

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
SEPTEMBER 15, 2022
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Zoning Board of Adjustment 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 Zoning Board of Adjustment meeting held on December 16, 2021.

D. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2022-02) from Larry Merchant, seeking relief from City's Code of Ordinances Section 12.601 (D)(2), regarding area regulations for side yard requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 5 foot side yard setbacks when development standards for the district provide that the minimum side yard setback is 7.5 feet. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.
2. Consideration and action on approval of a Variance (V-2022-02) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(2).a. Table 1 regarding side yard setback



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

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

requirements for the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street.

3. Public hearing to consider a Special Exception Request (SEP-2022-01) from Larry Merchant, seeking relief from the City's Code of Ordinances Section 12.601 (3)(B) Table 2, regarding area regulations for lot coverage requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 28% lot coverage when development standards for the district provide that the maximum lot coverage should be 25%. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.
4. Consideration and action on approval of a Special Exception (SEP 2022-01) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(3).b Table 1 regarding lot coverage standards in the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street. The property is located on the northwest corner of Travis and Walnut.

The Zoning Board of Adjustment 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, September 9, 2022, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**September 15, 2022
Page 3 of 3**

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



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 12/16/2021 - ZBA Minutes

MEETING DATE: September 15, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on December 16, 2021.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 12-16-2021



Helen Ward, Commissioner
Larry Granados, Vice Chairman

Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Commissioner

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
DECEMBER 16, 2021
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Lewis Rice; Commissioners: Helen Ward, Lauren Turner, Larry Granados, and Abigail Mayer; Assistant City Manager Cody Petree; City Planner Kelly Carlson and City Secretary April S. Hill.

A. CALL TO ORDER

Meeting called to order at 7:01 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Abigail Mayer second by Helen Ward to approve the minutes from the Special Zoning Board of Adjustment meeting held on August 18, 2021.
Motion carried unanimously.

C. NEW BUSINESS

1. Public hearing to consider a Variance Request (V-2021-03) from William Janecek, seeking relief from the City's Code of Ordinances Section 12.403(b)(2), regarding area regulations side or rear yard in the Retail (R) District. The proposed project is located in the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas, Lot 13, Block A, and having a property address of 905 N. Oak Street.

Public hearing started at 7:03 p.m.

Kevin Dingman, 8446 Winged Foot Drive, Frisco, Architect for the project, stated that he is available to answer any questions.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT SPECIAL MEETING**

**December 16, 2021
Page 2 of 2**

Public hearing ended at 7:04 p.m.

1. Motion made by Larry Granados second by Helen Ward to deny a Variance Request (V-2021-03) from William Janecek, seeking relief from the City's Code of Ordinances Section 12.403(b)(2), regarding area regulations side or rear yard in the Retail (R) District. The proposed project is located in the North Highland Addition, an addition to the City of Roanoke, Denton County, Texas, Lot 13, Block A, and having a property address of 905 N. Oak Street .

Motion carried unanimously.

D. ADJOURNMENT

Motion made by Helen Ward second by Larry Granados to adjourn the meeting at 7:13 p.m.

Motion carried unanimously.

Lewis Rice, Chairman

April S. Hill, City Secretary



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2022-02 - 303 Travis Street

MEETING DATE: September 15, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2022-02) from Larry Merchant, seeking relief from City's Code of Ordinances Section 12.601 (D)(2), regarding area regulations for side yard requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 5 foot side yard setbacks when development standards for the district provide that the minimum side yard setback is 7.5 feet. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2022-02 - 303 Travis Street - Side Yard Setbacks



City of Roanoke Notice of Public Hearing Variance Request

NOTICE OF PUBLIC HEARING V-2022-02

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, SEPTEMBER 15, 2022, TO CONSIDER A VARIANCE REQUEST FROM LARRY MERCHANT, SEEKING RELIEF FROM CITY'S CODE OF ORDINANCES SECTION 12.601 (d)(2), REGARDING AREA REGULATIONS FOR SIDE YARD REQUIREMENTS FOR THE OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY DISTRICT. THE APPLICANT PROPOSES 5 FOOT SIDE YARD SETBACKS WHEN DEVELOPMENT STANDARDS FOR THE DISTRICT PROVIDES THAT THE MINIMUM SIDE YARD SETBACK IS 7.5 FEET. THE PROPOSED PROJECT IS LOCATED ON LOT 3, BLOCK 23, ORIGINAL TOWN OF ROANOKE ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A PROPERTY ADDRESS OF 303 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, August 25, 2022, by 5:00 p.m.

April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Variance 2022-02 Side Yard Setbacks 303 Travis St.

MEETING DATE: September 15, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of a Variance (V-2022-02) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(2).a. Table 1 regarding side yard setback requirements for the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street.

INFORMATION:

Background Information

Ordinance No. 2016-115 Old Town Roanoke Neighborhood Design Overlay was adopted July 12, 2016. The purpose and intent of this Neighborhood Design Overlay (herein known as the Overlay) is to preserve the overall integrity and character of the neighborhood while allowing for more context-sensitive new construction.

Planning Analysis: The lot is fifty feet by one-hundred and forty feet (50'x140'). The applicant is requesting five (5) ft. side yard setbacks as the lot is not as wide as the typical single family lot. The minimum width of a single family lot is sixty feet (60'). The adoption of the overlay puts a hardship on pre-existing properties. Variances have been granted for lots with the same width to allow room needed to build on those smaller lots that were platted prior to the adoption of the Old Town Roanoke Neighborhood Design Overlay.

Sec. 12.96. -Variances (1) The Board may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance with the terms of this chapter. For example, if the subject property substantially differs from other similarly zoned land parcels by being of such restricted area, shape or slope so that it cannot reasonably be developed in the same manner as other similarly zoned land parcels, then a variance of the building setback, lot/tract width or depth, or parking requirements may be granted.

12.601(d)(2).a. TABLE 1 Setback Standards -

Section 12.601 Old Town Roanoke Neighborhood Design Overlay.

a. *Primary building setbacks:* Shall meet the standards in Table 1 below.



AGENDA ITEM

Table 1: Setback Standards

Interior Lot					
FRONT SETBACKS				Side* Setbacks	Rear* Setbacks
Minimum		Maximum			
20 feet		30 feet		7.5 feet	20 feet
Corner Lot					
Front (Primary Street)		Front (Secondary Street)		Side (min)	Rear (min)*
Minimum	Maximum	Minimum	Maximum		
20 feet	30 feet	15 feet	30 feet	7.5 feet	20 feet
*Detached garages may be built to the property line (side and rear only). However fire separation standards shall apply.					



STAFF RECOMMENDATION:

Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. V-2022-02 - 303 Travis Street - Side Yard Setbacks



AGENDA ITEM

2. 2213-Merchant_Plan_6



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

Zoning Board of Adjustment Application

Variance ☒ Special Exception ☐ Zoning Board Appeal ☐

Name of Applicant Larry Merchant	Address of Applicant 7906 Glade Creek CT Dallas, TX 75218	E-Mail larry.merchant@wncd.com
		Phone N/A
		Mobile Phone 214-415-8538
Name of Business	Type of Business	
Property Address 303 Travis ST. Roanoke, TX 76262		Lot / Block / Subdivision Lot 3 / Block 231 Town of Roanoke

Explanation of request:

This residential lot is narrow & I'm requesting a variance for a reduction on the side yard setback.

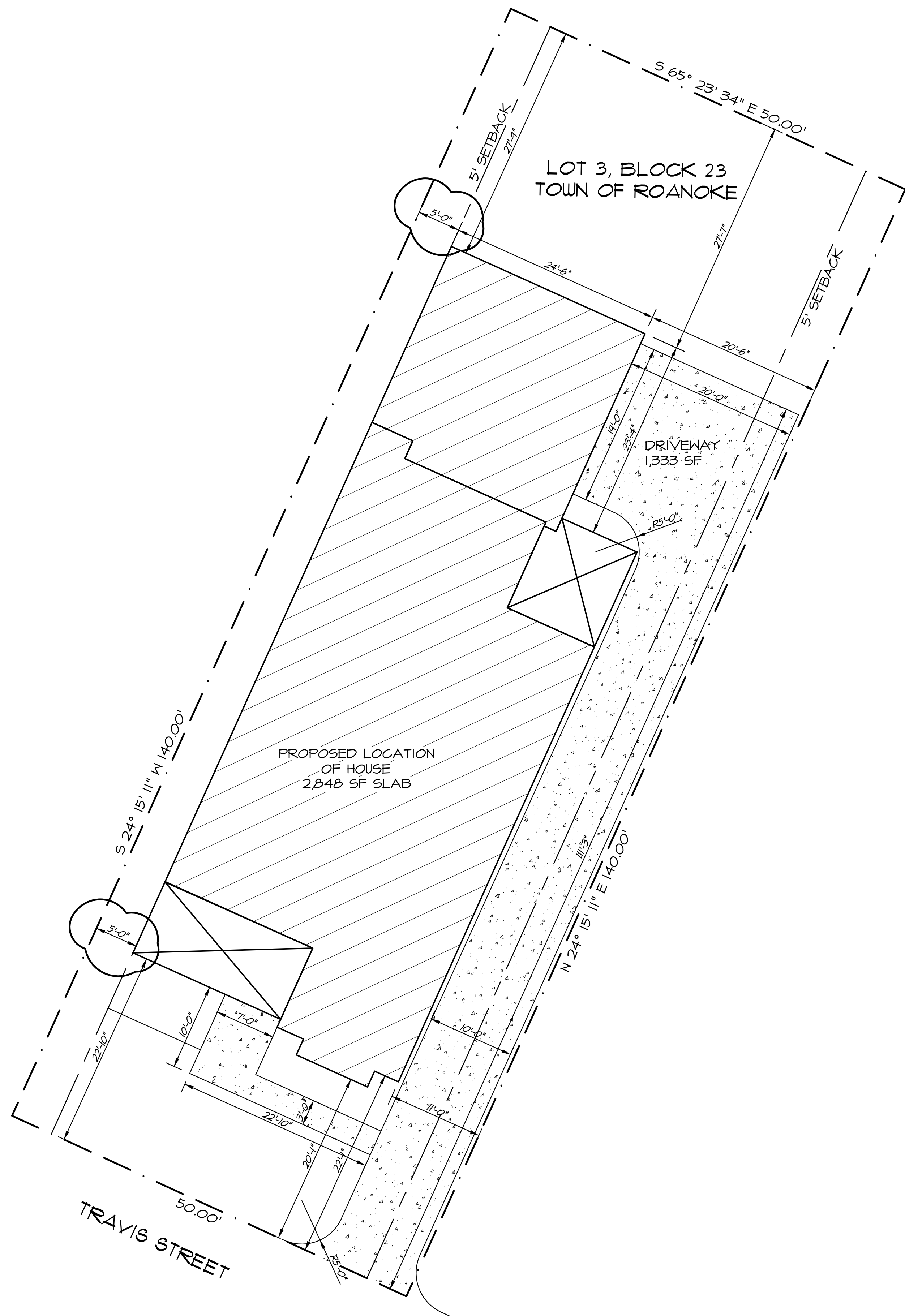
For Variance please state hardship:

The lot is very narrow & I would like to get the side yard setback reduced to 5ft on each side, because the lot is 50' wide.

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

FOR OFFICE USE ONLY

Date Payment Received Paid 8/15/2022 by JW	Date of Meeting 09/15/2022	Date Notified 09/01/2022	Item No. V-2022-02
--	--------------------------------------	------------------------------------	------------------------------



① SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

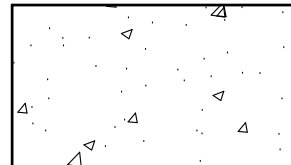
GENERAL NOTES

1. REFER TO RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT AND SOIL TESTING FOR FINAL SLAB ELEVATIONS.
2. STRUCTURAL ENGINEERING AND FOUNDATION PLANS PROVIDED BY OTHERS.
3. CIVIL ENGINEERING AND DRAINAGE PLANS PROVIDED BY OTHERS.
4. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
5. PROVIDE SOD IN YARD ALONG THE FRONT AND SIDES OF HOUSE. PROVIDE IRRIGATION IN FRONT, SIDES, AND PERIMETER OF THE FOUNDATION. PLANTS AND SHRUBS FOR THE FRONT FLOWER BEDS TO BE DETERMINED.
6. FINAL LOCATION OF STRUCTURES AND DRIVEWAYS TO BE DETERMINED.

REVISION NOTES

- INDICATED BY: 
-  REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.

LEGEND

-  PAVING
-  HOUSE

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12028. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL DEED RECORDS, BUILDING CODES, AND ANY OTHER INFORMATION NECESSARY FOR FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.

