

ORDINANCE No. 2011-111

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 27.63 ACRE TRACT OR TRACTS OF LAND, LOCATED IN THE T. KELLY SURVEY, ABSTRACT NO. 704, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE PERMISSIBLE USES AND DEVELOPMENT STANDARDS THEREOF; PROVIDING CONCEPT PLAN AND ELEVATIONS FOR RESIDENTIAL STRUCTURES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 8, 2011, the City Council for the City of Roanoke, Texas, approved Ordinance No. 2011-101, zoning an approximately 27.63 acre tract of land, located within the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas, and being more particularly described and or depicted in **Exhibit A** of this Ordinance, as Planned Development District No. 2011-13 (PD # 2011-13); and

WHEREAS, the applicant has submitted to the City of Roanoke, Texas, a request to amend the development standards, concept plan, and elevations for Planned Development District No. 2011-13 (PD # 2011-13); and

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 development standards, concept plan, and elevations on the approximately 27.63 acres of land, located within the Thomas Kelly Survey, Abstract No. 704, City of Roanoke, Denton County, Texas, be amended as attached hereto as **Exhibits B and C** of this Ordinance, which is attached hereto and incorporated herein for all purposes; 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

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

Section 2.

That the approximately 27.63 acre tract or tracts of land, located within the T. Kelly Survey, Abstract No. 704, 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, shall be subject to the Development Standards, attached

hereto as **Exhibit B** of this Ordinance, and the Concept Plan and Elevations, attached hereto as **Exhibit C** of this Ordinance, which are attached hereto and incorporated herein for all purposes.

Section 3. PENALTY CLAUSE

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

Section 4. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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 26th day of July, 2011.



APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description
for
27.63 Acre Tract of Land

“EXHIBIT A”
18.228 ACRES

BEING AN 18.228 ACRE TRACT OF LAND SITUATED IN THE T. KELLY SURVEY, ABSTRACT NO. 704, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING PART OF A 30.639 ACRE TRACT OF LAND CONVEYED TO 831 TROPHY, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-72577, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. SAID 18.228 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 30.639 ACRE TRACT, AND THE COMMON NORTHEAST CORNER OF A SAVE AND EXCEPT TRACT OF LAND CONVEYED TO BECK PROPERTIES TROPHY CLUB, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-87516, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE COMMON NORTHWEST CORNER OF A 1.287 ACRE SAVE AND EXCEPT TRACT OF LAND CONVEYED AS TRACT 1H(A) TO C OIL INVESTMENTS, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2005-56135, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID POINT ALSO BEING AN EXTERIOR ELL CORNER OF LOT 1, BLOCK 1 OF NORTHWEST I.S.D. HIGH SCHOOL NO. 2, AS RECORDED IN CABINET Y, PAGE 46, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 44 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 30.639 ACRE TRACT, AND THE COMMON NORTH LINES OF SAID SAVE AND EXCEPT TRACT, AND LOT 2, BLOCK 1 OF SAID NORTHWEST I.S.D. HIGH SCHOOL NO. 2, CONVEYED TO THE TOWN OF TROPHY CLUB, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2010-19592, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 526.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE OF BOBCAT BOULEVARD FOR CORNER, A 90 FOOT RIGHT-OF-WAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 75 DEGREES 31 MINUTES 28 SECONDS, A RADIUS OF 607.00 FEET, WITH A CHORD THAT BEARS NORTH 51 DEGREES 20 MINUTES 53 SECONDS WEST, A CHORD DISTANCE OF 743.44 FEET;

