

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



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

**ROANOKE PLANNING AND ZONING AGENDA
JANUARY 9, 2023
7:00 PM
SPECIAL MEETING**

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

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 audio, 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 December 5, 2022.

D. NEW BUSINESS

1. Consideration and recommendation on a site plan (SP 2023-01) request from Randy Primrose for live work use with upper floor residential units on lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas. The property is generally located on the east side of N Hwy 377 between Main and Rusk 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.



AGENDA FOR THE PLANNING AND
ZONING COMMISSION

January 9, 2023
Page 2 of 2

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, January 5, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

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

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



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: 12/05/2022 - P&Z Minutes

MEETING DATE: January 9, 2023

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on December 5, 2022.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PZMin 12-05-2022

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



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

**ROANOKE PLANNING AND ZONING MINUTES
DECEMBER 5, 2022
7:00 P.M.
ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

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

Absent: Commissioners: Jesse Terrell, and Larry Granados.

A. CALL TO ORDER

Meeting called to order at 7:02 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. APPROVAL OF THE MINUTES

1. Motion made by Mark McCullough second by Donald J. Glacy to approve the minutes from the regular Planning and Zoning Commission meeting held on October 17, 2022.

Motion carried unanimously.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance, by granting a change in zoning from Oak Street Corridor Zoning District – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone – Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone – SUP) to allow the sale of alcoholic beverages at Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition located within the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street, Suite No. 120, Roanoke, Texas. (Ordinance No. 2022-135 / SUP 2022-08)



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

**December 5, 2022
Page 2 of 2**

Public hearing started at 7:05 p.m.

Gabriel Miller, co-owner of The RO on Oak, gave an overview of the establishment. Mr. Miller stated that he is available to answer any questions the commission may have.

Public hearing ended at 7:07 p.m.

2. Motion made by Victor Molaschi second by Mark McCullough to approve Ordinance No. 2022-135 a Specific Use Permit (SUP 2022-08) on granting a change in zoning from Oak Street Corridor Zoning District – Civic Mixed Use Zone to Oak Street Corridor Zoning District – Civic Mixed Use Zone - Specific Use Permit (Oak Street Corridor Zoning District – Civic/Mixed Use Zone - SUP) to allow the sale of alcoholic beverages on Lot 1, Block D of the Roanoke City Center Brownstones Addition, an addition to the City of Roanoke, Denton County, Texas, and having a street address of 320 S. Oak Street Suite No. 120, Roanoke, Texas.

Motion carried unanimously.

3. Motion made by Donald J. Glacy second by Victor Molaschi to approve a site plan request (SP 2022-13) from Austin Haynes for an automotive oil change shop on an approximate 0.366 acre tract of land located in the Homestead Retail Addition, Lot 1BR-2A, Block 6, and having an address of 1211 N Hwy 377, Roanoke, Denton County, Texas. The property is generally located on the west side of N US Hwy 377 between Hwy 114 and Marshall Creek Rd.

Motion carried unanimously.

4. Motion made by Victor Molaschi second by Jason Kasal to approve a site plan request (SP 2022-14) from Craig Jacobson with RGA Architects on an approximate 1.7 acre tract of land located in the Henrietta Creek Business Park Addition, Lot 7, Block 1, Roanoke, Denton County, Texas. The property is generally located on the north side of Henrietta Creek Rd., approximately 1/4 mile west of S US Hwy 377

Motion carried unanimously.

E. ADJOURNMENT

Motion made by Donald J. Glacy second by Victor Molaschi to adjourn the meeting at 7:19 p.m.

Motion carried unanimously.

Kristie Womack, Chairman

Sherry Gragg, P&Z Secretary



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Site Plan (SP 2023-01) Magnolia on Main

MEETING DATE: January 9, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a site plan (SP 2023-01) request from Randy Primrose for live work use with upper floor residential units on lots 7R and 15R, Block 12 of the Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas. The property is generally located on the east side of N Hwy 377 between Main and Rusk Street.

INFORMATION:

Zoning: Oak Street Corridor Zoning District - Hwy 377 Zone - Specific Use Permit

An amendment to Chapter 12, Article III, Division 15, Entitled "Oak Street Corridor Zoning District" amending exhibit C Entitled "Oak Street Regulating Plan, Ord. No. 2018-133, was approved at the City Council meeting on October 23, 2018, authorizing "Live-Work Units Use" within the Oak St Zone and Highway 377 Zone, of The Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas as a permitted use by (SUP) Specific Use Permit.

An amendment to Chapter 12, Article III, Division 15, Entitled "Oak Street Corridor Zoning District" amending exhibit C Entitled "Oak Street Regulating Plan Ord. No. 2022-116, was approved at the City Council meeting on July 26, 2022,"by changing the maximum height of buildings from two (2) stories to four (4) stories for Lots 7R And 15R, Block 12 of The Original Town of Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas.

Planning Analysis

- SUP 2022-04 for this project was approved on July 26, 2022.
- The plan includes 42 residential units, 8 live-work units, and 6,300 sf of retail leasable space along Hwy 377 frontage.
- The parking plan has 61 off-street parking spaces, which includes 28 tuck under-covered parking spaces and 33 surface parking spaces.
- A drainage plan will be accepted by the engineering consultant prior to construction.
- A utility plan will be accepted by the engineering consultant prior to construction.
- The exterior construction of the building is 100% masonry, comprised of brick, stucco, and cementous fiber board.
- The elevation includes a split level building with 3 and 4 floors.



AGENDA ITEM

- A Minor/Amending Plat combining lots 7R and 15R, Block 12 shall be filed prior to issuing permits.

Screening

Sec. 12-495 - Screening.