8/4/22

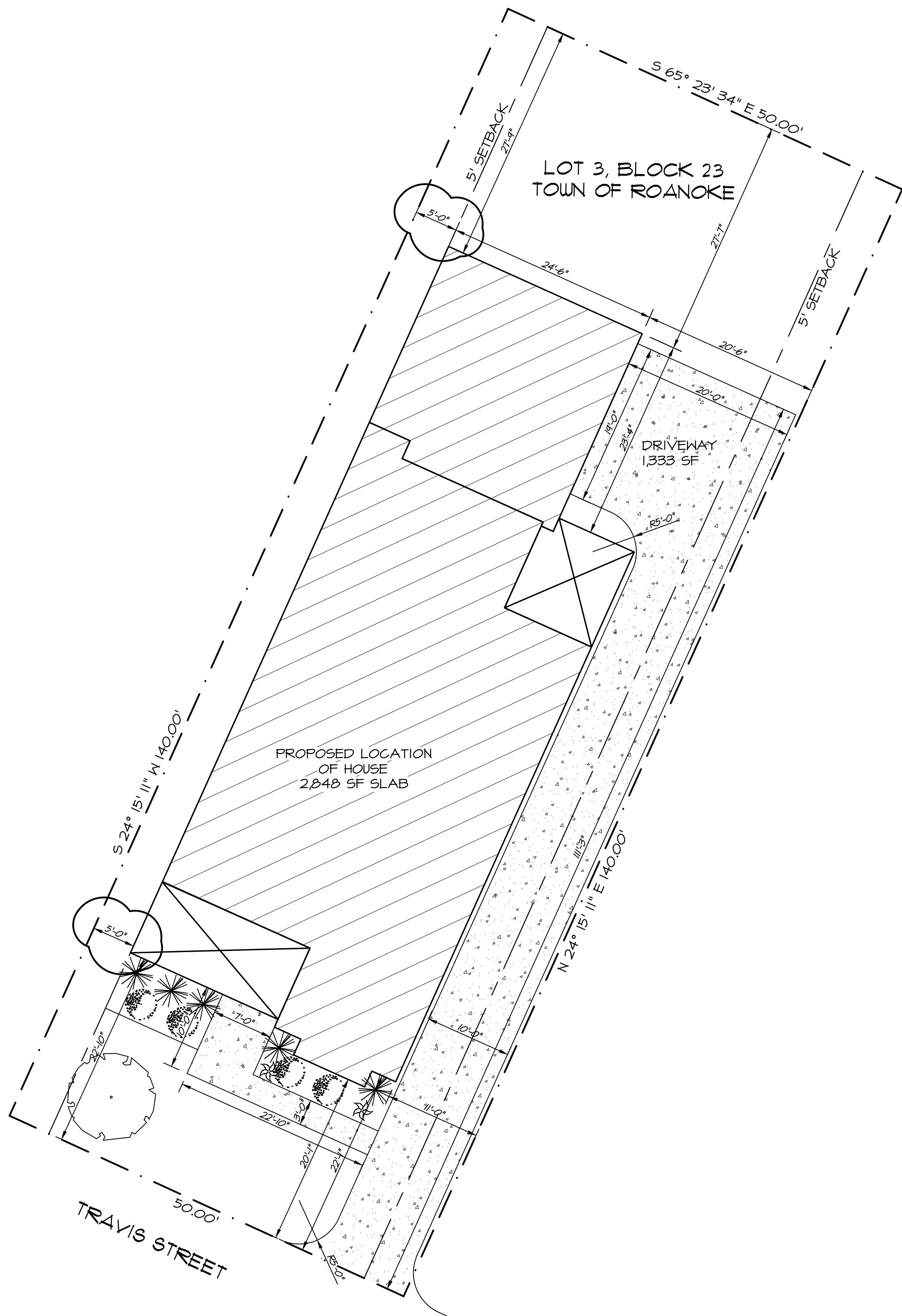
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 12028
APRIL K. MOSLEY

MOSLEY design studio
2815 Ridgewood
214-515-1632 214-255-9811
www.mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

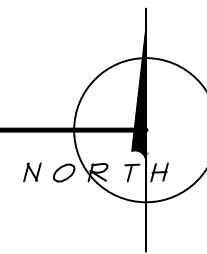
SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	177
PATIO	130
GARAGE	589
TOTAL UR	2,858
COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.	
DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	7/5/22
REVISIONS:	
	8/4/2022
SHEET NO.	
A	
1	OF 7

PERMIT SET



2 LANDSCAPE PLAN

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



GENERAL NOTES

1. REFER TO RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT AND SOIL TESTING FOR FINAL SLAB ELEVATIONS.
2. STRUCTURAL ENGINEERING AND FOUNDATION PLANS PROVIDED BY OTHERS.
3. CIVIL ENGINEERING AND DRAINAGE PLANS PROVIDED BY OTHERS.
4. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
5. PROVIDE SOD IN YARD ALONG THE FRONT AND SIDES OF HOUSE. PROVIDE IRRIGATION IN FRONT, SIDES, AND PERIMETER OF THE FOUNDATION. PLANTS AND SHRUBS FOR THE FRONT FLOWER BEDS TO BE DETERMINED.
6. FINAL LOCATION OF STRUCTURES AND DRIVENWAYS TO BE DETERMINED.

REVISION NOTES

INDICATED BY:

REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.

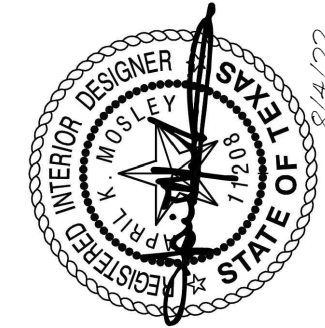
LANDSCAPE LEGEND

- BLUE AGAVE PLANT (OR SIMILAR)
- DWARF NANDINA SHRUB (OR SIMILAR)
- FOUNTAIN GRASS PLANT (OR SIMILAR)
- JAPANESE ARALIA SHRUB (OR SIMILAR)
- BOXLEAF EUONYMUS SHRUB (OR SIMILAR)
- LIGUSTRUM SHRUB (OR SIMILAR)
- LOROPETALUM SHRUB (OR SIMILAR)
- TREE (TBD)

LEGEND

- PAVING
- HOUSE

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12028. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL DEED RECORDS, BUILDING CODES, AND ZONING ORDINANCES FOR FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MOSLEY design studio
2819 Ridgewood
214-515-1633 / 214-255-9811
www.mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	177
PATIO	130
GARAGE	589
TOTAL U.R.	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

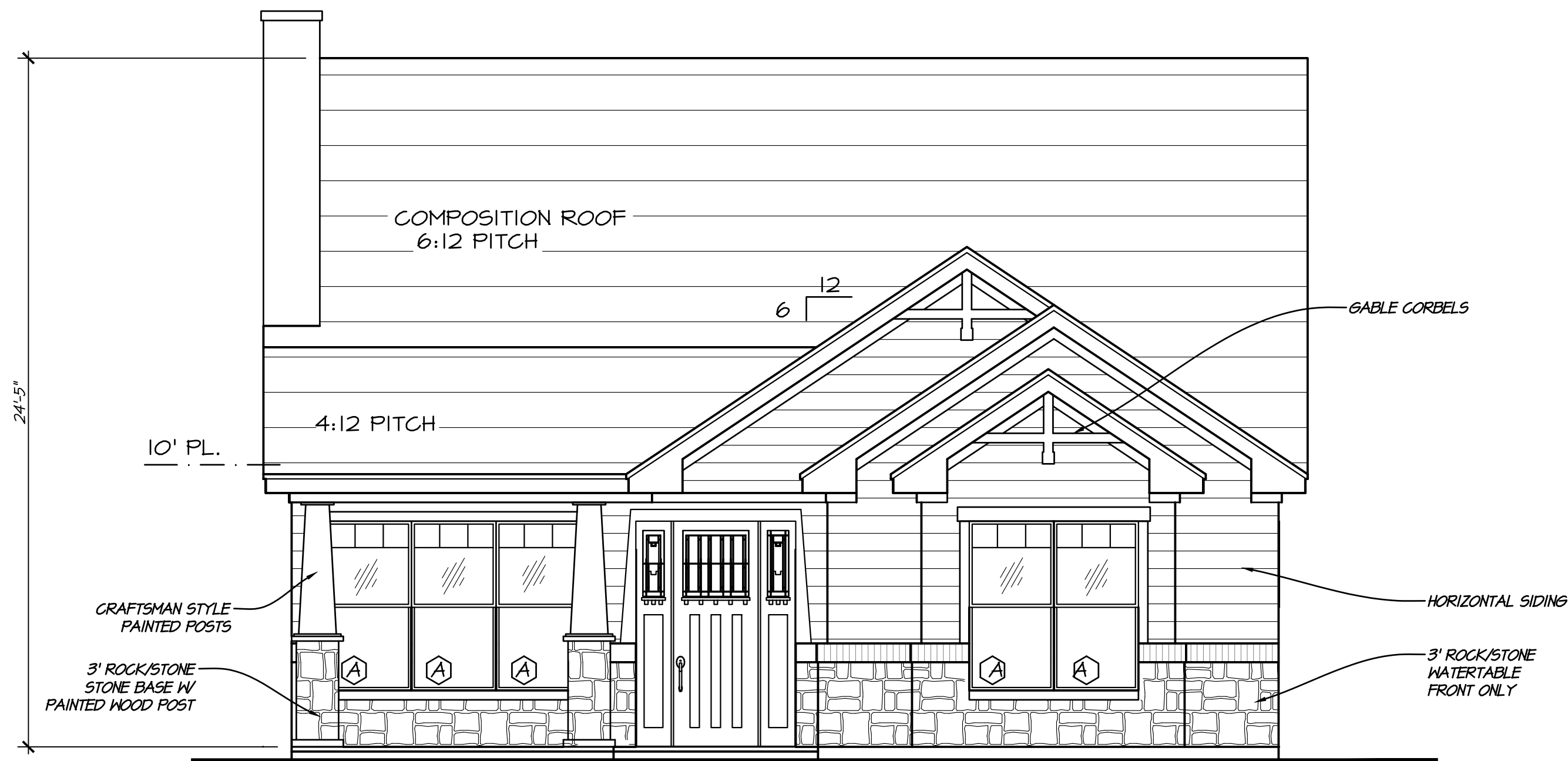
DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	7/5/22
REVISIONS:	
8/4/2022	

SHEET NO.

1B

1 OF 7

PERMIT SET



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

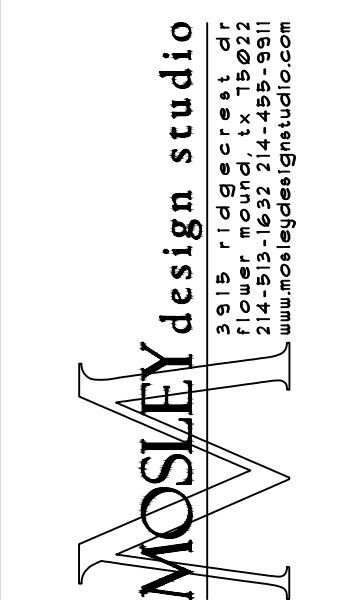
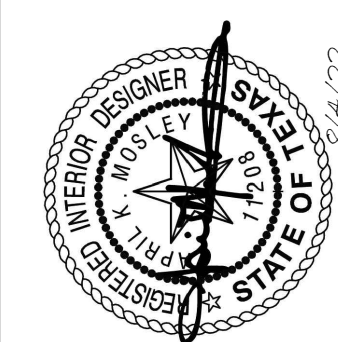


02 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
- ENGINEERING PROVIDED BY OTHERS.
- PLUMBING WALLS WITH 2X6 FRAMING
- ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH
- MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE BUILDING DEPARTMENT. ANY REVISIONS, BUILDING CODES, AND RESTRICTIONS BEFORE CONSTRUCTION OF FINAL SELECTIONS, EQUIPMENT, AND MATERIALS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY
JOB NO.: 2213
DATE: 1/5/22
REVISIONS:
8/4/2022

SHEET NO.
2
2 OF 7

PERMIT SET

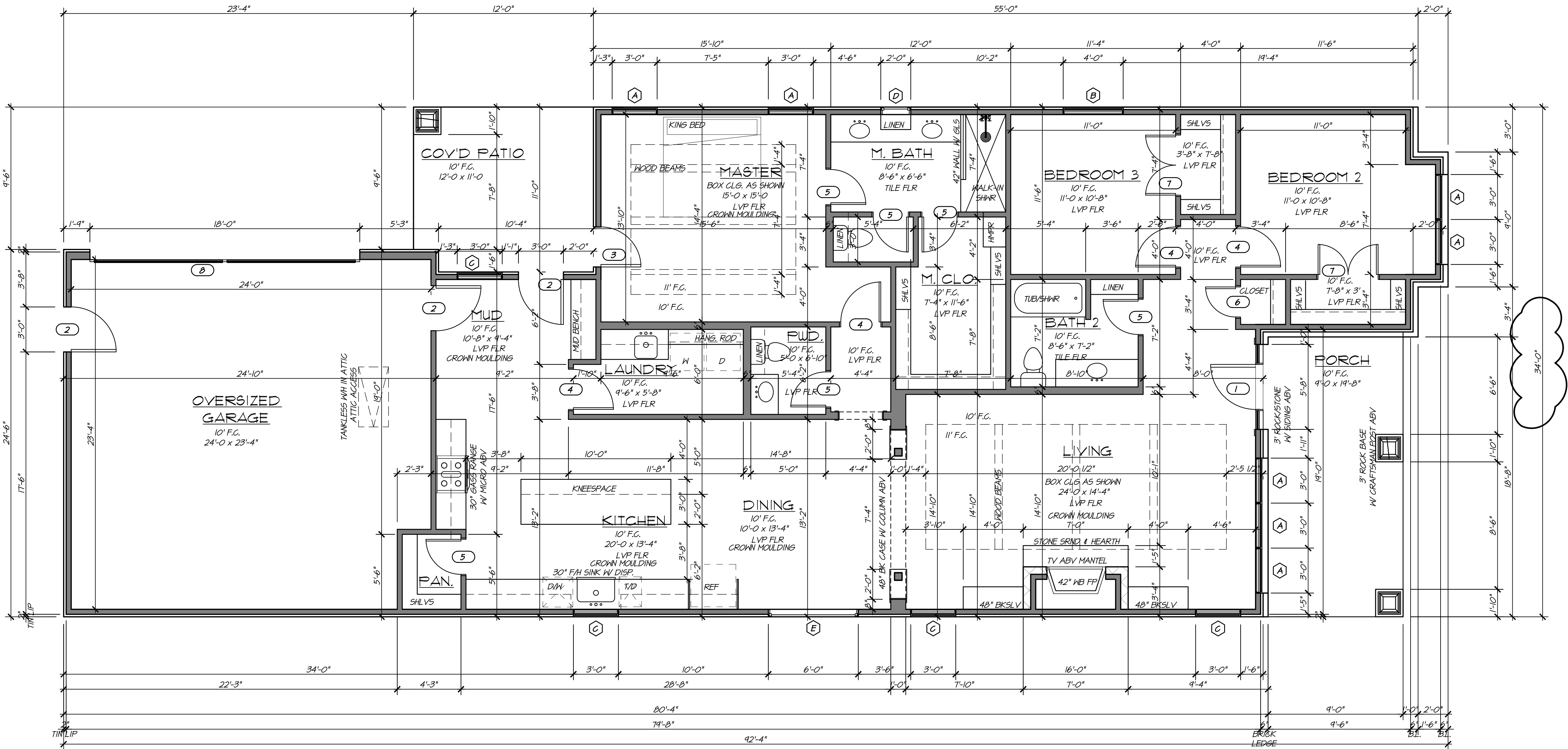
ABBREVIATIONS	
BEV	BEVERAGE
CAB	CABINET
CLG	CEILING
COVD	COVERED
D	DRYER
DISP	DISPOSAL
D/W	DISHWASHER
ELEC	ELECTRIC
F.G.	FINISHED CEILING
FLR	FLOOR
F/P	FIREPLACE
F/S	FREESTANDING
HKS	HOOBS
HT	HEIGHT
K/S	KNEESPACE
MICRO	MICROWAVE
R/S	RAINSHOWER
REF	REFRIGERATOR
SHLV	SHELVES
SHWR	SHOWER
SRO	SHEETROCK OPENING
STOR	STORAGE
T.D.	TRASH DRAWER
W	WASHER
W	WITH
WB	WOOD BURNING
WH	WATER HEATER
W.I.G.	WALK IN CLOSET

