



**BOARD OF ADJUSTMENT PRE-MEETING
CITY COUNCIL BRIEFING ROOM**

757 North Galloway Avenue
Mesquite, Texas

March 26, 2026 – 6:15 P.M.

Discussion of Items on the Regular Agenda

**BOARD OF ADJUSTMENT REGULAR MEETING
CITY COUNCIL CHAMBERS**

757 North Galloway Avenue
Mesquite, Texas

March 26, 2026 – 6:30 P.M.

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.

CALL TO ORDER

1. ROLL CALL

PUBLIC COMMENTS

2. Any individual desiring to address the Board of Adjustment regarding an item on the AGENDA (non-public hearing items) or any matter not listed on the 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.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Board of Adjustment or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Board of Adjustment.

3. APPROVAL OF MINUTES.

Discuss and consider approval of the minutes of the February 26, 2026, Board of Adjustment meeting.

PUBLIC HEARINGS- UNCONTESTED CASES

4. BOA0226-0492 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Marc Callaway, to allow a oversized rear carport accessory structure to exceed the maximum size of 528 feet by 72 square feet for a total of 600 square feet, to be located at 1925 Parkdale. (Carolyn Horner, Senior Planner).

PUBLIC HEARINGS- CONTESTED CASES

5. BOA0126-0491 – SPECIAL EXCEPTION AND VARIANCE

Conduct a public hearing to consider an application submitted by Sokun Ros, for a Special Exception to allow a front carport, and a Variance to allow a carport with a total width that exceeds

forty percent (40%) of the length of the front facade, located at 4245 Flamingo Way. (Carolyn Horner, Senior Planner).

OTHER BOARD BUSINESS

6. Next Board of Adjustment Meeting: April 23, 2026.

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 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, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Board of Adjustment meeting to be held March 26, 2026, 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, 2026, (at least three (3) business days prior to the date of 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 three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES

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	Darwin Brouwer	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 2	William Augustine	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 3	Andrew Williams	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 4	Jesse Barahona	<input type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> Absent
Position No. 5	Lanecia Ford	<input type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> Absent

ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Roderick Dangerfield	<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	Peggy Nix	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development Services	<input type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide Planning & Development.	<input checked="" type="checkbox"/> Present In-Person

ATTENDANCE NOTES: The meeting was called to order at 6:30 PM

CALL TO ORDER

1. Administrative Aide of Planning & Development Services Millie Laird called roll call and declared a quorum was present. Board members Dangerfield and Nix sat in place of Board members Barahona and Ford on the dais.

PUBLIC COMMENTS

2. Chairman Williams opened the public hearing for items not on the agenda. No one came forward.

CONSENT AGENDA

3. APPROVAL OF MINUTES

Discuss and consider approval of the minutes of the January 22, 2026, Board of Adjustment meeting.

ACTION

Board member Brouwer made a motion to approve the minutes; Board member Augustine seconded; the motion carried 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES

4. BOA1225-0489 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Scott Cameron, for a Special Exception to allow construction of a 1200 square foot shop with a 600 square foot awning, for a total 1800 square foot accessory structure, located at 6600 Thames Drive. (Carolyn Horner, Senior Planner, presented).

DISCUSSION

There was a discussion on whether or not the proposed building would meet setbacks.

APPLICANT

Scott Cameron, homeowner/applicant, discussed setbacks with the Board. Mr. Cameron presented photographs of similar structures recently built within his neighborhood. Boardmember Dangerfield asked if staff could verify whether or not the structures had been permitted. Ms. Horner stated that staff can provide verification if needed.

5. BOA0126-0491 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Sokun Ros, to allow a front carport with modifications to allow the carport to have a total width that exceeds forty (40) percent of the length of the front façade of the principal structure, to be located at 4248 Flamingo Way. (Carolyn Horner, Senior Planner). **This item to be renoticed for the March 26, 2026 Board of Adjustment meeting.**

PUBLIC COMMENTS

There were no public comments

ACTION

Board member Augustine motioned to approve Item # 4; Board member Brouwer seconded. The motion passed 4-1 with Board member Dangerfield opposed.

PUBLIC HEARINGS- CONTESTED CASES

No contested cases.

OTHER BOARD BUSINESS

6. Next Board of Adjustment Meeting: March 26, 2026

Chairman Williams adjourned the meeting at 6:51 P.M.

Chairman Andrew Williams



PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0226-0492
REQUEST: Special Exception to allow a oversized rear carport to exceed the maximum size of 528 feet by 72 square feet for a total of 600 square feet.
CASE MANAGER: Carolyn Horner, Planner

PUBLIC HEARING

Board of Adjustment: Thursday, March 26, 2026

GENERAL INFORMATION

Applicant: Marc Callaway
Property Owner: Marc Callaway & Nichola Callaway
Location: 1925 Parkdale

SITE BACKGROUND

Legal Description: Park at Creek Crossing Phase 3, Block F, Lot 21
Size: 14,751 square feet/0.35 acre
Zoning: R-3, Single Family Residential
Existing Land Use: Single Family Residential
Zoning History: 1974 - Annexed
1998 - Zoned R-3, Single Family Residential

Surrounding Zoning and Existing Land Uses:

Table with 2 columns: ZONING and EXISTING LAND USE. Rows for NORTH, SOUTH, EAST, and WEST directions, all showing R-3, Single Family Residential zoning and Single Family Residential existing land use.

CASE SUMMARY

The applicant is requesting Special Exceptions to allow the construction of a 600-square-foot oversized accessory structure in the rear yard to protect vehicles from the elements and provide covered accessed to the owners. The proposed accessory structure would occupy 10% of the rear yard.

