



**BOARD OF ADJUSTMENT REGULAR MEETING
CITY COUNCIL CHAMBERS**
757 North Galloway Avenue
Mesquite, Texas
March 26, 2020 – 6:30 P.M.

IN ACCORDANCE WITH THE GOVERNOR’S SUSPENSION OF VARIOUS PROVISIONS OF THE TEXAS OPEN MEETINGS ACT ISSUED PURSUANT TO HIS STATE DISASTER AUTHORITY, AND GUIDANCE ISSUED ON THE SUSPENSION BY THE ATTORNEY GENERAL’S OFFICE:

- 1. NEITHER A QUORUM NOR THE PRESIDING OFFICER ARE REQUIRED TO BE PHYSICALLY PRESENT AT THE LOCATION SPECIFIED ABOVE; HOWEVER, A QUORUM OF THE COMMISSION WILL PARTICIPATE IN THE MEETING EITHER TELEPHONICALLY AND/OR BY BEING PHYSICALLY PRESENT AT THE MEETING LOCATION.**
- 2. APPLICANTS AND/OR MEMBERS OF THE PUBLIC DESIRING TO PARTICIPATE IN THE MEETING MAY PARTICIPATE BY ATTENDING THE MEETING AT THE TIME AND LOCATION IDENTIFIED ABOVE OR ATTENDING BY TELEPHONE CONFERENCE.**
- 3. APPLICANTS AND/OR MEMBER OF THE PUBLIC DESIRING TO PARTICIPATE IN THE MEETING BY TELEPHONE CONFERENCE MAY DO SO BY DIALLING THE FOLLOWING LOCAL NUMBER: (214) 396-6338 ON OR BEFORE 6:30 P.M. CENTRAL TIME, ON MARCH 26, 2020. THE PARTICIPATION CODE FOR THIS TELEPHONE CONFERENCE IS: 177-6111.**
- 4. THE PHYSICAL LOCATION IDENTIFIED ABOVE WILL BE OPEN AND THOSE PRESENT MAY ALSO PARTICIPATE IN THE MEETING TELEPHONICALLY; STAFF WILL HAVE THE CONFERENCE CALL ARRANGED AT THE MEETING LOCATION. THOSE PHYSICALLY PRESENT ARE REQUESTED TO OBSERVE SOCIAL DISTANCING BY REMAINING A MINIMUM OF SIX (6) FEET FROM OTHER MEETING PARTICIPANTS.**
- 5. THE TELEPHONE CONFERENCE MEETING WILL BE AUDIBLE TO MEMBERS OF THE PUBLIC WHO ARE PHSICALLY PRESENT AT THE LOCATION IDENTIFED ABOVE. APPLICANTS AND/OR MEMBERS OF THE PUBLIC PARTICIPATING IN THE MEETING BY TELEPHONE CONFERENCE WILL BE ABLE TO COMMUNICATE WITH OTHERS PARTICIPATING TELEPHONICALLY.**

AGENDA

Pursuant to Section 551.071 of the *Texas Government Code*, the Board of Adjustment may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

BOARD BUSINESS

1. ROLL CALL

2. PUBLIC COMMENTS

At this time, individuals in attendance wishing to speak on any matter on the agenda, not scheduled for a *public hearing*, shall be allowed to speak for a length of time not to exceed three (3) minutes. Citizens addressing the Board through a translator will be allowed six (6) minutes.

Anyone wishing to speak on an item scheduled for a *public hearing* is requested to hold their comments until the *public hearing* on that item.

3. APPROVAL OF MINUTES

Consider approval of the minutes of the February 27, 2020 Board of Adjustment meeting.

PUBLIC HEARINGS- UNCONTESTED CASES

All cases on the Uncontested section of the Agenda may be approved with one motion without the need for testimony from the applicants; however, should any member of the Board or any individual in attendance wish to speak on any individual case, said case may be removed, by request, from the “Uncontested Cases” section and placed on the “Contested Cases” section of the Agenda.

At this time, if a Board member or any individual in attendance wishes to have a case taken up independently (and instead placed on the “Contested Cases” section of the Agenda), please notify the Chair. If a case is placed on the “Contested Cases” section of the Agenda, individuals will have an opportunity to speak on that case during the individual *public hearing* for the case.

4. BOA0220-0182 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Pablo Medellin for a Special Exception to allow a front carport including approximately 380 square feet, located at 1608 Summit St. (BOA0220-0182, John Chapman, Planner).

5. BOA0220-0184 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Arturo Pacheco for a Special Exception to allow for the keeping of livestock, located at 2727 Pioneer Rd. (BOA0220-0184, Lesley Frohberg, Planner).

PUBLIC HEARINGS- CONTESTED CASES

6. BOA0220-0183 – VARIANCES

Conduct a public hearing to consider an application submitted by Genesis Garcia, for Variances to allow (1) a 1,192 square foot reduction of the required 1 acre minimum lot area, (2) a 17.08 foot reduction of the required 200 foot lot width, and (3) a 6 foot reduction of the required 25 foot side yard setback along the eastern property line, located at 604 Tripp Rd. (BOA0220-0183, Johnna Matthews, Principal Planner).

7. BOA0320-0185 – VARIANCE

Conduct a public hearing to consider an application submitted by Brian Wyatt, Wyatt Architects, for a Variance to allow a 38 foot reduction of the required 68 foot interior side yard setback for a proposed gymnasium and storm shelter addition to Wilkinson Middle School, located at 2100 Crest Park Dr. (BOA0320-0185, Lesley Frohberg, Planner).

TRAINING FOR BOARD MEMBERS AND ALTERNATES

The annual Board training is postponed until further notice.

At the conclusion of business, the Chairman shall adjourn the meeting.

**** City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. ****
To make arrangements, call the City Secretary’s office at (972) 216-6244 or 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code, any member of the public wishing to address the Board through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno Local de Texas, cualquier miembro del público que desea dirigirse a la Junta a través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE OF POSTING

I, Johnna Matthews, Principal Planner of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached agenda for the Board of Adjustment meeting to be held **March 26, 2020**, was posted in compliance with Chapter 551 of the Texas Government Code (“Texas Open Meetings Act”) on the bulletin boards at the Municipal Center and City Hall by **March 20, 2020 before 6:00 p.m.** (a minimum of 72-hours prior to the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for a minimum of 72-hours prior to the meeting.

Johnna Matthews *JM*
Principal Planner
Planning & Zoning
City of Mesquite, Texas

**MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT MEETING,
HELD ON FEBRUARY 27, 2020, AT 6:30 P.M. AT CITY HALL, 757 NORTH
GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Tom Palmer, George Rice, Wana Alwalee, Jack Akin, Aeneas Ford,
Alternate Benny Gordon

Absent: N/A

Staff: Principal Planner Johnna Matthews, Planner John Chapman, Planner Ben
Callahan, Planner Lesley Frohberg, Senior Assistant City Attorney Karen Strand,
Senior Administrative Secretary Devanee Winn

Chairman Tom Palmer called the meeting to order and declared a quorum present.

I. BOARD BUSINESS

A. ROLL CALL

Roll Call was taken and a quorum was present.

B. PUBLIC COMMENTS

No one appeared to speak.

C. APPROVAL OF MINUTES

Consider approval of the minutes of January 23, 2020 meeting.

A motion was made by Ms. Alwalee to approve the January 23, 2020 meeting minutes
Mr. Rice seconded. The motion passed 5-0.

D. BOA ANNUAL TRAINING

January: Legal Topics

February: Planning Topics

March: Planning Topics

II. PUBLIC HEARINGS – UNCONTESTED CASES

A. BOA0120-0176 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Esmeraldo
Martinez for Special Exceptions (1) to allow a front carport including approximately
400 square feet and (2) to allow the front carport to be constructed with a flat roof,
located at 1224 Barbara St. (*BOA0120-0176, John Chapman, Planner*).

B. BOA0120-0179 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Donald Hill for a
Special Exception to allow an oversized accessory structure including approximately
864 square feet, located at 1106 Sierra Dr. (*BOA0120-0179, Lesley Frohberg,
Planner*).

C. BOA0120-0180 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Maria Rodriguez for Special Exceptions (1) to allow an oversized accessory structure including approximately 990 square feet and (2) to allow approximately 352 square feet of the subject structure to be used as an accessory dwelling unit. The remaining 638 square feet are being used for storage, located at 1928 Potter Ln. (BOA0120-0180, Johnna Matthews, Principal Planner).

Case number **BOA0120-0180** was moved to the Contested cases.

Principal Planner Johnna Matthews briefed the Board on cases **A & B** above. Chairman Palmer opened the public hearing. Mr. Larry Fryer came up to speak. Mr. Fryer informed Staff that the photos shown on the slide show were not the correct photos for case number **BOA0120-0176**. Planner John Chapman pulled up a corrected photo and presented the photo through the Doc Cam at the lectern. No one else came up to speak. Chairman Palmer closed the public hearing. Ms. Alwalee made a motion to approve. Mr. Ford seconded. The motion passed 5-0.

III. PUBLIC HEARINGS- CONTESTED CASES

A. BOA1019-0168 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jose Pleitez for a Special Exception to allow an oversized accessory structure including approximately 2,288 square feet, which exceeds the square footage by approximately 1,288 square feet and the height by 5 feet, located at 1715 Mesquite Valley Rd. (BOA1019-0168, John Chapman, Planner). Postponed from the January 23, 2020 meeting before the Board of Adjustment.

