

MINUTES

June 23, 2022

**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	Mr. Larry Good	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 2	Mr. Aeneas Ford	<input type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> Absent
Position No. 3	Ms. Wana Alwalee	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 4	Mr. Benny Gordon	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 5	Mr. Jack Akin	<input type="checkbox"/> Present In-Person	<input checked="" type="checkbox"/> Absent

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

ATTENDANCE: STAFF

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Administrative Aide Planning & Develop.	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

ATTENDANCE NOTES:

- Board members and City Staff in attendance (in-person) were present in the City Council Chambers.
- Alternate Ron Abraham was seated in place of Mr. Aeneas Ford.

BOARD BUSINESS

1. ROLL CALL

Planning & Development Administrative Aide Devanee Winn took Roll Call and declared a quorum was present.

2. BOARD PROCEDURES

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

PUBLIC COMMENTS

- Any individual desiring to address the Board of Adjustment regarding an item on the **CONSENT 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.

No Comments

CONSENT AGENDA**4. APPROVAL OF MINUTES.**

Discuss and consider approval of the minutes of May 26, 2022, Board of Adjustment meeting.

ACTION

Boardmember Gordon made a motion to **APPROVE** the minutes as presented; Boardmember Good seconded; the motion carried 4-0.

PUBLIC HEARINGS- UNCONTESTED CASE**5. BOA0422-0327 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Kent Starr for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking spaces, located at 3226 Point East Dr. (BOA0422-0327, Johnna Matthews, Principal Planner).

6. BOA0522-0331 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jose Vega for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking spaces, located at 353 Crooked Ln. (BOA0522-0331, Johnna Matthews, Principal Planner).

7. BOA0522-0332 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Joe Rochier for a Special Exception to allow a 400-square-foot front carport, located at 3500 Gray Dr. (BOA0522-0332, Garrett Langford, Planning Manager).

8. BOA0522-0336 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Deborah Wiggins for Special Exceptions (1) to allow a 360-square-foot front carport and (2) to allow the front carport to be constructed with a flat roof, located at 2454 Loyce Dr. (BOA0522-0336, Johnna Matthews, Principal Planner).

9. BOA0522-0337 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Edward Alexander for a Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 60 square feet, for a total size of 560 square feet, located at 6337 Dartford Dr. (BOA0522-0337, Garrett Langford, Planning Manager).

10. BOA0522-0338 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by James Waters for Special Exceptions (1) to allow an accessory dwelling unit (ADU) in the rear yard and (2) to allow the ADU to include 1,926 square feet and 30 feet in height; an oversized accessory structure, located at 528 E. Cartwright Rd. (BOA0522-0338, Johnna Matthews, Principal Planner).

Moved to contested

11. BOA0522-0339 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Severa Martinez for a Special Exception to allow a 320-square-foot front porch cover, located at 4236 Hyde Park Dr. (BOA0522-0339, Johnna Matthews, Principal Planner). WITHDRAWN

12. BOA0522-0340 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jorge Berumen for a Special Exception to allow a garage conversion with no requirement to relocate the converted parking spaces, located at 1137 Carmody Dr. (BOA0522-0340, Garrett Langford, Planning Manager).

PRESENTATION

Principal Planner Johnna Matthews presented to the Board.

ACTION

Boardmember Good made a motion to Approve items 5,6,7,8,9,12; Boardmember Gordon seconded; the motion carried 4-0.

PUBLIC HEARINGS- CONTESTED CASES**10. BOA0522-0338 – SPECIAL EXCEPTIONS**

Conduct a public hearing to consider an application submitted by James Waters for Special Exceptions (1) to allow an accessory dwelling unit (ADU) in the rear yard and (2) to allow the ADU to include 1,926 square feet and 30 feet in height; an oversized accessory structure, located at 528 E. Cartwright Rd. (BOA0522-0338, Johnna Matthews, Principal Planner).

PRESENTATION

Principal Planner Johnna Matthews presented to the Board.

APPLICANT

James Waters, 528 E. Cartwright came to explain the purpose of the accessory structure. The Structure was originally approved by the Board in April, however; the

design was changed from having an attached garage as the bottom floor of the two-story structure into a living space.

PUBLIC HEARING

Chairwoman Alwalee opened the public hearing. Kirk of 2304 Lesley Lane came up to speak. He is the neighbor that lives right behind the proposed site. Mr. Kirk's concerns are safety and the structure inviting bad things, parking, and if the structure would be rented out or sold separately. The applicant addressed each concern. The public hearing was closed.

ACTION

Boardmember Good made a motion to **Grant** with staff's recommendations;
Boardmember Gordon seconded; the motion carried 4-0.


13. BOA0522-0333 - VARIANCE

Conduct a public hearing to consider an application submitted by Brian Hutcheson 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). STAFF RECOMMENDS POSTPONEMENT OF ITEM NO. 13 TO A DATE CERTAIN OF JULY 28, 2022.

OTHER BOARD BUSINESS

14. Next Board of Adjustment Meeting: July 28, 2022

Chairwoman Alwalee adjourned the meeting at 7:15 PM



Chairwoman Wana Alwalee