DOOR SCHEDULE				
CODE	W	H	DESCRIPTION	QTY
1	5'- 8"	8'- 0"	EXT FRONT ENTRY W/ SKLTS	1
2	3'- 0"	8'- 0"	EXT	3
3	2'- 8"	8'- 0"	EXT	1
4	2'- 8"	8'- 0"	INT	4
5	2'- 4"	8'- 0"	INT	6
6	2'- 0"	8'- 0"	INT	1
7	4'- 0"	8'- 0"	INT PAIR	2
8	18'- 0"	8'- 0"	EXT OVERHEAD	1

WINDOW SCHEDULE					
CODE	W	H	HH	DESCRIPTION	QTY
A	3'- 0"	6'- 0"	8'- 0"	5/H	7
B	4'- 0"	6'- 0"	8'- 0"	5/H	1
C	3'- 0"	4'- 0"	8'- 0"	5/H	4
D	2'- 0"	2'- 0"	8'- 0"	FXD	1
E	6'- 0"	4'- 0"	8'- 0"	FXD	1

- GENERAL NOTES
- ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
 - ENGINEERING PROVIDED BY OTHERS.
 - PLUMBING WALLS WITH 2X6 FRAMING
 - ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH
 - MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.

- REVISION NOTES
- INDICATED BY:
- REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.



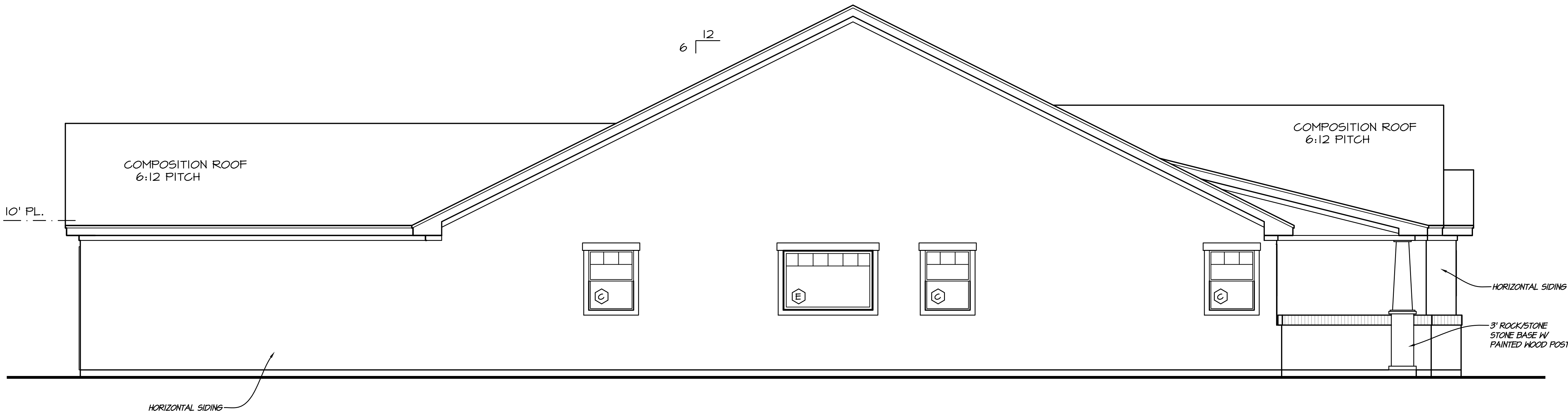
FLOOR PLAN
SCALE: 1/4" = 1'-0"
PERMIT SET

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12029, IS THE SOLE RESPONSIBILITY OF THE DESIGNER. NO PARTS OF THIS DOCUMENT ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

MOSLEY design studio
1300 S. TRAVIS ST., SUITE 110
ROANOKE, TEXAS 76262
mosleydesignstudio.com

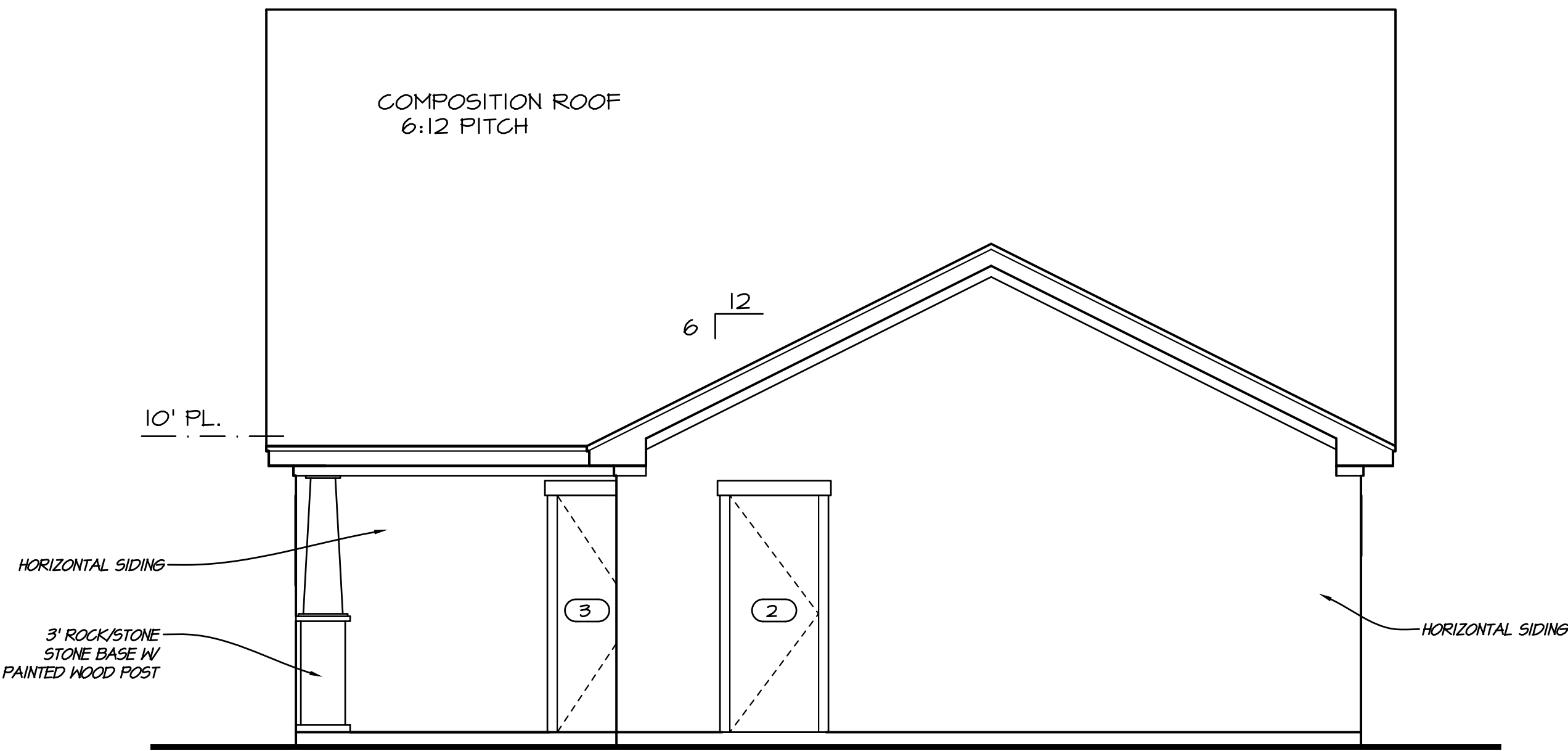
MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:		
LOWER	1,962	
UPPER	0	
TOTAL AVG	1,962	
PORCH	171	
PATIO	130	
GARAGE	589	
TOTAL UR.	2,858	
COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.		
DRAWN BY:	A. MOSLEY	
JOB NO.:	2213	
DATE:	1/5/22	
REVISIONS:	8/4/2022	
SHEET NO. 3		
2	OF	7



01 LEFT ELEVATION

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



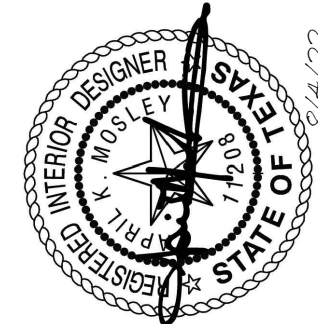
02 REAR ELEVATION

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

GENERAL NOTES

1. MAIN ROOF LINES TO BE 4:12 PITCH UNLESS OTHERWISE NOTED.
2. LOW MAINTENANCE MASONRY COMPOSITE SOFFIT, FASCIA, SIDING AND TRIM PRODUCTS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR MATERIAL SPECIFICATIONS TO BE DETERMINED.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE ARCHITECT. NO PARTS OF THESE DRAWINGS, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION OF FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MOSLEY design studio
1300 W. 14th Street
Flower Mound, TX 76022
817.241.1111
mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY

JOB NO.: 2213

DATE: 1/5/22

REVISIONS:

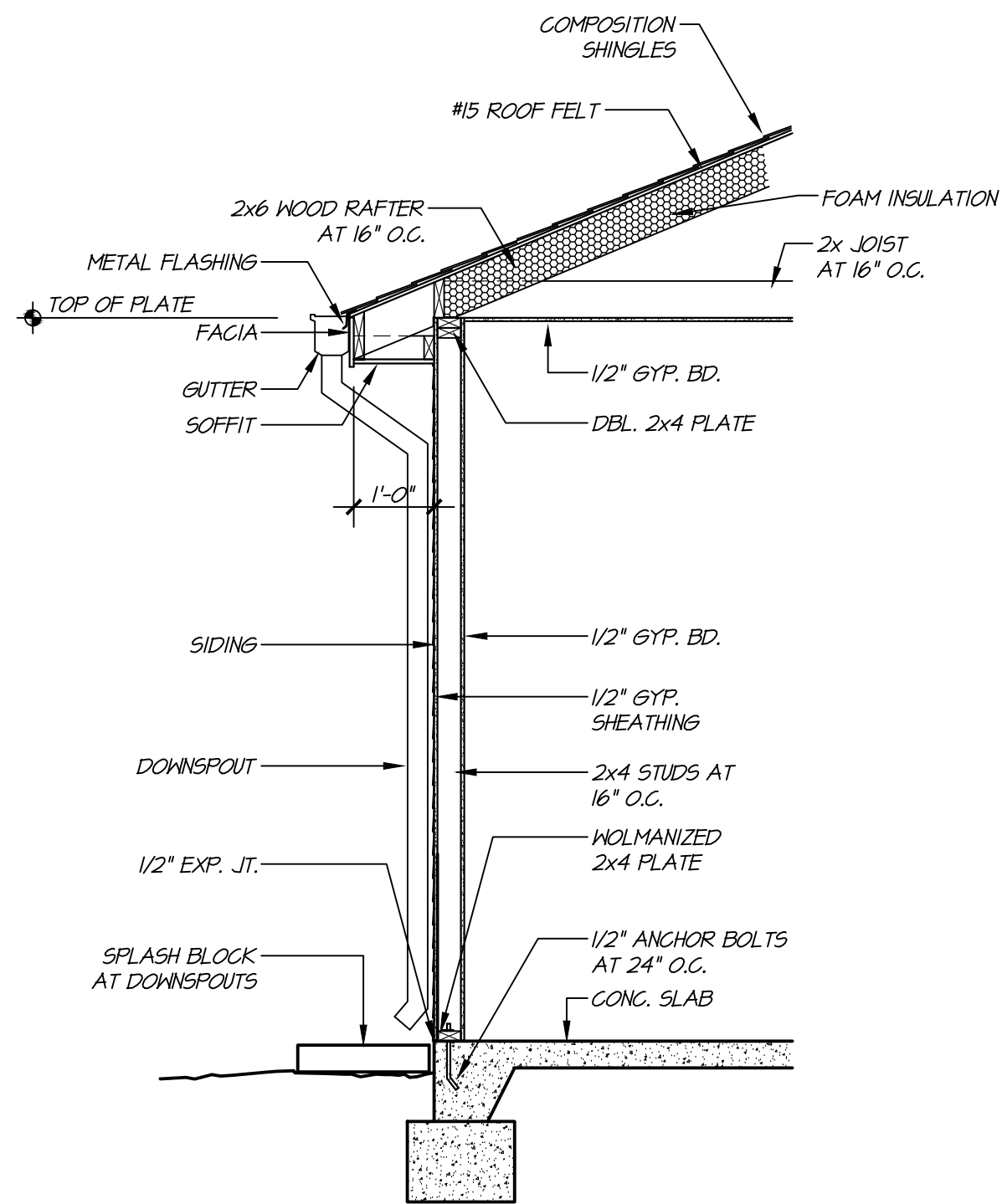
△ 8/4/2022

SHEET NO.

