New food hall joining ‘Unique Dining Capital of Texas’

BY KORRI KEZAR

Roanoke’s title as the “Unique Dining Capital of Texas” is not just a marketing tool. The state House of Representatives officially bestowed the designation a decade ago.

At the time, the city had 39 restaurants across 6 square miles, according to Roanoke Assistant City Manager Cody Petree. Today, that number has grown to more than 65. But there is still room for more concepts, such as a new food hall.

Roanoke officials said the designation has lured more eateries to the city, particularly to its downtown area on Oak Street. Restaurant owners have also been attracted to Roanoke’s growing population and new developments. And they are hoping to capture diners from among the new residents and workers flocking to corporate campuses in Fort Worth and Westlake.

Keller officials drafting plan to guide future development

BY KORRI KEZAR

Keller officials and residents are working on a vision for future development in the city.

Since fall 2017, city officials and members of Keller’s City Council and planning and zoning commission have worked on updates to Keller’s Future Land Use Plan, also known as the FLUP.

Their goal is to outline the types of commercial and residential development residents and officials hope to see in the city in the coming years. The plan will also include a map of how areas in the city could be built out. The final document will help guide future decisions.

Efforts so far have included tapping into expertise from sources: City of Roanoke, U.S. Census Bureau/Community Impact Newspaper.

CONTINUED ON 16
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Supporting local businesses in Keller, Roanoke and northeast Fort Worth

I am thrilled this is the third edition of the Keller-Roanoke-Northeast Fort Worth Community Impact Newspaper! It seems like just yesterday we were preparing for the launch.

While you get more familiar with our content, I want to tell you a little about myself. I love trying out locally owned restaurants, coffee shops, breweries, distilleries and wineries. Working here makes it even easier to visit and support all of the above. This month, Editor Korri Kezar is highlighting the history and future of what some of those businesses looks like in the city of Roanoke (see Pages 16-17).

During my time at Community Impact Newspaper, I have learned that we have some special, hard-working neighbors who love to share their food, drinks and merchandise. Let us commit to trying a new small business this month. You never know what gem you might find in your own backyard. Have you tried Axiom Coffee in Fort Worth? It is our featured business this month (see Page 13). You can also read about Maria Cuca’s Mexican Cuisine in Keller (see Page 15).

Also, if you don’t already receive our e-newsletters, you can register at communityimpact.com. This will give you the opportunity to receive more Community Impact Newspaper content every week.

What can parents expect this school year?

Back-to-school season is already in full swing. As parents and students prepare for the 2019-20 school year, they will notice a few changes at Keller and Northwest ISD schools.

Students who ride KISD buses will be served by a new provider. Texas Central School Bus will bring a new fleet of vehicles to the district. The company will also provide a mobile app that allows parents to track buses in real time. The app is expected to launch later this fall.

As a certified District of Innovation, NISD is adjusting the start and end dates of its 2019-20 school year. The district of innovation concept, which was passed by the Texas Legislature in 2015, replaces the state’s requirement of 180 days of instruction to a requirement of 75,600 minutes of instruction. The flexibility allows NISD to adjust the length of its school days, early release days and professional learning days to best serve its community.

For more help preparing for the upcoming school year, check out our To-do List (Page 8).

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LET’S TALK TODAY.
IMPACTS
Businesses that have recently opened, are coming soon, relocating or expanding

NOW OPEN
1. **Starbucks** opened May 13 at 3105 Golden Triangle Blvd., Fort Worth. In addition to traditional coffees and teas, the location features Nitro Cold Brew coffee. The business also offers food and snacks for lunch and dinner as well as pastries and other sweet treats. 817-470-5882. www.starbucks.com

2. **First Watch** opened June 10 at 3001 Heritage Trace Parkway, Ste. 101, Fort Worth. The restaurant offers all-natural and organic options for breakfast, brunch and lunch dishes. First Watch also has Fort Worth locations on Camp Bowie Boulevard and Lakewood Hill Drive. 817-662-6363. www.firstwatch.com


4. **MOD Pizza** opened July 10 at 3101 Heritage Trace Parkway, Ste. 105, Fort Worth. The location is MOD’s ninth in the Dallas-Fort Worth Metroplex. The restaurant allows customers to create individual pizzas and offers 30 toppings. MOD also offers salads, desserts, milkshakes, lemonades, iced teas, and local craft beer and wine. 817-612-5440. www.modpizza.com