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

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

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

• Surrounding Land Uses

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

STAFF RECOMMENDATION:



AGENDA ITEM

Staff recommends approval as submitted.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. SP 2023-01 - Randy Primrose
2. Site Plan
3. MoM Colored Elevations
4. Preliminary Drainage Plan
5. Preliminary Utility Plan
6. DCAD Location Map



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	Address of Applicant	Phone Number
Legal Interest		
Owner	Address	Phone Number
Firm preparing Site Plan Package	Address	Phone Number
		Email
Location of Property	Name of Addition/Subdivision	Lot / Block
		Present Zoning

Proposed Site Plan Contains:

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

Applicants Signature _____

Date _____

FOR OFFICE USE ONLY

Site Plan Fee	P&Z Meeting	CC Meeting	File for Record
paid 11/16/2022 by JW	01/09/2023	01/24/2023	SP- 2023 - 01

City of Roanoke Site Plan Checklist



Submission Requirements

- ☐ Completed Application Form/Filing Fee
- ☐ Transmittal Letter
- ☐ Electronic Copy (PDF)

Print Requirements

- ☐ Staff Review
Two (2) sets of prints (**folded copies**) for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☐ Planning & Zoning Commission
Two (2) 24x36 (**folded into sets**) Black line prints of the complete site package. (Plans shall be received thirty (30) days prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date.

- ☐ City Council
One (1) electronic copy (PDF) of the complete site package with and revisions made by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Site Plan

- ☐ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and email of the owner, applicant and engineer or architect.
- ☐ North arrow and scale.
- ☐ Site Data Table / Scale 1" = 50'
 - Existing Zoning
 - Proposed Use
 - Square footage of each proposed use
 - Building area (gross sq. ft.)
 - Building height
 - Required & Provided parking per each use
 - Proposed lot coverage

Site Plan Continued

- ☐ Property boundaries with dimensions.
- ☐ Zoning districts adjacent to the property.
- ☐ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☐ Indicate spacing between driveways within the subject property and adjacent properties.
- ☐ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☐ All existing and proposed drainage and utility easements.
- ☐ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- ☐ Show location of the FEMA 100 year flood plain.
- ☐ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening.
- ☐ Lighting facilities, security lighting, screening, and glare shields.
- ☐ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☐ Preliminary Engineering. (conceptual utility plan)
- ☐ Show all existing and proposed sidewalks.
- ☐ Show Fire hydrant layout.
- ☐ Show existing and proposed Water & Waste Water.
- ☐ Any additional information as needed.

Building Elevations-Color Facade with any attached (wall-mounted) signage

- ☐ North, South, East and West building elevations.
- ☐ Proposed building materials that include manufacturer's specifications.
- ☐ Proposed building height.
- ☐ Percentage of proposed materials.

Landscape Plan

- ☐ Title block, titled Landscaping Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☐ Name, address, phone and fax numbers of the owner, applicant and Landscaping Architect.
- ☐ North arrow and scale. (same scale as site plan)
- ☐ Property boundaries with dimensions.

Landscape Plan Cont.

- ☐ Landscape Data Table showing required and provided square footage for each category as follows:

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

- ☐ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☐ A Plant Legend, if symbols or abbreviations are used.
- ☐ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☐ Show location of trees to be preserved.
- ☐ Show spacing of plant material to be used.
- ☐ Show description of maintenance provisions for the Landscape Plan.
- ☐ Show proposed and existing sidewalks and utility easements.
- ☐ Show irrigation system if applicable.
- ☐ Show rain and freeze protection.

SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☐ Utility meters will not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☐ Mechanical equipment located on rooftops will be screened.

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist (only civils may be excluded).

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 11/27/2022 10:51 PM
 LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIA\ROANOKE -- GARAGE\CADD\SHEETS\SP-1.DWG
 LAST SAVED: 11/27/2022 10:36 PM

SITE DATA SUMMARY																				
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS			
								REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)		
PROPOSED LOT 1	OAK ST. ZONE DISTRICT	RESIDENTIAL APARTMENTS	0.89	38,608	57,270	60'-6"	4	50% MAX	30.9%	RESIDENTIAL 47,820 (59 UNITS) 1 PER UNIT LIVE WORK 6,300 (8 UNITS) 1 PER UNIT			67	82	4	4	31,641	82%	6,967	18%

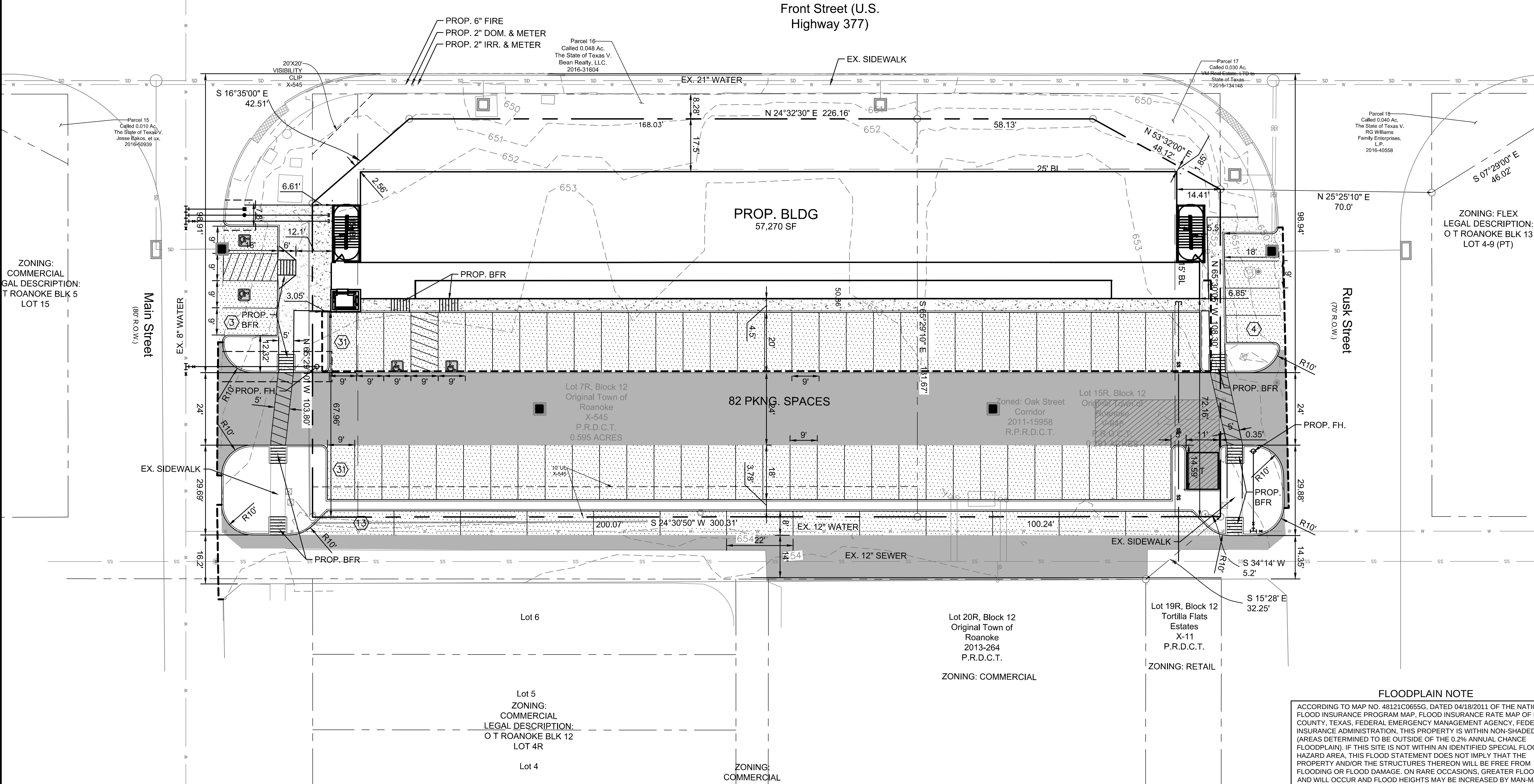
OWNER
 MPC ROANOKE MAIN, LP
 2435 E. SOUTHLAKE BLVD. STE. 150
 SOUTHLAKE, TX 76092
 PH: 817.769.2580