Under the Mesquite Zoning Ordinance, the maximum size for a rear carport structure is 528 square feet, and the total square footage of all accessory structures cannot exceed 35% of the yard in which they are located. The requested Special Exception would permit a structure that exceeds the maximum size by 72 square feet. The proposed structure complies with all applicable height, coverage, and setback requirements.

The applicant has confirmed with Staff that the structure will be used solely for parking. Both the applicant and his wife have long-term injuries from accidents and military service, and the extra square feet of coverage would grant them protection from the weather when entering or exiting their vehicles.

MESQUITE ZONING ORDINANCE

SEC. 2-603: PERMITTED MODIFICATIONS – SPECIFIC STRUCTURES

The Board of Adjustment may authorize an oversized accessory structure, which shall be any structure which exceeds the height, size or coverage limits as set out in Section 2-602. An existing accessory building shall not become an oversized structure due to the attachment of a minor building with separate entrances. Buildings exceeding 10% of the lot area are generally considered incompatible.

STAFF COMMENTS:

According to Section 2-603.D of the Mesquite Zoning Ordinance (MZO), the maximum allowable size for a rear carport is 528 square feet, and the combined lot coverage of all accessory structures may not exceed 35% of the yard in which they are located—unless otherwise approved through a Special Exception.

The applicant is proposing a 600-square-foot accessory structure, which exceeds the maximum permitted size by 72 square feet. While oversized, the structure would occupy approximately 4% of the total lot area, remaining within the 10% threshold outlined in Section 2-604.A. Additionally, the total rear yard coverage by accessory structures would be approximately 10%, which complies with the MZO's 35% rear yard coverage limit.

SEC. 5-206.L: SPECIAL EXCEPTION APPROVAL STANDARDS

1) Special Exceptions.

Special Exceptions may be granted as set out in this Zoning Ordinance, when the Board finds that the special exception:

- a. will allow greater use and enjoyment of property; and
- b. without creating adverse impacts on adjacent properties; and
- c. that it will be compatible with the surrounding neighborhood; and

when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.

STAFF COMMENTS:

According to the applicant, the new structure would allow greater use and enjoyment of the property, as it would provide vehicle storage/coverage in the rear yard. Staff does not anticipate any adverse impacts on the adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval of a Special Exception to allow an rear carport to exceed the maximum size of 528 square feet by 72 square feet for a total of 600 square feet.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of March 20, 2026, there have been no returned notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Site Photos
4. Application Materials
5. Returned Notice(s)

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Address: 1925 Parkdale
Owner: Marc Callaway
Request: Oversized Carport in the Rear Yard


Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – SITE PHOTOS

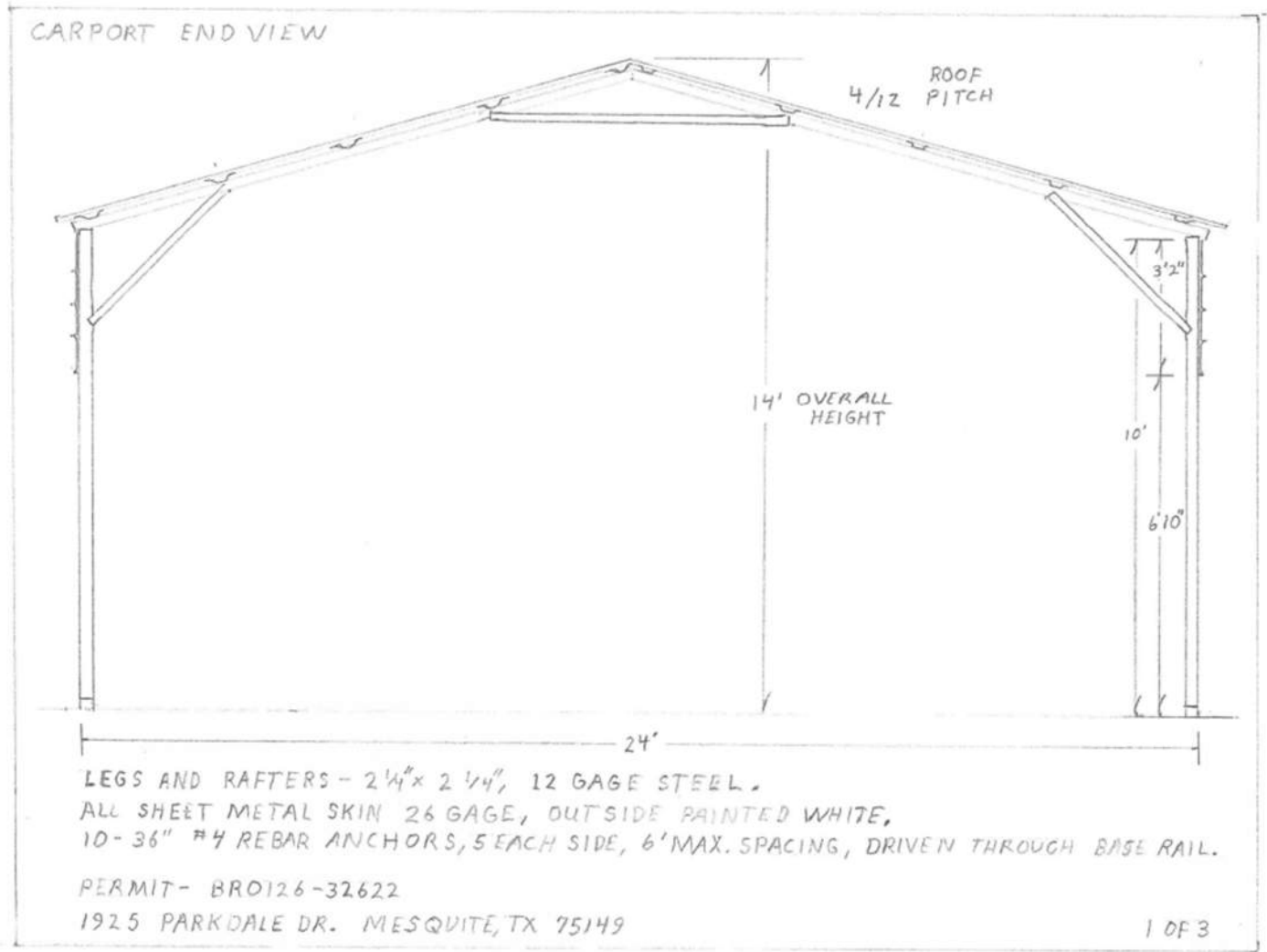


Front view of the subject property

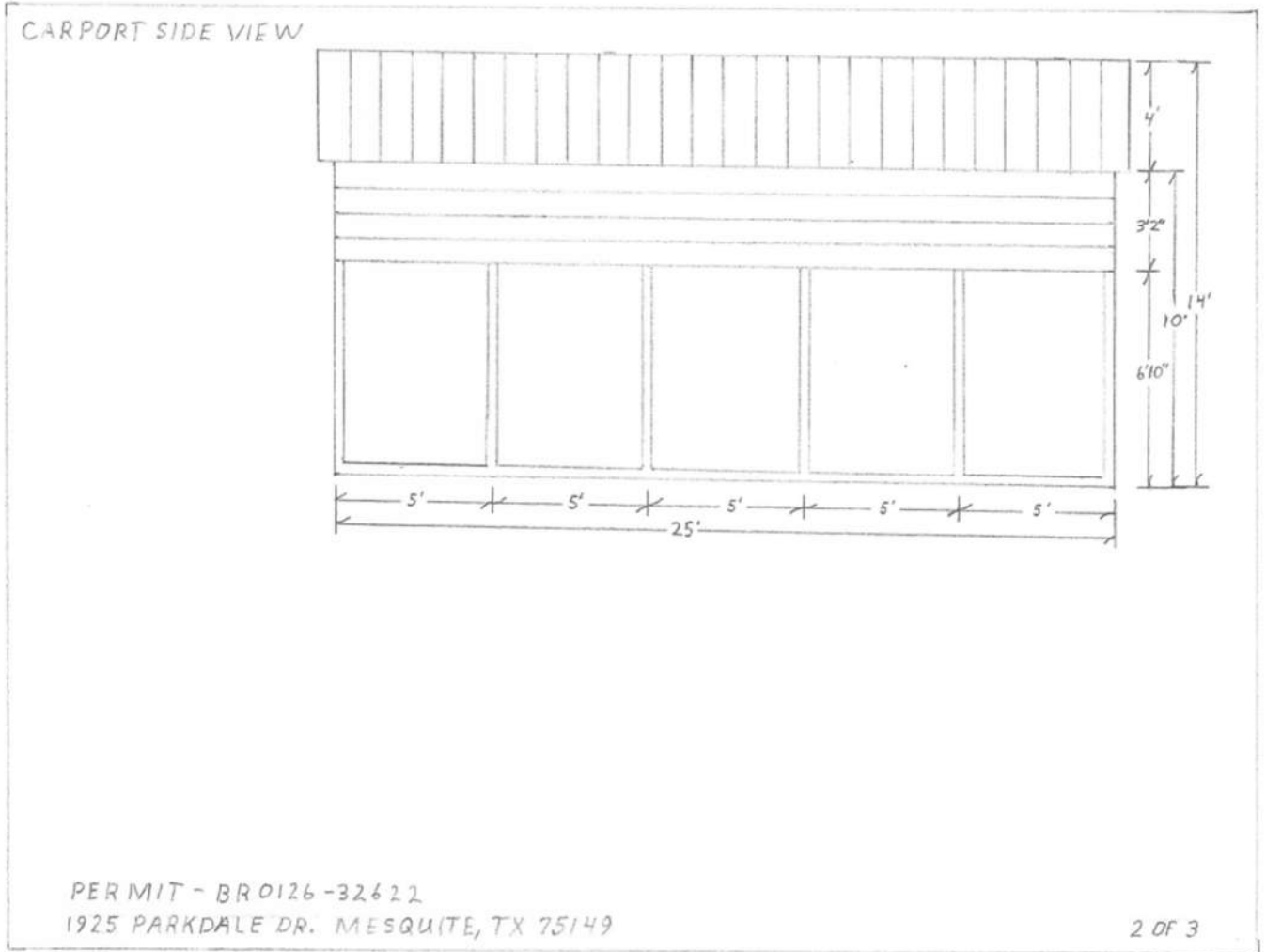


Rear view of the subject property from the alley

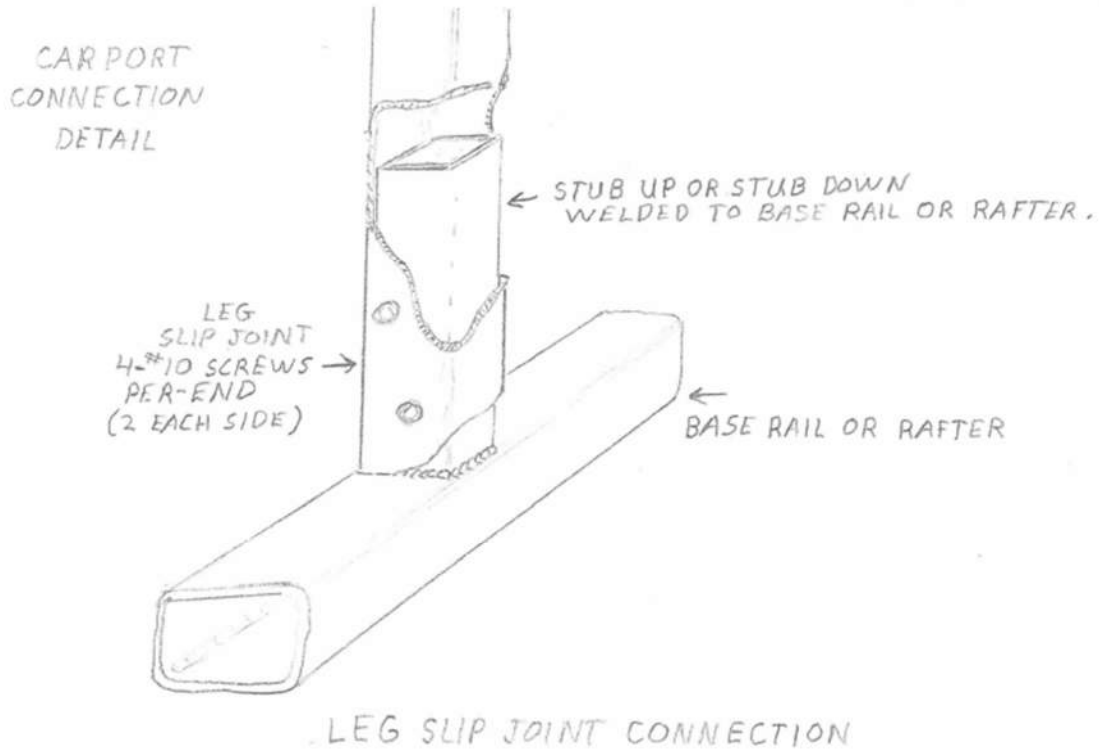
ATTACHMENT 4 – APPLICATION MATERIALS



ATTACHMENT 4 – APPLICATION MATERIALS



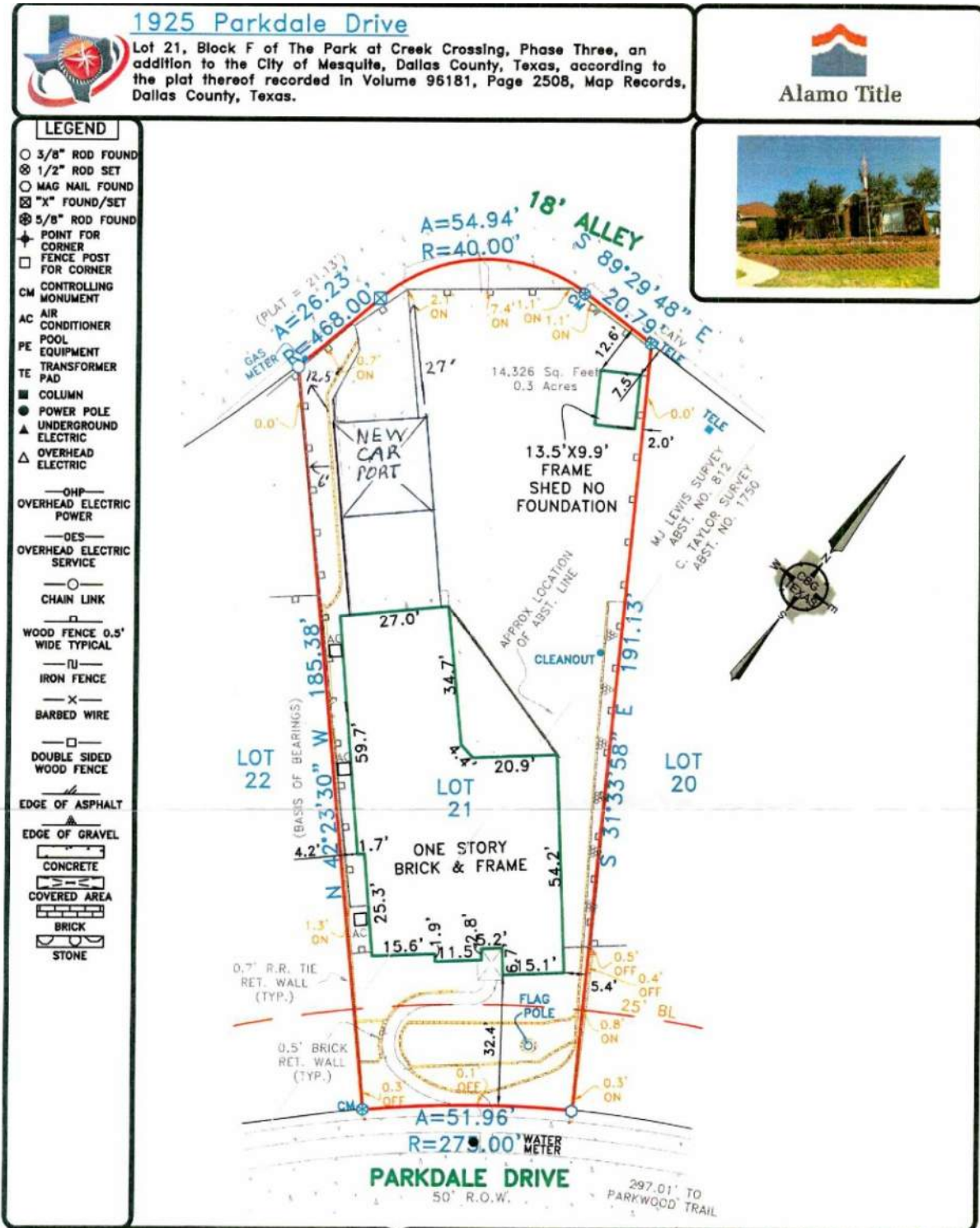
ATTACHMENT 4 – APPLICATION MATERIALS



PERMIT - BR0126 - 32622
1925 PARKDALE DR. MESQUITE, TX 75149

3 OF 3

ATTACHMENT 4 – APPLICATION MATERIALS



ATTACHMENT 4 – APPLICATION MATERIALS



Texas Metal Carports
 info@texasmetalcarports.co



MAXIMUM SIZE IS 528 SQ. FT. PROPOSED CARPORT EXCEEDS MAX ALLOWABLE ACCESSORY STRUCTURE SQ. FT. PROVIDE REVISED SIZE COMPLYING WITH ZONING LIMITS.