COMING SOON
5. **Braum’s** will open July 30 at 1221 Keller Parkway, Keller. The restaurant will offer burgers, chicken, salad, an old-fashioned ice cream fountain, a small grocery store and seating for 80 customers. 817-562-5336. www.braums.com

6. **Roanoke Garages of Texas** will open in August at 1725 US 377, Roanoke. The business offers customers the ability to buy garage suites for vehicles. When buying a suite, customers will receive a deed and title license for the space. 817-677-6581. www.garagesoftexas.com

7. **Strumolo’s** will open Aug. 1 at 310 S. Oak St., Ste. 108, Roanoke. The restaurant will serve family-style Italian dishes using owner Vinne Strumolo’s family recipes. 862-237-7911

8. **CareNow Urgent Care-Roanoke** will open Aug. 6 at 1530 US 377, Roanoke. The facility will offer care for minor injuries and illnesses as well as exams, immunizations, physicals, drug testing and on-the-job injury care. 862-549-9920. www.carenow.com/dfw

9. **Trinity Bariatric Institute** will open Aug. 12 at 9718 N. Beach St., Ste. 204, Fort Worth. Dr. David Dyslin offers weight loss, hernia repair and reflux care with procedures such as anti-reflux, gastric balloon, gastric bypass and hernia surgeries. 817-832-7227. www.trinitybariatricinstitute.com


11. **Two Brothers Winery** will open in September at 110 Lamar St., Keller. The business will initially offer 13 wines and plans to serve small plates. The winery will also have a tasting room and plans to hold events. 817-993-9879. www.twobrotherswinery.com

12. **Horizon76 American Grill House** will open in October at 1821 S. Main St., Keller. The building is currently undergoing renovations. When work is completed, it will house a restaurant serving American dishes such as burgers, grilled chicken and fish, and steaks. It will also feature a dining patio and courtyard with games. 817-866-7676. www.horizon76.com

13. **Hat Creek Burger Co.** will open in spring 2020 at the intersection of state highways 114 and 170, Roanoke. The restaurant will offer burgers, fries, shakes, salads, beer and wine. It will also have a breakfast menu. Hat Creek has 17 locations in Texas, including four in the Dallas-Fort Worth region. 512-732-2025. www.hatchreekburgers.com

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RELOCATIONS

14) Hidden Door Spa relocated June 1 to 9734 N. Beach St., Ste. 100, Fort Worth. The full-service medical and day spa offers services such as facials, massages, chemical peels, laser hair removal, and Botox and other injections. 817-379-9937. www.hiddendoorspa.com

15) Clairton Family Chiropractic relocated June 3 to 8300 N. Tarrant Parkway, Ste. 130, Fort Worth. The business is a corrective chiropractic clinic and wellness center. 817-281-1400. www.clairtonfamilychiro.com

16) Smile Doctors Braces by Anthony Patel Orthodontics relocated June 10 to 4300 Heritage Trace Parkway, Ste. 200, Keller. The business offers traditional and clear braces and Invisalign, and it replaces retainers. 817-431-0707. www.anthonypatelortho.com

17) Apex Heart Care relocated June 26 to 3848 N. Tarrant Parkway, Ste. 120, Fort Worth. Dr. Hema Korlakunta offers cardiology care at the medical office. 940-312-6262. www.apexheartcare.com

NEW OWNERSHIP

18) On June 1, Chad and Tamra Bullard took ownership of Anytime Fitness, 761 Keller Parkway, Ste. 104, Keller. The business is adding group-based fitness classes and a physical therapy clinic this fall. 817-718-7676. www.anytimefitness.com

19) On June 10, Azeema Khan and Mir Ali took ownership of The Goddard School of Keller, 8801 Ray White Road, Fort Worth. The year-round school offers child care services for children ages 6 weeks-8 years. 817-428-1093. www.goddardschool.com

20) On July 1, Medical City Healthcare acquired eight MedSpring Urgent Care centers in North Texas. The centers include MedSpring locations at 104 S. Main St., Keller, and at 8901 North Freeway, Ste. 111, Fort Worth. Dr. Hema Korlakunta offers cardiology care at the medical office. 940-312-6262. www.medspring.com