ARCHITECT
 DON WILDER
 WILDER ARCHITECTS
 16,904 CLUB HILL DR.
 DALLAS, TX 75248
 WILDER@WILDERARCH.COM
 PH: 214.616.5196

ENGINEER
 CLAY CRISTY, PE
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 TEXAS REGISTRATION #141399

SITE PLAN
 ORIGINAL TOWN OF ROANOKE
 LOT 15R, BLOCK 12 & LOT 7R BLOCK 12
 11/07/2022

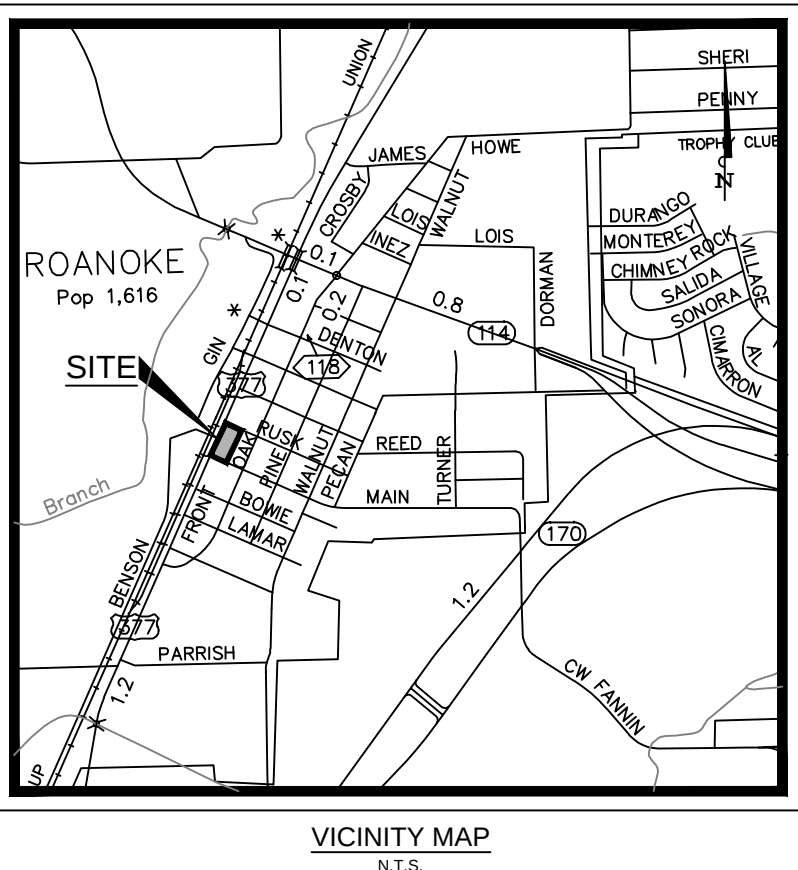
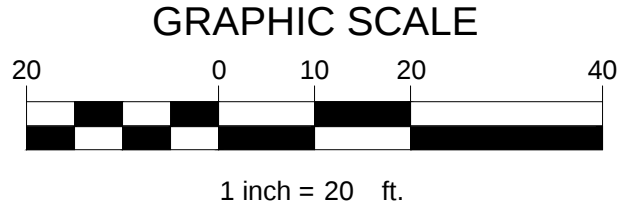
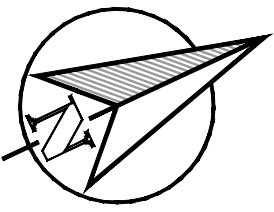
DESIGN:	SDC
DRAWN:	SDC
CHECKED:	SDC
DATE:	11/27/2022
SHEET	
SP-1	
CM FILE NO.	2022-XXX



LEGEND	
	DUMPSTER DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT
	EX. PROPERTY LINE
	EX. COMMUNICATION LINES
	EXISTING GAS LINES
	EXISTING OVERHEAD ELECTRIC LINES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINES
	PROP. COMM LINES
	PROP. UNDERGROUND ELECTRIC LINES
	PROP. SANITARY SEWER LINES
	PROP. WATER LINES
	EX. CONTOUR LINE
	PROP. CONTOUR LINE

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 48121C0655G, DATED 04/18/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE X. (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer: 109800 Date: 10/27/2022
 P.E. No.

