

**MINUTES**

**July 28, 2022**

**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 type="checkbox"/> Present In-Person	<input checked="" 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	Mr. Benny Gordon	<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	Ron Abraham	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> * Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

**ATTENDANCE: STAFF**

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	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:**

- Board members and City Staff in attendance (in-person) were present in the City Council Chambers.
- Alternate Ron Abraham was seated in place of Mr. Aeneas Ford.

**BOARD BUSINESS**

**1. ROLL CALL**

Planning & Development Administrative Aide Devanee Winn took Roll Call and declared a quorum was present.

**2. BOARD PROCEDURES**

Chair shall make a public announcement regarding the Board's procedures.

**PUBLIC COMMENTS**

- Any individual desiring to address the Board of Adjustment regarding an item on the **CONSENT 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****4. APPROVAL OF MINUTES.**

Discuss and consider approval of the minutes of the June 23, 2022, Board of Adjustment meeting.

**ACTION**

Boardmember Gordon made a motion to **APPROVE** the minutes as presented; Boardmember Abraham seconded; the motion carried 4-0.

**PUBLIC HEARINGS- UNCONTESTED CASE****5. BOA0622-0343 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by IBM Landscaping & Cleaning Services on behalf of FedEx, for Special Exceptions to allow three oversized accessory structures; two 4,400 square-foot carport structures and one 1,380 square-foot canopy, located at 5005 Samuell Blvd. (Garrett Langford, Planning Manager).

**6. BOA0622-0344 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Efren Villanueva for a Special Exception to allow a 560-square-foot oversized accessory structure (patio cover) in the rear yard, located at 720 Brooks Dr. (BOA0622-0344, Johnna Matthews, Principal Planner). *THIS ITEM HAS BEEN WITHDRAWN.*

**7. BOA0622-0346 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Rachel Baisden for a Special Exception to allow an oversized accessory structure (rear carport) including 648 square-feet located at 1808 Cedar Trl. (BOA0622-0346, Johnna Matthews, Principal Planner).

**8. BOA0622-0348 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mahesh Shetty for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 4413 Ocean Reef (BOA0622-0348, Johnna Matthews, Principal Planner).

**9. BOA0622-0349 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Armando Picazzo for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 1234 Narcissus Ln. (BOA0622-0349, Johnna Matthews, Principal Planner).

**PRESENTATION**

Principal Planner Johnna Matthews presented to the Board.

**PUBLIC HEARING**

Chairwoman Alwalee opened the public hearing. No one came to speak and the public hearing was closed.

**ACTION**

Boardmember Abraham made a motion to **APPROVE** items 5, 7, 8, and 9 as presented; Boardmember Akin seconded; the motion carried 4-0.

**PUBLIC HEARINGS- CONTESTED CASES****10. BOA0522-0333 – VARIANCE**

**Conduct a public hearing to consider an application submitted by La Prada Drive Church of Christ for a Sign Variance to allow a monument sign to exceed the maximum height of 6 feet in a residential zoning district by 4 feet, for a total height of 10 feet located at 2724 La Prada Dr. (BOA0522-0333, Garrett Langford, Planning Manager).**

**ATTORNEY**

City Attorney David Paschall explained to the Board due to a conflict of interest, Boardmember Gordon would have to recuse himself from hearing and voting on this case. That left the Board without four voting members (a quorum), so the motion would have to be a motion for a postponement to a date certain of August 25, 2022. A postponement only requires a majority vote with the three remaining Boardmembers.

**ACTION**

Boardmember Akin made a motion to **APPROVE** a postponement to a date certain of August 25, 2022; Boardmember Abraham seconded; the motion carried 3-0. Boardmember Gordon did not vote on this item.

**11. BOA0622-0342 – SPECIAL EXCEPTION**

**Conduct a public hearing to consider an application submitted by Robin Thompson for a Special Exception to allow an accessory dwelling unit (ADU) no greater than 500 square feet, in the rear yard, with modifications located at 712 Quail Hollow Dr. (BOA0622-0342, Johnna Matthews, Principal Planner).**

**PRESENTATION**

Principal Planner Johnna Matthews presented to the Board. Boardmember Akin expressed concern about the tandem parking.

**APPLICANT**

The applicant Robin Thompson, 712 Quail Hollow Dr. came up to explain the reason for the Accessory Dwelling Unit because her elderly parents need to be close to her. They are in poor health and currently living in Ohio and she is the only living child. The parents would be the only occupants living in the accessory dwelling unit. She explained she does have a two-car garage and a driveway that will fit two cars side by side. Mr. Akin asked the applicant if she could widen the driveway because he stated the parking is not suitable. Ms. Thompson stated she would check into that. Mr. Akin has major concerns about parking.

**ACTION**

Boardmember Akin made a motion to **POSTPONE** to a date certain of August 25, 2022; Boardmember Abraham seconded; the motion carried 3-1 with Boardmember Gordon dissenting.

**12. BOA0622-0347 – SPECIAL EXCEPTIONS**

**Conduct a public hearing to consider an application submitted by Maria Mendoza for Special Exceptions (1) to allow a garage conversion and (2) to allow the detached garage to be converted into an oversized accessory dwelling unit (ADU) including 720 square-feet. Modifications are proposed to the regulations for ADUs including a reduction in the minimum lot size from ½ acre to 0.17 acres and the owner of record will not live on the property, located at 4234 Sherwood Dr. (BOA0622-0347, Johnna Matthews, Principal Planner). STAFF RECOMMENDS POSTPONEMENT OF ITEM NO. 12 TO A DATE CERTAIN OF AUGUST 25, 2022.**


**ACTION**

Boardmember Akin made a motion to **POSTPONE** to a date certain of August 25, 2022; Boardmember Gordon seconded; the motion carried 4-0.

**OTHER BOARD BUSINESS**

**13. Next Board of Adjustment Meeting: August 25, 2022**

**Chairwoman Alwalee adjourned the meeting at 7:25 PM**

  
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Chairwoman Wana Alwalee