21) Inzo Italian Kitchen is celebrating 10 years of business in July at 101 S. Oak St., Ste. 200, Roanoke. The casual upscale restaurant offers brick-oven pizzas and classic Italian dishes. It also features a wine bar. 817-890-4280. www.inzoitalian.com
July 27
**Benefit Local Children in Need During the Holidays**
VFW Post 5074 will host its annual Christmas in July event, with proceeds benefiting local children in need during the Christmas holiday. The event will include an auction, raffles and giveaways, a village store with items for purchase and live music by Monkey Love. Guests can also enjoy dinner and dessert for $12 per person. 2 p.m.-midnight. Free admission. VFW Post 5074, 705 N. Oak St., Roanoke. 817-251-8767. www.vfwpost5074.com

August 06
**Get Ready for School with Keller ISD**
Keller ISD’s back-to-school event will include an immunization clinic, eye exams, dental screenings, telemedicine registration, free/reduced lunch registration and access to other community resources. Activities will also include games, crafts and giveaways, and guests can pick up school supplies. Noon-7 p.m. Free admission. Vista Ridge Middle School, 3201 Thompson Road, Fort Worth. 817-744-1296. www.kellerisd.net

August 10
**Back to School Bash with Northwest ISD**
The United Way of Denton County and Northwest ISD are holding a Back to School Fair to help disadvantaged students in the district. The event will offer haircuts, vision tests, physicals, immunizations, local vendor booths and supply donations to students. 11 a.m.-2 p.m. Free admission. Gene Pike Middle School, 2200 Texan Drive, Justin. 817-215-0172. www.unitedwaydenton.org/backtoschool

August 24
**Run for Veterans**
The ninth annual Military Heroes Run will raise funds for veterans wounded in combat. The event will include timed 5K and 10K races as well as a fun run. Awards will be given by gender and age group. 6-6:45 a.m. (registration), 7 a.m. (races). $15 (fun run), $15 (5K for ages 14 and under, active duty military and veterans), $25 (10K for ages 14 and under, active duty military and veterans), $25 (5K for ages 15 and older), $35 (10K for ages 15 and older). Byron Nelson High School, 2775 Bobcat Blvd., Trophy Club. 817-800-3399. www.speedwaycharities.org
**RECENT UPDATES**

**Keller road maintenance package**

Construction began July 22 to repave 1.3 miles across eight streets throughout Keller. The work is part of the city’s 2019 street-maintenance package. Construction will affect A Florence Place Court, B Bluestar Drive, C South Cindy Street, D Beverly Drive, E Shady Oak Drive, F Sweetgum Circle, G Cat Mountain Trail and H Stallion Drive. The roads will remain open to homeowners, and garbage, mail and other services will not be interrupted during construction. Door hangers will be used to notify residents of upcoming work.

**Timeline:** July 22-February 2020  
**Cost:** $1.4 million  
**Funding source:** city of Keller

**Westport Parkway intersection improvements**

A roundabout is being constructed at the intersection of Westport Parkway and Alta Vista Road in northeast Fort Worth. Work will also include installing landscaping around the roundabout.  
**Timeline:** May 2019-Jan. 24, 2020  
**Cost:** $2.75 million  
**Funding source:** city of Fort Worth 2014 and 2018 bond funds

**How do I report a vehicle emitting excessive smoke?**

Anyone who notices a vehicle emitting heavy smoke from the tailpipe for 10 seconds or longer can file a report over the phone or online with the Texas Commission on Environmental Quality. The reporting system is not an enforcement program. But drivers are informed by mail that they can be ticketed and fined for operating a smoking vehicle. Violators can be fined up to $350 for the first offense, according to state law. Fines increase up to $1,000 for each additional offense.

Observers can file reports by calling 800-453-7664 or by visiting www.tceq.texas.gov.

North Texas residents can also file reports with the North Central Texas Council of Governments by calling 817-704-2522 or by visiting www.nctcog.org.

All information on this page was updated as of 7/17/19. News or questions about these or other local transportation projects? Email us at krnnews@communityimpact.com.
Council publishes new city population estimates

The city of Keller added 150 new residents over the past year, according to estimates from the North Central Texas Council of Governments. Keller City Council voted July 2 to adopt 45,090 as its new resident count based on NCTCOG estimates as of Jan. 1, 2019. The city had a population estimate of 44,940 as of Jan. 1, 2018. The new population number reflects a 0.33% increase, according to NCTCOG.

NCTCOG encompasses a 16-county area and helps local governments with regional planning. According to NCTCOG, Fort Worth led the Dallas-Fort Worth area in resident growth over the past year with 19,300 new residents. By NCTCOG estimates, the city had a population of 848,860 residents as of Jan. 1, 2019. That is a 2.3% increase over the past year.