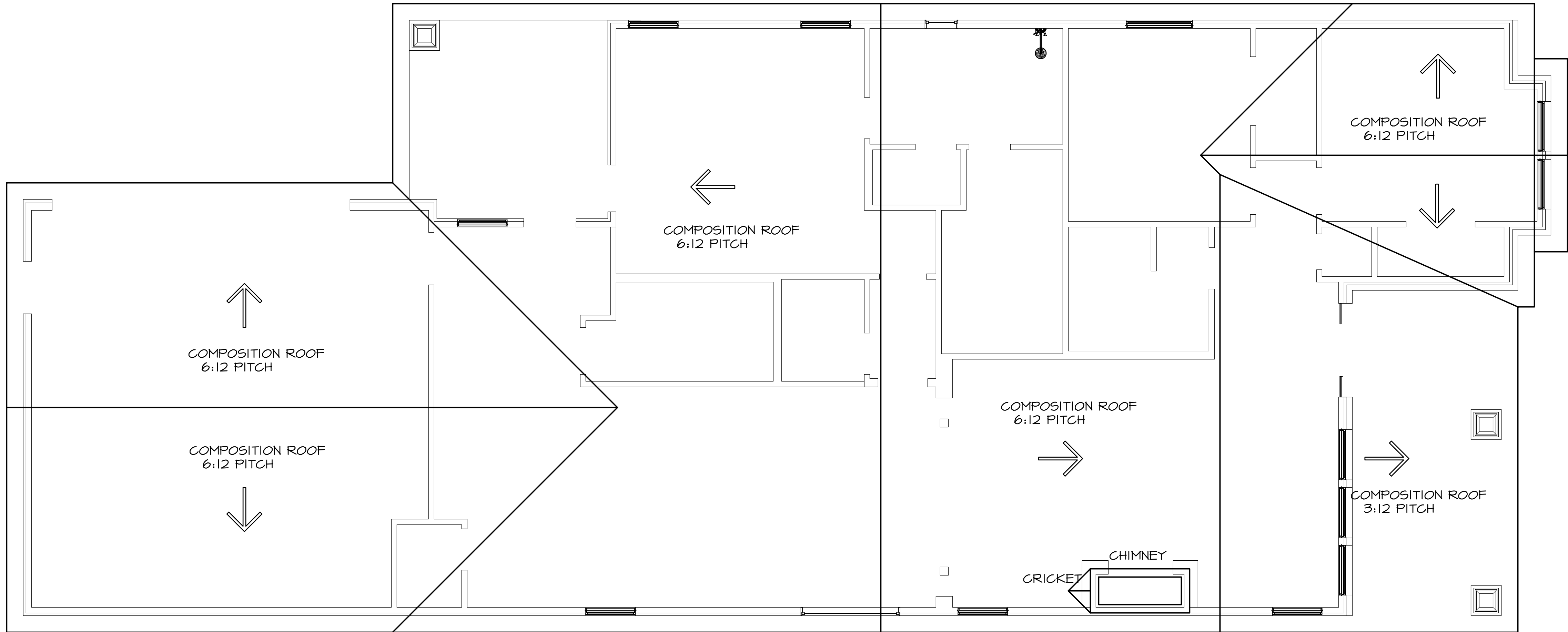
4

4 OF 7

PERMIT SET



02 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

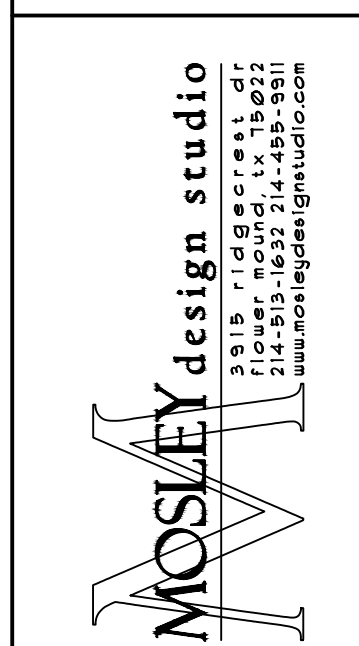
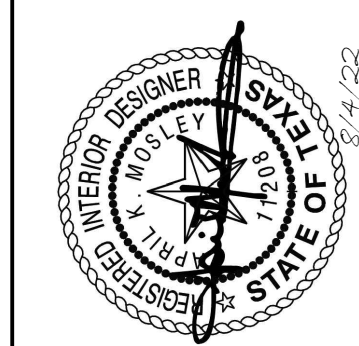


01 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. MAIN ROOF LINES TO BE 6:12 PITCH UNLESS OTHERWISE NOTED.
2. LOW MAINTENANCE MASONRY COMPOSITE SOFFIT, FASCIA, SIDING AND TRIM PRODUCTS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR MATERIAL SPECIFICATIONS TO BE DETERMINED.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE BUILDING DEPARTMENT. ANY VIOLATIONS, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

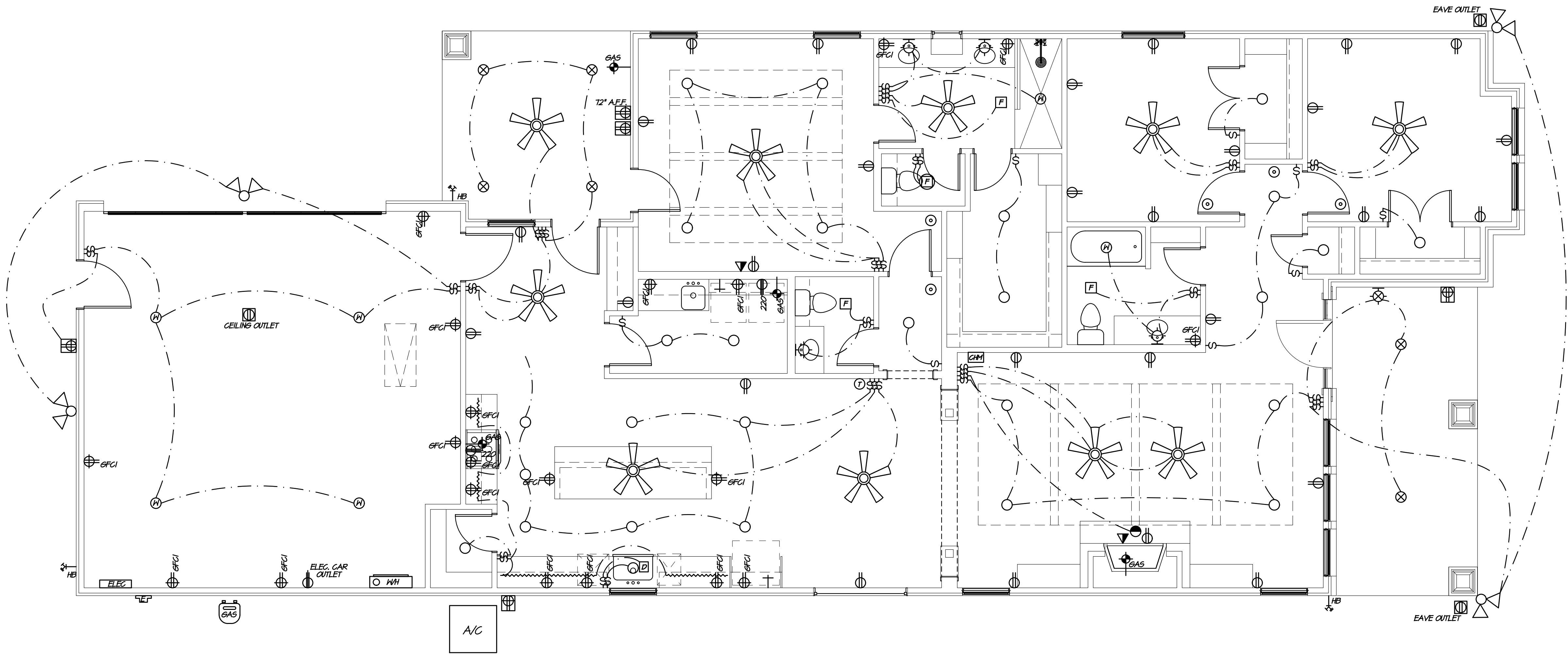
SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL UR.	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	1/5/22
REVISIONS:	
Δ	8/4/2022

