

MINUTES

July 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 type="checkbox"/> Present In-Person	<input checked="" 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 type="checkbox"/> Present In-Person	<input checked="" 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	Kourtnie Airheart	<input checked="" 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 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
Jordan Gregory	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:

- Alternate Board members Kourtnie Airheart and David Burris were seated for Position No. 2 Boardmember Ford and Position No. 4 Ron Abraham.

CALL TO ORDER

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

BOARD PROCEDURES

- The chair made a public announcement regarding the Board's procedures.

PUBLIC COMMENTS

- No Comments.

CONSENT AGENDA

APPROVAL OF MINUTES.

- Discuss and consider approval of the minutes of the June 22, 2023, Board of Adjustment meeting.

ACTION

Boardmember Alwalee made a motion to APPROVE the minutes as presented; Boardmember Akin second; the motion carried 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES

5. BOA0623-0395 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Thomas Colombrito for a Special Exception to allow for a reasonable accommodation under Mesquite City Code, Appendix C, Part 5, Section 5-205 (Reasonable accommodations for persons with disabilities), to allow a 360 square-foot front carport located at 1737 Pioneer Road. (BOA0623-0395, Jalyn Porchay, Planner).

6. BOA0623-0396 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Marco Pineda for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s) located at 3902 Casa Ridge Drive. (BOA0623-0396, Jalyn Porchay, Planner).

7. BOA0623-0400 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Debbie Brocker for a Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 1,100 square feet for a total size of 1,600 square feet located at 415 E. US Highway 80 (also known as 401 E. US Hwy 80). (BOA0623-0400, John Cervantes, Planner).

PRESENTATION

Planners Jalyn Porchay and John Cervantes presented to the Board.

Ginny Pinegar, 1809 Lemonwood Dr., came up to speak about case number BOA0623-0395. Ms. Pinegar asked if the applicant was going to just put a carport up without anything else. The lot is currently empty due to the previous house being demolished. Mr. Porchay explained that the applicant will be building a new home along with the accessory structure.

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 uncontested cases with staff's recommendations; Boardmember Burriss seconded; the motion carried 5-0.

PUBLIC HEARING-CONTESTED

8. BOA0623-0393 – VARIANCE

Conduct a public hearing to consider an application submitted by Adrian Salgado, Dian Dreaming Big Properties LLC., for a Variance to reduce the lot depth from 110 feet to 100 feet located at 2117 Liverpool Drive. (BOA0623-0393, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented 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 GRANT the variance with staff's recommendations; Boardmember Burris seconded; the motion carried 5-0.

9. BOA0623-0394 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Alejandro Moreno and Elizabeth Mendez for a Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 243 square feet for a total of 743 square feet and to exceed the 35% maximum total rear yard coverage by 29% for a total of 64%, located at 1320 Mathew Drive. (BOA0623-0393, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented 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 DENY the special exception; Boardmember Akin seconded; the motion carried 5-0.

10. BOA0623-0397 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Elizabeth and Jose Rodrigez for a Special Exception to allow an accessory structure to exceed the maximum size of 500 square feet by 450 square feet for a total of 950 square feet and to allow the total size of all accessory structures to exceed the maximum rear yard coverage of 35% by 7% for a total of 42%, located at 1401 Summit Street. (BOA0623-0397, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented to the Board.

APPLICANT

Elizabeth Rodriguez came up and explained that the structure was built during the covid outbreak to isolate household members who came down with covid. Now the structure is used only as a storage room.

PUBLIC HEARING

Chairman Good opened the public hearing. Maria Morales, 1405 Summit St., came up to speak. Ms. Morales stated that she is the neighbor and is in favor of the applicant keeping the structure. Ms. Morales stated that it is a very nice structure.

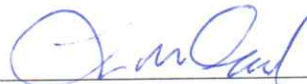
ACTION

Boardmember Alwalee made a motion to GRANT the special exception with the stipulation that the structure does not exceed 10% of the total lot size; Boardmember Burriss seconded; the motion carried 5-0.

OTHER BOARD BUSINESS**11. Next Board of Adjustment Meeting: August 24, 2023**

Manager of Planning & Zoning Garrett Langford introduced Planning's new Planner Jordan Gregory.

Chairman Larry Good adjourned the meeting at 7:20 pm.



Chairman Larry Good