Planner John Chapman briefed the Board. Applicant Jose Pleitez came to the lectern with an interpreter, Estaban Gonnet. The Applicant did not want to add any other information. Assistant City Attorney Karen Strand asked that Mr. Chapman clarify what the Applicant had moved to another location, pertaining to the business. Ms. Strand also asked for details as to what part of the business the Applicant would be allowed to operate as a Home Occupation. Mr. Chapman answered that the Applicant can have a home office. All the equipment and vehicles pertaining to the plumbing business have been removed. Chairman Palmer opened the public hearing. Michael Fortect came up to speak. Mr. Fortect said that they are no longer opposed to the request as long as all the equipment has been removed. Larry Fryer came up to speak and stated that it is a very large building just to store lawn equipment. No one else came up to speak. Chairman Palmer closed the public hearing. A motion was made to approve by Ms. Alwalee. Mr. Akin seconded. The motion passed 5-0.

B. BOA1119-0172 – VARIANCE

Conduct a public hearing to consider an application submitted by Jose Lopez for a Variance to allow a front carport to encroach 4 feet into the required 5-foot side yard setback, located at 917 Ashland Dr. (BOA1119-0172, Ben Callahan, Planner).

Planner Ben Callahan briefed the Board. Chairman Palmer opened the public hearing. No one came up to speak. Chairman Palmer closed the public hearing. A motion was made by Ms. Alwalee to approve. Mr. Rice seconded. The motion passed 4-1, with Mr. Akin dissenting.

C. BOA0120-0177 – VARIANCE

Conduct a public hearing to consider an application submitted by Cammy Nation for a Variance to allow an accessory structure to encroach 3 feet into the side yard setback, located at 1510 Hillwood Dr. (BOA0120-0177, Ben Callahan, Planner).

Planner Ben Callahan briefed the Board. The Applicant Cammy Nation came up to speak. Ms. Nation explained the structure has existed at her home for a few years. Ms. Nation assumed the contractor had obtained a permit. She indicated that moving the structure would be too expensive. Chairman Palmer opened the public hearing. Mr. Larry Fryer came up to speak and stated that he doesn't think it is fair that everyone has to follow City rules and Ms. Nation did not follow the rules. Mr. Fryer thinks the Applicant should move the structure and be treated like everyone else. No one else came up to speak. A motion was made by Ms. Alwalee to approve. Mr. Akin seconded. The motion passed 5-0.

D. BOA0220-0181 – VARIANCE

Conduct a public hearing to consider an application submitted by Jose Figueroa for a Variance to allow a 17-foot reduction of the required 20-foot rear yard setback, for a proposed single-family residence, located at 1208 Wheat Field Dr. (BOA0220-0181, John Chapman, Planner).

Planner John Chapman briefed the Board. The Applicant Jose Figueroa and the interpreter Mr. Gonnet came up to speak. Mr. Rice asked the Applicant if he will be living in the house. The Applicant answered yes. The Board had no other questions. Chairman Palmer opened the public hearing. No one came up to speak. A motion was made by Mr. Rice. Ms. Alwalee seconded. The motion passed 5-0.

C. BOA0120-0180 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Maria Rodriguez for Special Exceptions (1) to allow an oversized accessory structure including approximately 990 square feet and (2) to allow approximately 352 square feet of the subject structure to be used as an accessory dwelling unit. The remaining 638 square feet are being used for storage, located at 1928 Potter Ln. (BOA0120-0180, Johnna Matthews, Principal Planner).

This case was moved from the uncontested cases.

Principal Planner Johnna Matthews briefed the Board. The Applicant Maria Rodriguez came up to speak with the interpreter Mr. Gonnet. Chairman Palmer opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Mr. Rice to deny. Ms. Alwalee seconded. Due to one Board member voting more than once, a hand vote was called. The denial failed 4-1. (Please note that Ms. Alwalee's microphone was not on when the motion was seconded, so the audio is very faint and there is no record of who dissented). Ms. Strand explained the procedure for the second motion. There was a second motion was made by Ms. Alwalee to approve. Mr. Akin seconded. The motion passed 4-1, with Mr. Rice dissenting.

TRAINING FOR BOARD MEMBERS AND ALTERNATES

Conduct mandatory annual training for regular board members and alternates of the Board of Adjustment in accordance with Mesquite Zoning Ordinance, Sec. 5-402.N

Staff gave a training presentation for the Board. Alternate Benny Gordon was present for the training.

There being no further business for the Board, the meeting adjourned at 9:00 pm.

Thomas Palmer, Chairman

The Board considered all testimony including the Staff report, applicant's presentation, public hearing, and discussions in the decision for each case.



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

Case Number: BOA0220-0182

Applicant/Property Owner: Pablo Medellin

Address: 1608 Summit Street

Request: Special Exception to allow a front carport.

Background: The applicant is requesting a Special Exception to allow an existing front carport. The existing front carport was constructed without permits, and it does not meet the requirements for a front carport as it relates to size, setbacks, and integration into the residence. If approved, modification to the existing front carport will be required to meet all relevant requirements. The front carport is constructed of metal over an existing driveway. The front carport is proposed to be approximately 380 square feet (18' 11" by 20'). All other regulations of the R-3 Zoning District must be met.

The applicant has been made aware of what modifications will be required to construct the carport correctly.

Zoning: R-3, Single Family Residential

Lot size: 7,720.62 square feet

Surrounding uses: The subject property is surrounded by single family homes zoned R-3, Single Family Residential, of similar lot sizes.

SPECIAL EXCEPTION

Applicable Ordinances: **Mesquite Zoning Ordinance Section 5-203: Criteria for Review**
A. Criteria for Special Exceptions

Special Exceptions may be granted as set out in this ordinance, when the Board determines that the exception will allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties and that it will be compatible with the surrounding neighborhood. The Board shall also consider any criteria set out in this ordinance for a specific Special Exception.

City of Mesquite
BOARD OF ADJUSTMENT
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Staff Report

Staff Comment:

Staff does not anticipate any adverse impacts on the surrounding neighborhood as there are several similarly-constructed carports nearby.

Mesquite Zoning Ordinance Section 2-603.E

Carports are prohibited in all residential zoning districts between the principal structure and the front or side lot lines, except as provided in Section 2-604. A front carport approved pursuant to Section 2-604 shall be subject to the following design requirements.

1. The carport shall have a pitched roof that is either a closed or opened gable or hip design that matches the existing pitch and is structurally integrated into the roof of the principal structure, provided, that if the carport abuts a two-story wall of the home, the carport shall be attached to the abutting wall. Additionally, the carport shall use roofing materials that substantially match the color of the roofing materials used on the principal structure.

Staff Comment:

The existing carport is not structurally integrated into the residence and must be modified, if approved.

2. The front carport shall be no greater than 400 square feet and cannot extend 20 feet beyond the front or exterior building line proper. The width of a front carport shall not exceed 40 percent of the length of the front façade of the principal structure.

Staff Comment:

The width of the home measures approximately 47 feet 3 inches. Forty (40) percent of this measurement is 18 feet 11 inches and the existing carport measures approximately 20 feet 4 inches. If the Board approves the carport, the existing carport will need to be modified to meet the allowed maximum width of 18 feet 11 inches. Because the carport is not structurally integrated into the residence and is 20 feet, 3 inches long, the carport extends approximately 4 feet, 3 inches beyond the front building line.

City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

3. The roof height of the carport shall not exceed the height of the roof of the principal structure. Additionally, the eve height of the carport shall not exceed the eve height of the house.

Staff Comment:

The existing carport's eve is above the residence's eve and will need to be modified when structurally integrated into the residence.

Mesquite Zoning Ordinance Section 2-604.B.1

A front carport may be approved as a Special Exception on a lot zoned R-3 if the Board determines that the front carport would be compatible with the neighborhood. A front carport approved by Special Exception shall comply with the design standards of Section 2-603E numbers 3, 4, and 5. In determining whether the requested front carport would be compatible with the neighborhood, the Board shall consider, among other things, the following characteristics:

- a) *Whether the front carport would afford the only opportunity to provide covered parking on the lot;*
- b) *Whether the lot has paved alley access such that rear parking is available as an alternative to a front carport;*
- c) *Whether parking behind the building line was not required at the time of construction; and*
- d) *Whether the dwelling was originally built with either a one-car garage or no garage.*

Staff Comment:

The front carport would afford the only opportunity for covered parking on the property due to the garage being converted into living space. There is no paved alley adjacent to the rear property line. The property was platted in October of 1954, and due to Section 2-401.C. of the Mesquite Zoning Ordinance, lots platted prior to October 1, 1984, are not required to provide an enclosed garage as covered parking did not become required until October 1, 1984.

Mesquite Zoning Ordinance Section 2-604.B.2

In approving a Special Exception, the Board is authorized, but not required, to approve an applicant's request for a carport with a flat roof and/or metal exterior if the Board determines that a flat roof and/or metal exterior would be compatible with the neighborhood.