Email: marcstrains@yahoo.com Phone #: (214) 881-9239 Mobile #: info@texasmetalcarports.co

Building Info		Size	Colors			Anchoring & Site Preparation	
Style	Standard	$\begin{matrix} 24' & & 25' & & 10' \\ \hline \text{Width} & \times & \text{Frame Length} & & \text{Leg Height} \end{matrix}$	Roof	White <input type="checkbox"/>	Installation Surface	Ground/Gravel	
Roof Overhang	6"		Trim	White <input type="checkbox"/>	Power Available	<input checked="" type="checkbox"/>	
Roof Style	A-Frame Vertical		Siding	White <input type="checkbox"/>	Jobsite Level	<input type="checkbox"/>	
Gauge	12 Gauge				Permits Required	<input type="checkbox"/>	
Leg Style	Standard			Engineering Plans Required	<input type="checkbox"/>		
Brace	Standard Brace			Payment Method	Card (3.5% fee)		

LEG HEIGHT SHOWN (10 FT); PROVIDE OVERALL PEAK HEIGHT.

Description	Qty	Unit Price	Price	Totals
Base Price: 24'x25'				
Installation Surface: Ground/Gravel				
Roof: White				
Trim Colors: White				
Side Wall Siding: White	1	-	-	Subtotal \$5,348.54
Gable End Siding: White	1	-	-	+ Sales Tax 8.25% \$441.25
Roof Style: A-Frame Vertical - Sheet metal type: AG Panel	1	-	-	Total Order Amount \$5,789.79
Roof Pitch: 4/12	1	-	-	- Deposit Amount 10.00% \$534.85
Roof Overhang: 6'	1	-	-	Remaining Due \$5,254.94
Trusses: Standard	1	-	-	
Gauge: 12 Gauge	1	\$557.00	\$557.00	
Brace: Standard Brace	1	-	-	
Leg Height: 10'	1	\$403.00	\$403.00	
Gable Ends J-Trim: Sidewall and Gable J-Trim	1	\$41.50	\$41.50	
Side Walls J-Trim: Sidewall and Gable J-Trim	1	\$83.00	\$83.00	
Left Side: Top - 3' Panel - Siding: Horizontal	1	\$160.00	\$160.00	
Right Side: Top - 3' Panel - Siding: Horizontal	1	\$160.00	\$160.00	
Back End: Extended Gable End - 1 1/2' Panel - Siding: Horizontal	1	\$323.00	\$323.00	
Continued on next page...				

4,762.38

ATTACHMENT 5 – RETURNED NOTICE(S)



PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0126-0491
REQUEST: A request for a Special Exception to allow a front carport, and a Variance to allow a carport with a total width that exceeds forty percent (40%) of the length of the front facade.
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARING

Board of Adjustment: Thursday, March 26, 2026

GENERAL INFORMATION

Applicant: Sokun Ros
 Property Owner: Sokun Ros
 Location: 4245 Flamingo Way

SITE BACKGROUND

Legal Description: East Meadows Village, Block E, Lot 17A
 Size: 5,060 sq ft
 Zoning: PD-Patio Home Ordinance No. 2125
 Existing Land Use: Single Family Home
 Zoning History: 1968 – Rezoned from R to A
 1974 – Rezoned to PD
 1984 – Rezoned to PD-Patio Homes/R-2A

Surrounding Zoning and Existing Land Uses:

	ZONING	EXISTING LAND USE
NORTH:	R-2A, Single Family Residential	Single Family Residential
SOUTH:	R-2A, Single Family Residential	Single Family Residential
EAST:	R-2A, Single Family Residential	Single Family Residential
WEST:	A - Multifamily Residential	Spanish Meadows Apartments

CASE SUMMARY

The applicant is requesting a Special Exception to allow a proposed 400 square-foot (20 feet by 20 feet) front carport with a flat roof. Per the Mesquite Zoning Ordinance (MZO), when a lot is not located in one of the pre-approved subdivisions for front carports, a front carport may be approved as a Special Exception. The carport will be attached to the residence. The proposed carport will

not exceed the height of the residence and be made of metal. All other regulations of the Planned Development – R-2A, Single Family Residential Zoning District, which is a zero-lot line district, and building code will be met. The proposed carport meets the size requirements outlined in the MZO which are a maximum size of 400 square feet and a maximum height of 15 feet. The proposed structure is 400 square feet and 8 feet in height. However, another section of the ordinance restricts the width of a front carport to no more than 40 percent of the length of the front façade of the principal structure. Because the front façade measures 30 feet, the ordinance limits the carport width to 12 feet. The carport, as proposed, exceeds this limit and therefore requires a Variance in addition to a Special Exception. The applicant is requesting both the Special Exception and the Variance to provide his family with greater enjoyment and a sense of security in the front yard.

