

MINUTES

August 24, 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 type="checkbox"/> Present In-Person	<input checked="" 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	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 type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> * Absent (* Attendance Required: <input checked="" 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
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:

1. Alternate Board member Kourtnie Airheart was seated for Position No. Vice-Chair Ron Abraham was seated as Chair.

CALL TO ORDER

1. Administrative Aide of Planning & Development Services Devanee Winn called roll call.
Note that the meeting started at 6.36 P.M.

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 the July 27, 2023, Board of Adjustment meeting.

ACTION

Boardmember Akin made a motion to **APPROVE** the minutes as presented; Boardmember Alwalee second; the motion carried 4-0 with Vice-Chair Abraham abstaining.

PUBLIC HEARINGS- UNCONTESTED CASES**5. BOA0623-0398 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Kimley-Horn for a Special Exception to allow a reduction in the required parking by 685 spaces from the required 1,800 spaces to the proposed 1,115 spaces located at 2800 and 3000 Skyline Drive. (BOA0623-0398, Jalyn Porchay, Planner).

This case was moved to the contested cases.

6. BOA0723-0403 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Andrew Pierce and Natasha Broods for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s) located at 130 Southerland Avenue. (BOA0723-0403, Jordan Gregory, Planner).

7. BOA0823-0405 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Kimley-Horn for a Special Exception to allow a reduction in the required parking ratio for restaurants to one parking space for every 100 square feet of gross floor area located at 1340 N. Peachtree Road. (BOA0823-0405, John Cervantes, Planner).

8. BOA0823-0406 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Sheilah Marshall for a Special Exception to allow an oversized accessory structure to exceed the maximum size of 1,000 square feet by 260 square feet for a total size of 1,260 square feet located at 5305 Milam Rd. (BOA0823-0406, John Cervantes, Planner).

9. BOA0823-0408 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Robertina Alcauter for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s) located at 13108 Dozier Circle. (BOA0823-0408, John Cervantes, Planner).

PUBLIC HEARING

Vice-Chair Abraham opened the public hearing; no one came to speak and the public hearing was closed.

ACTION

Boardmember Alwalee made a motion to **APPROVE** uncontested cases 6-9; Boardmember Akin seconded; the motion carried 5-0

PUBLIC HEARING-CONTESTED

5. BOA0623-0398 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Kimley-Horn for a Special Exception to allow a reduction in the required parking by 685 spaces from the required 1,800 spaces to the proposed 1,115 spaces located at 2800 and 3000 Skyline Drive. (BOA0623-0398, Jalyn Porchay, Planner). This item was moved from uncontested.

PRESENTATION

Planner Jalyn Porchay presented to the Board.

APPLICANT

The applicant chose not to speak.

PUBLIC HEARING

Vice-Chair Abraham 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 Akin seconded; the motion carried 5-0.

10. BOA0723-0401 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Alexander Thines for a Special Exception to allow an oversized rear carport to exceed the maximum size of 528 square feet by 96 square feet for a total size of 624 square feet located at 4101 Arbor Drive. (BOA0723-0401, John Cervantes, Planner).

PRESENTATION

Planner John Cervantes presented to the Board.

APPLICANT

The applicant, Alexander Thines, came up to speak. Mr. Thines explained that they will comply with the City’s code. Mr. Thines understands that he will have to go through all the building inspections and if there is something that is not in compliance, he will then have to fix the issue. He also agrees to make it more aesthetically appealing.

PUBLIC HEARING

Vice-Chair Abraham opened the public hearing; no one came to speak and the public hearing was closed.

Two citizens came up to speak against the request.

1. Holly Fisk 4200 Woodbluff Mesquite, TX.
2. Yendy Castorena 400 Via Altos Mesquite, TX.

The citizen's concerns are that the carport's appearance is not the quality of the other carports in the neighborhood. The carport is so big that it obstructs the view and that causes a safety issue. That was the only discussion. The public hearing was closed.

ACTION

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

11. BOA0723-0404 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Flavio Mendoza for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking space(s) located at 1432 Hillcrest Street. (BOA0723-0404, Jalyn Porchay, Planner).

PRESENTATION

Planner Jalyn Porchay presented to the Board.

APPLICANT

The applicant's son Hector (did not get his last name), 1432 Hillcrest St. Mesquite, TX, came up to answer any questions the Board might have. Boardmember Akin asked if the owner lived in the home. The son said yes. There were no other questions.

PUBLIC HEARING

Vice-Chair Abraham opened the public hearing; no one came to speak and the public hearing was closed.

ACTION

Boardmember Ford made a motion to GRANT with the staff's recommendations to allow a garage conversion, with no requirement to relocate the converted parking spaces, provided that two (2) off-street parking spaces are provided on the property, on the condition that they remove the bedroom from the concept plan.; Boardmember Akin seconded; the motion carried 5-0.

OTHER BOARD BUSINESS

12. Next Board of Adjustment Meeting: September 28, 2023

There was no discussion.

Vice Chair Ron Abraham adjourned the meeting at 7:35 p.m.



Vice-Chair Ron Abraham