MAGNOLIA GARAGE
 US-377 & RUSK ST.
 ROANOKE, TX

NO.	DATE	REVISION	BY

SITE PLAN

CONCEPTUAL DESIGN PACKAGE
16 NOVEMBER 2022



MAGNOLIA on MAIN
Roanoke, Texas



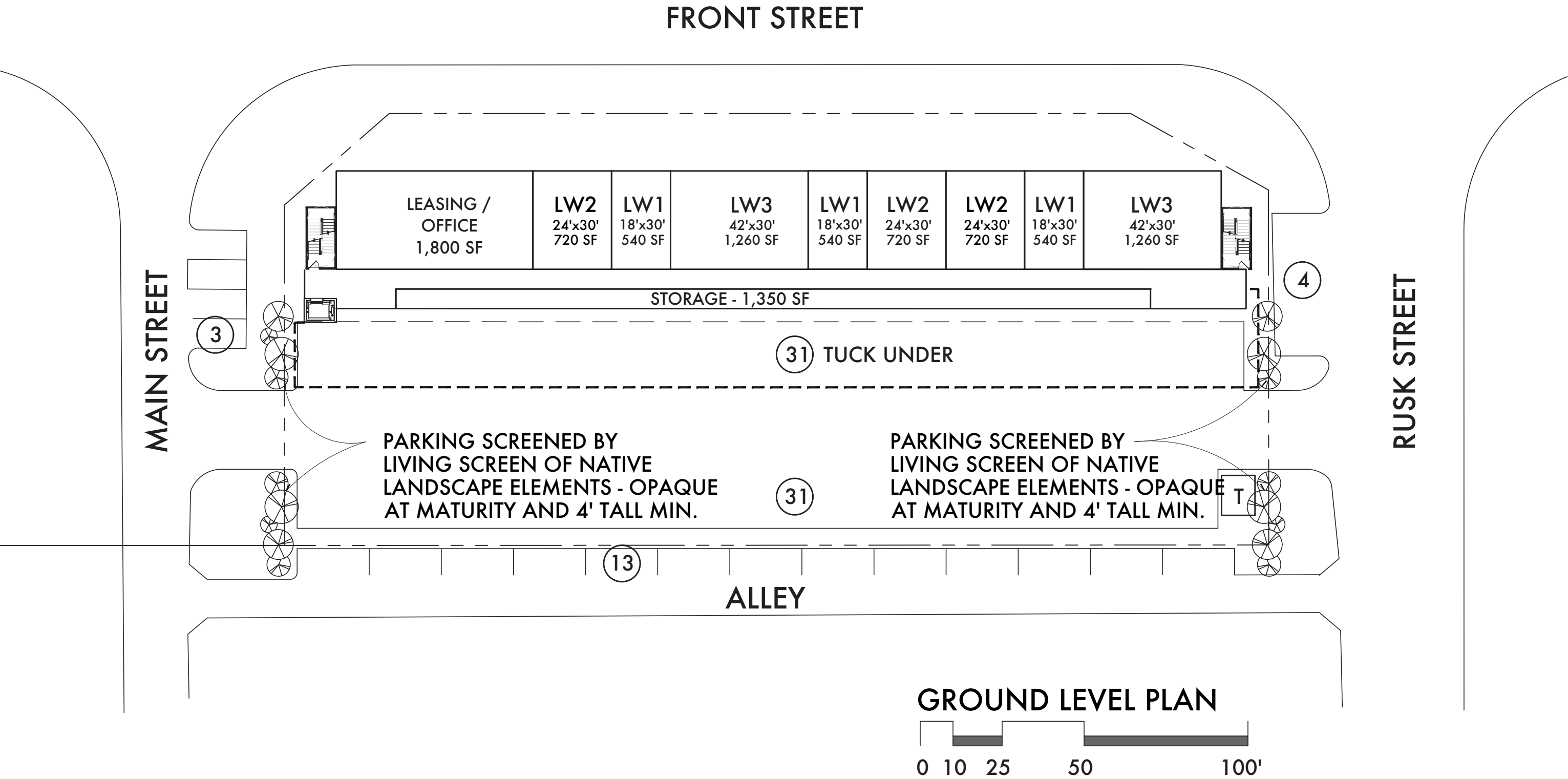
©WILDER ARCHITECTS, LLC

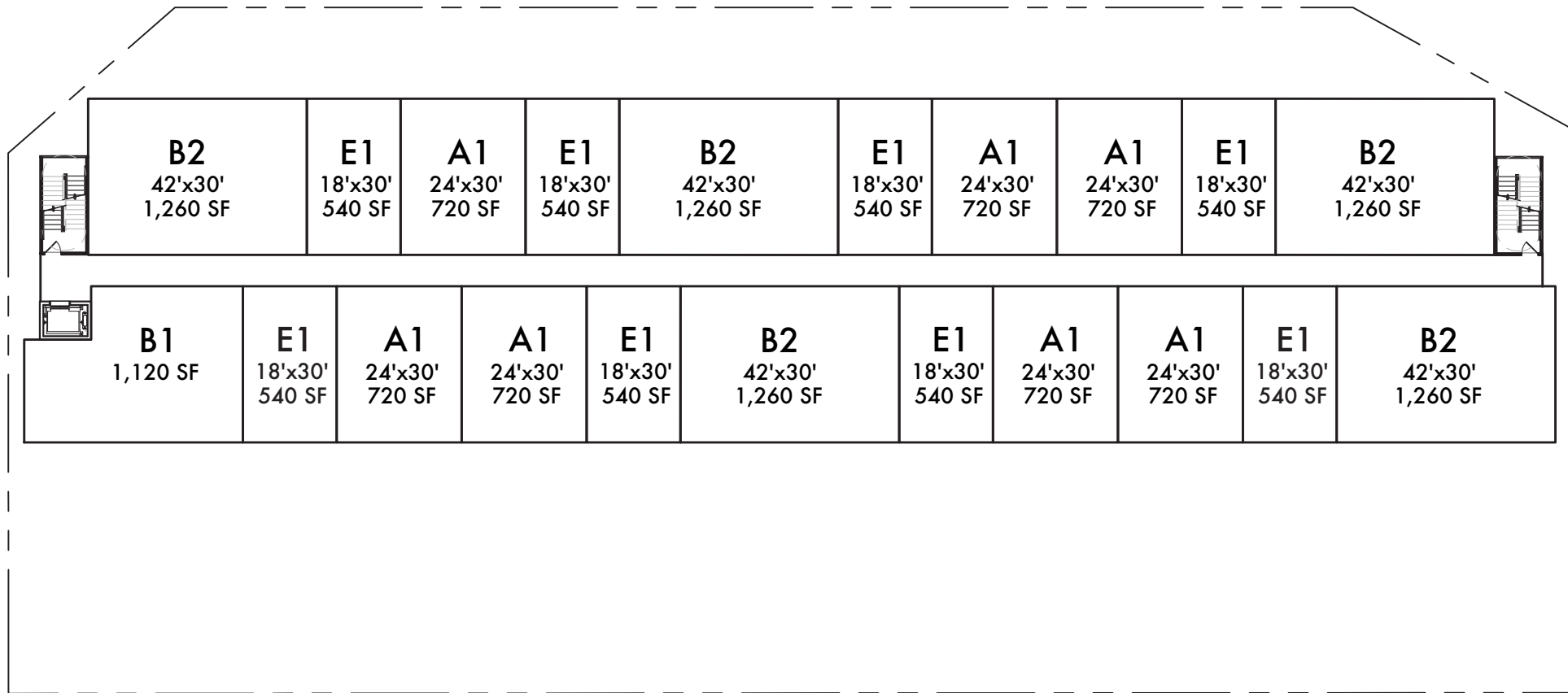


WILDER ARCHITECTS
wilderarch.com

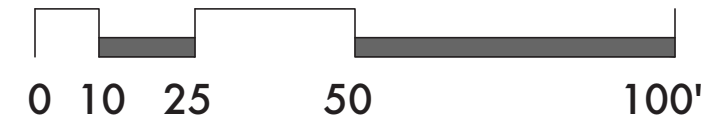