MESQUITE ZONING ORDINANCE

SEC. 2-604(B): SPECIAL EXCEPTIONS, FRONT CARPORTS

In general, when a lot is not located in one of the pre-approved subdivisions for front carports, a front carport may be approved as a Special Exception. A front carport approved by Special Exception shall comply with the design standards in 2-603 E.4. The Board of Adjustment may grant a Special Exception for a front carport when:

- a. A carport would afford the only opportunity to provide covered parking on the lot; and
- b. The lot does not currently have paved alley access such that rear parking is not available as an alternative to a front carport; and
- c. Parking behind the building line was not required when the home was constructed; and
- d. The home was originally built with either no garage or a one-car garage.

Additional factors to consider. The Board of Adjustment, in making its decision, may consider among other things the following additional factors. These additional factors may be considered by the Board in making its decision, but these additional factors are not requirements for approval:

- a. Whether or not there are similar carports in the immediate vicinity of the request.
- b. The lot and façade widths in the neighborhood.

STAFF COMMENTS:

The proposed front carport does meet all the approval standards for a special exception. The front carport would afford a new opportunity to provide additional covered parking on the lot, as the home was originally built with an attached front entry garage. There is also no paved alley access in the rear of the property. Thus, it is not feasible that a rear carport could be constructed elsewhere in the rear yard.

SEC. 5-206.L: SPECIAL EXCEPTION APPROVAL STANDARDS

1) Special Exceptions.

Special Exceptions may be granted as set out in this Zoning Ordinance, when the Board finds that the special exception:

- a. will allow greater use and enjoyment of property; and
- b. without creating adverse impacts on adjacent properties; and

- c. that it will be compatible with the surrounding neighborhood; and
- d. when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.

SEC. 5-207.K: VARIANCE APPROVAL STANDARDS

- 1. In order to grant a zoning variance from the terms of this Zoning Ordinance the Board must find that:
 - a. The Variance is not contrary to the public interest; and
 - b. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship; and
 - c. The spirit of the Zoning Ordinance is observed, and substantial justice is done.
 - 2. If special conditions exist, then the Board may consider the following as grounds to make a determination whether compliance with the MZO, as applied to a structure that is the subject of the Variance, would result in unnecessary hardship:
 - a. if the financial cost of compliance with the MZO is greater than 50% of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the City under Section 26.01, Tax Code, or successor and as amended, then the Board may find that to be an unnecessary hardship; or
 - b. if compliance with the MZO would result in a loss to the lot on which the structure is located of at least 25% of the area on which development may physically occur, then the Board may find that to be an unnecessary hardship; or
 - c. if compliance with the MZO would result in the structure not being in compliance with a city ordinance, building code, or other requirement, then the Board may find that to be an unnecessary hardship; or
 - d. if compliance with the MZO would result in the unreasonable encroachment on an adjacent property or easement, then the Board may find that to be an unnecessary hardship; or
 - e. If compliance with the MZO would result in the city considering the structure to be a nonconforming structure, then the Board may find that to be an unnecessary hardship.
- 2)

STAFF COMMENTS:

The proposed front carport does meet all the approval standards for a Variance. The proposed front carport affords the only opportunity to provide additional covered parking on the lot, as the home is built on a lot of only 40-feet of width, and the house itself is 30-feet in width. Thus, a carport with only 40% of the width of the front façade would be 12 feet wide. This width is not sufficient to provide covered/protected parking and be compatible with the architecture of the neighborhood.

PERMITS

2025 – Building (Residential) – Carport (submitted, flagged for BOA)

STAFF RECOMMENDATION

After reviewing the request and the applicable provisions of the Mesquite Zoning Ordinance, Staff finds that the request satisfies the required criteria for approval of a Special Exception.

1. Compliance with Section 2-604(B) Requirements

- The proposed carport affords the only reasonable opportunity to provide additional covered parking on the lot, as the home was originally constructed with a front-entry garage.*
- The subject property does not have paved alley access; therefore, rear parking is not available as an alternative.*
- Parking behind the building line was not required at the time the residence was constructed. The PD for this subdivision required a garage. Up to 30% of the lots in the subdivision were allowed 1-car, 30% were allowed 1.5 car garage and the remaining lots were required to have two-car garages.*
- The neighbor at 4304 Flamingo Way applied for and received a variance over 20 years ago for a front carport. The current request would not be the first front carport in the neighborhood.*

2. Section 5-206.L – Special Exception Approval Standards

Staff further finds that the Special Exception:

- Will allow greater use and enjoyment of the property by providing covered parking and enhanced security for the homeowner.*
- Will not create adverse impacts on adjacent properties, as the structure will remain attached, will not exceed the height of the residence, and will comply with all other zoning and building code requirements.*
- Will be compatible with the surrounding neighborhood, which consists primarily of single-family residential development with similar lot and façade widths. The carport design is the same as a BOA approved front carport located at 4304 Flamingo Way (two homes up and across the street).*

The applicant also requests a Variance to allow the carport to exceed forty percent (40%) of the length of the front façade.

