



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

757 North Galloway Avenue  
Mesquite, Texas  
July 28, 2022 – 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

**BOARD PROCEDURES**

2. Chair shall make a public announcement regarding the Board's procedures.

**PUBLIC COMMENTS**

3. 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.

4. APPROVAL OF MINUTES.

Discuss and consider approval of the minutes of the June 23, 2022 Board of Adjustment meeting.

**PUBLIC HEARINGS- UNCONTESTED CASES**

5. BOA0622-0343 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by IBM Landscaping & Cleaning Services on behalf of FedEx, for Special Exceptions to allow three oversized accessory structures; two 4,400 square-foot carport structures and one 1,380 square-foot canopy, located at 5005 Samuell Blvd. (Garrett Langford, Planning Manager).

6. BOA0622-0344 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Efren Villanueva for a Special Exception to allow a 560 square-foot oversized accessory structure (patio cover) in the rear yard, located at 720 Brooks Dr. (BOA0622-0344, Johnna Matthews, Principal Planner). **THIS ITEM HAS BEEN WITHDRAWN.**

7. BOA0622-0346 – SPECIAL EXCEPTION  
Conduct a public hearing to consider an application submitted by Rachel Baisden for a Special Exception to allow an oversized accessory structure (rear carport) including 648 square-feet located at 1808 Cedar Trl. (BOA0622-0346, Johnna Matthews, Principal Planner).
8. BOA0622-0348 – SPECIAL EXCEPTION  
Conduct a public hearing to consider an application submitted by Mahesh Shetty for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 4413 Ocean Reef (BOA0622-0348, Johnna Matthews, Principal Planner).
9. BOA0622-0349 – SPECIAL EXCEPTION  
Conduct a public hearing to consider an application submitted by Armando Picazzo for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 1234 Narcissus Ln. (BOA0622-0349, Johnna Matthews, Principal Planner).

### **PUBLIC HEARINGS- CONTESTED CASES**

10. BOA0522-0333 – VARIANCE  
Conduct a public hearing to consider an application submitted by La Prada Drive Church of Christ for a Sign Variance to allow a monument sign to exceed the maximum height of 6 feet in a residential zoning district by 4 feet, for a total height of 10 feet located at 2724 La Prada Dr. (BOA0522-0333, Garrett Langford, Planning Manager).
11. BOA0622-0342 – SPECIAL EXCEPTION  
Conduct a public hearing to consider an application submitted by Robin Thompson for a Special Exception to allow an accessory dwelling unit (ADU) no greater than 500 square feet, in the rear yard, with modifications located at 712 Quail Hollow Dr. (BOA0622-0342, Johnna Matthews, Principal Planner).
12. BOA0622-0347 – SPECIAL EXCEPTIONS  
Conduct a public hearing to consider an application submitted by Maria Mendoza for Special Exceptions (1) to allow a garage conversion and (2) to allow the detached garage to be converted into an oversized accessory dwelling unit (ADU) including 720 square-feet. Modifications are proposed to the regulations for ADUs including a reduction in the minimum lot size from ½ acre to 0.17 acres and the owner of record will not live on the property, located at 4234 Sherwood Dr. (BOA0622-0347, Johnna Matthews, Principal Planner). **STAFF RECOMMENDS POSTPONEMENT OF ITEM NO. 12 TO A DATE CERTAIN OF AUGUST 25, 2022.**

### **OTHER BOARD BUSINESS**

13. Next Board of Adjustment Meeting: August 25, 2022

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, 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 **July 28, 2022** 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 **July 22, 2022 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](http://www.cityofmesquite.com) for a minimum of 72-hours prior to the meeting.

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