



Larry Granados, Commissioner  
Frank Lagrassa, Vice Chairman

Lewis Rice, Chairman

Abigail Mayer, Commissioner  
Cole Etheredge, Commissioner

**ROANOKE ZONING BOARD OF  
ADJUSTMENT MINUTES  
SEPTEMBER 17, 2020  
7:00 P.M.**

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

**PRESENT via Video Conferencing:**

Chairman Lewis Rice: Commissioners: Frank Lagrassa, Cole Etheredge, Abigail Mayer, and Larry Granados. City Secretary April S. Hill, Planning Manager J.R. Hames, and City Planner, Kelly Carlson.

**Dept. Staff via Teleconferencing:**

City Manager Scott Campbell and Assistant City Manager Cody Petree.

**A. CALL TO ORDER**

Chairman Lewis Rice called the regular Zoning Board of Adjustment meeting to order at 7:02 p.m. Chairman Lewis Rice; Commissioners: Frank Lagrassa, Cole Etheredge, Abigail Mayer, and Larry Granados; City Secretary April S. Hill and City Planner, Kelly Carlson were present via video conferencing.

**B. APPROVAL OF THE MINUTES**

1. Motion made by Frank Lagrassa second by Cole Etheredge to approve the minutes from the regular Zoning Board of Adjustment meeting held on February 20, 2020.

Motion carried 3-0-2. Larry Granados and Abigail Mayer abstained, as they were not present at this meeting.

**C. NEW BUSINESS**

1. Public hearing to consider a Special Exception (SEP-2020-01) request from John Fissette, seeking relief from the City's Code of Ordinances, Section 12.701, regarding Off-Street Parking for property generally located at 205 Byron Nelson Blvd., A0923A MEP & PRR, TR 19, .31 acres, Old DCAD TR #6(3).

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

John and Amy Fissette, applicant gave an overview of the project they are proposing and stated that they are available to answer any questions.



MINUTES FOR THE ZONING BOARD OF  
ADJUSTMENT REGULAR MEETING

September 17, 2020  
Page 2 of 3

Jas Sidhu, of Eagle C-Stores, 201 E. Byron Nelson Blvd., submitted a statement of opposition (see exhibit A).

John Delin, of Integrity Group, owner of property located on the Southeast corner of N. Oak Street and Byron Nelson Blvd., submitted a statement of opposition (see exhibit B).

Jay Bender, 238 Dove Creek Road, Bartonville 76226, stated that Mr. Sidhu wanted to purchase that property and may have a motive to oppose this. Mr. Bender further stated that he currently owns multiple properties and businesses in Roanoke, and wants to make additional investments in the city.

Mr. Jas Sidhu, wanted to make a statement regarding Mr. Bender, who stated he wanted to buy the property. Mr. Sidhu stated they are not interested in purchasing the property, so his opposition is related to the issues of parking.

Mr. Fissette stated he understands Mr. Sidhu's frustration with parking issues, and believes he can control any issues with people parking on Mr. Sidhu's property.

**Public hearing ended at 7:32 p.m.**

2. Motion made by Frank Lagrassa second by Larry Granados to deny a Special Exception (SEP-2020-01) request from John Fissette, seeking relief from the City's Code of Ordinances, Section 12.701, regarding Off-Street Parking for property generally located at 205 Byron Nelson Blvd., A0923A MEP & PRR, TR 19, .31 acres, Old DCAD TR #6(3).

Motion carried unanimously.

3. Public hearing to consider a Variance (V2020-06) request from Timothy C Nystrom, to consider a variance to the City's Side Yard Setbacks in the Planned Development Zoning District - Ord. 98-145 For Lots 2a, 2b, 3a, and 3b of the Roanoke Village Addition.

**Public hearing started at 7:43 p.m.**

No one wished to speak.