Staff finds the following:

- The Variance is not contrary to the public interest.*
 - o The proposed structure remains residential in character, does not exceed the height of the primary structure, and complies with all other development standards.*
- Due to special conditions, literal enforcement would result in unnecessary hardship*

- o *The property lacks rear alley access, limiting options for covered parking. Strict application of the façade width limitation would effectively prevent reasonable expansion of covered parking on the lot. The 40 percent coverage standard in the MZO was established with the City’s typical single-family lot pattern in mind. On a standard 60-foot-wide lot with 5-foot side setbacks on each side, a home with a 50-foot front façade could accommodate a 20-foot-wide carport. In that scenario, the carport would meet both the design standards of 20 by 20 feet (400 square feet) and the 40 percent coverage requirement. However, the subject property presents a special condition because the home has a narrower front façade of only 30 feet. Applying the 40 percent rule to this dimension limits the maximum carport width to 12 feet, which allows for only a 240-square-foot structure. The reduced façade width creates a practical difficulty in meeting both the coverage standard and maintaining the functional carport dimensions envisioned by the ordinance.*
- *The spirit of the Zoning Ordinance is observed, and substantial justice is done.*
 - o *The intent of the façade width limitation is to preserve neighborhood character. The proposed carport maintains compatibility with the residential context while allowing reasonable use of the property. Approval balances ordinance intent with practical site constraints.*

Based on the foregoing findings, Staff determines that the request complies with the applicable standards of Sections 2-604(B), 5-206.L, and 5-207.K of the Mesquite Zoning Ordinance.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of March 19, 2026, there have been two returned notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Site Photos
4. Application Materials
5. Returned Notice(s)

Aerial Map



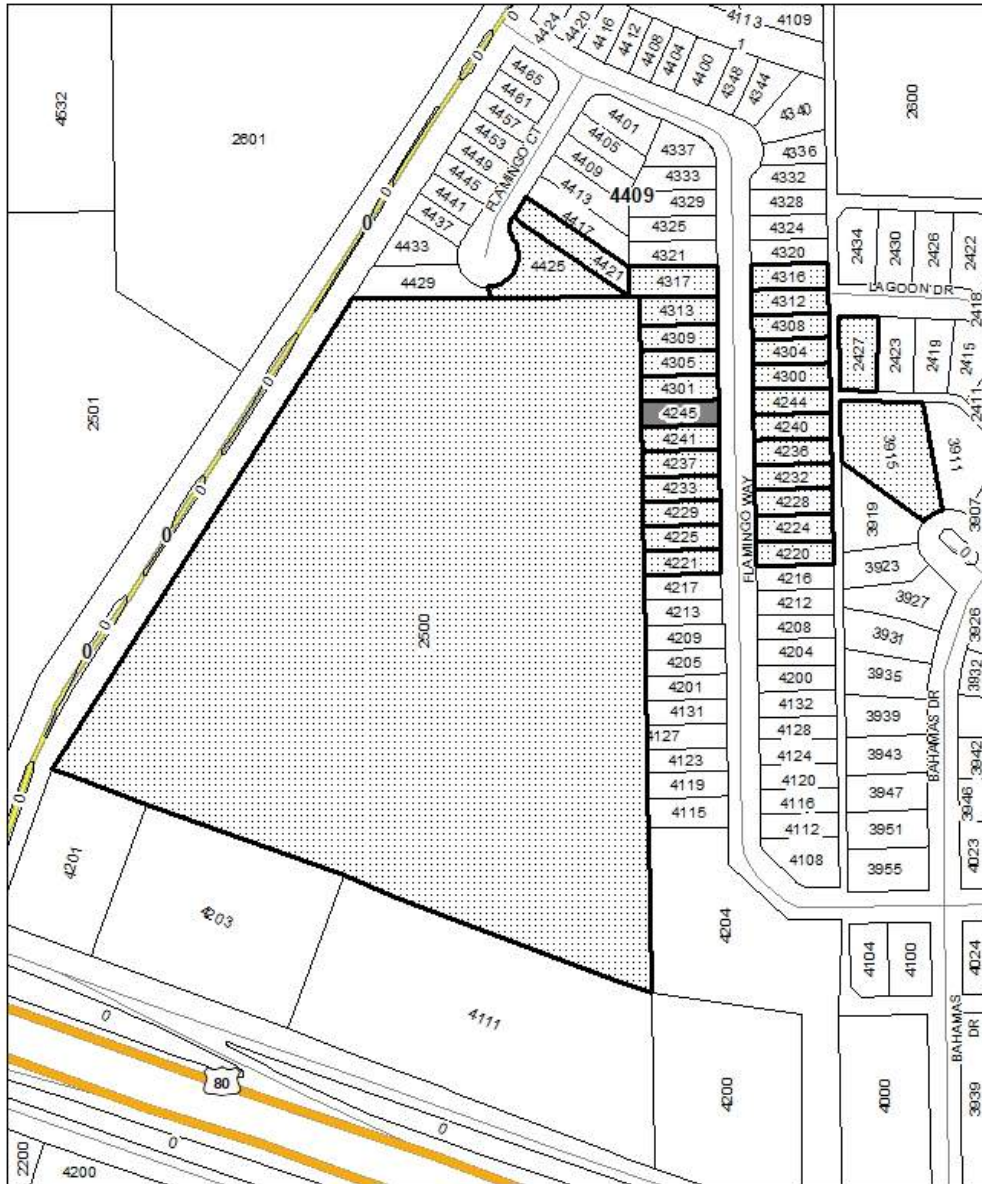
4245 Flamingo Way
Mesquite, Texas


Subject Property





ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: Sokun Ross
Location: 4245 Flamingo Way
Request: Front carport and a total width that exceeds 40% of the front facade