NCTCOG also reported Roanoke added 200 new residents and saw a 2.4% increase over the same period. That brings Roanoke’s population to 8,530 residents, according to NCTCOG’s estimates.

Northwest ISD passes 2019-20 budget, plans to dip into reserve fund

The board of trustees at its June 24 meeting unanimously approved the district’s fiscal year 2019-20 budget and expects to dip into its reserve funds during the upcoming fiscal year.

The district expects about $310.83 million in revenue for fiscal year 2019-20.

NISD is budgeting $242.48 million in general fund expenditures, which include expenses for general operations of the district.

The district is forecasting $13.62 million in special revenue fund expenditures, which includes its food service program.

The district plans to spend around $78.66 million in debt service funds on payment of long-term debts.

Expenditures for capital projects are budgeted at $212.25 million and will include acquiring, building and renovating district facilities. In addition to $752,073 of budgeted revenue, NISD has $199 million in authorized but unissued bonds that could be used for potential projects.

NISD officials attributed the gaps between the district’s revenue and expenditures to its rapid growth and building and updating facilities to accommodate that growth.

To make up the gap between its revenue and expenditures, NISD could dip into its reserves. At the end of the 2018-19 fiscal year, NISD had nearly $143.49 million in its reserve fund.

Roanoke City Council approves final plans for development with office, retail, restaurant space

City Council has paved the way for construction of a mixed-use development that would bring another hotel to the city.

City Council approved at its July 9 meeting the final plat, or site plan, for Roanoke Village. The 6.25-acre project is set to be built at the southeast corner of Parish Lane and US 377.

Plans call for a 128-room SpringHill Suites hotel as well as 28,470 square feet of retail space, 11,273 square feet of restaurant space and 14,500 square feet of office space.

Construction could begin this fall, but there is no timetable on when it could be completed, said Troy Lewis, vice president of development with Newstream Construction Services.
Keller budgeting for parks, trails improvements

The city’s development corporation is expecting a surplus of revenue during the 2019-20 fiscal year and plans to use the additional funding to improve parks and trails across the city.

Keller Development Corp., which administers Keller’s half-cent sales tax used for park development, presented its proposed 2019-20 budget at Keller City Council’s July 16 meeting. The corporation expects revenue of about $3.3 million during the fiscal year, with projected expenditures of about $2.61 million.

The KDC plans to use around $715,000 of that money on improvement projects. The majority—$250,000—will be used to expand the city’s hike and bike trails. According to the KDC’s budget, the city plans to prioritize missing trail segments. It has not identified which trails might be extended.

The corporation is also proposing improvements to a parking lot at Keller Sports Park. And it plans to upgrade aging playgrounds in FY 2019-20 and the years ahead.

The KDC has set aside $100,000 for other replacement projects that could include improving pavilions, restrooms, shade structures and other equipment as needed.

The KDC’s budget will be officially adopted with the city of Keller’s full FY 2019-20 budget. City Council is expected to vote on the budget at its Sept. 17 meeting.

Keller ISD committee proposes projects for possible bond election

Members of a district bond committee selected projects to propose for a bond election this November.

The citizens bond advisory committee met July 16 to determine which projects from a long-range facility plan to propose for a bond. The committee selected 11 to recommend.

The selected projects amount to about $314.71 million. The committee was scheduled to present the bond proposal to the KISD board of trustees at its July 22 meeting, which was after this publication’s press deadline.

The board is expected to call a special meeting in August to determine if the bond will go before voters in a Nov. 5 election.

Keller ISD bond election

$314.71 million

Proposed budget for 11 total projects

Board to vote on bond August

MEETINGS

Fort Worth City Council meets at 7 p.m. three times each month on Tuesdays. www.fortworthtexas.gov

Keller City Council meets at 7 p.m. the first and third Tuesday of each month. www.cityofkeller.com

Roanoke City Council meets at 7 p.m. the second and fourth Tuesdays of each month. www.roanoketexas.com

Keller ISD meets monthly; dates, times and locations may vary. www.kellerisd.net

Northwest ISD meets monthly at 6:30 p.m.; dates may vary. www.nisdtx.org

For instant coverage of these meetings, follow us on Twitter: @impactnews_krn

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Keller ISD teacher, students converting school bus into home on wheels that they call the ‘Skoolie’

BY KORRI KEZAR

A Keller ISD teacher and group of students are braving Texas summer temperatures as they convert an old school bus into a home on wheels.