**Public hearing ended at 7:45 p.m.**

4. Motion made by Frank Lagrassa second by Cole Etheredge to approve a Variance (V2020-06) request from Timothy C Nystrom, to consider a variance to the City's Side Yard Setbacks in the Planned Development Zoning District - Ord. 98-145 For Lots 2a, 2b, 3a, and 3b of the Roanoke Village Addition.

Motion carried unanimously.

**D. ADJOURNMENT**

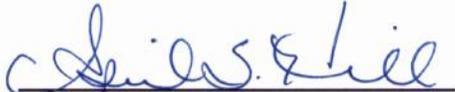


MINUTES FOR THE ZONING BOARD OF  
ADJUSTMENT REGULAR MEETING

September 17, 2020  
Page 3 of 3

Motion made by Frank Lagrassa second by Larry Granados to adjourn the meeting  
at 7:52 p.m.

Motion carried unanimously.

  
April S. Hill, City Secretary

  
Lewis Rice, Chairman

Exhibit A

Eagle C-Stores Inc.



City of Roanoke  
500 S Oak Street,  
Roanoke TX 76262

Dated: 09/17/2020

Subject/Reference: Public Hearing for Special Exception Request for property located at 205 Byron Nelson Blvd. TX 76262. (Hearing on 09/17/2020)

Dear Madam or Sir,

With reference to the subject matter above, please take into account that Eagle C-Stores Inc. owns and manages operation of the adjacent property located at 201 E Byron Nelson Blvd., Roanoke Texas (currently a Chevron). In context with the Special Exception Request referenced above please note the following:

1. Over the years we have had extreme adverse interference to our operations due to the lack of parking at the property in reference.
2. The property in reference has mainly been operated as a bar and restaurant and due to lack of parking, their customers have resorted to parking on our property and blocked free flow of traffic and obstructed normal operation of business.
3. We have had several occasions of cars being parked in front of the Gas Pumps causing hazardous conditions.
4. There were occasions that even the Fire Department Trucks (for emergency operations ) were not able to pump diesel due to the unauthorized parking.
5. The Rhome Police Department was called on several occasions, but they could not help as this parking offense was on private property.
6. We had to put up signs of "Tow Warning" all over our property. And, towing was enforced occasionally. However as a local business we do not want to inflict pain on customers for a lack of parking facility at the adjacent property.
7. Furthermore with "Alcohol on premise consumption" at the referenced property, it creates insurance liability issues for all adjacent properties, as customers try to get back to vehicles parked remotely.

In conclusion, the choice is to bend the rules as a Special Exception for a "for profit business" VS look out for the safety of Roanoke Citizens and look out for businesses that are following the rules. I think the choice is obvious and not to make an exception to the rules.

Thanks, and please let me know if I can provide any further information concerning this issue.

A handwritten signature in black ink, appearing to read "Jas Sidhu".

Jas Sidhu  
President,  
Eagle C-Stores Inc.

Exhibit B



**INTEGRITY GROUP**  
Developing & Building Dreams

September 16, 2020

Zoning Board of Adjustment

City of Roanoke

500 S. Oak Street

Roanoke, TX. 76262

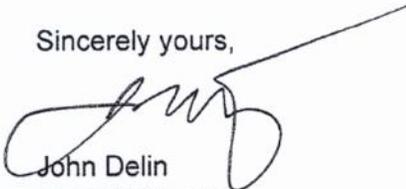
RE: OPPOSITION TO ZONING BOARD ADJUSTMENT APPLICATION; 205 E Byron Nelson  
Parking Agreement Special Exception (SEP-2020-01)

To Whom it May Concern:

As the owner of the property at 604 N. Oak St., and careful deliberation we respectfully expresses **opposition to the proposed rezoning adjustment application 205 E Byron Nelson Parking Agreement Special Exception (SEP-2020-01)** up for Committee hearing on September 17, 2020.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of better planned parking solutions based upon current city requirements.

Sincerely yours,



John Delin  
Integrity Group