THENCE, OVER AND ACROSS SAID 30.639 ACRE TRACT, AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BOBCAT BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 800.12 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 89 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 720.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE WEST LINE OF SAID 30.639 ACRE TRACT AND THE COMMON EAST LINE OF A 7.024 ACRE TRACT OF LAND CONVEYED TO CRAIG B. CHAPMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 00-92817, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID 30.639 ACRE TRACT AND THE COMMON EAST LINE OF SAID 7.024 ACRE TRACT, A DISTANCE OF 124.16 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 30.639 ACRE TRACT, AND THE WEST CORNER OF A 0.546 ACRE TRACT CONVEYED AS TRACT 1 TO ENCANA OIL & GAS (USA) INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2005-90570, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST LINE OF SCHOOLING ROAD, A 60 FOOT RIGHT-OF-WAY, AS RECORDED IN VOLUME 457, PAGE 187, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF A TRACT OF LAND CONVEYED AS TRACT F-517 TO THE UNITED STATES OF AMERICA, AND THE COMMON SOUTHWEST CORNER OF A 4.152 ACRE TRACT OF LAND CONVEYED AS TRACT 2 TO STAR OF TEXAS ENERGY SERVICE, INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2004-22524, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID 30.639 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52 DEGREES 07 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.546 ACRE TRACT, A DISTANCE OF 85.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 60 DEGREES 17 MINUTES 35 SECONDS EAST, CONTINUING ALONG SAID 0.546 ACRE TRACT, A DISTANCE OF 150.77 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTH CORNER OF SAID 0.546 ACRE TRACT;

NORTH 14 DEGREES 58 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.546 ACRE TRACT, A DISTANCE OF 30.16 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 30 SECONDS, A RADIUS OF 516.00 FEET, A LONG CHORD THAT BEARS, SOUTH 84 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 248.28 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 250.74 FEET TO A POINT FOR CORNER;

NORTH 74 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 278.52 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 278.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE SOUTH LINE OF A 23.158 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO STAR OF TEXAS ENERGY SERVICE, INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2004-22524, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID 30.639 ACRE TRACT, AND THE COMMON SOUTH LINE OF SAID 23.158 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 74 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 601.31 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 64 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 502.69 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 30.639 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF AFORESAID LOT 1, BLOCK 1 OF NORTHWEST I.S.D. HIGH SCHOOL NO. 2;

THENCE, SOUTH 00 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID 30.639 ACRE TRACT, THE COMMON WEST LINE OF SAID LOT 1, BLOCK 1, AND THE WEST LINE OF A SAVE AND EXCEPT TRACT CONVEYED TO BECK PROPERTIES TROPHY CLUB, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-87516, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 760.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.228 ACRES OF LAND, MORE OR LESS.

"EXHIBIT A"

**PD-O TRACT A
9.411 ACRES**

BEING A 9.411 ACRE TRACT OF LAND SITUATED IN THE T. KELLY SURVEY, ABSTRACT NO. 704, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING PART OF A 30.639 ACRE TRACT OF LAND CONVEYED TO 831 TROPHY, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-72577, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. SAID 9.411 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 30.639 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF THE PARKS OF HILLSBOROUGH, AN ADDITION TO DENTON COUNTY, AS RECORDED IN CABINET P, PAGE 60, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID 30.639 ACRE TRACT AND THE COMMON EAST LINES OF SAID PARKS OF HILLSBOROUGH AND A 7.024 ACRE TRACT OF LAND CONVEYED TO CRAIG B. CHAPMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 00-92817, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 391.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF BOBCAT BOULEVARD (A 90' RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BOBCAT BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 06 MINUTES 37 SECONDS EAST, A DISTANCE OF 718.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 517.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 52 DEGREES 32 MINUTES 06 SECONDS EAST, A DISTANCE OF 616.14 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 660.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTH LINE OF SAID 30.639 ACRE TRACT AND THE NORTH LINE OF GREEN ACRE ESTATES, SECOND SECTION, AN ADDITION TO DENTON COUNTY, AS RECORDED IN CABINET L, PAGE 250, PLAT RECORDS, DENTON COUNTY, TEXAS;