Since the beginning of June, Matt Quattlebaum and 10-20 students have been meeting twice a week to work on what the group calls the “Skoolie.” Their aim is to convert the bus into an RV-like living space.

So far, they have removed the bus seats and the rubber matting on the floor. They have also insulated and painted the floor to make it rustproof.

Next steps will include framing each of the Skoolie’s living areas. Once completed, the bus will have about 200 square feet of livable space complete with vinyl flooring, cabinets and storage, a kitchen, a shower, a composting toilet, and living room and bedroom space.

Quattlebaum teaches civil engineering and architecture at Keller Center for Advanced Learning. He said he is a fan of the tiny-house movement, which advocates for creating and living in small homes.

When he spotted an old bus in the school parking lot, he saw the opportunity for another small living space. Quattlebaum learned the district planned to get rid of the bus and pitched the Skoolie idea.

From there, he began recruiting students to help repurpose the bus. The group working on the Skoolie includes Quattlebaum’s students as well as students from his school’s construction, automotive and interior design programs and other KISD high schools.

“I want to be an architect, and this project is an interactive way to understand what goes into building a house,” said Gabriella Doe, an incoming sophomore at Timbercreek High School.

The Skoolie will take about two years to complete, Quattlebaum estimates. Once the 2019-20 school year starts, the group will be working around schoolwork and extracurricular activities.

The project is also looking for funding to continue converting the bus. Quattlebaum was able to begin work using $150 left over in his engineering budget from the 2018-19 school year. The school also gave him another $1,000 for paint to insulate the bus floor.

Quattlebaum said he plans to start a booster club for the project. He would also like to work with the KISD community to fund and find the supplies needed for the Skoolie.

“ Ideally, we’d like for this to be a community project,” Quattlebaum said. “It’s all students doing it. I’d like for them to be able to connect with community partners that want to help in whatever way.”

Plans have not been finalized on what will happen to the Skoolie once it is completed. But Quattlebaum and his students would like to use it to benefit the community.

What’s inside the Skoolie?

200 square feet of living space

- Kitchen area
- Shower
- Composting toilet
- Living room and bedroom space

Keller ISD teacher Matt Quattlebaum (right) and a group of students are converting a school bus into a tiny home.

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still #1
Axiom Coffee
Business aims to serve northeast Fort Worth locals, Honduran students with cups of caffeine

When opening Axiom Coffee, Heath and Luke Miller said they designed the business to be a community “happy place.”

The brothers and co-owners of Axiom first laid the foundation for the business in 2014. Heath had worked for chain and independent coffee shops and wanted to build a concept that served more than coffee. His aim was to operate a business that also served its community, he said.

He teamed up with Luke, and the two began planning and saving for their venture. They started construction of Axiom in 2017 and officially opened the shop in November 2018.

Customers at Axiom can buy bags of coffee beans as well as hot and cold beverages, breakfast and lunch foods, and pastries and other snacks. In the future, the Millers plan to expand their offerings to include keto-friendly and gluten-free items.

Luke, who was previously in the construction business, built out Axiom’s interior. Of the shop’s 3,000 square feet, around 2,600 square feet is dedicated to seating. The brothers designed Axiom to have an upscale and open feel where community members can study or work for long periods of time without worrying about buying a drink or food.

Axiom’s space is also used for events hosted by local charities and organizations, such as Community Storehouse and Sunshine Spaces.

Long term, the brothers want to provide more open space with outdoor seating and a garden.

“We wanted a place where you could meet ... and it’s a step up from a place that’s loud and quick and fast,” Luke said. “We wanted to create a venue that people love.”

In addition to serving northeast Fort Worth and surrounding communities, Heath and Luke are working through Axiom to serve poor students in Honduras. Around 80% of the shop’s coffee beans are sourced from Rancho Ebenezer, a charity in Honduras that harvests and sells the beans.

Axiom Coffee buys coffee beans from Rancho Ebenezer to help fund the organization’s yearly budget. With Axiom’s support, the charity does not have to worry about fulfilling yearly sales to fund their operations, Heath said.

Proceeds from Rancho Ebenezer’s coffee sales provide housing and education through the high school level for 40 poor students.