City of Mesquite
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Staff Report

The Board shall consider, among other things, the following characteristics:

- a) *The request is located on a platted lot before December 21, 1964, provided however, a metal carport shall not be approved on a lot platted after said date; and*
- b) *The existence, location and similar design of other carports in the immediate vicinity of the request.*

Staff Comment:

Per House Bill 2439, Mesquite can no longer enforce material requirements, nor can the Board stipulate building material requirements as part of any condition. However, the City will continue to regulate building roof pitch, which will be met. Additionally, the property was platted before December 21, 1964, and there are similar front carports near the subject property.

Staff

Recommendation:

Staff recommends approval of the Special Exception to allow an approximately 380 square foot front carport.

Permits:

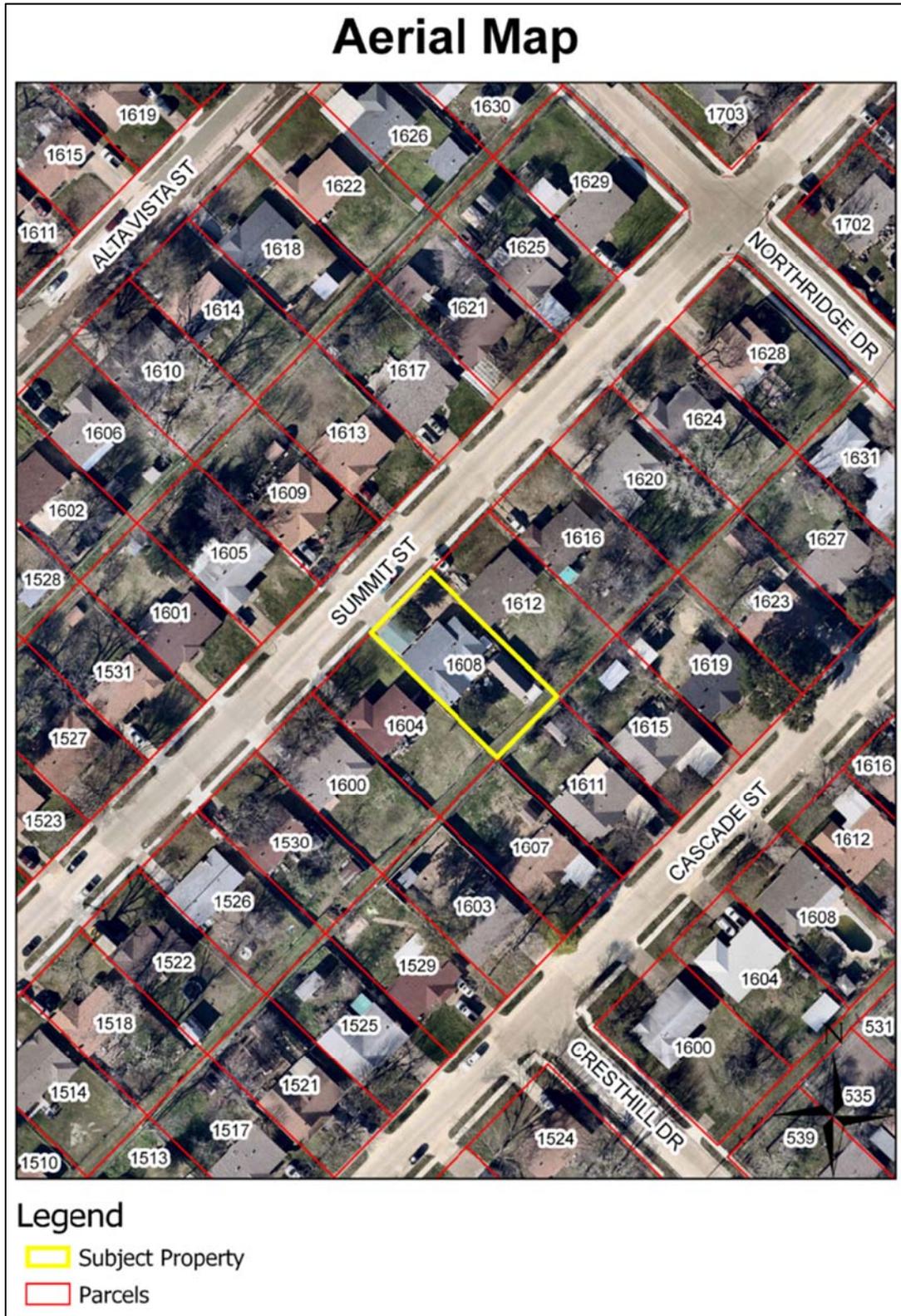
1960 – Residence Built
1979 – 14’ x 20’ Room Addition at Back of Residence
2007 – Driveway Permit

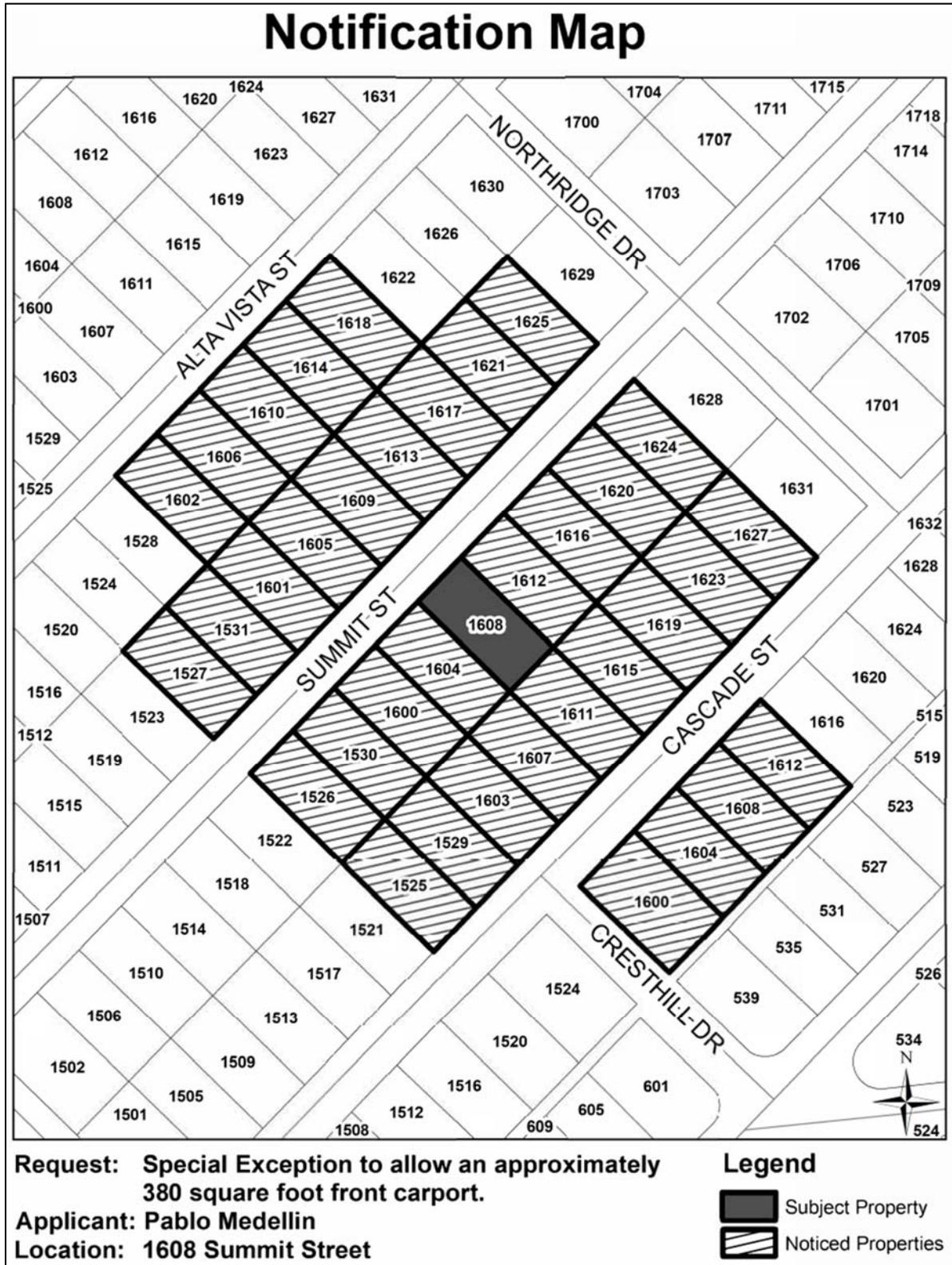
Public Notice:

Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff has received one returned notice in favor of the request.

Attachments:

1 – Aerial Map
2 – Public Notification Map
3 – Site Photos
4 – Application Materials
5 – Returned Notices







Street view of the subject property.



Side view of the existing structure.



**City of Mesquite
Front Carport Design Standards,
Requirements & Application**

Please print legibly. This application can also be completed online at
<https://www.cityofmesquite.com/DocumentCenter/View/7722/BOA---Front-Carport>.

