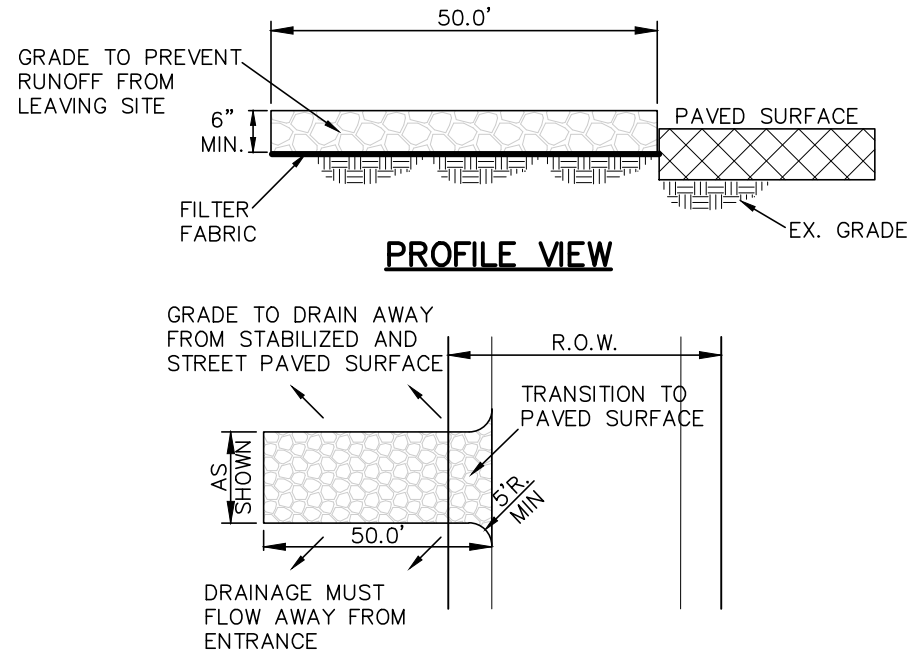
CROSS SECTION
N.T.S.

CONSTRUCTION NOTES -- SILT FENCE

1. Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. The post must be embedded a minimum of 18 inches.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with washed gravel on the uphill side to prevent flow under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence shall be securely fastened to each support post or to woven wire, which is in turn attached to the support post. There shall be a 6 inch double overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reached a depth of 6 inches. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.

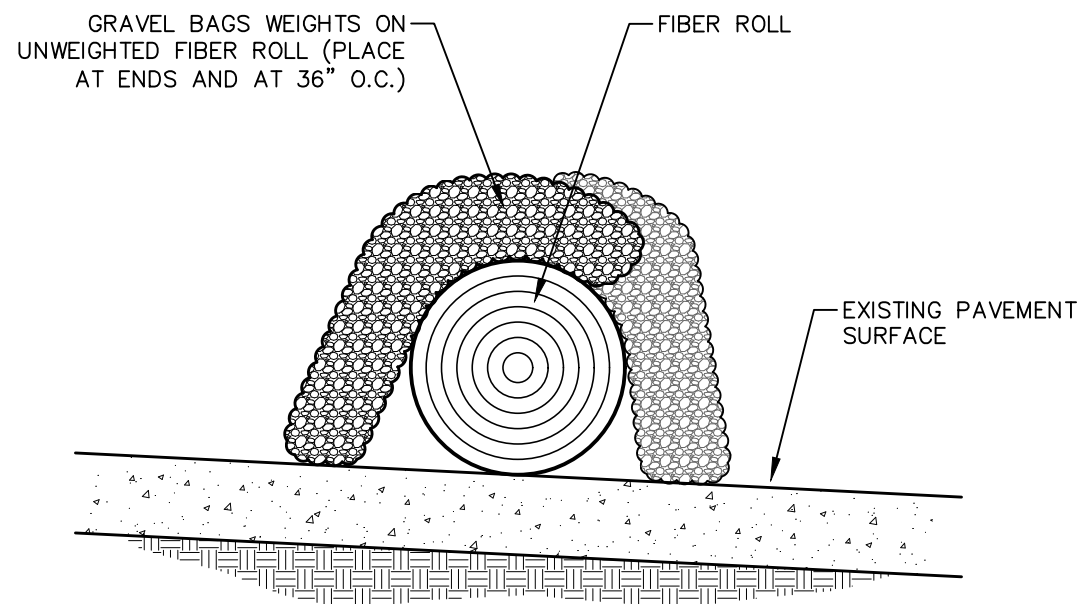
NOTES

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FORM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
4. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

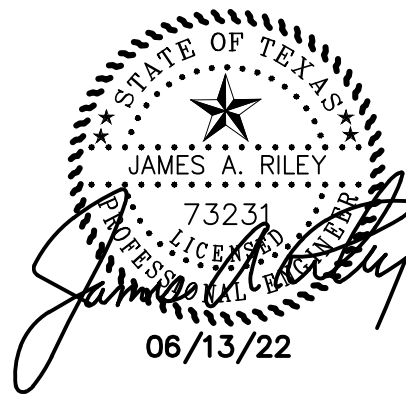


PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



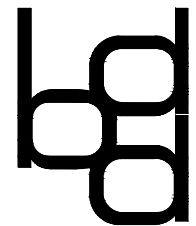
FIBER ROLL INSTALLATION ON PAVEMENT DETAIL
N.T.S.



BENCHMARK:

"1" CUT SET ON TOP OF HEADWALL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORMAN STREET AND BYRON NELSON BOULEVARD. ELEVATION: 634.63

EROSION CONTROL DETAILS

PROSPERITY BANK						
CITY OF ROANOKE						
COUNTY OF DENTON, TEXAS						
 BROCKETTE/DAVIS/DRAKE, INC. consulting engineers Civil & Structural Engineering • Surveying Texas Registered Engineering Firm F-841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647 • fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
JAR	DJR	06/13/22	N.T.S.	BDD	C21006	C13

TOPOGRAPHIC INFORMATION
PROVIDED BY OTHERS.



615 E. Byron Nelson Drive, Roanoke, Texas 76262

Project Number : Project Number

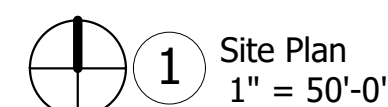
REVISIONS

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SITE PLAN

SP-1

BUILDING OWNER: PROSPERITY BANK (DEKE HAYES, D/FW AREA CHAIRMAN) 5949 SHERRY LANE, NO. 1300 DALLAS, TEXAS 75225 (214) 780-2075 deke.hayes@prosperitybankusa.com	APPLICANT AND ARCHITECT: SLI GROUP, INC. (ALAN BALIUS, AIA) 15810 PARK TEN PLACE, NO. 300 HOUSTON, TEXAS 77084 (713) 932-3126 abalius@sligroup.com
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