SHEET NO.		
5		
OF	7	

PERMIT SET



LEGEND

- Ⓢ SINGLE POLE SWITCH
- ⓈⓈ SURFACE MOUNTED SINGLE POLE SWITCH
- ⊙ SURFACE MOUNTED LIGHT FIXTURE
- ⊗ SURFACE MOUNTED EXTERIOR LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- ⊗ RECESSED LIGHT FIXTURE WET RATED
- ⊗ RECESSED EXTERIOR LIGHT FIXTURE
- ⊗ RECESSED DIRECTIONAL LIGHT FIXTURE
- ◐ PATH LIGHT
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊗ WALL MOUNTED EXTERIOR LIGHT FIXTURE
- ⓈⓈ WET RATED LIGHT AND EXHAUST FAN
- ~~~~~ LED STRIP LIGHTING
- ⬠ EXTERIOR FLOOD LIGHT FIXTURE
- ⬠ CEILING FAN WITH LIGHT FIXTURE
- Ⓢ DUPLEX RECEPTACLE
- ⓈⓈ DUPLEX RECEPTACLE FLOOR/CEILING
- Ⓢ220 220 VOLT DUPLEX RECEPTACLE
- ⓈGFI GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- ⓈWATERPROOF DUPLEX RECEPTACLE
- ▽ TELEPHONE
- ▽ DATANETWORK CABLE
- Ⓢ SMOKE DETECTOR
- Ⓢ DOORBELL CHIME
- Ⓢ THERMOSTAT
- Ⓢ DISPOSAL
- Ⓢ WH TANKLESS WH
- Ⓢ ELEC. PANEL
- Ⓢ ELECTRIC METER
- Ⓢ GAS METER
- Ⓢ GAS VALVE
- Ⓢ WATER VALVE
- Ⓢ NON-FREEZE HOSE BIB

21 LIGHTING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

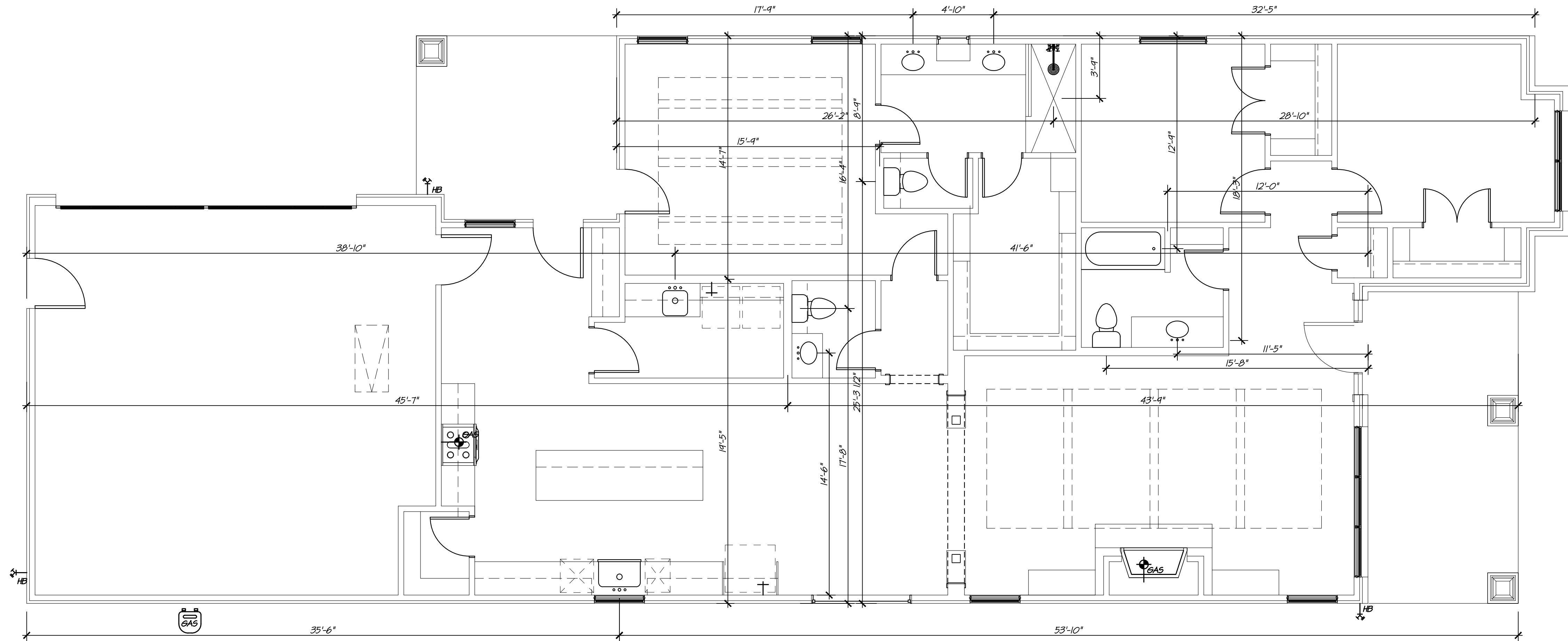
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12029, IS THE SOLE RESPONSIBILITY OF THE BUILDING DESIGNER. NO WARRANTIES, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.

APRIL K. MOSLEY
REGISTERED ELECTRICAL ENGINEER
STATE OF TEXAS
#12029

MOSLEY design studio
1300 - 14th Street - Suite 110
Roanoke, Texas 79085
mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858
COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.	
DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	1/5/22
REVISIONS:	
⚠ 8/4/2022	
SHEET NO.	
6	
OF	7



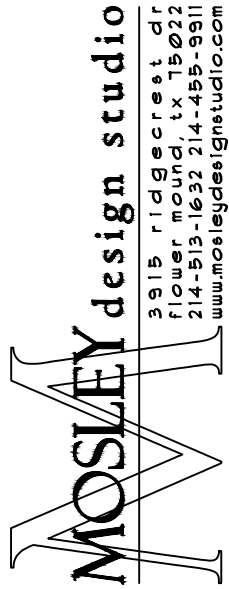
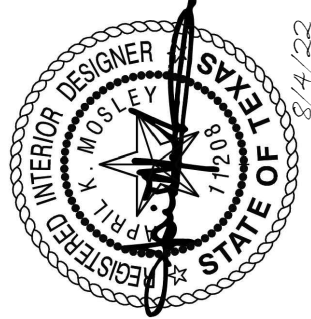
LEGEND

- TANKLESS WH
- ELECTRIC PANEL
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER VALVE
- NON-FREEZE HOSE BIB

21 PLUMBING FIXTURE PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE BUILDING DEPARTMENT. NO WARRANTIES, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY
JOB NO.: 2213
DATE: 1/5/22
REVISIONS:
8/4/2022

SHEET NO.
7
7 OF 7



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - SEP-2022-01 - 303 Travis Street

MEETING DATE: September 15, 2022

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Special Exception Request (SEP-2022-01) from Larry Merchant, seeking relief from the City's Code of Ordinances Section 12.601 (3)(B) Table 2, regarding area regulations for lot coverage requirements for the Old Town Roanoke Neighborhood Design Overlay District. The applicant proposes 28% lot coverage when development standards for the district provide that the maximum lot coverage should be 25%. The proposed project is located on Lot 3, Block 23, Original Town of Roanoke Addition, and has a property address of 303 Travis Street.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - SEP-2022-01 - 303 Travis Street - Lot Coverage



City of Roanoke

Notice of Public Hearing

Special Exception

NOTICE OF PUBLIC HEARING
SEP-2022-01

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, SEPTEMBER 15, 2022, TO CONSIDER A SPECIAL EXCEPTION REQUEST FROM LARRY MERCHANT, SEEKING RELIEF FROM CITY'S CODE OF ORDINANCES SECTION 12.601 (3)(B) TABLE 2, REGARDING AREA REGULATIONS FOR LOT COVERAGE REQUIREMENTS FOR THE OLD TOWN ROANOKE NEIGHBORHOOD DESIGN OVERLAY DISTRICT. THE APPLICANT PROPOSES 28% LOT COVERAGE WHEN DEVELOPMENT STANDARDS FOR THE DISTRICT PROVIDES THAT THE MAXIMUM LOT COVERAGE SHOULD BE 25%. THE PROPOSED PROJECT IS LOCATED ON LOT 3, BLOCK 23, ORIGINAL TOWN OF ROANOKE ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND HAVING A PROPERTY ADDRESS OF 303 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, August 25, 2022, by 5:00 p.m.

April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.**

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



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Special Exception (SEP 2022-01) 303 Travis

MEETING DATE: September 15, 2022