Application Checklist

- Completed Application
- Site Plan/Drawing
- Site Plan Checklist (Page 8)
- Owner Authorization Form
- \$200 Application Fee

Property Information – Where the carport will be located

Physical Address: 1608 Summit St City, State: Mesquite, Texas
Zip Code: 75149

Applicant Information – The person filling out the application

First Name: Pablo I Last Name: Medellin
Phone Number: 972 740 6684 Email Address: medellinangelica5@gmail.com
I would like an interpreter at the meeting: Yes No Language: Spanish

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in information below)
First Name: _____ Last Name: _____
Phone Number: _____ Email Address: _____
Mailing Address: _____ City, State: _____
(If different from physical address)
Zip Code: _____

****MUST HAVE COMPLETED OWNER AUTHORIZATION FORM – SEE PAGE 7****

Office Use Only

Subdivision: Northridge Estates 1 Block: 8 Lot: 11
When was the property platted: 10/15/1954 Year Home Built: 1960
Date Received: 2/4/2020 Project Intake: JC Case Number: BOA0220-0182

Additional Information

Width of Home: 46 Feet ^{2 in} Width of Carport: 20 Feet

Will the carport be located over an asphalt or concrete driveway? Yes No

Carport Design

Carport Status: Existing Proposed

If the carport is existing, when was it constructed, and by who?

October 2019 by Pablo Medellin

The carport will be, or is: Attached to the house Detached from the house

Will, or does, a front porch cover attach to the front carport? Yes No

The front carport will be or is currently constructed of (Check all that apply):

Wood Metal Masonry

Describe the colors used on the carport: the color is metal/silver no colors added.

Describe the columns of the front carport, including: height, width and length, color, and material.
20 width 11ft 4in height 20 length all metal

Select the roof type that resembles the proposed or existing front carport:



Flat Roof Pitched with Open Gable Pitched with Closed Gable Hip Roof

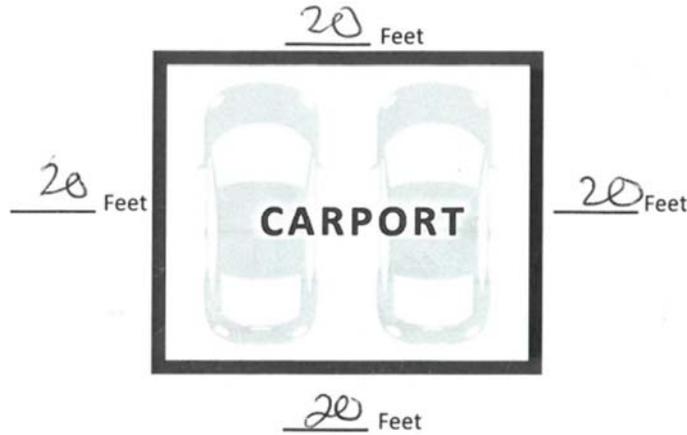
Describe the roof material: _____

If the design of the roof does not match one of the images above, please use the space below to describe the roof.

the carport is metal made like an "n" shape

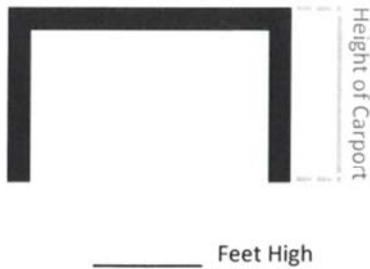
Carport Design, Continued

Indicate each length of the carport using the space below.

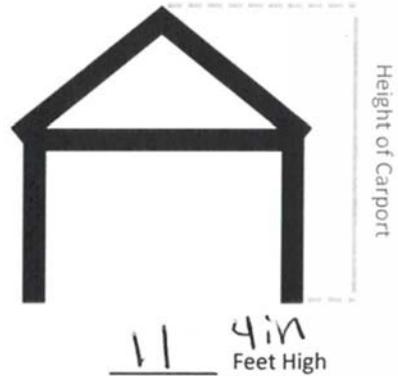


Indicate the height of the carport using the space below based on the roof type previously selected.

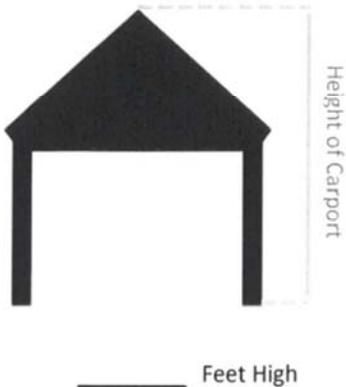
Flat Roof



Pitched with Open Gable



Pitched with Closed Gable



Hip Roof



COMPLETE FOR SPECIAL EXCEPTIONS ONLY.

If applicable, please do not leave blank and answer to the best of your ability.

Will the Special Exception allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties? Yes No

If yes, how?

we have children of school age
and on rainy day it helps keep them
dry and we are able to load the
vehicle in a more efficient way.

Will the Special Exception be compatible with the surrounding neighborhood? Yes No

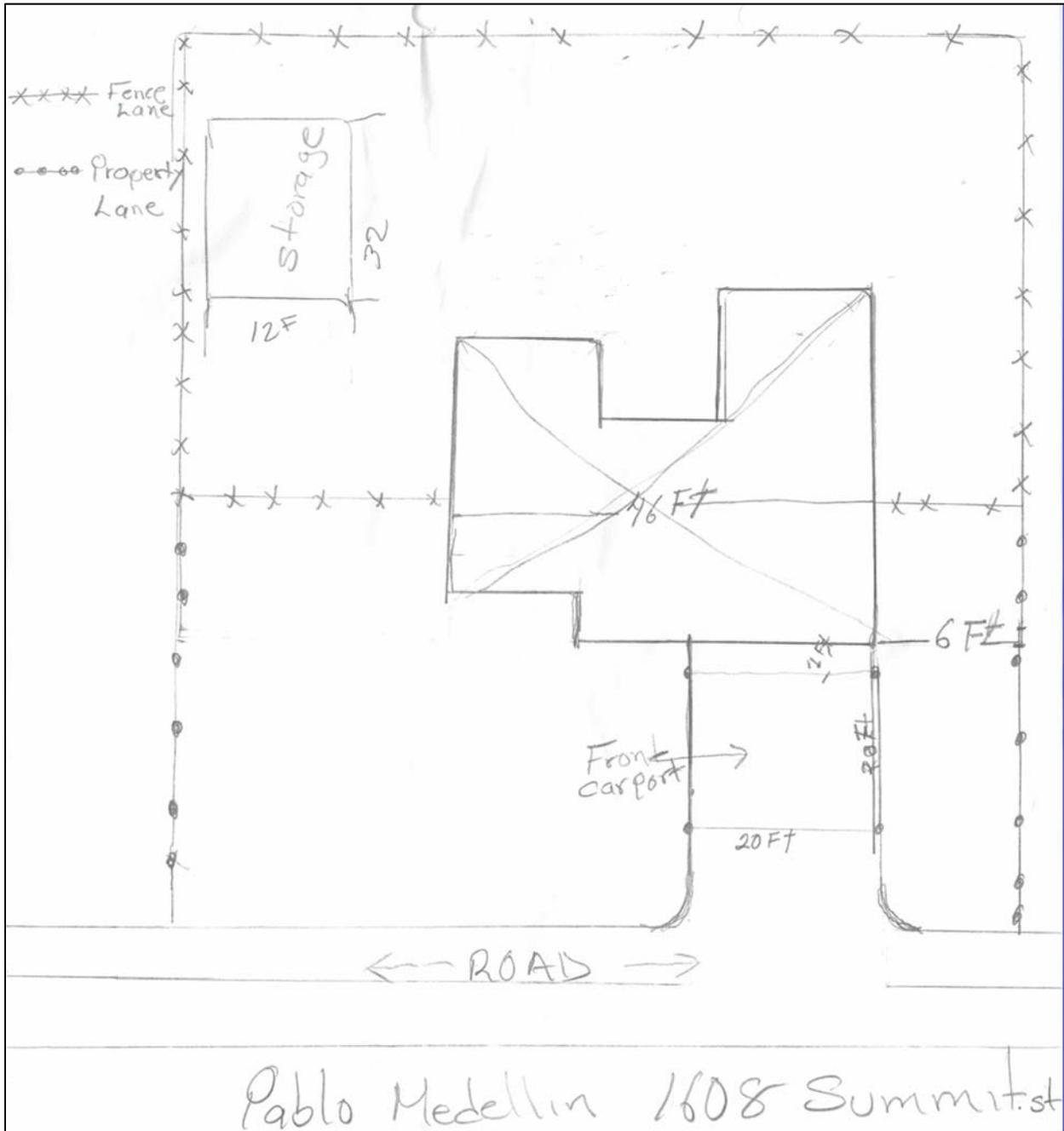
If yes, how?

there is some of the same material
just different shape.

OWNER AUTHORIZATION PAGE

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the Front Carport Design Standards, Requirements, & Application packet.

Property Owner: Pablo Medellin Phone Number: 972 ~~972~~ 740 6684
Address: 1608 Summit St
Mesquite TX 75149 Email Address: medellin.angelica.s@gmail.com
Signature: Pablo Medellin





RECEIVED
 MAR 16 2020
 PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **March 26, 2020, at 6:30 p.m.**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue to consider the following application:

Case Number:	BOA0220-0182
Submitted By/	
Property Owner:	Pablo Medellin
Property Location:	1608 Summit Street
Legal Description:	Northridge Estates 1, Block 8, Lot 11
Requested Action:	Special Exception to allow an approximately 380 square foot front carport.

As a property owner within 200 feet of this property, you are invited to make your views on this matter known. You may notify the Board of Adjustment of your comments **in writing** (no faxes, calls or e-mails) by returning the response form attached below by the meeting date, or **in person** by attending the public hearing.

