



**BOARD OF ADJUSTMENT PRE-MEETING  
CITY COUNCIL BRIEFING ROOM**  
757 North Galloway Avenue  
June 27, 2019 – 6:15 P.M.  
Discussion of Items on the Regular Agenda

**BOARD OF ADJUSTMENT REGULAR MEETING  
CITY COUNCIL CHAMBERS**  
757 North Galloway Avenue  
June 27, 2019 – 6:30 P.M.

**AGENDA**

Pursuant to Section 551.071 of the *Texas Local 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.

**I. BOARD BUSINESS**

A. Approval of the minutes of the May 23, 2019 meeting

**II. PUBLIC HEARINGS- UNCONTESTED CASES**

The Board may place cases which are recommended for approval without opposition on an uncontested docket. When the Board Chair calls the uncontested docket, he shall state the case number, the applicant, the location, the nature of the case and the staff recommendation, and shall ask if there is any opposition. A case on the uncontested docket must be considered individually as a regular docket item if there is any opposition or a Board member so requests. Any cases remaining on the uncontested docket shall be approved as a group without the need for testimony from the applicants.

**A. BOA0319-0119 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Julio Chavez for a Special Exception to allow an accessory dwelling unit including approximately 673 square feet, with modifications to existing requirements for accessory dwelling units, located at 2309 Sybil Dr. (BOA0319-0119, Johnna Matthews, Principal Planner)

**B. BOA0419-0120 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Jose Silva for a “Special Exception for the Handicapped,” pursuant to Section 5-203.C of the Mesquite Zoning Ordinance (MZO), to allow a front carport including approximately 374 square feet, to encroach 2 feet into the side yard setback, located at 212 Darien Dr. (BOA0419-0120, Ben Callahan, Planner)

**C. BOA0519-0134 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Jorge Gaona for Special Exceptions (1) to allow a front carport, totaling approximately 368 square feet and (2) to allow

the front carport and attached 30 square foot front porch cover to be constructed with a flat, metal roof, located at 1404 Greenbriar Dr. (BOA0519-0134, Ben Callahan, Planner)

**D. BOA0519-0136 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Stephany Quezada for Special Exceptions (1) to allow an approximately 400 square foot front carport and (2) to allow the carport to be constructed of metal with a flat roof, located at 2409 Candleberry Dr. (BOA0519-0136, John Chapman, Planner)

**E. BOA0519-0137 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Tony and Tammy Erwin for Special Exceptions (1) to allow a front carport including approximately 400 square feet and (2) to allow the front carport to be constructed of metal with a flat roof, located at 4501 Harper St. (BOA0519-0137, John Chapman, Planner)

**F. BOA0519-0139 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Aaron Calhoun, Jr. for a Special Exception to reduce the required off-street parking spaces for a proposed restaurant within a multi-tenant building from 30 parking spaces to 17 parking spaces; a reduction of 13 required off-street parking spaces, located at 4361 N. Belt Line Rd., Suite 1000 (BOA0519-0139, Johnna Matthews, Principal Planner)

**G. BOA0519-0141 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Peter Gellert for a Special Exception to allow a 576 square foot oversized accessory structure, located at 832 S. Bryan Belt Line Rd. (BOA0519-0141, John Chapman, Planner)

**H. BOA0519-0142 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Felipe Escalante for Special Exceptions (1) to allow an approximately 400 square foot front carport and (2) to allow the front carport to be constructed of metal with a flat roof, located at 3633 Demaret Dr. (BOA0519-0142, Johnna Matthews, Principal Planner)

**III. PUBLIC HEARINGS- CONTESTED CASES**

**A. BOA0419-0121 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Adrian Villanueva and Betie Hughes for a Special Exception to allow an oversized rear patio cover including approximately 240 square feet, that exceeds more than 35% coverage in the rear yard, located at 801 Via Madonna Dr. (BOA0419-0121, Ben Callahan, Planner)

**B. BOA0519-0135 – SPECIAL EXCEPTIONS AND VARIANCE**

Conduct a public hearing to consider an application submitted by Daniel Escoto (DNA Construction) for Special Exceptions (1) to allow a front carport including approximately 240 square feet; (2) to allow the front carport and an attached 130.5 square foot front porch cover to be constructed of metal with a flat roof; and (3) a Variance to deviate from design standards required for metal exteriors, located at 1916 Nairobi Pl. (BOA0519-0135, John Chapman, Planner)

**C. BOA0519-0140 – VARIANCE**

Conduct a public hearing to consider an application submitted by Joyce Coologhan for a Variance to allow an accessory structure (storage shed) to encroach 2 feet into the 5-foot exterior side yard setback and 3 feet into the 6-foot building separation, located at 2201 Cross Timber Dr. (BOA0519-0140, Garrett Langord, Planning Manager)

**III. DIRECTOR'S REPORT**

- A. Director's Report on the Mesquite Comprehensive Plan Update.
- B. Director's Report on recent planning and zoning legislation enacted from the 86<sup>th</sup> Texas Legislative Session.

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

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.