BUSINESS FEATURE

BY KORRI KEZAR

1: After working in chain and independent coffee shops, Heath Miller (left) decided to open his own concept. He teamed up with his brother Luke (right) to open Axiom Coffee in 2018.

2: Customers can buy bags of coffee from Honduras at Axiom Coffee. Proceeds benefit Rancho Ebenezer, which provides education and housing for students in need in Honduras.

What’s in my cup?

Whether customers seek more caffeine or more whip cream, Axiom Coffee offers a variety of drinks. Here are some basics:

**Espresso**
- Water
- Espresso

**Cappuccino**
- Milk foam
- Espresso

**Latte**
- Steamed milk
- Espresso

**Mocha**
- Whipped cream
- Dark chocolate
- Espresso

**Americano**
- Milk
- Chai spices

**Chai**
- Water
- Espresso

**Espresso**

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Maria Cuca’s Mexican Cuisine
Restaurant owner uses 40 years of experience to offer authentic dishes

Fresh, quality and authentic are a few of the words Enrique Rodriguez uses to describe the dishes at Maria Cuca’s Mexican Cuisine, located on Main Street in Keller.

Rodriguez, who is the owner and general manager of the eatery, opened Maria Cuca’s in September 2014. After spending more than 40 years in the restaurant industry, he said he decided to open his own business. He chose the cuisine after working in Mexican concepts for most of his career.

Opening a Mexican eatery also allowed him to use recipes cooked by his brother, Francisco Rodriguez. Francisco works at Mama Cuca’s, a sister restaurant to Maria Cuca’s located in Mansfield.

Maria Cuca’s name is also part of a family tradition. Rodriguez named the restaurant after his mother, Maria del Refugio. In Mexico, Cuca is a nickname for Refugio.

The concept of family also extends to Maria Cuca’s customers. Rodriguez said his favorite part of running the restaurant is getting to know his diners, especially as they pack Maria Cuca’s on weeknights and weekends.

“We get to know a lot of families, and we have a lot of regulars,” Rodriguez added.

As for the food, Rodriguez said he is proud of to offer authentic Mexican dishes that are made to order. The restaurant’s specialties include grilled poblano peppers stuffed with chicken or beef fajita meat and Tacos de Mexico, made with beef fajita meat, onions, cilantro and avocado slices and served on corn tortillas.

Rodriguez said he also prides himself on offering specialties that customers will not find at other restaurants. One of Maria Cuca’s top-selling drinks is the Mangomoy. The cocktail is made with mango margarita mix; a savory sauce called chamoy; and tajin, a chili and lime seasoning.

Maria Cuca’s plans to continue rolling out new specialty drinks throughout the year.

By Korri Kezar

How to make a Premium Margarita

While it is known for its authentic Mexican food, Maria Cuca’s is also popular for its cocktails, owner Enrique Rodriguez said. The keys to the restaurant’s Premium Margarita are good tequila and fresh-squeezed lime juice, Rodriguez added.

Ingredients:
- 2 ounces of tequila
- 1 ounce of Grand Marnier
- 2 ounces of lime juice
- Ice

Directions:
Shake the liquid ingredients together. Serve over ice in a salt-rimmed glass.

Maria Cuca’s Mexican Cuisine
800 S. Main St., Ste. 206, Keller
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Roanoke’s designation as the “Unique Dining Capital of Texas” started with a handful of eateries that opened in the late 1980s and early 1990s.

CONTINUED FROM 1

Whether those customers are seeking South African dishes or a sweet treat, Roanoke has them covered. Next up for the unique dining capital is a trendy food hall.

A NEW DINING CONCEPT

John and Irene Dancer are the owners behind one of Roanoke’s newest restaurant concepts. The couple began construction in February on Oak St Food & Brew. The food hall is expected to open in August or September in the building that used to house The Plaid Peacock boutique.

Oak St Food & Brew will span 11,400 square feet and feature four restaurants, a brewery, and indoor and outdoor seating when it opens.

“‘We thought … [we could] bring different venues in and have a little bit more reasonably priced menus for lunches,” Irene Dancer said.

The food hall has room for four more restaurants. Several have already expressed interest, Irene Dancer said she expects to fill those spaces quickly.

In addition to new concepts, Oak St Food & Brew has plans to add more outdoor seating, including a couch and a fire pit.

“We are the ‘Unique Dining Capital of Texas,’ and we want [the food hall] to be unique,” she added. “We want it to be where there’s a variety of items there. You can go to the brewery and get your cocktail and then be able to go and get whatever food you want.”