MAGNOLIA on MAIN
Roanoke, Texas

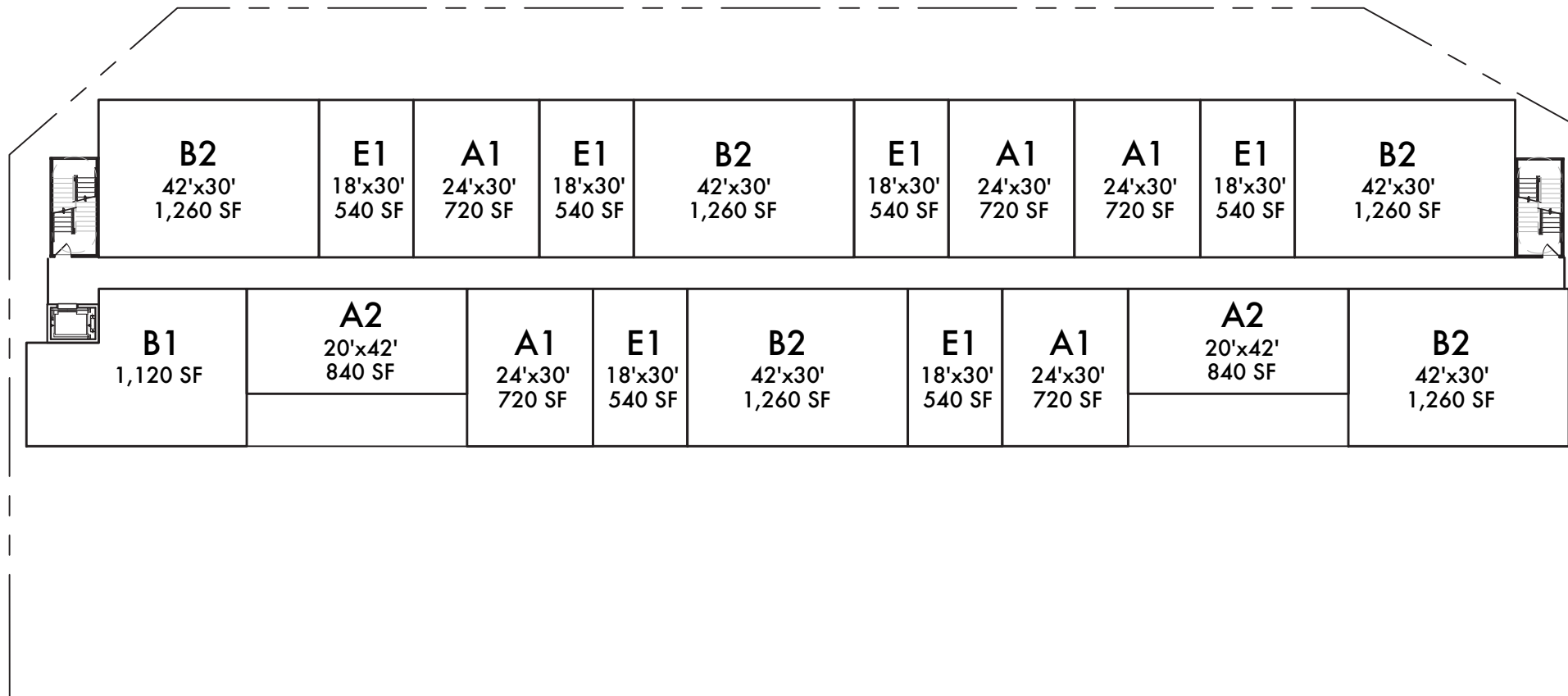




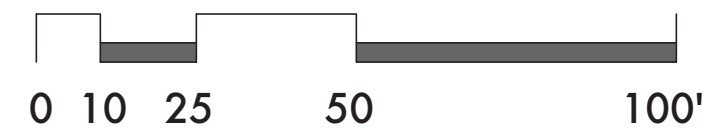


LEVELS 2 and 3 PLAN





LEVEL 4 PLAN





BUILDING SKIN: 14,550 SF TOTAL
 DOORS and WINDOWS: 5,385 SF (37%)
 BALANCE of BLDG SKIN: 9,165 SF - 100% MASONRY
 BRICK (38%)
 STUCCO (47%)
 CEMENTITIOUS FIBER BOARD (15%)