Legend

-  Required Notices
-  Subject Property



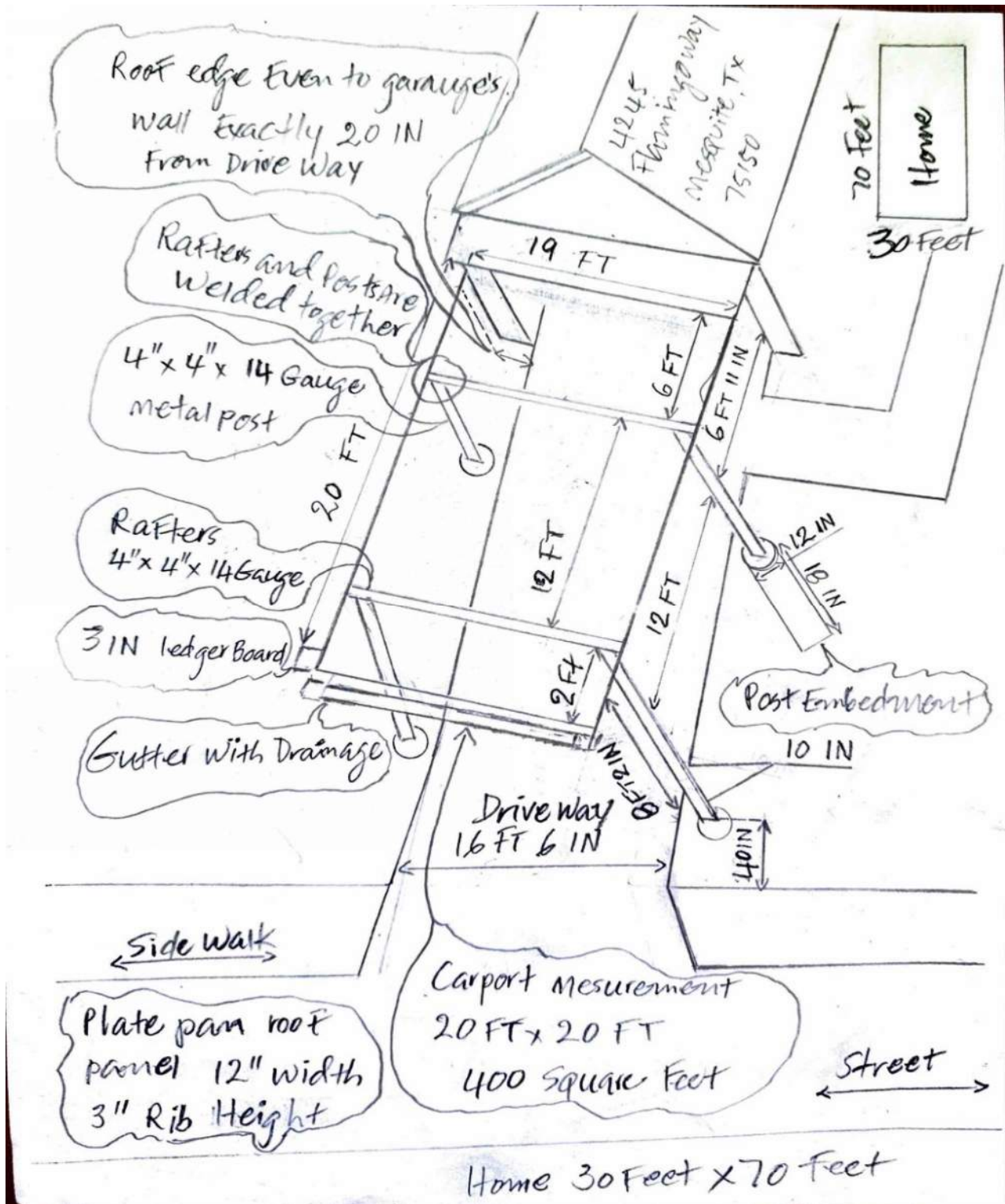
ATTACHMENT 3 – SITE PHOTOS



Front view of the subject property



ATTACHMENT 4 – APPLICATION MATERIALS



ATTACHMENT 5 – RETURNED NOTICE(S)

Response received on previous public notice for the February meeting, which did not include all information (staff error). Staff sent out second notices for the March meeting.



RECEIVED
FEB 26 2023
PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **February 26, 2026, 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:	BOA0126-0491
Submitted By:	Sokun Ros
Property Owner:	Sokun Ros
Property Location:	4245 Flamingo Way
Legal Description:	EAST MEADOWS VILLAGE, BLOCK E LOT 17A
Requested Action:	Special Exception request to allow 1) a front carport, and 2) allow a carport with a total width that exceeds forty percent (40%) of the length of the front facade

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 or calls) 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) 216-6344 or by email at chorner@cityofmesquite.com.

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

BOA Case: BOA0126-0491

I am **in favor** of this request

I am **opposed** to this request

Reasons
(optional):

Name: Jesús V. SILVA
(required)
Address: 4245 Flamingo Way
(required) Mesquite TX 75150

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION**
ATTN: Carolyn Horner, AICP
PO BOX 850137
MESQUITE TX 75185-0137

ATTACHMENT 5 – RETURNED NOTICE(S)

Response received on previous public notice for the February meeting, which did not include all information (staff error). Staff sent out second notices for the March meeting.



RECEIVED
MAR 02 2026
PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **February 26, 2026**, 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:	BOA0126-0491
Submitted By:	Sokun Ros
Property Owner:	Sokun Ros
Property Location:	4245 Flamingo Way
Legal Description:	EAST MEADOWS VILLAGE, BLOCK E LOT 17A
Requested Action:	Special Exception request to allow 1) a front carport, and 2) allow a carport with a total width that exceeds forty percent (40%) of the length of the front facade

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 or calls) 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) 216-6344 or by email at chorner@cityofmesquite.com.

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

BOA Case: BOA0126-0491

I am **in favor** of this request

I am **opposed** to this request

Reasons
(optional):

Sokun is a great neighbor, been in this community for years, always looks out for my home if I'm not home and very respectful.

Name: Tyesia Cochran

(required)

Address: 4301 Flamingo Way

(required) Mesquite, Texas 75150

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION**
ATTN: Carolyn Horner, AICP
PO BOX 850137
MESQUITE TX 75185-0137