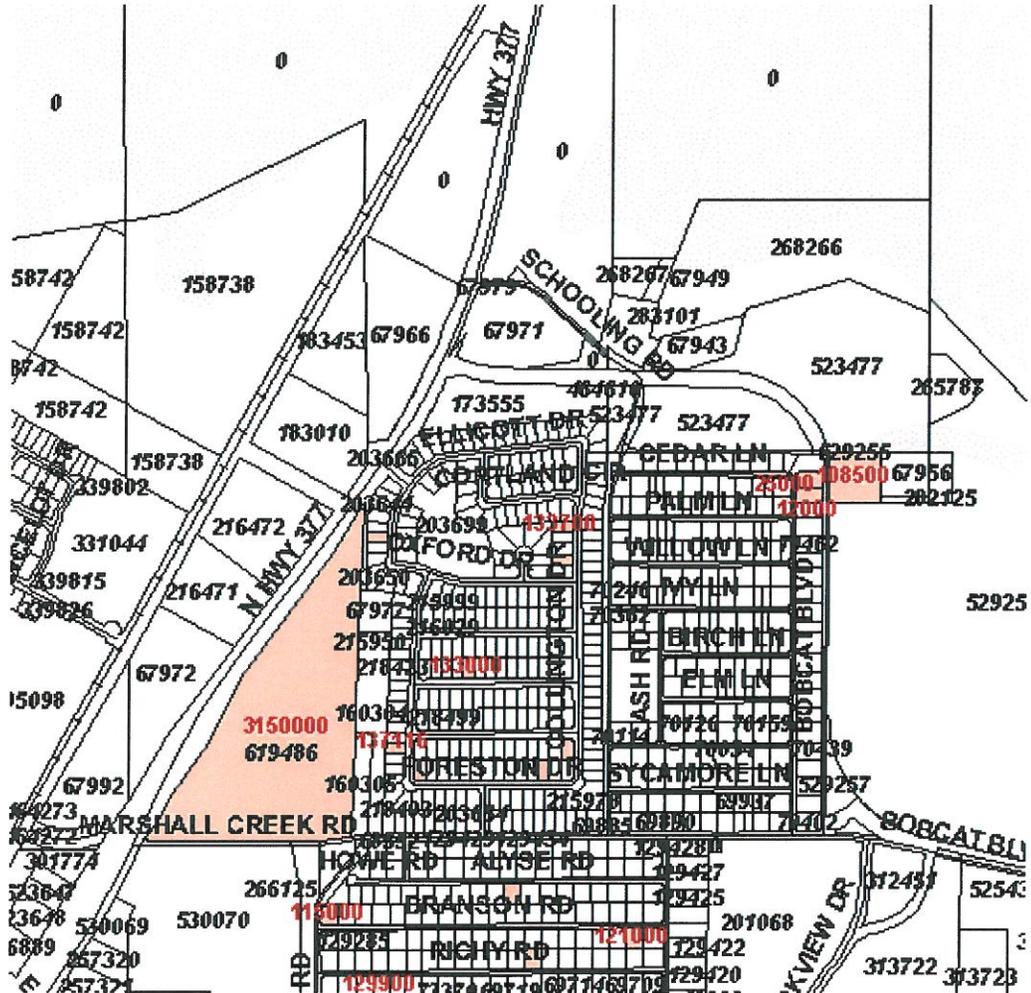
THENCE, SOUTH 89 DEGREES 44 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 30.639 ACRE TRACT AND THE COMMON NORTH LINES OF SAID GREEN ACRE ESTATES AND AFORESAID PARKS OF HILLSBOROUGH, A DISTANCE OF 1202.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.411 ACRES OF LAND, MORE OR LESS.

Exhibit B

Development Standards

I. PROJECT LOCATION

The proposed development is located adjacent to the northeast City limits, on the North side of Bobcat Boulevard between S.H. 377 and Marshall Creek Road.



II. PURPOSE AND INTENT

A. Purpose:

The purpose of the district is to create a Planned Development featuring a mixture of Single-Family Detached and Commercial uses focused on neighborhood services. This Development will create a Limited Access Community that will provide a virtually maintenance-free homeowner experience along with Commercial uses that will encourage sustainable development and attract investment to the area.

B. Applicability:

This ordinance shall apply to all development within the PD boundary. Unless otherwise stated herein, all ordinances of the City shall apply to the Planned Development District

III. ZONING DISTRICTS:

A. Single Family Clustered Housing (PD-SF)

1. General Purpose and Description

This Planned Development district is intended to provide for planned residential development of detached, single-family residences on smaller and more compact lots of not less than 3,500 square feet in size with an amenity center and gated entrances. Areas zoned for the PD district shall have, or shall make provision for, City of Roanoke water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets as per the approved PD site plan. This plan will account for logical and efficient vehicular circulation patterns, proper buffering from non-commercial uses and protection from pollution and undesirable environmental and noise impacts.