FRONT STREET ELEVATION



BUILDING SKIN: 14,075 SF TOTAL
DOORS and WINDOWS: 3,100 SF (22%)
BALANCE of BLDG SKIN: 10,975 SF - 100% MASONRY
 BRICK (32%)
 STUCCO (58%)
 CEMENTITIOUS FIBER BOARD (10%)

REAR ELEVATION











Residential Units

	E1	A1	A2	B1	B2	
	540 SF	720 SF	840 SF	1,120 SF	1,260 SF	
4	6	5	2	1	5	19
3	8	7	0	1	5	21
2	8	7	0	1	5	21
Ground	0	0	0	0	0	0
	22	19	2	3	15	61
	11,880 SF	13,680 SF	1,680 SF	3,360 SF	18,900 SF	
49,500 SF - NET RENTABLE (RESIDENTIAL)						
1,350 SF - RENTABLE STORAGE						
61 RESIDENTIAL UNITS				1 BR UNITS	41	67.2%
811 SF AVERAGE				2 BR UNITS	18	29.5%

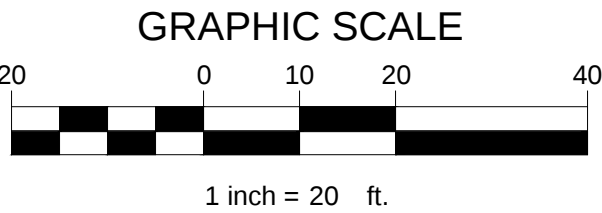
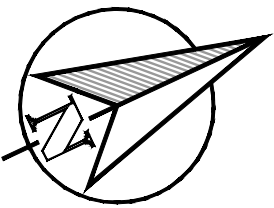
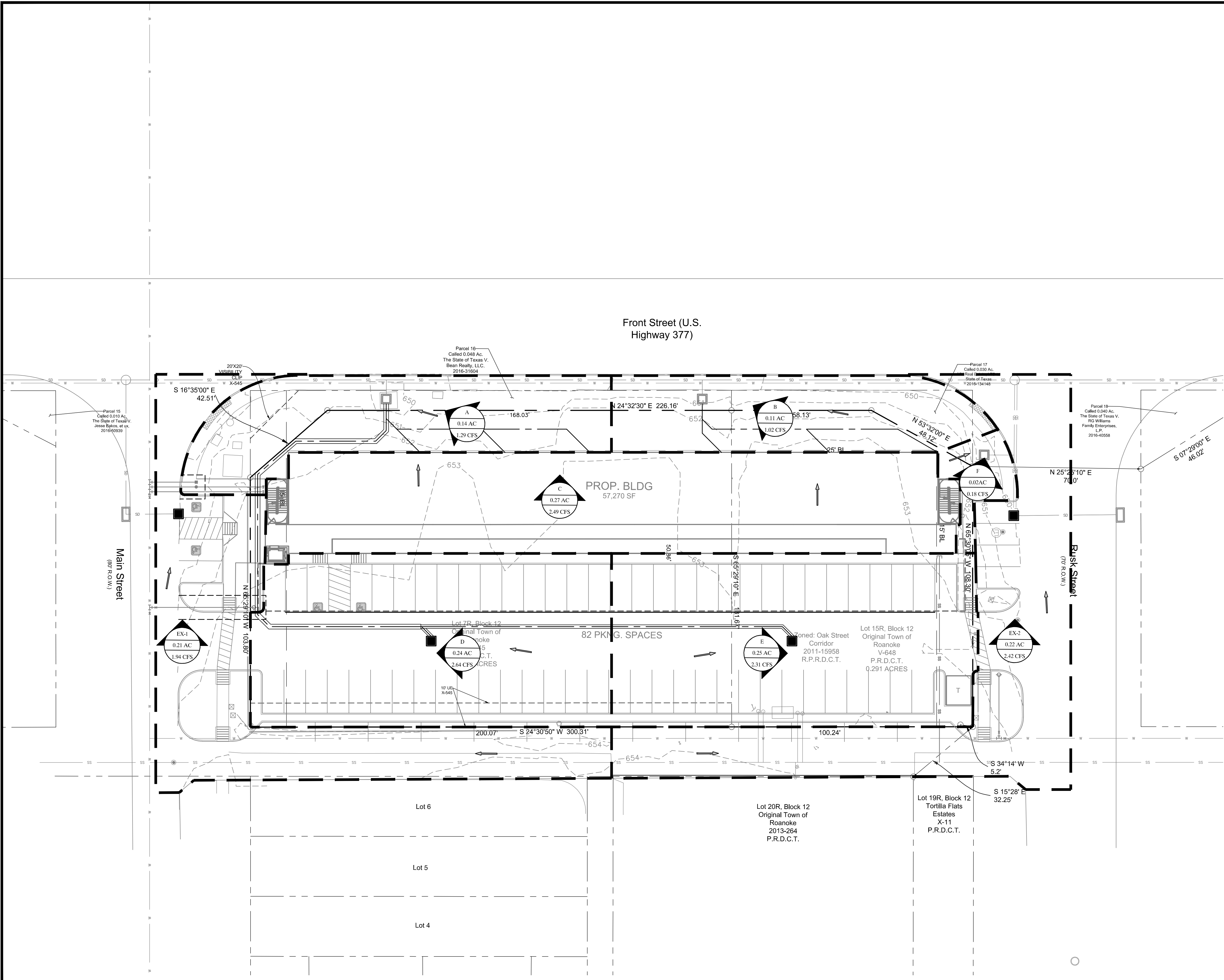
Live / Work Units