Questions regarding this application may be directed to the Planning Division located in the Municipal Building at 1515 North Galloway Avenue, or by telephone at (972) 329-8543.

Complete and return
Do not write on the reverse side of this form.

BOA Case: BOA0220-0182

Name: Bonnie Maynard Bruner
 (required)

I am **in favor** of this request yes

Address: 1600 Cascade St.
 (required)

I am **opposed** to this request _____

Reasons
 (optional):

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION**
ATTN: John Chapman
PO BOX 850137
MESQUITE TX 75185-0137



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

Case Number: BOA0220-0184

Applicant/Property Owner: Arturo Pacheco

Address: 2727 Pioneer Road

Request: Special Exception to allow the keeping of livestock.

Background: The applicant is requesting a Special Exception to allow the keeping of livestock, which will include approximately nine (9) sheep and one (1) goat.

Zoning: AG, Agricultural

Lot size: 256,375 square feet / 5.89 acres

Surrounding uses: The subject property is surrounded by a church and single family homes zoned R-3, Single Family Residential and AG, Agricultural, of various lot sizes, on all sides.

REQUIREMENTS – KEEPING OF LIVESTOCK

Applicable Ordinances: **Mesquite Zoning Ordinance Section 2-203.C.10: Keeping of Livestock (Private)**
 Section 2-203.C.10 of the Mesquite Zoning Ordinance allows for the keeping of livestock on properties zoned AG – Agricultural, with approval of a Special Exception. Keeping of livestock requires no Special Exception approval if the following conditions are met:

- a. Minimum lot size of 2 acres.
- b. Maximum of one animal per acre.
- c. Fencing to retain grazing animals is required.

Staff Comment:
 The applicant is requesting approval of a Special Exception to allow the keeping of livestock, including nine (9) sheep and one (1) goat. Special Exception approval is necessary for five (5) livestock because the subject property does not meet Condition b., above, maximum of one animal per acre of land. The size of the subject property is 5.89 acres, which would allow the applicant to keep five (5) livestock on the property by right.



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

DEFINITION - LIVESTOCK

Mesquite Zoning Ordinance Section 6-102: Definitions and Interpretation of Terms

Section 2-602 of the Mesquite Zoning Ordinance defines livestock as animals generally raised on farms, including cattle, sheep and goats, swine, poultry (chickens, turkeys, ducks, geese, fowl, etc.) and horses, mules, and donkeys, unless otherwise indicated.

Staff Comment:

The applicant’s request to keep livestock, including sheep and goats, meets the above definition for livestock.

CRITERIA FOR REVIEW

Mesquite Zoning Ordinance Section 5-203 “Criteria for Special Exceptions”

Section 5-203.A of the Mesquite Zoning Ordinance states Special Exceptions may be granted as set out in this ordinance, when the Board determines that the exception will allow greater use and enjoyment of property without creating adverse impacts on adjacent properties and that it will be compatible with the surrounding neighborhood. The Board shall also consider any criteria set out in this ordinance for a specific Special Exception.

Staff Comment:

It is Staff’s professional opinion that the approval of a Special Exception to allow ten (10) livestock on the property will not create any adverse impacts on adjacent properties. There are properties in the immediate vicinity, including 2300 Wilkinson Road and 748 E. Bruton Road, which also have livestock, including cattle and horses. Additionally, the subject property is nearly 6 acres, which will provide adequate space for the livestock.

Staff Recommendation:

Staff recommends approval of the Special Exception to allow the keeping of livestock, including nine (9) goats and one (1) sheep, subject to meeting all applicable requirements of the Mesquite Zoning Ordinance, and all other applicable ordinances.

Permits:

2019 – Building Permit for Accessory Structure
2019 – Building Permit Fence



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

2004 – Plumbing Permit

Public Notice: Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

Attachments:

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Site Photos
- 4 – Application Materials (application and site plan)

Aerial Map



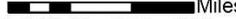
Request: Special Exception to allow the keeping of livestock.

Applicant: Arturo Pacheco

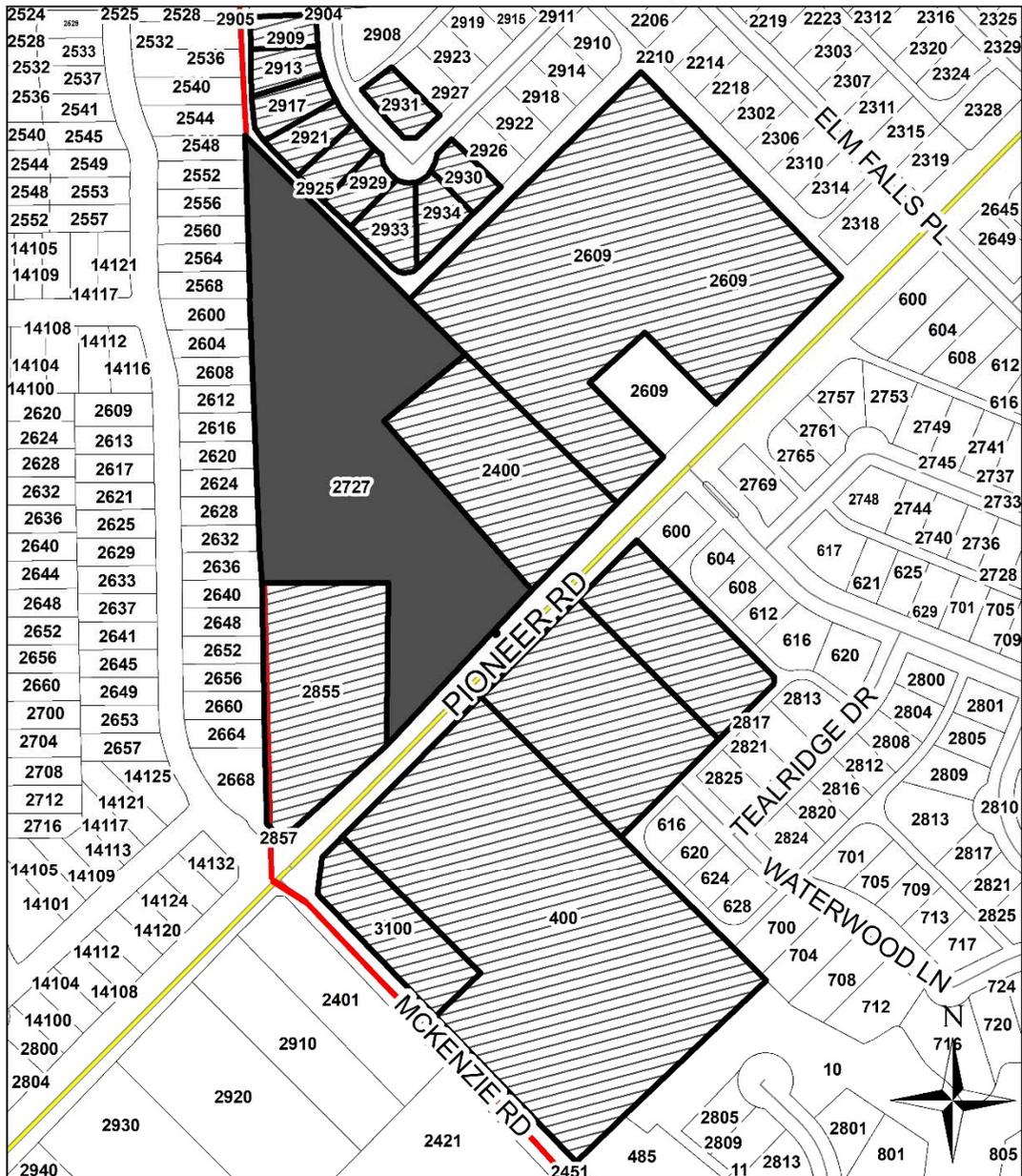
Location: 2727 Pioneer Road

Legend

-  Subject Property
-  Municipal Boundary

 Miles
0 0.00.02 0.04 0.06

Notification Map



Request: Special Exception to allow the keeping of livestock.
Applicant: Arturo Pacheco
Location: 2727 Pioneer Road