2. Permitted Uses

Those listed for the SF-7 district in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as “P” or “S” are authorized uses permitted by right or specially permitted uses, respectively. The amenity center with pool, as shown in the approved PD site plan, shall be a permitted (“P”) use. Special uses must be approved utilizing procedures set forth in Article V of the City of Roanoke Comprehensive Zoning Ordinance.

3. Height Regulations

(a) Maximum Height

- (1) Two and one-half (2 ½) stories, or thirty-five feet (35’) for any building/house.
- (2) One story, or sixteen (16’) for other accessory buildings, including detached garages, garden shed, gazebo, etc.

- (3) Other requirements (see article VII, City of Roanoke Comprehensive Zoning Ordinance)

4. Area Regulations

(a) Size of Lot/Tract

- (1) Minimum Lot/Tract Area. Three Thousand- Five Hundred (3,500) square feet per approved site plan
- (2) Minimum Lot/Tract Width. Forty feet (40') per approved site plan.
- (3) Minimum Lot/Tract Depth. Forty feet (40') per approved site plan.

(b) Size of Yards

- (1) Minimum Front Yard. Ten feet (10') per approved site plan.
- (2) Minimum Side Yard. Zero to ten feet (0'-10') per approved site plan.

- i. There shall be a minimum side yard setback of five feet (5') on the street side of all corner lots; except those corner lots along the side of the street that other lots may front onto, shall be a minimum side yard setback of ten feet (10');
- ii. There shall be a minimum required interior side yard setback of five feet (5') along lot lines adjacent to zero (0') lot lines. (Refer to approved Detailed Site Plan);
- iii. There shall be a minimum required interior side yard setback of five feet (5') for both side property lines on all other lots that are not zero (0') lot line. (Refer to approved Detailed Site Plan);
- iv. Window sills, belt courses, cornice details and other architectural features may not project more than eighteen inches (18") over a '0' zero lot line setback;
- v. Eaves may not project more than eighteen inches (18") over a '0' zero lot line or side yard setback. Gutters are allowed provided all downspouts located adjacent to a zero lot line shall be tied into an underground drainage system;

- vi. No chimneys shall be allowed to project into the required side yard setback; and

(3) Minimum Rear Yard. Five feet (5') per approved site plan.

(c) Maximum Lot Coverage. Seventy percent (70%) by main buildings and accessory buildings.

5. Gutters and Drainage.

- 1) All structures will be guttered. All guttered downspouts will be tied into underground drainage.
- 2) Residents will NOT be allowed to modify existing grade or drainage after the final building inspection unless authorized by the HOA and a licensed Engineer.

6. Fencing

- 1) A proposed screening wall along Bobcat Lane will be provided per the requirements listed in the City of Roanoke Code of Ordinances.
- 2) Rear yard fencing for lots along the alleys shall be set back a minimum of two feet (2') from the alley edge of pavement.

7. Alleys

- 1) The minimum width of alleys, as shown on the approved PD site plan, shall be fifteen (15') feet from edge of pavement.

B. Office / Retail (PD-O):

1. General Purpose and Description

The PD-O, Office, District is established to create an appropriate setting for low intensity office and professional uses. The District can be used as a transition district between residential uses and more intense uses, and with appropriate buffers and landscaping, this District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to three (3) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this District shall not be encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and similar in scale with residential uses and adjacent property.

2. Permitted Uses

Those uses listed for the O District in Article VI of the City of Roanoke Comprehensive Zoning Ordinance as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in Article V of the City of Roanoke Comprehensive Zoning Ordinance. In addition to those uses included in Article VI, the following uses are also permitted.

Permitted Uses:

Barber/Beauty Shop (non-college)
Computer Sales
Extended stay Hotels/Motels (residence hotels)
Funeral Home
Hotel/Motel
Martial Arts School
Laundry/Dry Cleaning (Drop Off/Pick Up)
All Terrain Vehicle (go-carts) Dealer/Sales
Antique Shop (household items; no outside storage)
Auto Supply Store for New & Rebuilt Parts
Bakery (Retail)
Bike Sales and/or Repair
Book Store
Building Material Sales
Confectionary Store (Retail)
Consignment Shop
Convenience Store without gas sales
Department Store
Drapery Shop / Blind Shop
Florist
Food or Grocery Store
Furniture Sales (Indoor)
Garden Shop (Inside Only; no outside storage)