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on approval of a Special Exception (SEP 2022-01) request from Larry Merchant seeking relief from City's Code of Ordinances Section 12.601(d)(3).b Table 1 regarding lot coverage standards in the Old Town Roanoke Neighborhood Design Overlay District, for Lot 3, Block 23, OT Roanoke Addition, and having a property address of 303 Travis Street. The property is located on the northwest corner of Travis and Walnut.

INFORMATION:

Ordinance No. 2016-115 Old Town Roanoke Neighborhood Design Overlay was adopted July 12, 2016.

Special Exceptions have been granted to allow room to build on these smaller lots that were platted prior to the adoption of the Old Town Roanoke Neighborhood Design Overlay. The purpose and intent of this Neighborhood Design Overlay (herein known as the Overlay) is to preserve the overall integrity and character of the neighborhood while allowing for more context-sensitive new construction.

The conditioned space of the house covers twenty-eight percent (28%) of the lot, which is three percent (3%) over the maximum allowed by the overlay. All other design criteria meet the overlay design standards.

Sec. 12.601. - Old Town Roanoke Neighborhood Design Overlay

(e)Administration and Process.

(3)Minor modifications. Any modifications or appeals to any overlay standard shall be reviewed and considered for approval by a Special Exception Permit Application submitted to the Zoning Board of Adjustment.



AGENDA ITEM

Sec. 12.601. - Old Town Roanoke Neighborhood Design Overlay.

b. *Lot coverage and massing.* shall be based on the size of the lot per Table 2.

Table 2: Lot Coverage Standards by Lot Size

Lot Size (sq. ft.)	Lot Coverage (maximum)
10,000 sq. ft. and under	25%

STAFF RECOMMENDATION:

Staff recommends approval of the Special Exception due to the size of the lot. Special Exceptions for as much as thirty-eight percent (38%) have been granted to allow room to build on these smaller lots that were platted prior to the adoption of the Old Town Roanoke Neighborhood Design Overlay.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. SEP 2022-01 - 303 Travis Street - Lot Coverage (002)
2. 2213-Merchant_Plan_6



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

Zoning Board of Adjustment Application

Variance ☒ Special Exception ☐ Zoning Board Appeal ☐

Name of Applicant Larry Merchant	Address of Applicant 7906 Glade Creek CT Dallas, TX 75218	E-Mail larry.merchant@wncd.com
		Phone N/A
		Mobile Phone 214-415-8538
Name of Business	Type of Business	
Property Address 303 Travis St. Roanoke, TX 76262		Lot / Block / Subdivision Lot 3 / Block 231 Town of Roanoke

Explanation of request:

This residential lot is narrow & I'm requesting a variance for a reduction on the side yard setback.

and to allow 28% lot coverage, the overlay allows 25% for lots under 10,000 sf

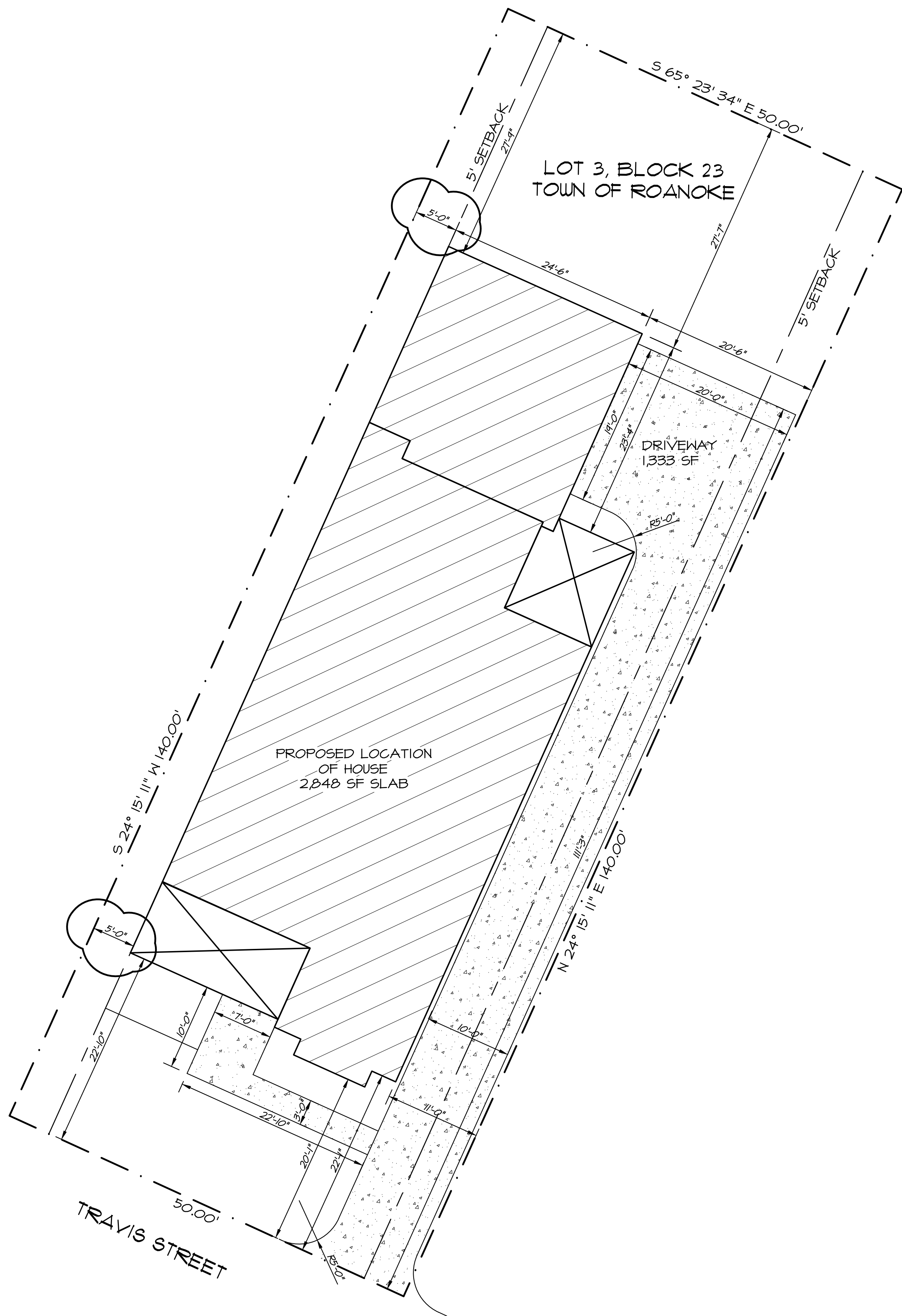
For Variance please state hardship:

The lot is very narrow & I would like to get the side yard setback reduced to 5ft on each side, because the lot is 50' wide.

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

FOR OFFICE USE ONLY

Date Payment Received Paid 8/15/2022 by JW	Date of Meeting 09/15/2022	Date Notified 09/01/2022	Item No. SEP-2022-01
--	--------------------------------------	------------------------------------	--------------------------------



① SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

GENERAL NOTES

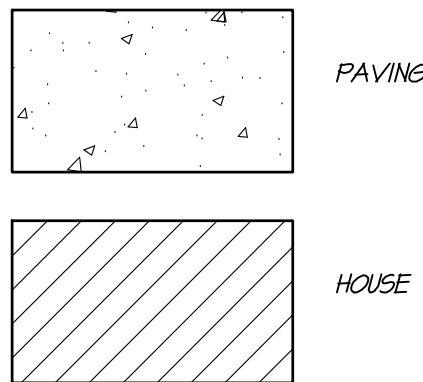
1. REFER TO RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT AND SOIL TESTING FOR FINAL SLAB ELEVATIONS.
2. STRUCTURAL ENGINEERING AND FOUNDATION PLANS PROVIDED BY OTHERS.
3. CIVIL ENGINEERING AND DRAINAGE PLANS PROVIDED BY OTHERS.
4. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
5. PROVIDE SOD IN YARD ALONG THE FRONT AND SIDES OF HOUSE. PROVIDE IRRIGATION IN FRONT, SIDES, AND PERIMETER OF THE FOUNDATION. PLANTS AND SHRUBS FOR THE FRONT FLOWER BEDS TO BE DETERMINED.
6. FINAL LOCATION OF STRUCTURES AND DRIVEWAYS TO BE DETERMINED.

REVISION NOTES

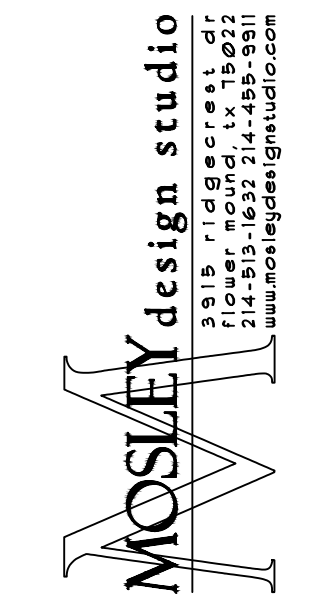
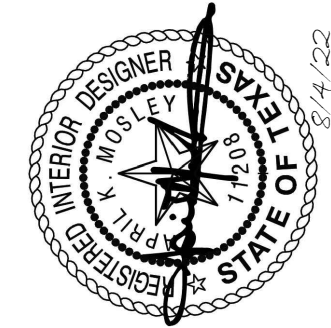
INDICATED BY:

REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.

