

MINUTES

January 26, 2023

**BOARD OF ADJUSTMENT (BOA)
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: BOARD MEMBERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE	
Position No. 1	Mr. Larry Good	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 2	Mr. Aeneas Ford	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 3	Ms. Wana Alwalee	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 4	Ron Abraham	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 5	Mr. Jack Akin	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent

ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> * Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)
Alternate No. 2	David Burris	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person
Jalyn Porchay	Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Administrative Aide Planning & Develop.	<input checked="" type="checkbox"/> Present In-Person
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person

ATTENDANCE NOTES:

1. Board members and City Staff in attendance (in-person) were present in the City Council Chambers.

NOTE:

All 5 Board Members were in attendance for the Pre-Meeting held at 6:15 in the City Council Briefing Room.

CALL TO ORDER

1. Administrative Aide of Planning & Development Services called roll call.

BOARD PROCEDURES

2. Chair shall make a public announcement regarding the Board's procedures.

PUBLIC COMMENTS

3. Any individual desiring to address the Board of Adjustment regarding an item on the AGENDA (non-public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except

for a speaker addressing the Board of Adjustment through a translator will be allowed six (6) minutes.

No Comments.

BOARD BUSINESS

4. ELECTION OF BOARD OFFICERS

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, Sec. 20-326, the Board shall make nominations and vote to elect the following Board officer positions to serve until December 31, 2023:

• Chairperson

Chairwoman Alwalee nominated Boardmember Good as Chairman; there were no other nominations; Boardmember Abraham seconded; Boardmember Good accepted the nomination; the nomination passed 6-0.

• Vice-Chairperson

Boardmember Ford nominated Boardmember Akin to act as Vice-Chair; Boardmember Akin did not accept the nomination. Boardmember Good nominated Boardmember Abraham to act as Vice-Chair; Boardmember Abraham accepted the nomination; Boardmember Akin seconded; the nomination passed 6-0.

NOTE: The new Officers will start their term on the next Board of Adjustment Meeting, February 23, 2023

CONSENT AGENDA

APPROVAL OF MINUTES.

5. Discuss and consider approval of the minutes of the December 1, 2022, Board of Adjustment meeting.

ACTION

A motion was made by Boardmember Akin to accept the minutes as presented; Boardmember Abraham seconded; the motion passed 6-0.

PUBLIC HEARINGS- UNCONTESTED CASES

6. BOA1222-0366-SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Centurion American for a Special Exception to allow a reduction in the required parking ratio for restaurants, located at 355 and 375 Rodeo Center Blvd. (BOA1222-0366, Garrett Langford, Manager of Planning and Zoning).

7. BOA1222-0368- SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Hope Savant for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 2511 Cumberland Drive. (BOA1222-0368, Jalyn Porchay, Planner).

PRESENTATION

Planner Jalyn Porchay presented both cases, BOA1222-0366- Special Exception and BOA1222-0368.

DISCUSSION

The Board members wanted to know the difference between the required parking set by City Ordinance and what the Applicant is asking for in reduction for case BOA 1222-0366. Mr. Langford explained the difference. There was no other discussion.

PUBLIC HEARING

Chairwoman Alwalee opened the public hearing. No one came to speak.

ATTORNEY

City Attorney David Paschall brought to the attention of the Board that there should be only 5 votes. Alternate David Burris was seated at the Dias but should not have voted or made any motions. Boardmember Burris made the motion on the consent agenda and also voted during the election of officers. For the election of officers, there were six votes in favor. To take away one vote does not affect the unanimous vote. The first action taken was for cases **BOA1222-0366** and **BOA1222-0368**.

ACTION

Boardmember Good made a motion to **GRANT** the Special Exceptions 6-7; Boardmember Akin seconded; the motion passed 5-0.

ACTION

Boardmember Good made a motion to **APPROVE** the consent agenda as presented; Boardmember Abraham seconded; the motion carried 5-0.

PUBLIC HEARINGS- CONTESTED CASES

No contested cases.

OTHER BOARD BUSINESS

8. Next Board of Adjustment Meeting: February 23, 2023

Chairwoman Alwalee adjourned the meeting at 6:50 P.M.



Chairwoman Wana Alwalee