UNIQUE DINING DESIGNATION

Roanoke’s reputation for its dining options has grown over the last few decades. Francis Silmon has spent more than two decades as general manager at The Classic at Roanoke, a fine dining eatery on Oak Street. He said when The Classic opened on Oak Street in 1993, the city had few other dining options, including Babe’s Chicken Dinner House, which opened just two weeks prior to The Classic.

The Classic’s co-owners, Chris and Curtis Wells, were attracted to the upcoming development in the area. And over the past several years, development has boomed, Silmon said.

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“[Restaurants have] become the center of Roanoke’s entertainment and its primary draw,” Silmon said. “The focus of Roanoke is the diversity of the restaurants and them being non-chain-type restaurants.”

Jack Layman is part of the wave of restaurants that have opened in Roanoke over the past several years. Layman owns Cajun concept Bayou Jack’s Cajun Grill, which opened in 2013, and Jack and Grill, a sports bar that opened in 2013.

Both restaurants are located along Oak Street.

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Improvements along Oak Street helped spur more development in the area in the late 2000s. Between 2007-08, the city invested $8 million to repave the roadway; add a roundabout; and install streetscapes, landscaping and street lighting.

With the road work done and a growing business community, Roanoke City Council and city officials began a push for a campaign that would encompass more of its unique offerings.

Mayor Scooter Gierisch said it made sense that Roanoke would be highlighted for its dining options.

“Probably what set us off the most was the attraction to Babe’s Chicken Dinner House. People sit outside of Babe’s for one to two hours in some cases trying to get into this very eclectic restaurant,” Gierisch said. “We looked at that and [thought] that if [customers] will travel to this restaurant, we could build off of that.”

In 2009, the city of Roanoke worked with state Rep. Tan Parker, R-Flower Mound, to push for the “Dining Capital of Texas” designation. The Texas House of Representatives added in “unique” after looking at the variety of Roanoke’s restaurant options.

**ATTRACTING MORE EATERIES**

A decade after receiving the designation, the city is still capitalizing on that branding. City Manager Scott Campbell said he expects the city to add 10 more eateries in the next year.

Development around Roanoke is also helping bring in more options. Roanoke boasts a daytime population of more than 50,000 people, Campbell said. That number is made up of people working in the city and at nearby Alliance-Texas, a development that is home to more than 500 companies in northeast Fort Worth. Nearby Westlake is also growing.

**WHAT IS NEXT**

Still to come is The Peabody Roanoke, a luxury hotel set to open by April 1, 2022. It will have a formal restaurant, but details have not been announced.

Layman will also add to his portfolio with two new concepts opening next year. Family entertainment center LVLUP is expected to open in spring 2020. Layman will operate a sports bar and offer finger foods for customers playing games.

Coming even sooner is Los Compadres, a Mexican concept set to open in January across Oak Street from Wise Guys Pizzeria. It will feature Tex-Mex cuisine and margaritas.
WHAT IS THE FUTURE LAND USE PLAN?

According to the Future Land Use Plan, Keller is largely out of the 18.4 square miles spanning its city limits, only 1,217 acres, or 10.3% of the city’s land, is vacant.

With limited space left for new construction, Keller City Council Member Tag Green said the updated Future Land Use Plan will guide how the city’s remaining space is developed.

“The higher that build-out percentage becomes, the more important it is to have a very coherent vision in front of people,” said Green, who is part of the task force working on the update. “This is how we want our city to grow and to redevelop.”

Though the Future Land Use Plan is designed to guide a city’s development over 20 years, many cities update their plans every five years. Keller’s current Future Land Use Plan was last updated in 1998.

“Communities change; different people move in; certain people move out; land development occurs in different ways; recessions happen; and markets go through the roof,” said Trina Zais, the director of public services and economic development for the city of Keller. “Developers with creative notions come in and maybe think of things you never would have thought of. For all of these different reasons, you want to make sure you update [the plan].”

USING THE FUTURE LAND USE PLAN

The Future Land Use Plan does not have the ability to allow or deny proposed developments.

The planning and zoning commission can use the plan to look at best uses for available spaces in Keller. It can also use the Future Land Use Plan to evaluate whether a development is something residents want. The commission can then make a recommendation to the City Council on whether to approve the development.

“The FLUP does not change any existing zoning. When there is a request for a zoning change, we will consider the FLUP for approving or disapproving that,” said Cary Page, a member of the commission and the Future Land Use Plan task force.

