

**MINUTES**

**MARCH 23, 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 type="checkbox"/> Present In-Person	<input checked="" 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 type="checkbox"/> Present In-Person	<input checked="" 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
Russell Wilson	Fire Chief	<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:**

**Chairman Larry Good was not in attendance for the Pre-Meeting held at 6:15 in the City Council Briefing Room. Vice-Chair Ron Abraham was seated as Chair. All other Boardmembers were in attendance.**

**CALL TO ORDER**

1. Administrative Aide of Planning & Development Services Devanee Winn 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.

### CONSENT AGENDA

#### APPROVAL OF MINUTES.

4. Discuss and consider approval of the minutes of February 23, 2023, Board of Adjustment meeting.

#### ACTION

Alternate Boardmember Burris made a motion to **APPROVE** the minutes as presented; Boardmember Alwalee seconded; the motion carried 5-0.

#### PUBLIC HEARINGS- UNCONTESTED CASES

5. **BOA0223-0374 – SPECIAL EXCEPTION**  
Conduct a public hearing to consider an application submitted by Kevin Higgins for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 1733 Omar Drive. (BOA0223-0374, John Cervantes, Planner).
6. **BOA0223-0375 – SPECIAL EXCEPTION**  
Conduct a public hearing to consider an application submitted by Kevin Vowell for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 2628 Belhaven Drive. (BOA0223-0375, John Cervantes, Planner).
7. **BOA0223-0376 – SPECIAL EXCEPTION**  
Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow temporary classrooms located at 2525 Helen Lane. (BOA0223-0376, Garrett Langford, Manager of Planning and Zoning).
8. **BOA0223-0377 – SPECIAL EXCEPTION**  
Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow temporary classrooms located at 1901 Twin Oaks Drive. (BOA0223-0377, Garrett Langford, Manager of Planning and Zoning).

#### PRESENTATION

Planner John Cervantes presented to the Board all of the uncontested cases.

#### ACTION

Boardmember Alwalee made a motion to **GRANT** items 5-8 with staff's recommendations; Boardmember Akin seconded; the motion carried 5-0.

**PUBLIC HEARINGS- CONTESTED CASES****9. BOA0123-0372 – VARIANCE**

Conduct a public hearing to consider an application submitted by Edwin Sosa on behalf of The 80 Reserve Apartments for Variances to allow a front yard fence over three and one-half (3½) feet in height, constructed out of wood, and with less than (50) percent through vision, located at 2453 E. US Highway 80. (BOA0123-0372, John Cervantes, Planner). *Postponed from February 23, 2023, Board of Adjustment Meeting.*

**PRESENTATION**

Planner John Cervantes presented to the Board.

**APPLICANT**

Three individuals were representing the owner.

1. Linda Wasner (not sure of last name spelling) 2453 E. Hwy 80 Mesquite, TX.
2. Edwin Sosa 2453 E. Hwy 80 Mesquite, TX.
3. Cassie Norka (not sure of last name spelling) 2453 E. Hwy 80 Mesquite, TX.

Ms. Linda Wasner presented to the Board. They stated that they did not consider the panels as a fence so therefore they did not pull a permit. The fence (panels) was built for aesthetic purposes and to act as a sound barrier coming from the highway. Vice-Chair Abraham asked if they did a study to see if the panels truly block the sound. Ms. Wasner stated no.

**PUBLIC HEARING**

Vice-Chair Abraham opened the public hearing. No one came to speak. The public hearing was closed.

**ACTION**

Boardmember Alwalee made a motion to **DENY**; Boardmember Burris seconded; the motion carried 4-1 with Boardmember Akin voting no.

**10. BOA0323-0379 – VARIANCE (NOTICED AS CASE NO. BOA0223-0379)**

Conduct a public hearing to consider an application submitted by the City of Mesquite for Variances to allow the new Fire Station No. 2 to encroach into the sideyard setbacks along the east and west property lines, located at 2755 Oates Drive. (BOA0323-0379, Garrett Langford, Manager of Planning and Zoning).

**PRESENTATION**

Manager of Planning & Zoning Garrett Langford presented to the Board.

**APPLICANT**

Fire Chief Russell Wilson presented to the Board. There were no questions from the Board.

**PUBLIC HEARING**

Vice-Chair Abraham opened the public hearing. No one came to speak. The public hearing was closed.

**ACTION**

Boardmember Ford made a motion to **GRANT**; Boardmember Akin seconded; the motion carried 5-0.

**OTHER BOARD BUSINESS**

**11. Next Board of Adjustment Meeting: April 27, 2023**

Vice-Chairman Ron Abraham adjourned the meeting at 7:09 P.M.

  
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Vice-Chairman Ron Abraham