LEGEND



THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12028. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL DEED RECORDS, BUILDING CODES, AND ANY OTHER INFORMATION REQUIRED FOR FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

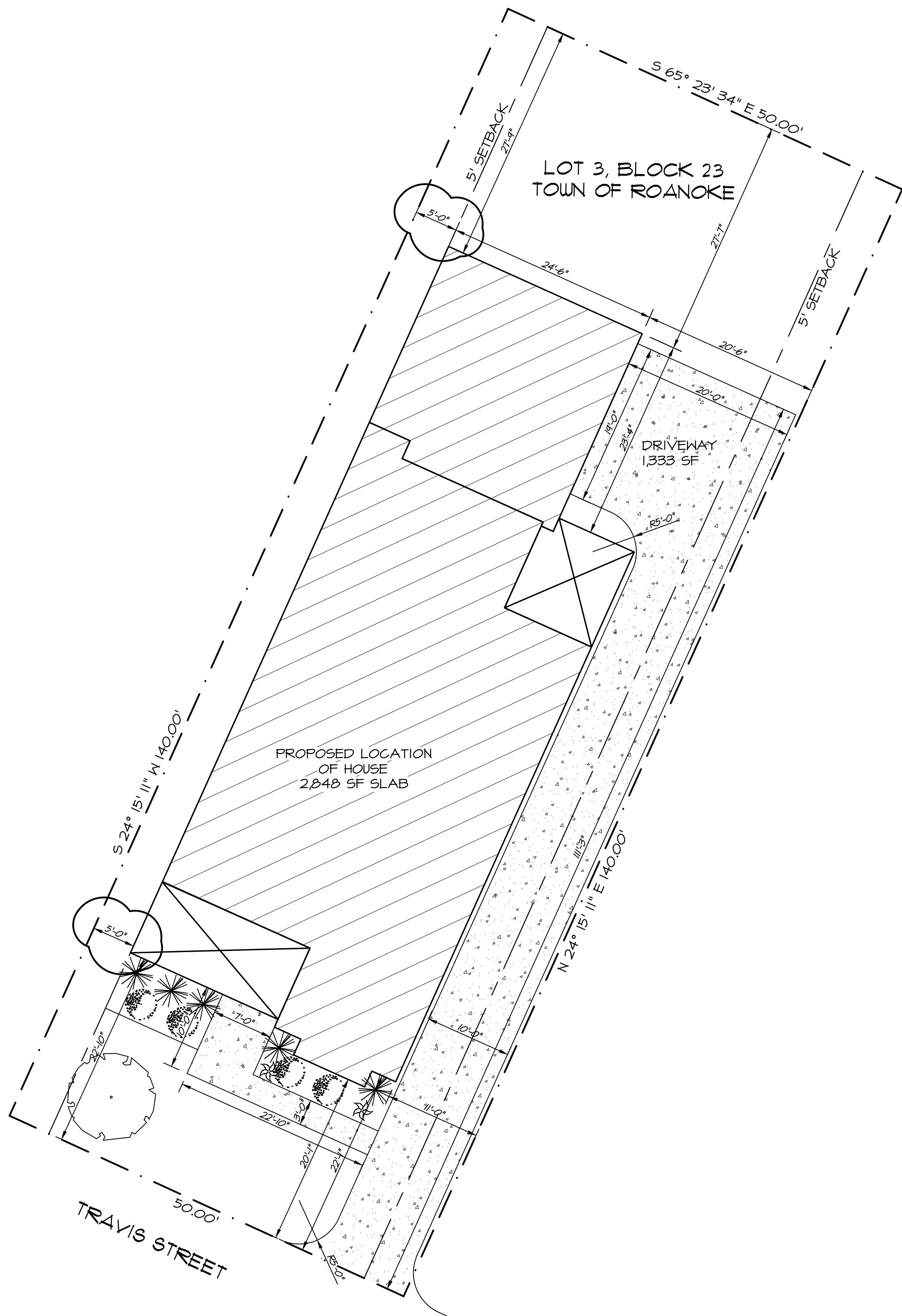
SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	177
PATIO	130
GARAGE	589
TOTAL UR.	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY
JOB NO.: 2213
DATE: 7/5/22
REVISIONS:
 8/4/2022

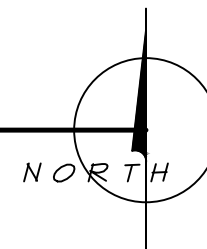
SHEET NO.
| A |
1 OF 7

PERMIT SET



2 LANDSCAPE PLAN

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



GENERAL NOTES

1. REFER TO RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT AND SOIL TESTING FOR FINAL SLAB ELEVATIONS.
2. STRUCTURAL ENGINEERING AND FOUNDATION PLANS PROVIDED BY OTHERS.
3. CIVIL ENGINEERING AND DRAINAGE PLANS PROVIDED BY OTHERS.
4. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
5. PROVIDE SOD IN YARD ALONG THE FRONT AND SIDES OF HOUSE. PROVIDE IRRIGATION IN FRONT, SIDES, AND PERIMETER OF THE FOUNDATION. PLANTS AND SHRUBS FOR THE FRONT FLOWER BEDS TO BE DETERMINED.
6. FINAL LOCATION OF STRUCTURES AND DRIVENWAYS TO BE DETERMINED.

REVISION NOTES

INDICATED BY:

REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.

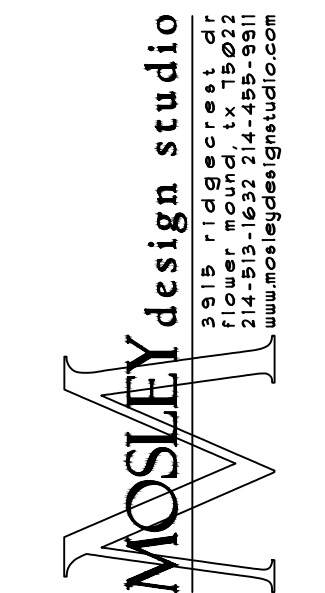
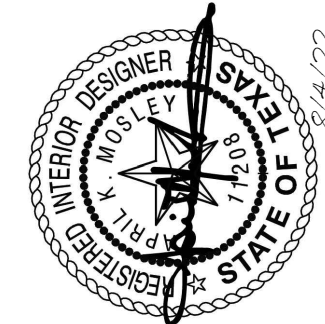
LANDSCAPE LEGEND

- BLUE AGAVE PLANT (OR SIMILAR)
- DWARF NANDINA SHRUB (OR SIMILAR)
- FOUNTAIN GRASS PLANT (OR SIMILAR)
- JAPANESE ARALIA SHRUB (OR SIMILAR)
- BOXLEAF EUONYMUS SHRUB (OR SIMILAR)
- LIGUSTRUM SHRUB (OR SIMILAR)
- LOROPETALUM SHRUB (OR SIMILAR)
- TREE (TBD)

LEGEND

- PAVING
- HOUSE

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12028. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL DEED RECORDS, BUILDING CODES, AND ZONING ORDINANCES. THE FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	177
PATIO	130
GARAGE	589
TOTAL U.R.	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

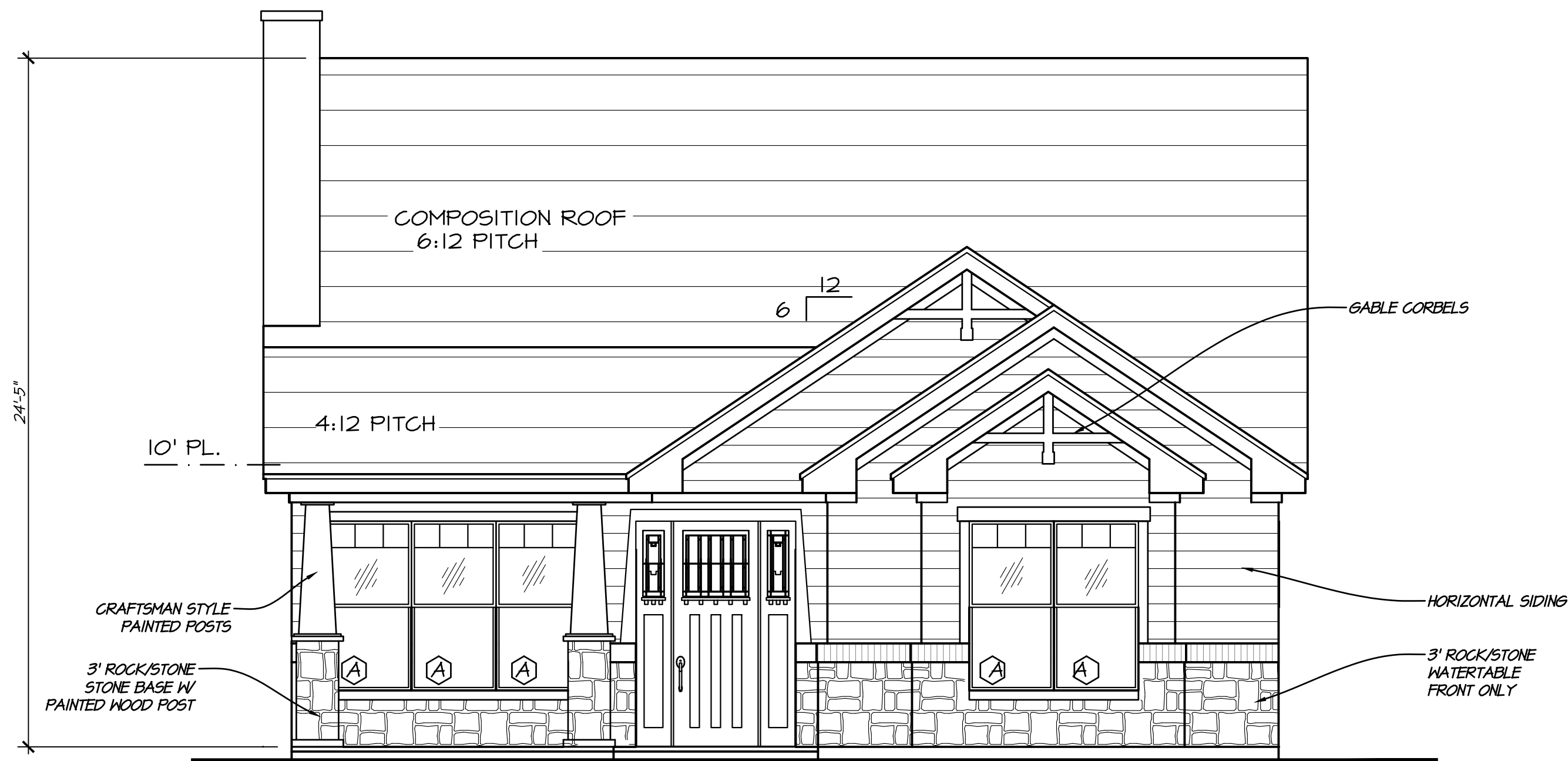
DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	7/5/22
REVISIONS:	
8/4/2022	

SHEET NO.

1B

1 OF 7

PERMIT SET



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

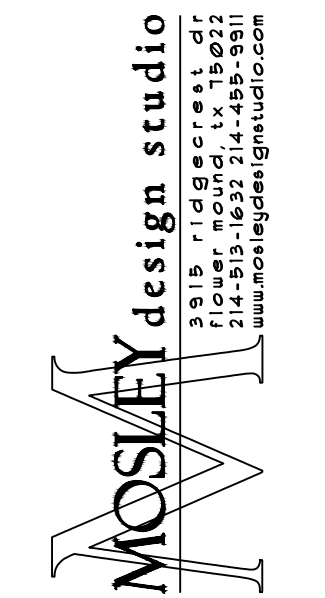
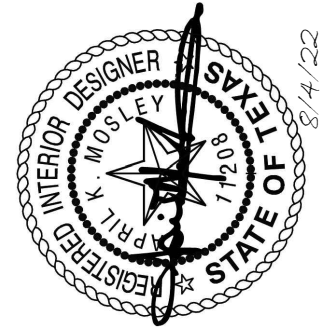


02 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
3. ENGINEERING PROVIDED BY OTHERS.
4. PLUMBING WALLS WITH 2X6 FRAMING
5. ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH
6. MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE DESIGNER. NO WARRANTIES, CONDITIONS, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY
JOB NO.: 2213
DATE: 1/5/22
REVISIONS:
8/4/2022

SHEET NO.

2

2 OF 7

PERMIT SET

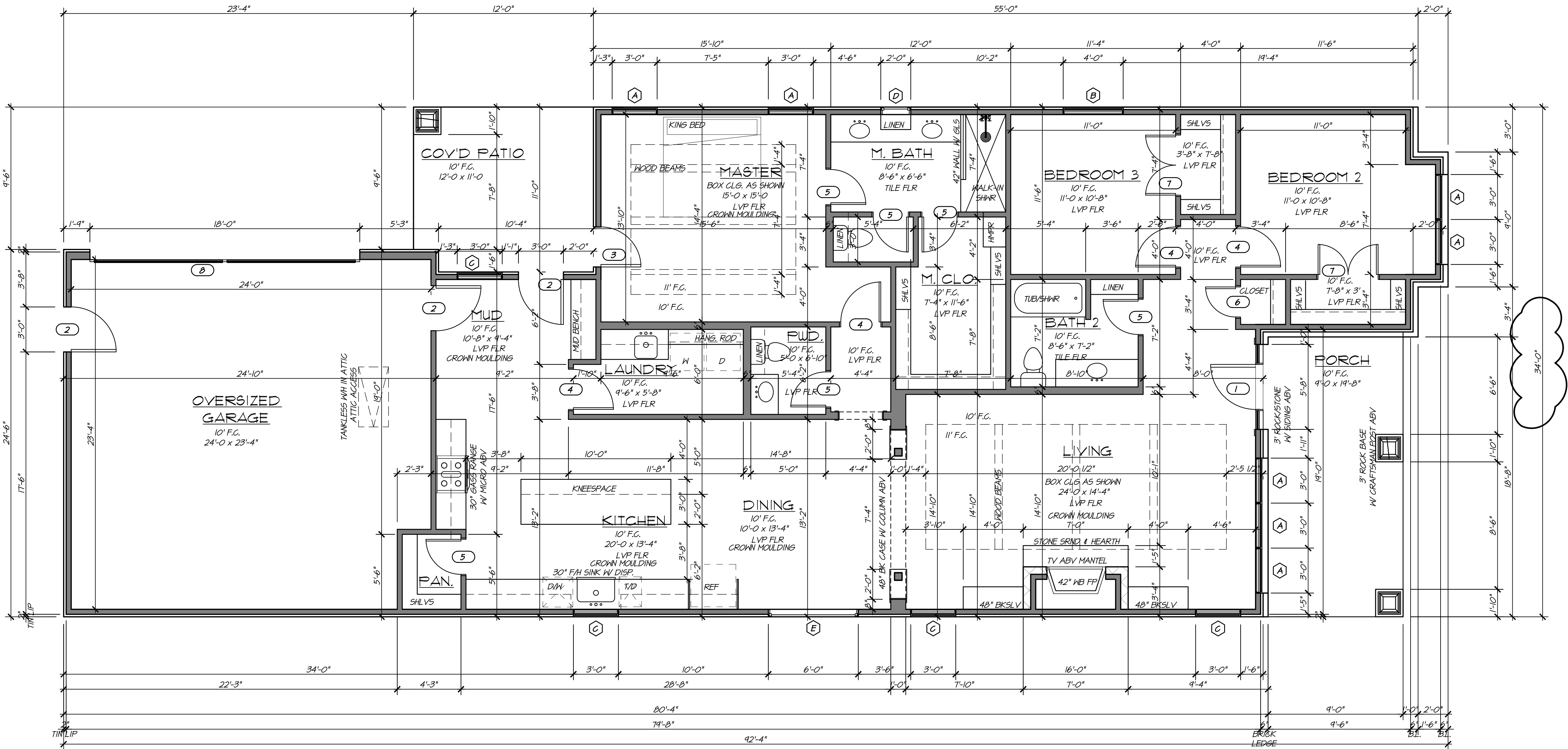
ABBREVIATIONS	
BEV	BEVERAGE
CAB	CABINET
CLG	CEILING
COVD	COVERED
D	DRYER
DISP	DISPOSAL
D/W	DISHWASHER
ELEC	ELECTRIC
F.G.	FINISHED CEILING
FLR	FLOOR
F/P	FIREPLACE
F/S	FREESTANDING
HKS	HOOBS
HT	HEIGHT
K/S	KNEESPACE
MICRO	MICROWAVE
R/S	RAINSHOWER
REF	REFRIGERATOR
SHLV	SHELVES
SHWR	SHOWER
SRO	SHEETROCK OPENING
STOR	STORAGE
T.D.	TRASH DRAWER
W	WASHER
W	WITH
WB	WOOD BURNING
WH	WATER HEATER
W.I.G.	WALK IN CLOSET

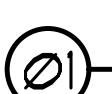
DOOR SCHEDULE				
CODE	W	H	DESCRIPTION	QTY
1	5'- 8"	8'- 0"	EXT FRONT ENTRY W/ SKLTS	1
2	3'- 0"	8'- 0"	EXT	3
3	2'- 8"	8'- 0"	EXT	1
4	2'- 8"	8'- 0"	INT	4
5	2'- 4"	8'- 0"	INT	6
6	2'- 0"	8'- 0"	INT	1
7	4'- 0"	8'- 0"	INT PAIR	2
8	18'- 0"	8'- 0"	EXT OVERHEAD	1

WINDOW SCHEDULE					
CODE	W	H	HH	DESCRIPTION	QTY
A	3'- 0"	6'- 0"	8'- 0"	5/H	7
B	4'- 0"	6'- 0"	8'- 0"	5/H	1
C	3'- 0"	4'- 0"	8'- 0"	5/H	4
D	2'- 0"	2'- 0"	8'- 0"	FXD	1
E	6'- 0"	4'- 0"	8'- 0"	FXD	1

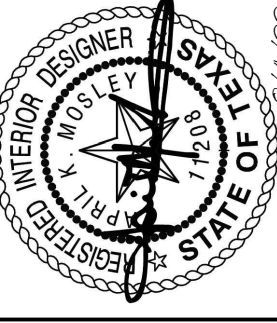
- GENERAL NOTES
- ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
 - ENGINEERING PROVIDED BY OTHERS.
 - PLUMBING WALLS WITH 2X6 FRAMING
 - ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH
 - MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.

- REVISION NOTES
- INDICATED BY: 
-  REDUCED WIDTH OF HOME AND ADJUSTED POSITION ON SITE.



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