	LW1	LW2	LW3	
	540 SF	720 SF	1,260 SF	
3	0	0	0	0
2	0	0	0	0
Ground	3	3	2	8
	3	3	2	8
	1,620 SF	2,160 SF	2,520 SF	
6,300 SF - NET RENTABLE (LIVE / WORK UNITS)				
8 LIVE / WORK UNITS				
788 SF AVERAGE				
Leasing Center / Office				1,800 SF
NON-RESIDENTIAL AREA				1,800 SF

Parking

City of Roanoke criteria:		
1 per 1BR unit	41	
1 per 2BR unit	18	
	59	residential spaces required
1 per LW unit	8	
TOTAL REQ'D	67	spaces
Off Street parking provided		
Tuck-Under	31	
Surface	31	
	62	spaces
Alley	13	
Streetside	7	
TOTAL	82	spaces
	1.19	per Unit

PLOTTED BY: SANTIAGO DURAN
PLOT DATE: 11/3/2022 12:20 AM
LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIA\ROANOKE - GARAGE\CADD\SHEETS\PRELIMINARY DRAINAGE PLAN.DWG
LAST SAVED: 11/3/2022 12:20 AM



LEGEND	
	DRAINAGE AREA LABEL
	DRAINAGE AREA (AC)
	FLOW QUANTITY (CFS)
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C06595, DATED 04/19/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE X. (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TEXAS REGISTRATION #141399

CLAY MOORE
ENGINEERING

1903 CENTRAL DR. SUITE 406
BEDFORD, TX 76021

PHONE: (817) 281-0072
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
CLAY, CRISTY

Engineer: 109800 Date: 10/27/2022
P.E. No. Date

MAGNOLIA GARAGE
US-377 & RUSK ST.
ROANOKE, TX

NO.	DATE	REVISION	BY

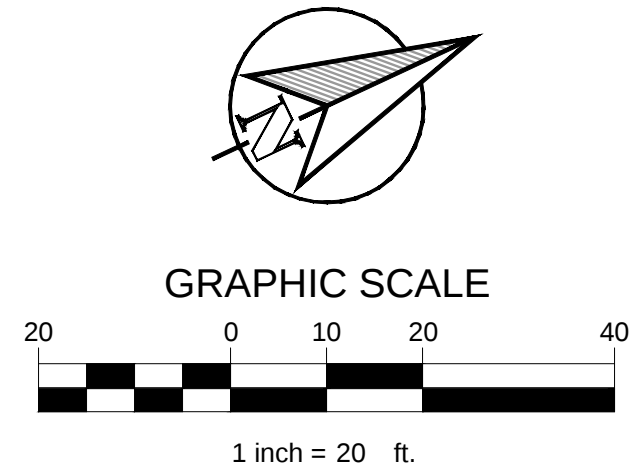
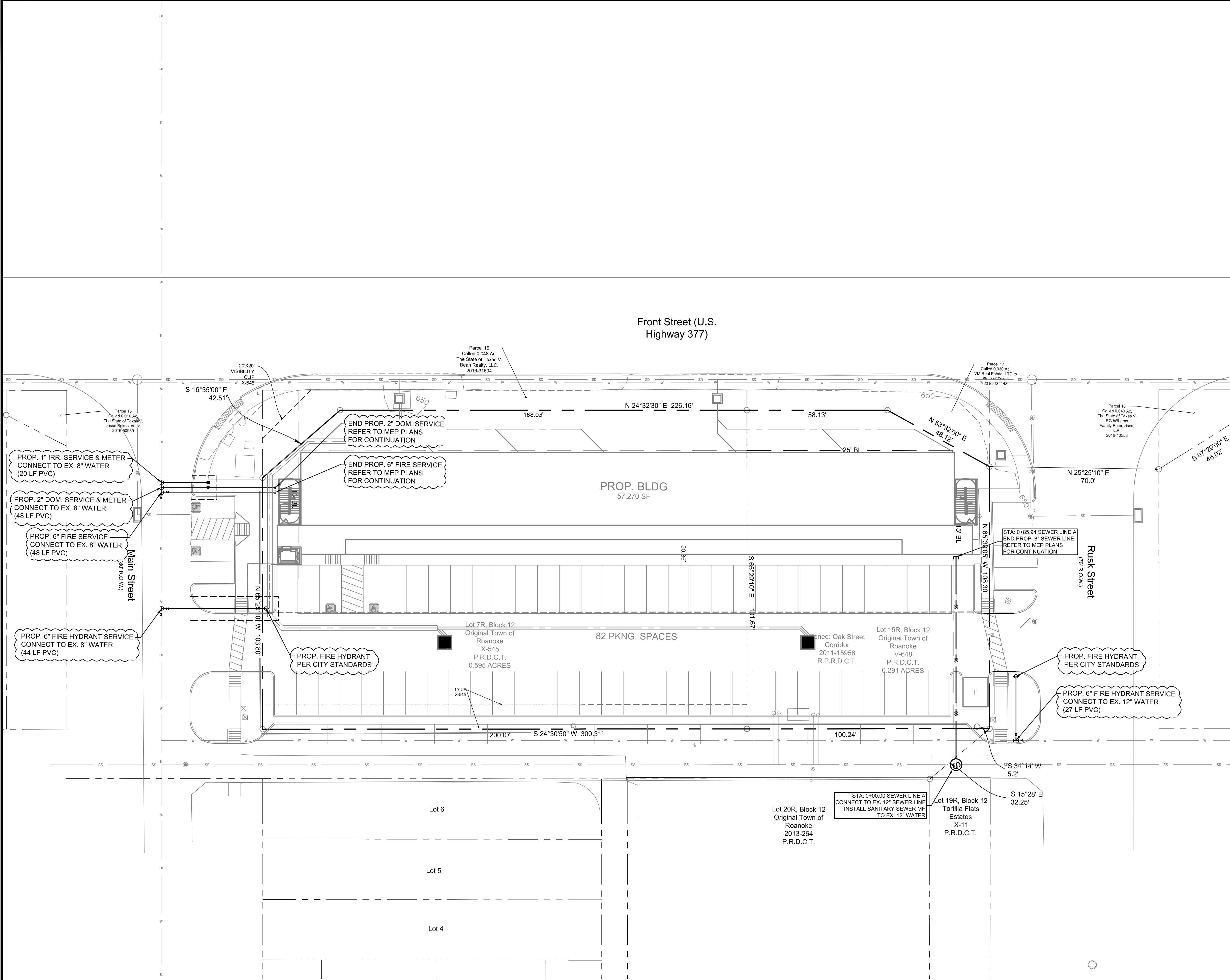
PRELIMINARY DRAINAGE
PLAN

