

MINUTES

April 27, 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 type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> Absent

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

Boardmember Jack Akin was not in attendance. Alternate No. 2 David Burris was seated for Boardmember Akin. 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. No Comments.

CONSENT AGENDA

APPROVAL OF MINUTES.

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

ACTION

Boardmember Alwalee made a motion to **APPROVE** the minutes as presented; Vice-Chair Abrahan seconded; the motion carried 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES

5. **BOA00323-0378– SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Virtuous Contract Solutions for a Special Exception to allow the following: (1) an oversized accessory structure to exceed the maximum size of 500 square feet by 1500 square feet for a total size of 2000 square feet and (2) an oversized accessory structure to exceed the maximum size of 500 square feet by 200 square feet for a total size of 700 square feet., located at 2130 Franklin Drive. (BOA0323-0378, John Cervantes, Planner). *Please note the second special exception request for the 700-square-foot structure has been withdrawn due to building alteration.*

6. **BOA0423-0382 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow a temporary classroom located at 2300 Mesquite Valley Road. (BOA0423-0383, Garrett Langford, Manager of Planning and Zoning).

(Moved to Contested)

PRESENTATION

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

PUBLIC HEARING

Chairman Good opened the public hearing case **BOA0323-0378**. No one came to speak and the public hearing was closed.

ACTION

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

PUBLIC HEARINGS- CONTESTED CASES

- BOA0423-0382 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow a temporary classroom located at 2300 Mesquite Valley Road. (BOA0423-0383, Garrett Langford, Manager of Planning and Zoning).

(Moved from Uncontested)

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Board. There was no discussion.

PUBLIC HEARING

Chairman Good opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Boardmember Alwalee made a motion to **Grant** with staff's recommendations; Boardmember Abraham seconded; the motion carried 5-0.

7. BOA0423-0382 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Brad and Alisa Parks for Special Exception to allow a front carport with modifications to allow the carport (1) to be 525 square feet, (2) to have an eave height that exceeds the eave height of the principal structure, and (3) has a total width that exceeds forty (40) percent of the length of the front façade of the principal structure front yard, located at 333 Long Canyon Drive. (BOA0423-0382, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented to the Board. There was not any discussion.

PUBLIC HEARING

Chairman Good opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Boardmember Alwalee made a motion to **DENY**; Boardmember Abraham seconded; the motion carried 5-0.

OTHER BOARD BUSINESS

8. TRAINING.

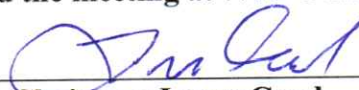
Receive briefing on trending topics in the Texas Open Meetings Act (TOMA), and Public Information Act (PIA). No action to be taken.

PRESENTATION

Deputy City Attorney Karen Strand presented a Training Presentation to the Board.

9. Next Board of Adjustment Meeting: May 25, 2023

Chairman Larry Good adjourned the meeting at 7:48 P.M.



Chairman Larry Good