Gravestone/Tombstone Sales
 Handicraft Shop
 Hardware Store
 Home Improvement Center
 Lawnmower Sales and/or Repair
 Major Appliance Sales (indoor)
 Motorcycle Dealer (primarily new / repair)
 Motor home, trailer, and recreational vehicular sales, rental, and display facilities
 Personal Watercraft Sales (primarily new/repair/rental)
 Needlework Shop
 Permanent Cosmetics
 Pet Grooming (Indoor Kennels)
 Pet Shop / Supplies
 Pharmacy
 Plant Nursery (Retail Sales / Outdoor Storage)
 Recycling Kiosk
 Retail Store (Misc.)
 Security Systems Installation
 Veterinarian/Small Animal Clinic (Indoor Kennels)
 Auto Financing & Leasing
 Quick Lube/oil Change/Minor Inspection
 Tire Sales (Indoors)
 Automotive Gasoline or Motor Fuel Service
 Auto Rental
 Bowling Center
 Dance Hall / Dancing Facility
 Health Club (Physical Fitness; Indoors Only)
 Video Rental / Sales
 Assisted Living Facility
 Nursing/Convalescent Home
 Retirement Home/Home for the Aged
 Plumbing Shop (no outside storage)
 Sand/Gravel Sales (storage)

3. Height Regulations

(a) *Maximum Height:*

- (1) Three (3) stories or forty-five feet (45') for the main building(s), except maximum height shall be twenty-five feet (25') for any portion of a building that is located within one hundred feet (100') of a residential zoning district.
- (2) One (1) story, twelve feet (12') for accessory buildings.
- (3) Other (see Article VII, Division 6 of the City of Roanoke Comprehensive Zoning Ordinance).

4. Area Regulations

(a) *Size of Lot/Tracts:*

- (1) *Minimum Lot/Tract Area.* Ten thousand (10,000) square feet.
- (2) *Minimum Lot/Tract Width.* One hundred feet (100').
- (3) *Minimum Lot/Tract Depth.* One hundred feet (100').

(b) *Size of Yards:*

- (1) *Minimum Front Yard.* Twenty-five feet (25') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see Article VII, Division 6 of the City of Roanoke Comprehensive Zoning Ordinance for additional setback requirements).
- (2) *Minimum Side and Rear Yard.* Fifteen feet (15') unless adjacent to a residentially zoned property (see below).
- (3) *Minimum Side or Rear Yard Adjacent to a Residential District –* Twenty-five feet (25').

(c) *Maximum Lot/tract Coverage.* Forty percent (40%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.).

(d) *Maximum Floor-Area-Ratio (FAR).* One to one (1:1).

(e) *Parking Requirements.* As established by Article VII, Division 2 of the City of Roanoke Comprehensive Zoning Ordinance, Off-Street Parking and Loading Requirements.

(f) *Minimum Exterior Construction Standards.* See Article VII, Division 6 of the City of Roanoke Comprehensive Zoning Ordinance for exterior construction standards.

5. Special District Requirements

(a) *Driveway Spacing (i.e., distance between driveways, measured edge-to-edge):*

- (1) *Arterial Street.* One driveway per two hundred (200) linear feet of frontage.
- (2) *Collector Street.* One driveway per one hundred (100) linear feet of frontage.

- (3) Local Street. One driveway per fifty (50) linear feet of frontage.
 - (4) Minimum Distance from Driveway to Street Corner. Fifty feet (50'), as measured from the street corner radius point of tangency.
- (b) *Site Plan Review.* Review and approval of a site plan by the Planning and Zoning Commission and the City Council (in accordance with Article II, Division 7 of the City of Roanoke Comprehensive Zoning Ordinance) shall be required for any tract/lot/tract within the PD-O District. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Plan as approved by the City Council.
 - (c) *Landscaping Requirements.* See Article VII, Division 3 of the City of Roanoke Comprehensive Zoning Ordinance.
 - (d) *Screening Requirements.* See Article VII, Division 5 of the City of Roanoke Comprehensive Zoning Ordinance.
 - (e) Outside display of merchandise and seasonal items, such as Christmas trees, pumpkins, etc., shall be limited to the following:
 - (1) Shall not be placed/located more than thirty feet (30') from the main building.
 - (2) Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.
 - (3) Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - (4) Shall not extend into public right-of-way or onto adjacent property.
 - (5) All outside display items shall be removed at the end of business each day, except for large seasonal items such as Christmas trees.
 - (6) All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - (f) Open storage is limited to a maximum of five percent (5%) of the total lot/tract area, shall not be located in front of the building facing the major thoroughfare or on top of the building, and must

