

MINUTES

May 25, 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	Kourtne Airheart	<input type="checkbox"/> Present In-Person	<input checked="" 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 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:

CALL TO ORDER

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

BOARD PROCEDURES

2. Chair made 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 April 27, 2023, Board of Adjustment meeting.**

ACTION

Boardmember Alwalee made a motion to APPROVE with the numbering correction; Boardmember Abraham seconded; the motion carried 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES

No uncontested.

PUBLIC HEARING-CONTESTED

5. **BOA0523-0386 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow temporary classrooms located at 2300 Mesquite Valley Road. (BOA0523-0386, Garrett Langford, Manager of Planning and Zoning).

PRESENTATION

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

APPLICANT

Representing Mesquite ISD, Daniel Conteras, 129 Robin Dr. Forney, TX, addressed the Board. Vice-Chair Abraham wanted to know what the schools do for security. Mr. Conteras stated that there will be someone checking to make sure the doors are locked every 20 minutes, per State rules.

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 the special exception; Boardmember Akin seconded; the motion passed 5-0.

6. **BOA0523-0387 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mesquite ISD for a Special Exception to allow temporary classrooms located at 707 Purple Sage Trail. (BOA0523-0387, Garrett Langford, Manager of Planning and Zoning).

PRESENTATION

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

APPLICANT

Representing Mesquite ISD, Daniel Conteras, 129 Robin Dr. Forney, TX, addressed the Board. Vice-Chair Abraham wanted to know what the schools do for security. Mr. Conteras

stated that there will be a full-time security guard at this location due to the building's proximity to the nearby woods and park.

PUBLIC HEARING

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

ACTION

Boardmember Akin made a motion to GRANT the special exception; Boardmember Alwalee seconded; the motion passed 5-0.

7. BOA0423-0384 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Zenon Garza for Special Exceptions to allow an accessory structure to exceed to the maximum size of 500 square feet by 738 square feet for a total of 1,238 square feet, to allow the total size of all accessory structures to exceed maximum rear yard coverage of 35% by 3% for a total of 38%, and for a Variance to allow an accessory structure to encroach into the 5-ft interior side yard setback by 1.5 feet located at 605 Camino Drive. (BOA0423-0384, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented to the Board.

APPLICANT

The applicant Zenon Garza and his son Carlos Garza with an interpreter Steve Gonnet addressed the Board. Mr. Garza explained that the original shed was already there when they bought the house and all the accessory structures are built off the original shed. So if they are required to take down the patio cover, then all of the structures will have to come down and that would be financially devastating.

DISCUSSION

Boardmember Akin stated that the structures have been there for a long time with no visibility from the street.

PUBLIC HEARING

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

ACTION

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

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

8. BOA0423-0385 – SIGN VARIANCE

Conduct a public hearing to consider an application submitted by Barnett Signs for a Sign Variances to allow a pole sign to exceed the maximum height of 35 feet by 40 feet for a total height of 75 feet, located at 2405 IH 30. (BOA0423-0384, Jalyn Porchay, Planner). *(The request for a variance to exceed the maximum sign size has been withdrawn by the applicant for consideration.)*

PRESENTATION

Planner Jalyn Porchay asked the Board to postpone the case to a date certain of June 22, 2023, per the customer's request, and to leave the public hearing open.

PUBLIC HEARING

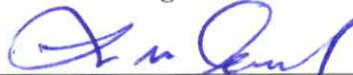
Chairman Good opened the public hearing, but no one was in attendance and the public hearing was left open.

ACTION

Boardmember Akin made a motion to postpone to a date certain of June 22, 2023; Boardmember Alwalee seconded; the motion carried 5-0.

OTHER BOARD BUSINESS**9. Next Board of Adjustment Meeting: June 22, 2023**

Chairman Larry Good adjourned the meeting at 7:15 P.M.



Chairman Larry Good