“The FLUP ... is not written in stone, so there will be times when we don’t religiously adhere to the FLUP.”

Ultimately, City Council will have the authority to deny or allow new developments in the city.

“The City Council can determine what goes into zoning; they do not have to follow a future land-use plan,” Green said. “But because it is the vision of the community, a city council should look to adhere to the Future Land Use Plan.”

Keller’s economic development officials will also use the Future Land Use Plan to attract new businesses and developments. Based on proposed land uses and resident feedback, the Keller Economic Development Department will identify what Zais calls “focus areas.” Officials will then work to attract new developments to those available spaces.

Existing focus areas already include Keller Town Center and areas along Keller Parkway.

“The plan is just the first step. The next step is the economic development strategic business plan, which has already been crafted based on the draft of the Future Land Use Plan update,” Zais said. “Based on that, we’ve got some pretty good direction, and we’ll use this to help us really focus on where we go next.”

WHAT RESIDENTS WANT

Resident input has been key to the plan, Green said. The Future Land Use Plan task force gathered public input from 1,512 participants to incorporate the types of developments residents want to see in the city.

Presenting the plan at public meetings, at local events, and through social media and online surveys helped the task force garner feedback. Based on feedback from resident surveys, nearly 80% of respondents said they want to see more dining options in Keller.
Most of those in favor of new restaurants want casual eateries, according to the Future Land Use Plan. But respondents also said they want quality in their dining options, Zais added. Only 1.5% of respondents said they want to see more fast-food restaurants in Keller.

The second-highest-scoring category, at around 60%, was entertainment development. A majority of those respondents said they want to see more outdoor entertainment options. Nearly 19% of those who said they would like to see more entertainment options would support a live music venue in the city.

“I want to see a vision that takes Keller into a future that recognizes changes in demographics,” said Debbie Wolfe, a nine-year Keller resident who participated in two public input sessions for the Future Land Use Plan.

“The plan would consider that the demographics of the population are changing and think about how you change … to accommodate the change in ages and the growth we’re seeing in the Fort Worth area, and lean into that,” Wolfe added.

Wolfe, along with roughly 50% of respondents, wants to see more boutique shopping options in the city. More than 50% of respondents also said they would like to see an outdoor shopping center in Keller.

“I’d like us to get away from the strip [mall] development,” Wolfe added. “We have some areas of old strip malls, and I’d like to see a redevelopment strategy to turn those into more interesting types of spaces.”

In a survey question on smaller-lot residential development, more residents said they preferred single-family lots over townhomes/patio homes, multifamily units and senior living facilities. When asked about larger-lot residential and the appropriate minimum lot sizes, more residents preferred lots of 25,000 square feet or greater, according to the Future Land Use Plan.

Residents will have a chance to voice their opinions at two more public hearings before City Council adopts the Future Land Use Plan, possibly in August. Dates for those public hearings have not been set.
REAL ESTATE

Market data is compiled several weeks after the closure of the month to ensure accuracy. Below are the most recent housing statistics for the area.

### MARKET DATA COMPARISON

**ZIP CODE 76177 (FORT WORTH)**

- **JUNE 2018**
  - Homes under contract: 46
  - Percent of original price received: 100%
- **JUNE 2019**
  - Homes under contract: 42
  - Percent of original price received: 99%

**ZIP CODE 76244 (FORT WORTH)**

- **JUNE 2018**
  - Homes under contract: 174
  - Percent of original price received: 99.3%
- **JUNE 2019**
  - Homes under contract: 113
  - Percent of original price received: 99.5%

**ZIP CODE 76248 (KELLER)**

- **JUNE 2018**
  - Homes under contract: 74
  - Percent of original price received: 98.8%
- **JUNE 2019**
  - Homes under contract: 76
  - Percent of original price received: 98.4%

**ZIP CODE 76262 (ROANOKE)**

- **JUNE 2018**
  - Homes under contract: 94
  - Percent of original price received: 98%
- **JUNE 2019**
  - Homes under contract: 74
  - Percent of original price received: 98.1%

### HOOMS ON THE MARKET

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### AVERAGE DAYS ON THE MARKET

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### MEDIAN SALES PRICE

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**SOURCE:** MARKET DATA PROVIDED BY GREATER FORT WORTH ASSOCIATION OF REALTORS, COURTESY OF NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS

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DEALS THIS MONTH

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