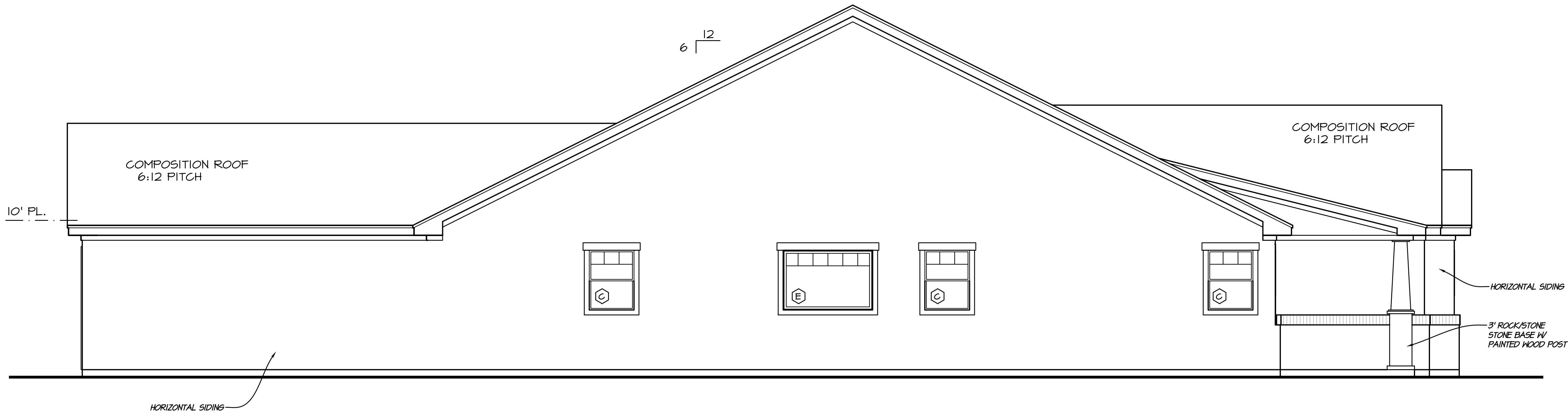
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12029, IS THE SOLE RESPONSIBILITY OF THE DESIGNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.



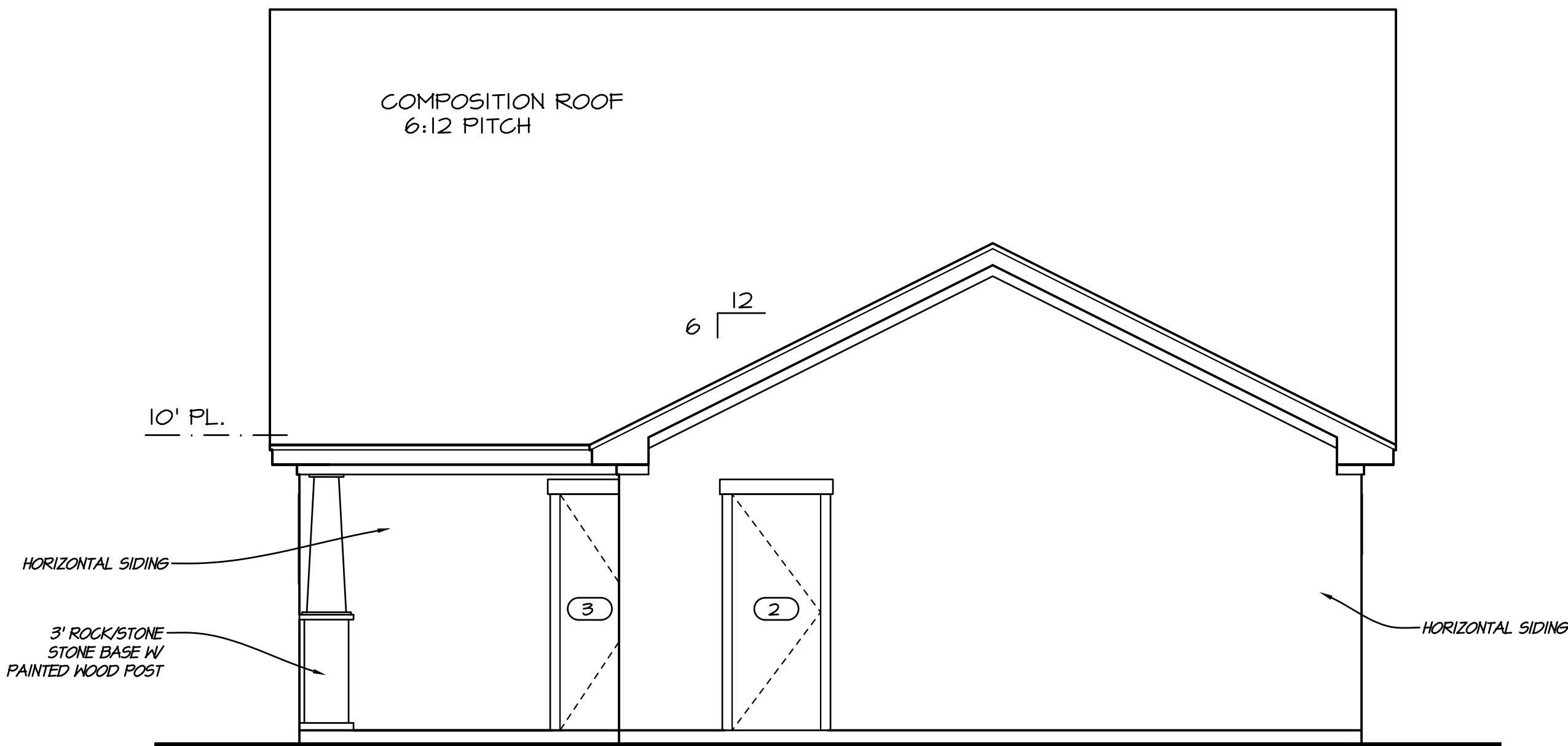
MOSLEY design studio
1300 S. MCKINNEY ST., SUITE 110
DALLAS, TEXAS 75244
214.638.1100
mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL UR.	2,858
COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.	
DRAWN BY:	A. MOSLEY
JOB NO.:	2213
DATE:	1/5/22
REVISIONS:	 8/4/2022
SHEET NO.	
3	
2	OF 7



01 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

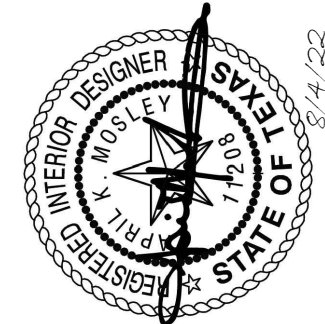


02 REAR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. MAIN ROOF LINES TO BE 4:12 PITCH UNLESS OTHERWISE NOTED.
2. LOW MAINTENANCE MASONRY COMPOSITE SOFFIT, FASCIA, SIDING AND TRIM PRODUCTS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR MATERIAL SPECIFICATIONS TO BE DETERMINED.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE ARCHITECT. NO PARTS OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PRIOR WRITTEN PERMISSION FROM MOSLEY DESIGN STUDIO, LLC.



MOSLEY design studio
1300 S. MCKINNEY ST. SUITE 110
FLORES, TEXAS 77436
817.444.1100
mosleydesignstudio.com

MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY

JOB NO.: 2213

DATE: 1/5/22

REVISIONS:

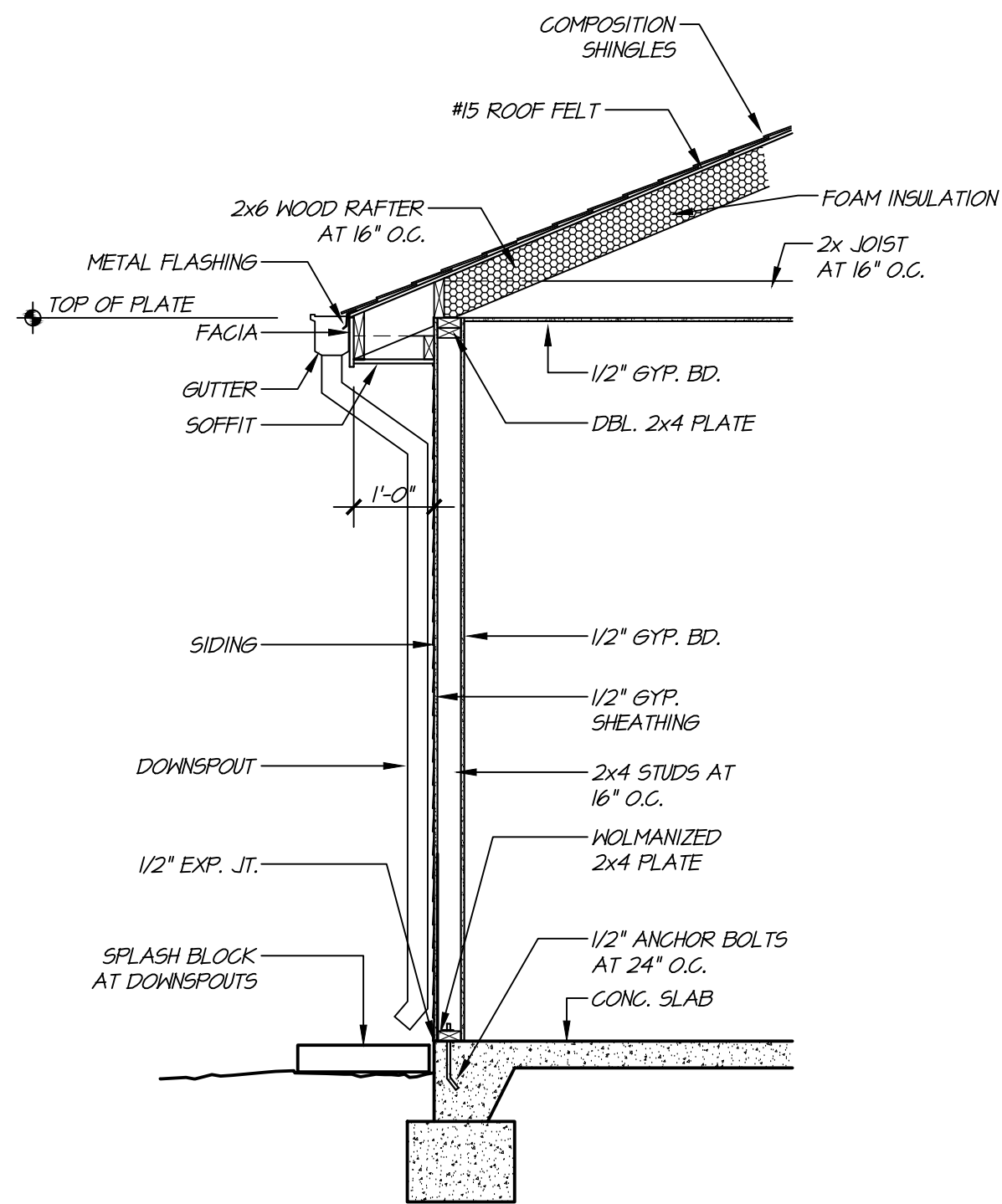
△ 8/4/2022

SHEET NO.

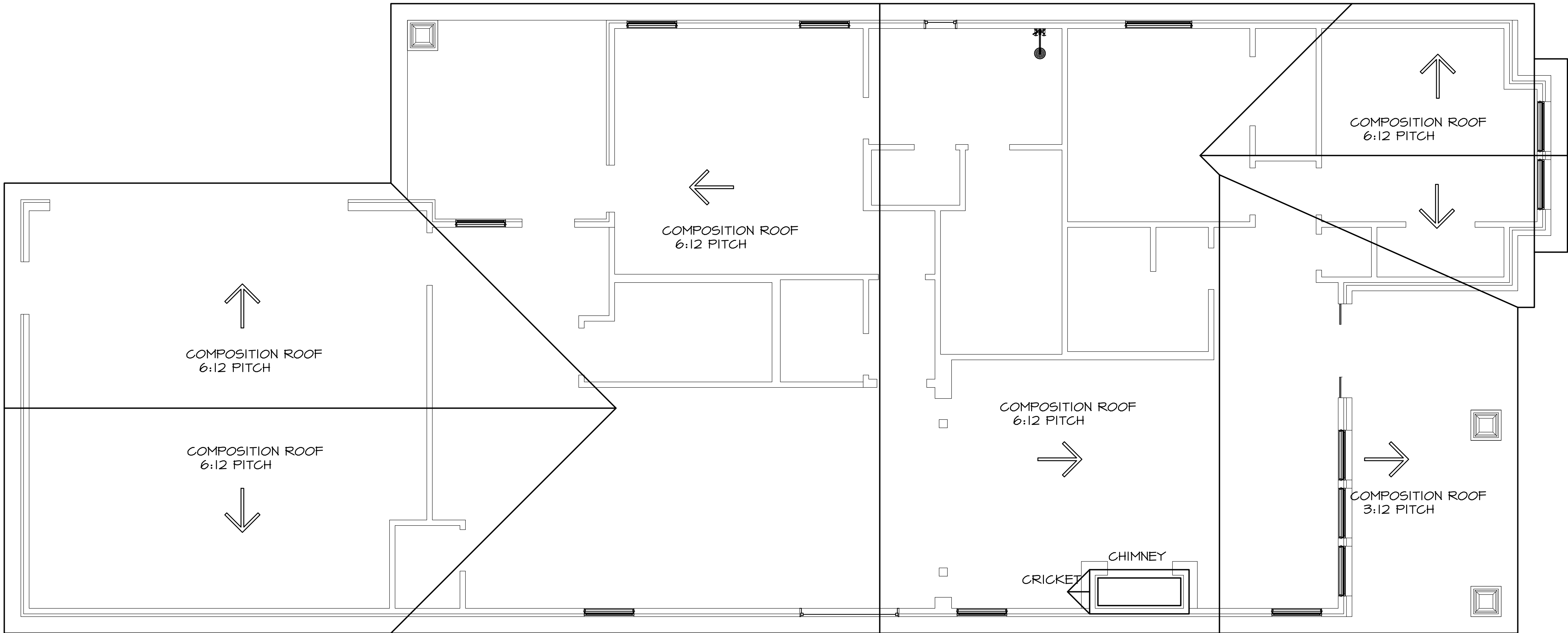
4

4 OF 7

PERMIT SET



02 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

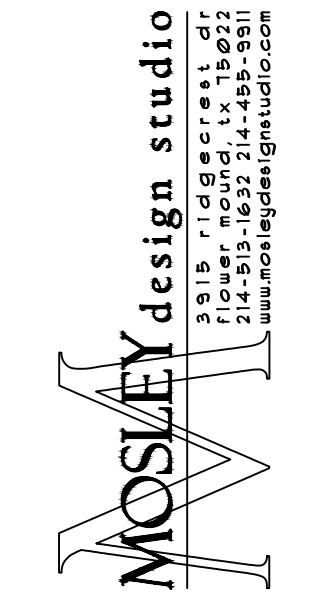
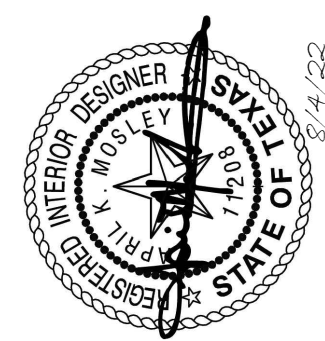


01 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. MAIN ROOF LINES TO BE 6:12 PITCH UNLESS OTHERWISE NOTED.
2. LOW MAINTENANCE MASONRY COMPOSITE SOFFIT, FASCIA, SIDING AND TRIM PRODUCTS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR MATERIAL SPECIFICATIONS TO BE DETERMINED.

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE BUILDING DEPARTMENT. ANY REVISIONS, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL UR.	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY

JOB NO.: 2213

DATE: 1/5/22

REVISIONS:

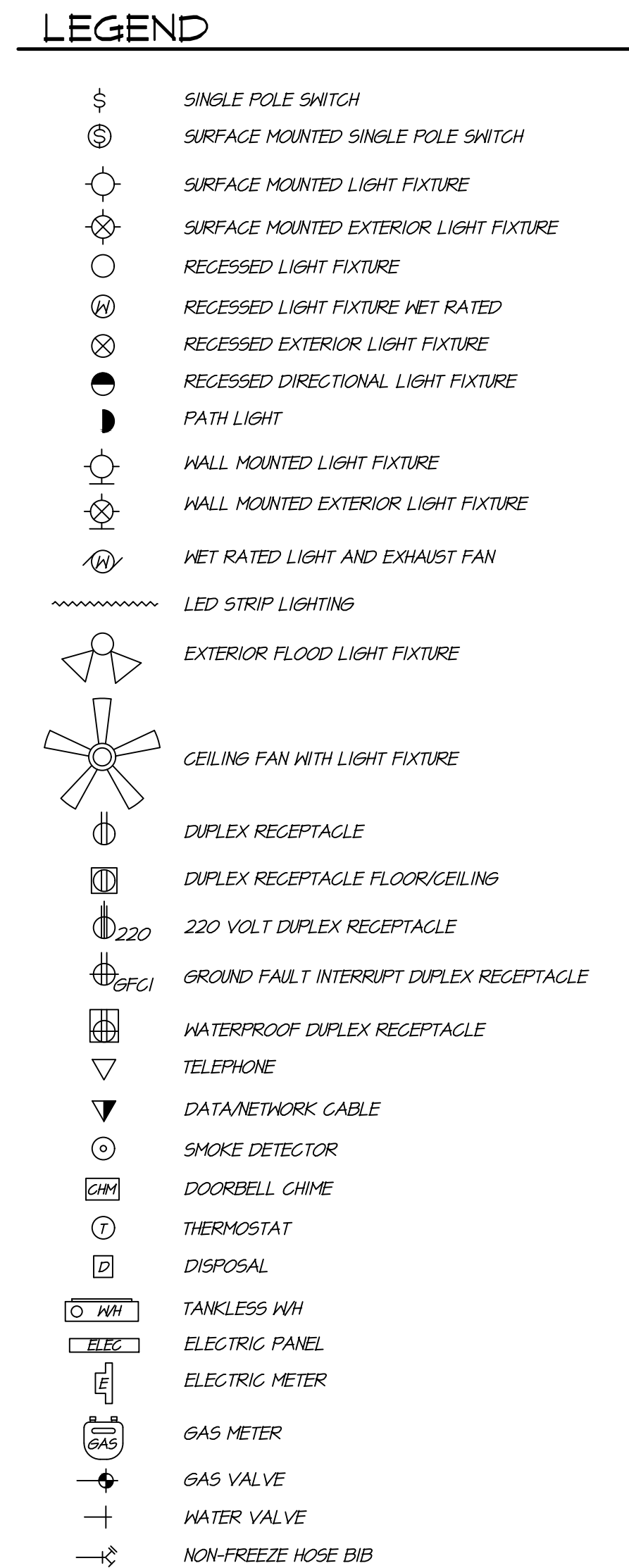
Δ 8/4/2022

SHEET NO.

5

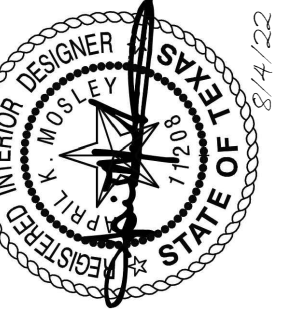
OF 7

PERMIT SET



PERMIT SET

IT IS THE SOLE RESPONSIBILITY OF THE
BUILDER / OWNER TO VERIFY ALL DEED
RESTRICTIONS, BUILDING CODES, AND
DIMENSIONS BEFORE CONSTRUCTION.
FINAL SELECTION AND COORDINATION OF
MATERIALS, EQUIPMENT, AND
COMPONENTS ARE THE RESPONSIBILITY
OF THE OWNER / BUILDER.



MOSLEY design studio
3015 ridgecrest dr
12125 north 21st ave
21215 north 21st ave
www.mosleydesignstudio.com

303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL AVG	1,962
PORCH	177
PATIO	130
GARAGE	589
TOTAL UR	2,858

COPYRIGHT © 2022
MOSLEY DESIGN STUDIO,
LLC. THESE DRAWINGS, OR
PARTS THEREOF, MAY NOT
BE REPRODUCED IN ANY
FORM, BY ANY METHOD,
FOR ANY PURPOSE,
WITHOUT PRIOR WRITTEN
CONSENT FROM MOSLEY
DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY

JOB NO.: 2213

DATE: 7/5/22

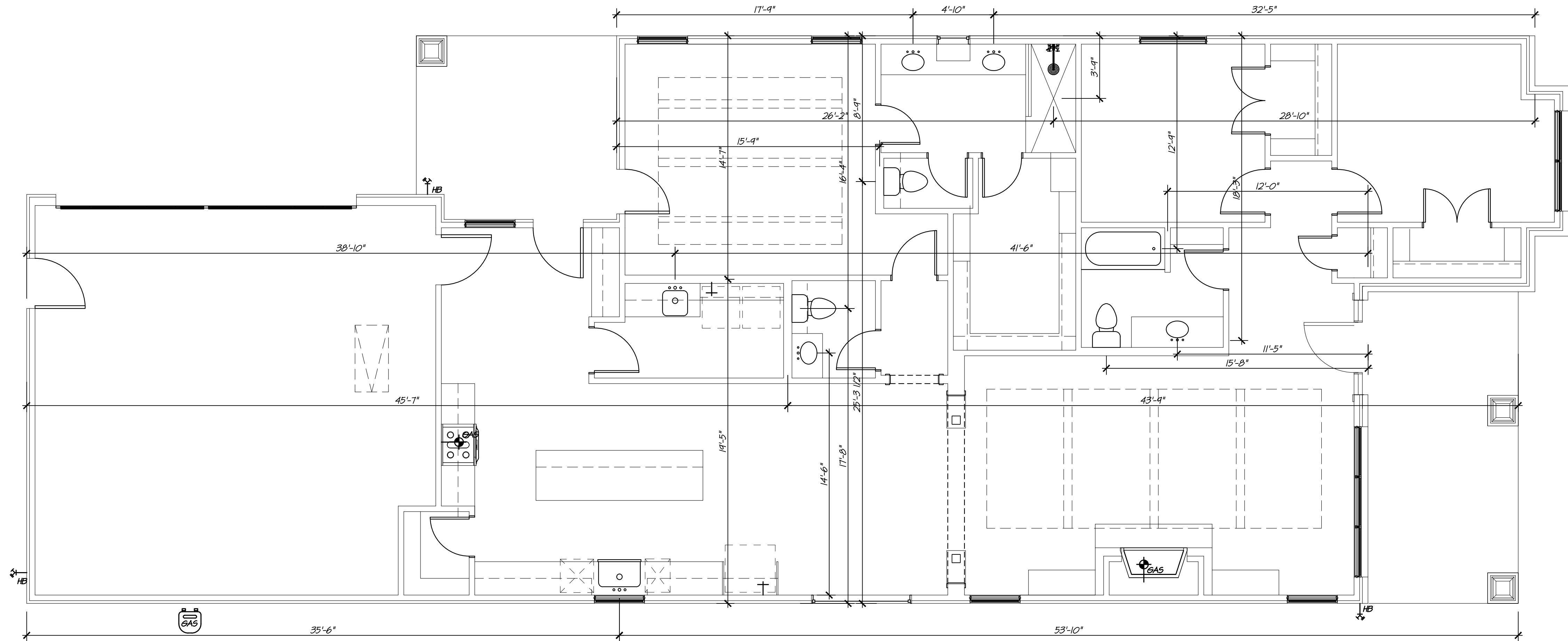
REVISIONS:

8/4/2022

SHEET NO.

6

	OF	7
--	----	---



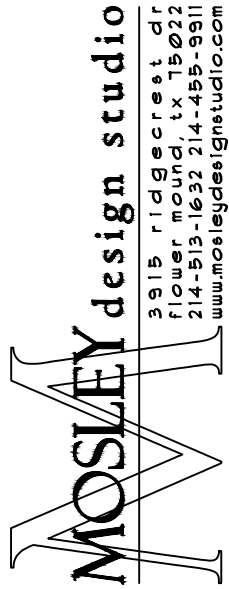
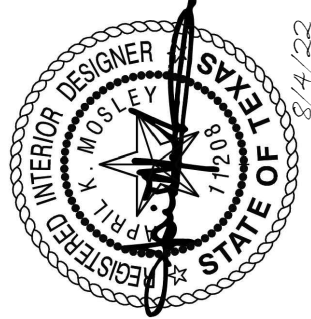
LEGEND

- TANKLESS WH
- ELECTRIC PANEL
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER VALVE
- NON-FREEZE HOSE BIB

21 PLUMBING FIXTURE PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF APRIL K. MOSLEY, #12009, IS THE SOLE RESPONSIBILITY OF THE BUILDING DEPARTMENT. NO WARRANTIES, RESTRICTIONS, BUILDING CODES, AND DIMENSIONS BEFORE CONSTRUCTION. FINAL SELECTION AND COORDINATION OF MATERIALS, EQUIPMENT, AND COMPONENTS ARE THE RESPONSIBILITY OF THE OWNER / BUILDER.



MERCHANT RESIDENCE
303 TRAVIS ST.
ROANOKE, TEXAS

SQUARE FOOTAGE:	
LOWER	1,962
UPPER	0
TOTAL A/C	1,962
PORCH	171
PATIO	130
GARAGE	589
TOTAL U/R	2,858

COPYRIGHT © 2022 MOSLEY DESIGN STUDIO, LLC. THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM MOSLEY DESIGN STUDIO, LLC.

DRAWN BY: A. MOSLEY
JOB NO.: 2213
DATE: 1/5/22
REVISIONS:
8/4/2022

SHEET NO.
7
7 OF 7