



Larry Granados, Commissioner  
Frank Lagrassa, Vice Chairman

Lewis Rice, Chairman

Jesse Terrell, Commissioner  
Cole Etheredge, Commissioner

**ROANOKE ZONING BOARD OF  
ADJUSTMENT MINUTES  
FEBRUARY 20, 2020  
7:00 P.M.**

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

**Present:** Chairman Lewis Rice: Commissioners: Frank Lagrassa, Cole Etheredge, and Larry Granados. City Planner Kelly Carlson and Secretary Sherry Gragg.

**Absent:** Commissioner Jesse Terrell.

**A. CALL TO ORDER**

Meeting called to order at 7:00 p.m.

**B. APPROVAL OF THE MINUTES**

1. Motion made by Frank Lagrassa second by Cole Etheredge to approve the minutes from the Special Zoning Board of Adjustment meeting held on December 12, 2019.

Motion carried unanimously.

**C. NEW BUSINESS**

1. Public hearing to consider a Variance Request from Integrity Group, LLC, seeking relief from the City's Code of Ordinances Section 12.402, regarding height restrictions for property located at 415 Lois Street, A0923A MEP & PRR, TR 4, 4.575 acres, Old DCAD TR #6(10).

**Public hearing started at 7:01 p.m.**

John Delin, Integrity Group LLC, applicant, stated that he is proposing a Staybridge Suites at Lois Street and Hwy 114, and asking for a variance to make the hotel a 4 story building, as are most hotels.

**Public hearing ended at 7:05 p.m.**

2. Motion made by Frank Lagrassa second by Larry Granados to approve a Variance (V-2020-02) request from Integrity Group LLC, seeking relief from the City's Code of Ordinances Section 12.402 of the City's building height restrictions in the Retail



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Zoning District for property located at 415 Lois St., City of Roanoke, Denton County Texas.

Motion carried unanimously.

3. Public hearing to consider a Variance Request from Integrity Group, LLC, seeking relief from the City's Code of Ordinances Section 12.771, regarding screening requirements for property located at 415 Lois Street, A0923A MEP & PRR, TR 4, 4.575 acres, Old DCAD TR #6(10).

**Public hearing started at 7:11 p.m.**

John Delin, Integrity Group LLC, applicant, stated that he is asking for a variance to put up a 6' (ft.) retaining wall between properties and 4' (ft.) rod iron fence on top of the retaining wall.

Toni Clark Beckett, on behalf of Ann Clark, 411 Lois Street, and 990 N. Walnut, stated that they are in opposition to this variance request.

Billy Bowen, 1008 N. Walnut, stated that he is opposed to this variance request.

**Public hearing ended at 7:15 p.m.**

4. Motion made by Frank Lagrassa second by Larry Granados to approve, with the stipulation that it be for the north side of property only, a Variance (V-2020-03) request from Integrity Group LLC, seeking relief from the City's Code of Ordinances Section 12.771 of the City's Screening Requirements in the Retail Zoning District for property located at 415 Lois St., City of Roanoke, Denton County Texas.

Motion failed 2-2-0. Commissioners Lewis Rice and Cole Etheredge were opposed.

5. Public hearing to consider a Variance Request from Integrity Group, LLC, seeking relief from the City's Code of Ordinances Section 12.725, regarding landscaping requirements for property located at 415 Lois Street, A0923A MEP & PRR, TR 4, 4.575 acres, Old DCAD TR #6(10).

**Public hearing started at 7:24 p.m.**

John Delin, Integrity Group LLC, applicant, stated that he is asking for a variance, to move the landscape buffer back, due to the very large right-of-way, owned by Texas Department of Transportation (TxDOT), which will create a 60' (ft.) buffer in addition to the requirement. Mr. Delin, further stated that this would allow them to save the live oaks on the property.

Toni Clark Beckett, on behalf of Ann Clark, 411 Lois Street, and 990 N. Walnut, stated that they are in opposition to this variance request.



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Billy Bowen, 1008 N. Walnut, stated that he does not know if he is opposed or not, to this variance request. Mr. Bowen asked if they saved a couple of trees, would it make that big of a difference, as the property has not been maintained in years.

**Public hearing ended at 7:29 p.m.**

6. Motion made by Cole Etheredge second by Frank Lagrassa to approve, the 15' (ft.) on the east side of property, a Variance (V-2020-04) request from Integrity Group LLC, seeking relief from the City's Code of Ordinances Section 12.725 of the City's Landscape Requirements in the Retail Zoning District for property located at 415 Lois St., City of Roanoke, Denton County Texas.

Motion carried unanimously.

7. Public hearing to consider a Variance Request from Bobby H Pechal, Jr., seeking relief from the City's Code of Ordinances Section 12.601.(D).(2).A. Table 1, regarding primary building setbacks for property located at 304 N Pine Street, Lot 4R, Block 18, OT Roanoke.

**Public hearing started at 7:36 p.m.**

Jimmy Haire, HMP Development, stated he is requesting the variance, due to the width of the lot. Mr. Haire further stated 302 N. Pine and 300 N. Pine have already been granted variances for this same reason.

**Public hearing ended at 7:37 p.m.**

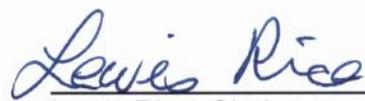
8. Motion made by Cole Etheredge second by Larry Granados to approve a Variance (V-2020-05) request from Bobby H Pechal, Jr., seeking relief from the City's Code of Ordinances Section 12.601 of the City's side setback regulation in the Old Town Neighborhood Design Overlay for property located at 304 N Pine Street, City of Roanoke, Denton County Texas.

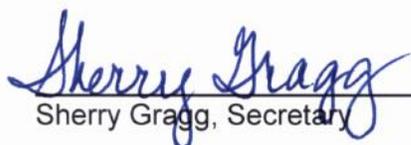
Motion carried unanimously.

**D. ADJOURNMENT**

Motion made by Frank Lagrassa second by Cole Etheredge to adjourn the meeting at 7:39 p.m.

Motion carried unanimously.

  
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Lewis Rice, Chairman

  
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Sherry Gragg, Secretary