- Legend**
-  Notified Properties
 -  Subject Property
 -  Municipal Boundary



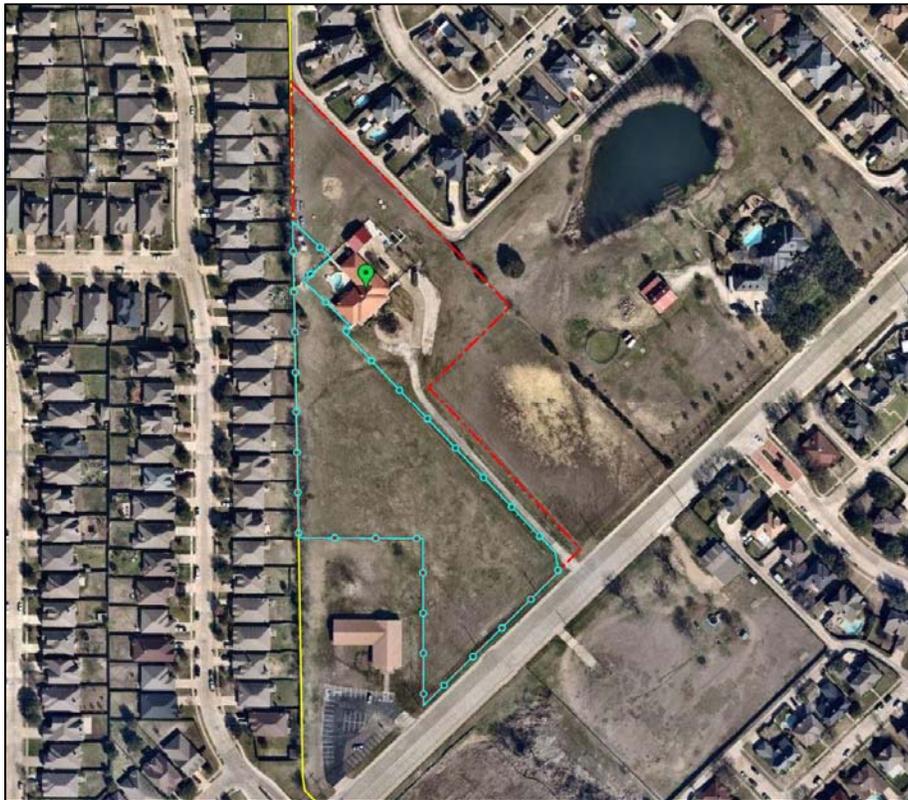
View of subject property from the driveway, facing northwest.



Location of livestock on subject property, facing southeast.



Location of livestock on subject property, facing north.



Aerial photos of the subject property showing fenced area in blue.

MESQUITE | City of Mesquite
T E X A S | Board of Adjustment
Real. Texas. Service. | Application

Please print legibly. This application can also be completed online at <https://www.cityofmesquite.com/DocumentCenter/View/7724/Board-of-Adjustment---Application-for-General-Special-Exceptions-and-Variances>.

Application Checklist

- Completed Application Site Plan/Drawing Site Plan Checklist (Page 7) Application Fee
 Owner Authorization Form (Page 6)

Property Information – Where the carport will be located

Physical Address: _____ City, State: Mesquite, Texas
Zip Code: _____

Applicant Information – The person filling out the application

First Name: Arturo I Last Name: Pacheco
Phone Number: (214) 769-8745 Email Address: Crischero3@gmail.com
I would like an interpreter at the meeting: Yes No Language: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in information below)
First Name: Arturo Last Name: Pacheco
Phone Number: (214) 769-8745 Email Address: Crischero3@gmail.com
Mailing Address: 2727 Pioneer Rd City, State: Mesquite, TX
(If different from physical address)
Zip Code: 75181

Office Use Only *Not platted*

Subdivision: _____ Block: _____ Lot: _____
Size of Property: 256,375 Square Feet When was the property platted: _____
Date Received: 2/27/2020 Project Intake: LF Case Number: BOA0220-0184
 Special Exception (\$200) Residential Variance (\$200) Non-Residential Variance (\$500) Appeals (\$300)

Structure Types

Check all that applies

Main Structure

- Room Addition
- Garage Addition
- New Residence

Nonconforming

- Use
- Premise
- Structure

Residential

- Rear Carport
- Storage Building
- Detached Garage
- Patio Cover
- Oversized Accessory Structure
- Accessory Dwelling Unit

Non-Residential

- Off-Site Parking
- Joint Use Parking
- Parking Reduction
- Flag Poles >75 Ft
- Reverse Vending Machine
- Oversized Accessory Structure

Other

- Fencing
- Temporary Uses
- Tree Preservation
- Oversized Antenna
- Lighted Game Courts
- Livestock

Height of Structure: _____ Feet Size of Structure: _____ Square Feet

Roof Pitch (If applicable): _____

Describe Materials Used:

Affected Part(s) of the Property

- Interior Side Yard Front Yard
- Exterior Side Yard Rear Yard

Will it

- Exceed Maximum Height?
- Exceed Maximum Size?

Status

- Existing
- Proposed

Describe the structure and its purpose:

10 Livestock animals

9 Sheep

1 Goat.

COMPLETE FOR SPECIAL EXCEPTIONS ONLY.

Requests for a Special Exception may be granted after the Board of Adjustment have found the following to be true. Please answer the following questions to the best of your ability.

Will the Special Exception allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties?

Yes No

If yes, how?

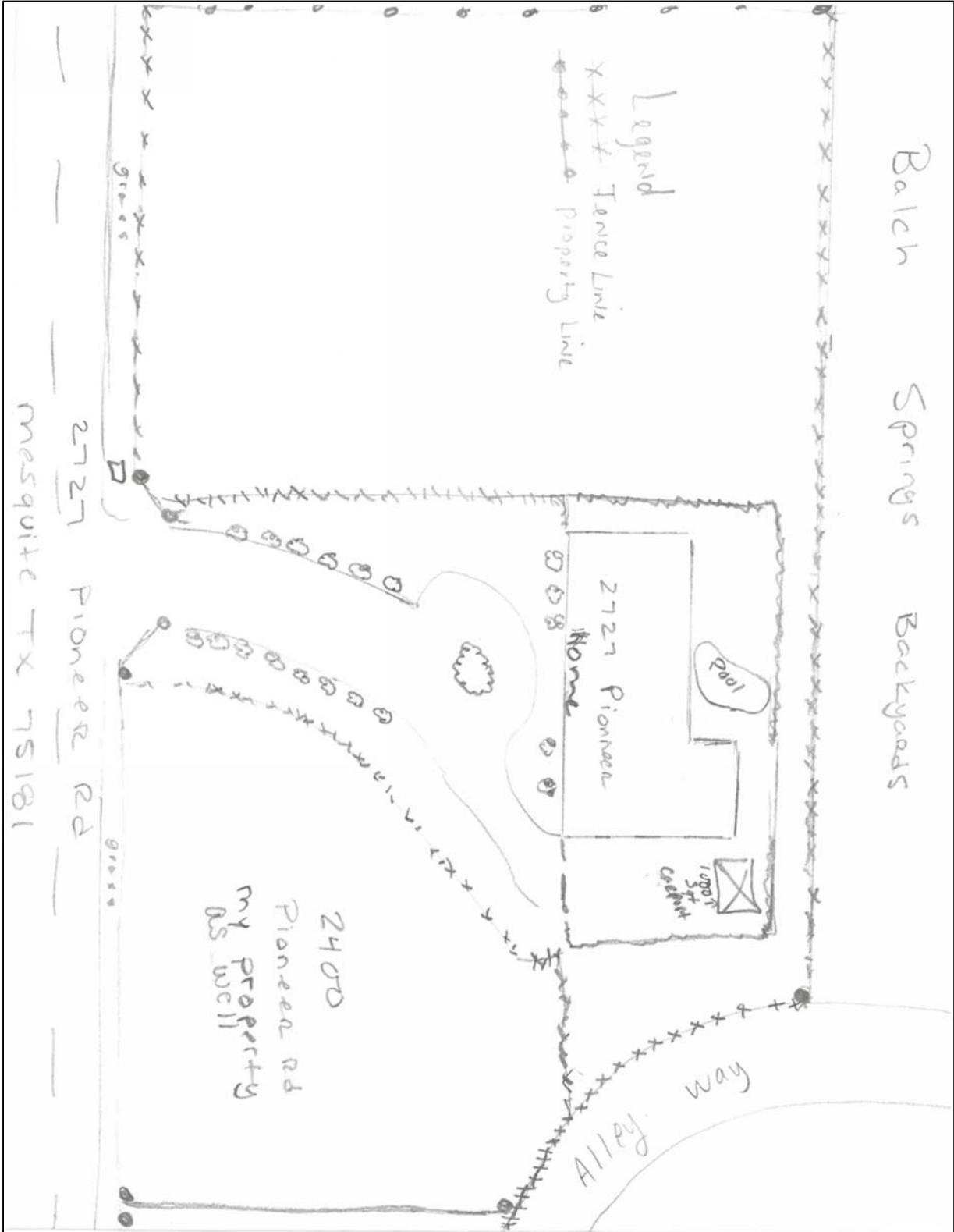
I was raised as a child with Sheep, cattle and goats. When I purchased my first home I couldn't afford land. My children didn't enjoy the same childhood I did. When I found this property in Nov 2018 with the size of acreage, I knew that my grandchildren would be able to enjoy the property and have a similar childhood to mine. Having my sheep help balance my day. The animals are quiet, gentle and calming. They also help maintain the grass. In the future also help with my property taxes.

Will the Special Exception be compatible with the surrounding neighborhood?

Yes No

If yes, how?

A neighbor down the road 2368 Wilkinson Rd (per google) has cattle. The herd is seen on a daily basis. I've seen herd and cattle along houses on Cartwright Rd. as well.





City of Mesquite
BOARD OF ADJUSTMENT
 March 26, 2020
 Staff Report

Case Number: BOA0220-0183

Applicant: Genesis Garcia

Property Owner: Assembly of God Immanuel, Inc.

Address: 604 Tripp Road

Request: Variances to allow (1) a 1,192 square-foot reduction of the required 1-acre minimum lot area, (2) a 17.08-foot reduction of the required 200-foot lot width, and (3) a 6-foot reduction of the required 25-foot side yard setback along the eastern property line.