be screened in accordance with the provisions of article VII, division 5 of this chapter so that it is not visible from any public street or adjacent property. However, periodic display of seasonal items, i.e. Christmas trees, pumpkins, etc., is allowed during the appropriate time periods as set forth herein.

- (g) Color building facade and elevation plans shall be submitted for review and approval along with the Site Plan. Facade and elevation plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The City Manager, or his/her designee, may, as he/she deems appropriate, require submission of additional information and materials during the Site Plan review process.
- (h) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (i) *Maintenance Requirements for Common Areas.* A property owners association is required for continued maintenance of any common land and facilities provided within the development.
- (j) *Other Regulations.* As established in the Development Standards, Articles VI and VII of the City of Roanoke Comprehensive Zoning Ordinance.

Exhibit C

Concept Plan and Elevations



Block	Area (Acres)	Lot Area	Quantity
A	467,873 SF	38,900 SF	12
B	467,873 SF	38,900 SF	12
C	467,873 SF	38,900 SF	12
D	467,873 SF	38,900 SF	12
E	467,873 SF	38,900 SF	12
TOTAL LOTS			60

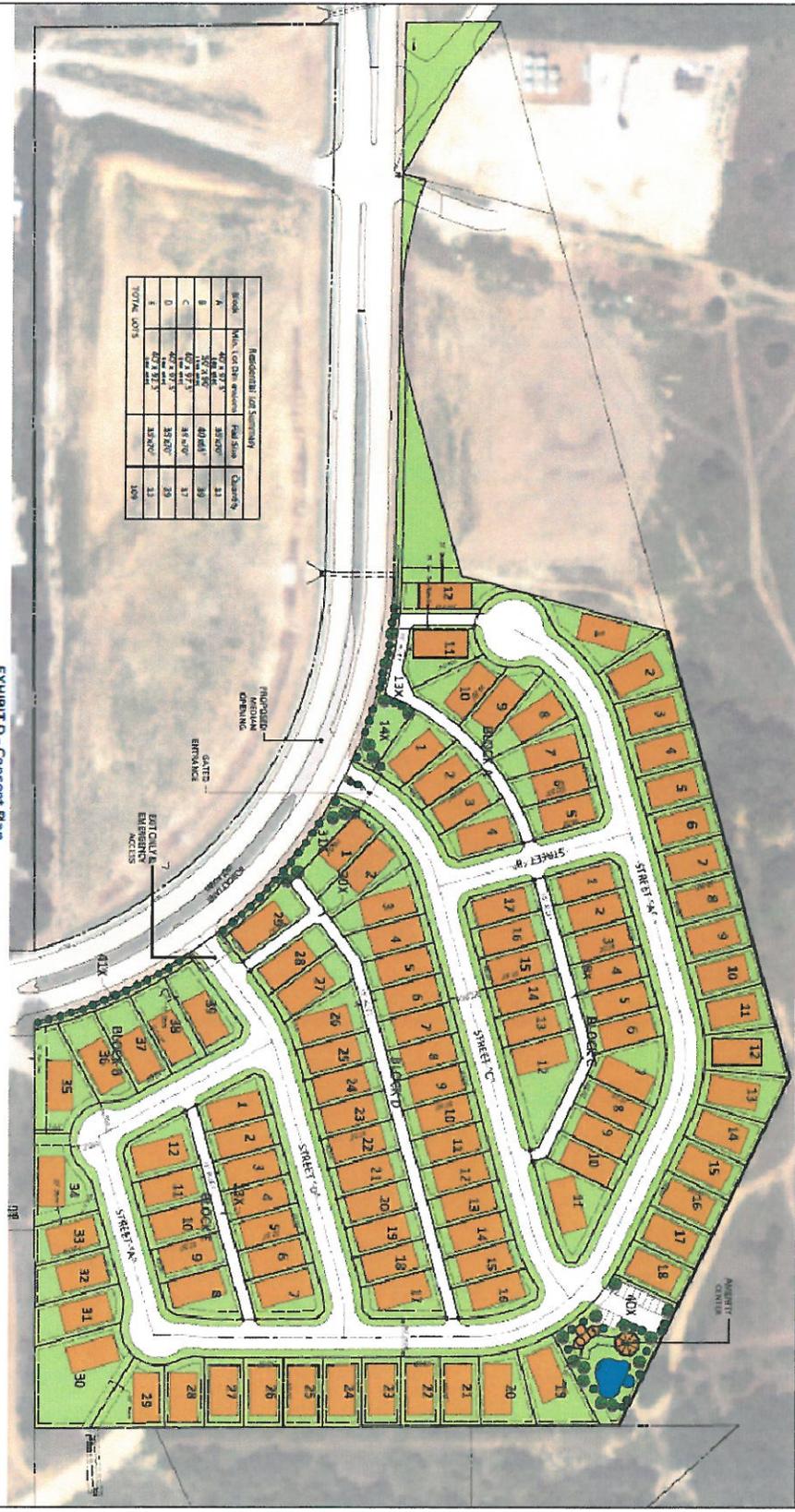
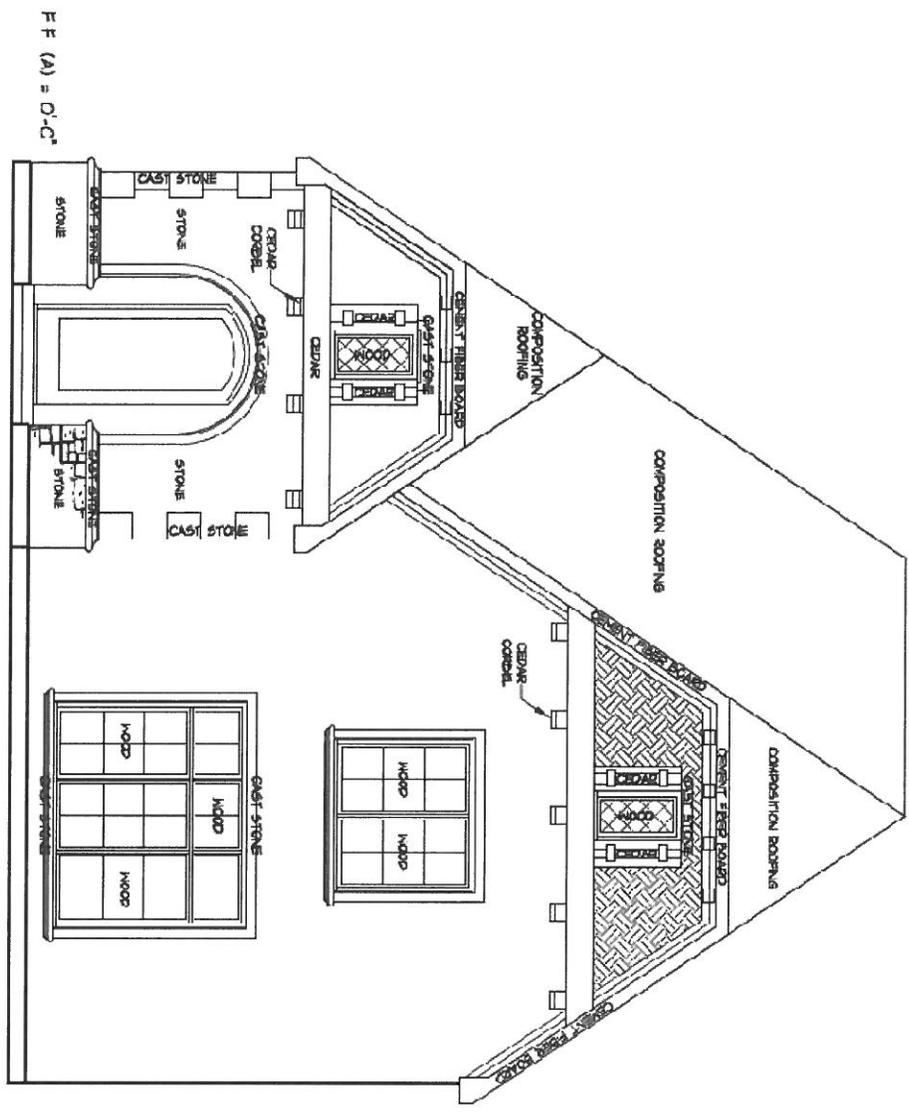


