

**MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT MEETING,
HELD ON JANUARY 24, 2019 AT 6:30 P.M., AT CITY HALL, 757 NORTH
GALLOWAY AVENUE, MESQUITE, TEXAS**

Present: Chairman Tom Palmer, Vice Chair Fernando Rojas, Bryan Odom, George Rice, Shannon Tucker

Absent:

Staff: Manager of Planning and Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Hannah Carrasco, Planner Ben Callahan, City Attorney David Paschall, Plans Examiner Kenneth O'Quain, Plans Examiner Jenny Sue Gleaves, Building Inspector Bill Perry, Senior Administrative Secretary Devanee Winn

Chairman Tom Palmer called the meeting to order and declared a quorum present.

I. BOARD BUSINESS

A. Election of officers

A motion was made by Fernando Rojas to appoint Tom Palmer as Chairman of the Board of Adjustment. Mr. Odom seconded. The motion passed unanimously.

A motion was made by Mr. Odom to appoint Fernando Rojas as Vice-Chairman of the Board of Adjustment. Mr. Tucker seconded. The motion passed unanimously.

B. Approval of the minutes of the December 6, 2018 meeting

A motion was made by Mr. Odom to approve the minutes as written. Mr. Rojas Seconded. The motion passed unanimously.

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. BOA0119-0105– SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by the City of Mesquite for a Special Exception to reduce the minimum living area of a single family home from 1,500 square feet to 1,275 square feet, located at 1701 Orchid Avenue (BOA0119-0105, Johnna Matthews, Principal Planner).

B. BOA0119-0106 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by the City of Mesquite for a Special Exception to reduce the minimum living area of a single family home from 1,500 square feet to 937 square feet, located at 1030 Lindo Drive (BOA0119-0106, Johnna Matthews, Principal Planner).

C. BOA1218-0101 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Marcial Ramirez-Hernandez for a Special Exception to allow an approximately 400 square foot front carport, located at 734 Pebble Creek Drive (BOA1218-0101, Hannah Carrasco, Planner).

Principal Planner Johnna Matthews started to give her presentation. Chairman Palmer wanted to have Olusomi Adeyaju, who part of staff for the City of Mesquite, to come up and answer some questions from the Board. Mr. Adeyaju gave a brief presentation for cases **BOA0119-0105** and **BOA0119-0106**. The board had questions concerning if the lots were empty, are the surrounding houses the same square footage as requested, and when construction will start. Mr. Adeyaju answered yes to both lots are empty and the surrounding house are the same square footage. The City's Housing and Development plans to be done with the construction by September or October of this year. Ms. Matthews gave a presentation for item C. There were no questions for Staff. Chair opened the public hearing. No one came up to speak. Chair closed the public hearing. A motion was made by Mr. Odom to approve items A-C. Mr. Rojas seconded. The motion passed unanimously.

There being no further business for the Board, a motion was made by Mr. Rojas to adjourn. Mr. Odom seconded. Motion passed unanimously. The meeting adjourned at 6:39 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.