Background: The applicant is proposing to convert an existing single family home into a church. The existing zoning district of R-3, Single-Family Residential permits a church; however, the lot, area, and bulk regulations differ for nonresidential uses. The below table illustrates regulations for single-family and permitted nonresidential uses in the R-3, Single Family Zoning District, as well as the applicant’s proposal:

	Residential	Nonresidential	Applicant Proposal
Min. Lot Size	7,200 sq. ft.	43,560 sq. ft.	42,368 sq. ft.
Min. Lot Width	60 ft.	200 ft.	182.92 ft.
Min. Lot Depth	110 ft.	110 ft.	325 ft.
Min. Front/Exterior Side Yard	25 ft.	25 ft.	95+ ft.
Interior Side/Rear Yard Adjacent to Residential	5 ft. Int. side yard 25 ft. rear yard	25 ft. or 2 x height of the building, whichever is greater	19 ft.
Max. Height in Feet	35 ft.	35 ft.	16 ft.
Max. Height in Stories	2.5 stories	2.5 stories	---

As illustrated above, the subject property does not meet the minimum standards as it relates to lot size and lot width. Additionally, the existing structure does not meet the minimum side yard setback along the east property line.

In her application, the applicant indicated that the subject property does not meet the minimum lot size requirement of 1 acre due to a 2007 taking of approximately 0.015 acres (653.4 square feet) of land along the frontage of the subject property for improvements to Tripp Road. City records confirm ROW (right-of-way)



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

dedication of the approximately 0.015 acres for the widening of Tripp Road (see Attachment 5). Prior to the ROW taking in 2007, the subject property included 43,021.4 square feet, which is approximately 538.6 square feet (0.012 acres) short of the required 43,560 square feet (1 acre) for a nonresidential use in the R-3, Single Family Residential Zoning District.

Zoning: R-3, Single Family Residential

Lot Size: 42,368 square feet / 0.97 acres

Surrounding Land Uses: The subject property is surrounded by single-family homes zoned R-3, Single Family Residential on all sides, with varying lot sizes.

Applicable Ordinances: **VARIANCE**

Mesquite Zoning Ordinance Section 5-203: Criteria for Review

A. Criteria for Variances

Variances from the terms of this ordinance which will not be contrary to the public interest may be granted where, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, so that the spirit of the ordinance is observed and substantial justice is done. The Board shall consider whether:

- 1) Special conditions and circumstances exist which are peculiar to the land or improvements thereto and which are not applicable to other lands or improvements thereto in the same district.

Staff Comment:

There are no special conditions or circumstances that exist which are peculiar to the land or improvements thereto and which are not applicable to other lands or improvements within the same district. The structure in question meets all requirements for a single-family home within the R-3, Single-Family Residential Zoning District. However, conversion to a permitted nonresidential uses requires different standards, which are not met. See the table on page 1 of this report for additional information.

- 2) Literal interpretation of the provisions of the ordinance would result in unnecessary hardship to the owner of the property.

Staff Comment:

Literal interpretation of the provisions of the ordinance would not result in an unnecessary hardship to the owner of the property as the required standards have been in place for some time.

- 3) The special conditions and circumstances are not self-imposed and did not result from actions of the applicant or owner.

Staff Comment:

Staff has not identified any special conditions or circumstances.

Permits

1990 – Plumbing
2011 – Cement
2013 – Windows and re-brick
2013 – Concrete
2019 – Drywall, flooring, electrical fixtures, plumbing, painting
(On Hold)

**Staff
Recommendation:**

Staff recommends denial of Variances to allow (1) a 1,192 square foot reduction of the required 1-acre minimum lot area, (2) a 17.08-foot reduction of the required 200-foot lot width, and (3) a 6-foot reduction of the required 25-foot setback along the eastern property line.

Public Notice:

Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

Attachments:

1 – Aerial Map
2 – Public Notification Map
3 – Site Photos
4 – Application Materials
5 – City Records Regarding ROW Dedication

Notification Map



Request: Variances (Please see reverse side)
Applicant: Genesis Garcia
Location: 604 Tripp Rd.

Legend

-  Subject Property
-  Noticed Properties



Street view of the subject property.



Close up of the structure

MESQUITE | City of Mesquite
 T E X A S | Board of Adjustment
 Real. Texas. Service. | Application

Please print legibly. This application can also be completed online at
<https://www.cityofmesquite.com/DocumentCenter/View/7724/Board-of-Adjustment---Application-for-General-Special-Exceptions-and-Variances>.

Application Checklist

- Completed Application Site Plan/Drawing Site Plan Checklist (Page 7) Application Fee
 Owner Authorization Form (Page 6)

Property Information – Where the carport will be located

Physical Address: 1004 tripp ave City, State: Mesquite, Texas
 Zip Code: 75150

Applicant Information – The person filling out the application

First Name: Genesis Last Name: Garcia
 Phone Number: 214-709-7521 Email Address: genesise.mg@ctx.com
 I would like an interpreter at the meeting: Yes No Language: English

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in information below)
 First Name: John Last Name: Chacko
 Phone Number: 214-404-0862 Email Address: jchacko2312@gmail.com
 Mailing Address: 2312 Granberry dr City, State: Mesquite, TX 75150
 (If different from physical address)
 Zip Code: _____

Office Use Only Property is not platted

Subdivision: Henry Hardin A1st 594 Pg 075 Block: N/A Lot: N/A
 Size of Property: 42,368 Square Feet When was the property platted: N/A
 Date Received: 2/24/20 Project Intake: JM Case Number: BOA0220-0183
 Special Exception (\$200) Residential Variance (\$200) Non-Residential Variance (\$500) Appeals (\$300)

Structure Types

Check all that applies

Main Structure

- Room Addition
- Garage Addition
- New Residence

Nonconforming

- Use
- Premise
- Structure

Residential

- Rear Carport
- Storage Building
- Detached Garage
- Patio Cover
- Oversized Accessory Structure
- Accessory Dwelling Unit

Non-Residential

- Off-Site Parking
- Joint Use Parking
- Parking Reduction
- Flag Poles >75 Ft
- Reverse Vending Machine
- Oversized Accessory Structure

Other

- Fencing
- Temporary Uses
- Tree Preservation
- Oversized Antenna
- Lighted Game Courts
- Livestock

Height of Structure: _____ Feet Size of Structure: _____ Square Feet

Roof Pitch (If applicable): _____

Describe Materials Used:

Affected Part(s) of the Property

- Interior Side Yard Front Yard
- Exterior Side Yard Rear Yard

Will it

- Exceed Maximum Height?
- Exceed Maximum Size?

Status

- Existing
- Proposed

Describe the structure and its purpose:

COMPLETE FOR SPECIAL EXCEPTIONS ONLY.

Requests for a Special Exception may be granted after the Board of Adjustment have found the following to be true. Please answer the following questions to the best of your ability.

Will the Special Exception allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties?

Yes No

If yes, how?

Will the Special Exception be compatible with the surrounding neighborhood?

Yes No

If yes, how?

COMPLETE FOR VARIANCES ONLY.

The Board of Adjustment must find the following three questions to be true.

Are there special conditions or circumstances that exist on the property that are peculiar to the land or improvements thereto and which are not applicable to other lands or improvements in the same district?

Yes No

If yes, explain:

In 2007 due to the tripp road improvement project 0.015 acre was granted and conveyed by the city of mesquite off from UDA tripp road, mesquite, texas 75050

Will the literal interpretation of the ordinance result in an unnecessary hardship to the owner of the property?

Yes No

If yes, how?

The lot size of the property does not meet the minimum standards required by the city partially because of the portion that was seized by the city for their tripp road improvement project being 0.015 acre in 2007 but also another not self created hardship would be that the location of building was purchased as is. Even considering that fact owners are willing to abide by any possible requests to follow through with their plan and purpose which is to worship in gods name. They are currently welcoming their peers to their homes and long for this church to be completed to continue their devotio without altering or disturbing the character of the locality.

COMPLETE FOR VARIANCES ONLY.

Are the special conditions and circumstances on the property self-imposed?

Yes No

If yes, explain:

OWNER AUTHORIZATION FORM

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the Front Carport Design Standards, Requirements & Application packet.

