

**MINUTES**

**June 22, 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)**

<b>POSITION NO.</b>	<b>REGULAR MEMBER NAME</b>	<b>ATTENDANCE</b>	
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

<b>ALTERNATE NO.</b>	<b>ALTERNATE NAME</b>	<b>ATTENDANCE</b>	
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 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. The 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 May 22, 2023, Board of Adjustment meeting.**

**ACTION**

Boardmember Alwalee made a motion to APPROVE as presented; Boardmember Ford seconded; the motion carried 5-0.

**PUBLIC HEARINGS- UNCONTESTED CASES**

5. **BOA0523-0389 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Patrick Filson on behalf of Tony Ramji for a Special Exception to allow a reduction in the required parking for a restaurant, located at 2130 N. Belt Line Road. (BOA0523-0389, Jalyn Porchay, Planner).

6. **BOA0523-0390 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Gary Smith for a Special Exception to allow a reduction in the minimum living space in the Agricultural zoning district of 2,500 square feet to 2,108 square feet, located at 15311 Wisner Road. (BOA0523-0390, John Cervantes, Planner).

7. **BOA0523-0392 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Manuela Tellez for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s), located at 1631 Savage Road. (BOA0523-0392, John Cervantes, Planner).

**PRESENTATION**

Planners Jalyn Porchay and John Cervantes presented the uncontested cases to the Board.

**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 APPROVE as presented; Boardmember Ford seconded; the motion carried 5-0.

**PUBLIC HEARING-CONTESTED**

8. **BOA0523-0388 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Lynn Benedetto for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s), located at 2324 Warm Springs Road. (BOA0523-0388, Jalyn Porchay, Planner). **Staff recommends postponement of item no. 13 to a date certain of July 27, 2023.**

**PRESENTATION**

Planner Jaylyn Porchay presented to the Board.

**PUBLIC HEARING**

Chairman Good opened the public hearing.

Gavin and Cynthia Newman, 2313 Monticello Dr., came up to speak. They have concerns over the traffic and parking in the street. Ms. Newman emphasized that the neighborhood is a single family residential, not multifamily.

No one else came up to speak and the public hearing was closed.

**ACTION**

Boardmember Alwalee made a motion to **Postpone** until staff presents the case again; Boardmember Abraham seconded; the motion passed 5-0.

**9. BOA0423-0385 – SIGN VARIANCE**

Conduct a public hearing to consider an application submitted by Barnett Signs for a Sign Variance 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. (BOA0423-0385, Jalyn Porchay, Planner). (*The request for a variance to exceed the maximum sign area has been withdrawn by the applicant for consideration.*) **This item was postponed from the May 25, 2023, Board of Adjustment meeting.**

**PRESENTATION**

Planner Jalyn Porchay presented to the Board.

**APPLICANT**

Jake Baker with Barnet Signs presented to the Board. Mr. Baker had a presentation showing the difference between the height of 35 feet and the height of 75 feet. The concern is if the sign is kept at 35 feet it will be obstructed by the new expansion of the IH 30.

The board members did not have any questions.

**PUBLIC HEARING**

Chairman Good opened the public hearing. The Owner, James Sneed 2405 IH 30, came up to speak. Mr. Sneed stated that the variance was needed due to the new IH 30 construction will obstruct the site of the sign, so extra height is needed. No one else came to speak and the public hearing was closed.

**ACTION**

Boardmember Alwalee made a motion to **DENY** the variance; Boardmember Akin seconded; the motion passed 5-0.

**10. BOA0523-0391 – SIGN VARIANCE**

Conduct a public hearing to consider an application submitted by Amber Lehmann for a Sign Variance to allow the combined size of two wall signs (58 square feet and 85 square feet) to exceed the maximum allowed size of 128 square feet by 15 square feet for a total combined size of 143 square feet, located at 1420 N. Galloway Ave. (BOA0523-0391, John Cervantes, Planner).

**PRESENTATION**

Planner John Cervantes presented to the Board.

**APPLICANT**

Amber Lehmann, 1420 N. Galloway Mesquite, TX presented to the Board.

**DISCUSSION**

Boardmember Akin asked if Ms. Lehmann removed the spine logo would she then comply? Ms. Lehmann stated she would; however, the logo was expensive and she would like to keep the logo in place.

**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** the variance; Boardmember Akin seconded; the motion carried 5-0.

**OTHER BOARD BUSINESS**

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

**Chairman Larry Good adjourned the meeting at 7:23 P.M.**

  
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**Chairman Larry Good**