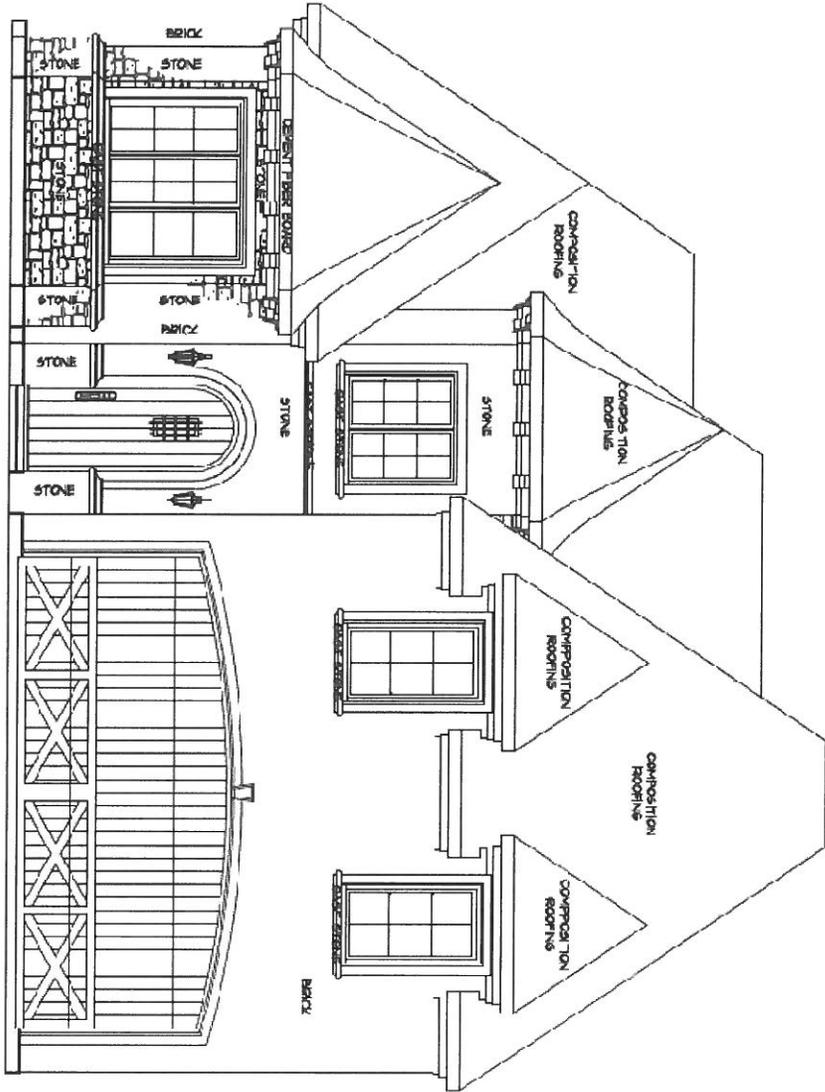
EXHIBIT D - Concept Plan
Cottage Glen
 4.18 Acres
 109 Residential Lots - Min. 3,500 SF
 CITY OF ROSENDALE
 DENTON COUNTY, TEXAS



DATE OF THIS PLAN: 06/11/2011
 BY: [Signature]
 FOR: [Signature]
 THE ABOVE PLAN IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS. THE CITY ENGINEER'S REVIEW AND APPROVAL IS NECESSARY FOR THE PLAN TO BE CONSIDERED A FINAL PLAN. THE CITY ENGINEER'S REVIEW AND APPROVAL IS NECESSARY FOR THE PLAN TO BE CONSIDERED A FINAL PLAN. THE CITY ENGINEER'S REVIEW AND APPROVAL IS NECESSARY FOR THE PLAN TO BE CONSIDERED A FINAL PLAN.



FRONT ELEVATION
30 PAD WIDTH



FRONT ELEVATION
40' PAD WIDTH