

**MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT MEETING,  
HELD ON MARCH 26, 2020, AT 6:30 P.M., AT CITY HALL, 757 NORTH GALLOWAY  
AVENUE, MESQUITE, TEXAS**

**Present:** Chairman Tom Palmer, George Rice, Wana Alwalee, Jack Akin, Aeneas Ford,  
Alternate Benny Gordon

**Staff:** Manager of Planning and Zoning Garrett Langford, Planner Lesley Frohberg by  
conference call, City Attorney David Paschall

Chairman Thomas Palmer, George Rice, Aeneas Ford were in attendance by conference call. Wana Alwalee and Jack Akin were present in the Council Chambers. Chairman Palmer called the meeting to order and declared a quorum present.

**I. BOARD BUSINESS**

**1. ROLL CALL**

Mr. Langford took Roll Call, and a quorum was present.

**2. PUBLIC COMMENTS**

There were no public comments.

**3. APPROVAL OF MINUTES**

**Consider approval of the minutes of February 27, 2020, meeting.**

A motion was made by Mr. Rice to approve the minutes for the February 27, 2020 meeting, with corrections. Mr. Akin seconded, and the motion passed 5-0.

**II. PUBLIC HEARINGS – UNCONTESTED CASES**

**4. BOA0220-0184 – SPECIAL EXCEPTION**

**Conduct a public hearing to consider an application submitted by Arturo Pacheco for a Special Exception to allow for the keeping of livestock, located at 2727 Pioneer Rd. (BOA0220-0184, Lesley Frohberg, Planner).**

Mr. Langford briefed the Board. A motion was made by Ms. Alwalee to approve. Mr. Ford seconded, and the motion passed 5-0.

Item 5 was moved to the contested cases.

**III. PUBLIC HEARINGS- CONTESTED CASES**

**6. BOA0220-0183 – VARIANCES**

**Conduct a public hearing to consider an application submitted by Genesis Garcia, for Variances to allow (1) a 1,192 square foot reduction of the required 1 acre minimum lot area, (2) a 17.08 foot reduction of the required 200 foot lot width, and (3) a 6 foot reduction of the required 25 foot side yard setback along the eastern property line, located at 604 Tripp Rd. (BOA0220-0183, Johnna Matthews, Principal Planner).**

Mr. Langford briefed the Board on the request and Staff's recommendation of denial. Chair invited the applicant to come up and speak. Representing the applicant, Jonathan Daniel came up and gave a brief presentation. Chairman Palmer opened the public hearing. Jane Borchadt, 522 Tripp Road, spoke in opposition to the request with concerns regarding drainage and lot size. Travis Johnsey, 600 Tripp Road, spoke in opposition to the request

with concerns about how the church might negatively impact his property. Mr. Johnson, 604 Tripp Road, a member of the church spoke in favor of the request. John Jacko, 604 Tripp Road, pastor of the church, spoke in favor of the request. Genesis Garica, the contractor for the church, spoke in favor of the request. No one else came to up speak. Chairman Palmer closed the public hearing. Chairman Palmer noted that the property would still not meet the minimum lot size even without the right-of-way taking for Tripp Road, as mentioned by the applicant. Chairman Palmer's main concern was the variance regarding the interior side yard setback. In response to a question, Mr. Langford confirmed that the Board has the authority to approve with conditions such as requiring screening. Mr. Langford stated that if the Board denies the variances for the lot width and lot size, then the applicant would not be able to use the property for a church. If the variances for the lot width and lot size are approved, but the variance for the setback is denied, then the church would be able to use the property, but they would have to move the building out of the side yard setback. Mr. Langford also addressed drainage concerns by stating that if the request is approved, then the applicant will need to comply with the City's drainage ordinance and obtain an Engineering Permit. There was no additional discussion. Ms. Alwalee moved to hold this item under advisement and to postpone it until the next Board meeting. Mr. Akin seconded, and the motion passed 5-0.

**7. BOA0320-0185 – VARIANCE**

**Conduct a public hearing to consider an application submitted by Brian Wyatt, Wyatt Architects, for a Variance to allow a 38 foot reduction of the required 68 foot interior side yard setback for a proposed gymnasium and storm shelter addition to Wilkinson Middle School, located at 2100 Crest Park Dr. (BOA0320-0185, Lesley Frohberg, Planner).**

Planner Lesley Frohberg briefed the Board on the request and Staff's recommendation for approval. The applicant was not present. Chairman Palmer opened the public hearing. No one came up to speak. Chairman Palmer closed the public hearing. A motion was made by Mr. Rice to approve. Ms. Alwalee seconded and the motion passed 5-0.

**5. BOA0220-0182 – SPECIAL EXCEPTION**

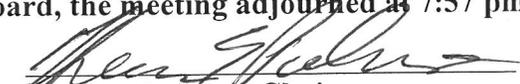
**Conduct a public hearing to consider an application submitted by Pablo Medellin for a Special Exception to allow a front carport including approximately 380 square feet, located at 1608 Summit St. (BOA0220-0182, John Chapman, Planner).**

This case was moved from the uncontested cases. Mr. Langford briefed the Board on the request and Staff's recommendation of approval. The applicant was not present. The Chair opened the public hearing. No one came up to speak. The Chair closed the public hearing. A motion was made by Mr. Ford to approve. Ms. Alwalee seconded and the motion passed 5-0.

**TRAINING FOR BOARD MEMBERS AND ALTERNATES**

The annual Board training is postponed until further notice.

**There being no further business for the Board, the meeting adjourned at 7:57 pm.**

  
Thomas Palmer, Chairman

The Board considered all testimony including the Staff report, applicant's presentation, public hearing, and discussions in the decision for each case.