



**BOARD OF ADJUSTMENT PRE-MEETING  
CITY COUNCIL BRIEFING ROOM**  
757 North Galloway Avenue  
September 27, 2018 - 6:00 P.M.  
Discussion of Items on the Regular Agenda

**BOARD OF ADJUSTMENT REGULAR MEETING  
CITY COUNCIL CHAMBERS**  
757 North Galloway Avenue  
September 27, 2018 - 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 August 23, 2018 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. BOA0718-0082 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Rosa Argueta for a Special Exception to allow an accessory dwelling unit in the rear yard totaling approximately 412 square feet, located at 1220 Juanita St.

**B. BOA0818-0084 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Alvaro Palacio for Special Exceptions (1) to allow a front carport totaling approximately 400 square feet and (2) to allow the front carport to be constructed with a flat, metal roof, located at 2021 Mount Pleasant Dr.

**C. BOA0818-0085 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by Samuel Sosa for Special Exceptions (1) to allow an accessory dwelling unit in the rear yard and (2) to allow the accessory dwelling unit to exceed the maximum size of 500 square feet by approximately 230 square feet,

for a total of 730 square feet; defined as an oversized accessory structure, located at 2917 Caribbean Dr.

**D. BOA0818-0086 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Steven Icenhower for a Special Exception to allow an accessory dwelling unit in the rear yard totaling approximately 400 square feet, located at 1814 Highland St.

**E. BOA0818-0087 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Heiddi Perez for a Special Exception to allow a front carport totaling approximately 396 square feet, located at 3009 Dogwood Dr.

**III. PUBLIC HEARINGS- CONTESTED CASES**

**A. BOA0818-0083 – AMORTIZATION OF A NONCONFORMING USE**

Conduct a public hearing to consider a request submitted by the City of Mesquite City Council for amortization of a legal non-conforming use (motel / hotel) located at 3911 East U.S. Highway 80. Per Section 1-304.C. of the Mesquite Zoning Ordinance, the Board of Adjustment will hold a public hearing to determine whether continued operation of the nonconforming use located at 3911 East U.S. Highway 80 will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the Board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use.

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 segun el Sub-capitulo H, Capitulo 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 segun el Sub-capitulo H, Capitulo 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.