DESIGN: SDC
DRAWN: SDC
CHECKED: SDC
DATE: 11/3/2022

SHEET

C-3

PLOTTED BY: SANTIAGO DURAN
PLOT DATE: 11/2/2022 6:28 PM
LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIA\ROANOKE - GARAGE\CADD\SHEETS\PRELIMINARY UTILITY PLAN.DWG
LAST SAVED: 11/2/2022 5:17 PM



LEGEND	
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING WATER MAIN
	PROPOSED WATER LINE AND GATE VALVE
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED GAS LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C0655G, DATED 04/18/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.

- FRANCHISE UTILITY NOTES:**
- THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
 - THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
 - THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
 - CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

TEXAS REGISTRATION #141399

CLAY MOORE ENGINEERING

PHONE: 817.281.0072
1903 CENTRAL DR. SUITE 406
BEDFORD, TX 76021

WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
CLAY, CRISTY

Engineer: 109800 Date: 10/27/2022
P.E. No. Date

MAGNOLIA GARAGE
US-377 & RUSK ST.
ROANOKE, TX

NO.	DATE	REVISION	BY

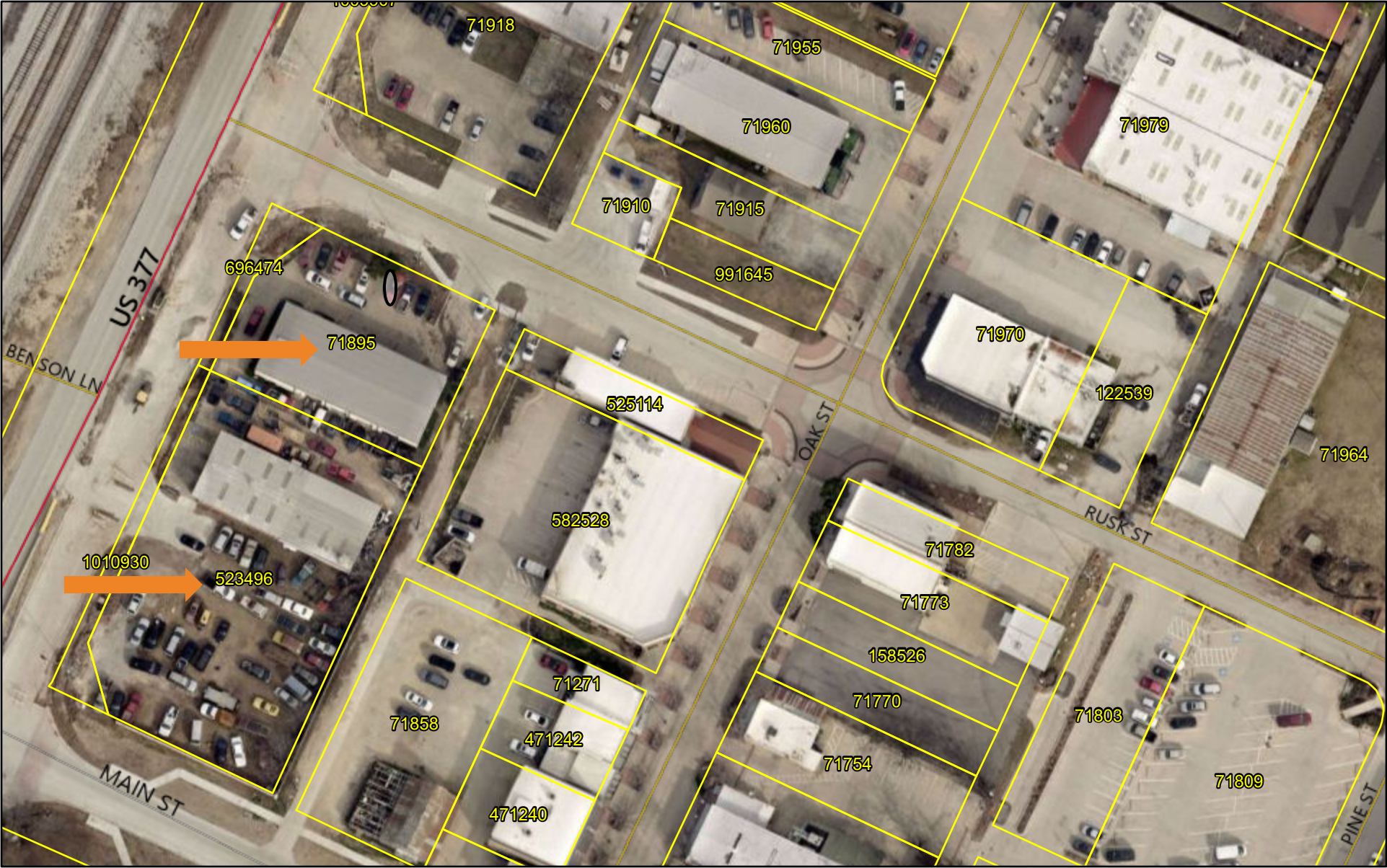
PRELIMINARY UTILITY
PLAN

DESIGN: SDC
DRAWN: SDC
CHECKED: SDC
DATE: 11/2/2022

SHEET
C-2

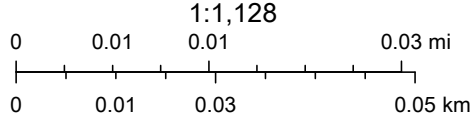
CM FILE NO. 2022-XXX

Denton CAD Web Map



12/13/2022, 8:34:25 AM

 Parcels  Roads
 MINOR  US
 MEDIAL



Denton Central Appraisal District, dentoncad.com

Denton County Appraisal District, Harris Govern -- www.harrisgovern.com