Property Owner: John K. Chacko Phone Number: 214-404-0862
Address: _____

Email Address: jchacko2312@gmail.com
Signature: John K. Chacko

EXHIBIT "A"

**LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 11**

BEING 0.015 acre of land located in the HENRY HARTER SURVEY, Abstract No. 594, Mesquite, Dallas County, Texas, and being a portion of the Tract of land conveyed to Mary Ruth Bartlett Busby, according to the deed recorded in Volume 87244, Page 15 of the Deed Records of Dallas County, Texas. Said 0.015 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found in the Northwest corner of Busby Tract, also lying in the existing South right-of-way line of Tripp Road;

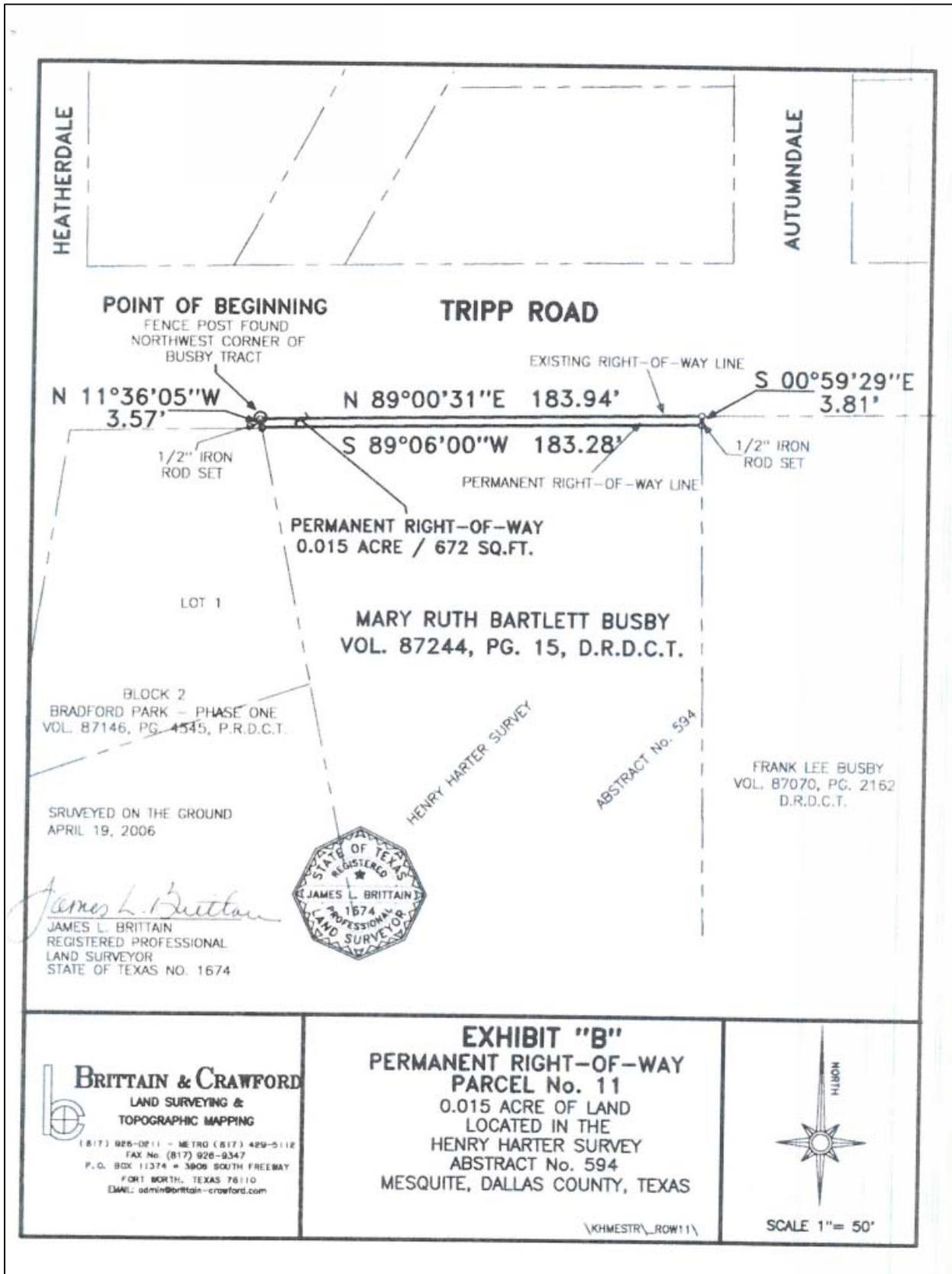
THENCE N 89° 00' 31" E 183.94 feet, along the North boundary line of said Busby Tract and the existing South right-of-way line of Tripp Road to a point at the Northeast corner of said Busby Tract;

THENCE S 00° 59' 29" E 3.81 feet, along the East boundary line of said Busby Tract to a ½" iron rod set, in the new South right-of-way line of said Tripp Road.

THENCE N 89° 06' 00" W 183.28 feet, along the new South right-of-way line of said Tripp Road, to a ½" iron rod set in the West boundary line of said Busby Tract;

THENCE N 11° 36' 05" W 3.57 feet, along the West boundary line of said Busby Tract, to THE PLACE OF BEGINNING, containing 0.015 acre (672 square feet) of land.

wdoc/legal/KHTrippRoad/Parcel#11-PRW





City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

Case Number: BOA0320-0185

Applicant: Brian Wyatt, WRA Architects, Inc.

Property Owner: Mesquite Independent School District

Address: 2100 Crest Park Drive

Request: Variance to allow a thirty-eight (38) foot reduction of the required sixty-eight (68) foot interior side yard setback for a proposed gymnasium and storm shelter addition to Wilkinson Middle School.

Background: The applicant is requesting a Variance to allow a thirty-eight-foot reduction of the required sixty-eight-foot interior side yard setback for a gymnasium and storm shelter addition to Wilkinson Middle School. The proposed school addition will be a 12,750 square-foot, thirty-four-foot tall gymnasium that will also serve as a required storm shelter for the school. The interior side yard setback for a permitted non-residential use in a residential zoning district is required to be 25 feet or two times the height of the building, whichever is greater. The proposed addition is 34 feet tall; therefore, the interior side yard setback is required to be 68 feet. All other regulations of the R-3, Single Family Residential Zoning District will be met with the proposed addition.

Zoning: R-3, Single Family Residential with CUP (Ordinance No. 4736)

Lot size: 798,447 square feet / 18.33 acres

Surrounding uses: The subject property is surrounded by single family homes zoned R-3, Single Family Residential to the north, west, and south. The properties to the east include a mixture of commercial and residential properties of various lot sizes.

VARIANCE

Applicable Ordinances: **Mesquite Zoning Ordinance Section 5-203: Criteria for Review**
A. Criteria for Variances
Variances from the terms of this ordinance which will not be contrary to the public interest may be granted where, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, so that the spirit of the ordinance is observed and substantial justice is done. The Board shall consider whether:

City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

- 1) Special conditions and circumstances exist which are peculiar to the land or improvements thereto and which are not applicable to other lands or improvements thereto in the same district.

Staff Comment:

The applicant is requesting approval of a Variance to reduce the interior side yard setback. The subject property has an existing middle school that abuts single family residences. The school is in need of the proposed second gymnasium and storm shelter. Due to the existing structures and drainage infrastructure, the developable area of the site is limited. Staff does not anticipate any adverse impacts on the surrounding neighborhood as the proposed development will maintain an approximately 30-foot setback, reduce flooding onto the residential properties, and retain a visual cohesiveness to the existing school.

- 2) Literal interpretation of the provisions of the ordinance would result in unnecessary hardship to the owner of the property.

Staff Comment:

Staff has determined that the literal interpretation of the provisions of the ordinance would result in unnecessary hardship to the owner of the property as the required setback and drainage requirements would limit the developable area.

- 3) The special conditions and circumstances are not self-imposed and did not result from the actions of the applicant or owner.

Staff Comment:

It is Staff's opinion that the proposed location of the addition is the last remaining developable area on the site to accommodate the gymnasium and storm shelter that will avoid existing infrastructure and still meet all other applicable regulations, including stacking and parking requirements.

**Staff
Recommendation:**

Staff recommends approval of the variance to allow a thirty-eight (38) foot reduction of the required sixty-eight (68) foot interior side



City of Mesquite
BOARD OF ADJUSTMENT
March 26, 2020
Staff Report

yard setback for a proposed gymnasium and storm shelter addition to Wilkinson Middle School, subject to meeting all applicable requirements of the Mesquite Zoning Ordinance, and all other applicable ordinances.

Permits:

2016 - Building, Electrical, & Plumbing Permits
2013 – Building & Electrical Permits
2012 – Building & Electrical Permits
2009 - Building, Electrical, & Plumbing Permits
2008 – Building Permit
2007 – Building, Electrical, & Plumbing Permits
2006 - Building, Electrical, & Plumbing Permits
2005 – Building & Electrical Permits
2004 – Building & Electrical Permits
2002 – Building & Electrical Permits
2001 – Building & Electrical Permits
1996 – Building & Electrical Permits
1995 – Building, Electrical, & Plumbing Permits
1992 – Electrical Permit
1991 – Electrical Permit
1990 – Electrical Permit
1989 – Electrical Permit

Public Notice:

Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, Staff has received one (1) returned notice in opposition.

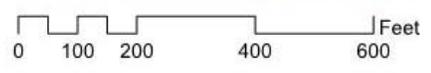
Attachments:

1 – Aerial Map
2 – Public Notification Map
3 – Site Photos
4 – Application Materials (application and site plan)
5 – Returned Property Owner Notice

Aerial Map



N
▲
Legend
■ Subject Property



Notification Map



Request: Variance to allow a thirty-eight (38) foot reduction of the sixty-eight (68) foot interior side yard setback.
Applicant: Brian Wyatt, WRA Architects, Inc.
Location: 2100 Crest Park Drive

Legend

-  Notified Properties
-  Subject Property



Location of proposed gymnasium and storm shelter addition, facing west.



Location of proposed gymnasium and storm shelter addition, facing southwest.

MISD Wilkinson MS Gym Add

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Site Plan Application.

Property Owner: Mesquite ISD Phone Number: 972-882-7419
Address: 3819 Towne Crossing Blvd
Mesquite, TX 75150 Email Address: DPool@mesquiteisd.org
Signature: 

