

**MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT MEETING,
HELD ON MAY 28, 2020, AT 6:30 P.M., AT CITY HALL, 757 NORTH GALLOWAY
AVENUE, MESQUITE, TEXAS**

Present: Chairman Thomas Palmer, George Rice, Wana Alwalee, Jack Akin, Aeneas Ford, Alternate Benny Gordon
Staff: Principal Planner Johnna Matthews, Planner Lesley Frohberg, Assistant City Attorney Karen Strand, Senior Administrative Secretary Devanee Winn

In accordance with the Governor's suspension of various provisions of the Texas Open Meetings Act issued pursuant to his State Disaster Authority, and guidance issued on the suspension by the Attorney General's Office, this meeting was held by telephone conferencing to support social distancing. Commissioners and City Staff attended the meeting via telephone conference with the exception of, Mr. Akin, Mr. Gordon, Ms. Matthews, who were present in the City Council Chambers and practiced social distancing.

I. BOARD BUSINESS

1. ROLL CALL

Principal Planner Johnna Matthews took Roll Call and declared a quorum was present.

2. INSTRUCTIONS

Principal Planner Johnna Matthews gave verbal instructions on how to participate in the meeting by telephone conferencing.

3. BOARD PROCEDURES

Chairman Palmer made a public announcement regarding the Board's procedures.

4. PUBLIC COMMENTS

Chairman Palmer asked if anyone would like to speak on an item not scheduled for a public hearing. Comments were open to those in the audience in the Council Chambers, those on the conference call as well as to Board of Adjustment members. There were no public comments.

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.

5. APPROVAL OF MINUTES

Consider approval of the minutes of April 23, 2020, meeting.

A motion was made by Mr. Akin to approve the minutes for the April 23, 2020, Board of Adjustment meeting. Ms. Alwalee seconded. The motion passed 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES

6. BOA0420-0187 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Nohe Ponce, for a Special Exception allow an oversized accessory structure (barn) in the rear yard,

including approximately 2,000 square feet, located at 3470 McKenzie Rd. (BOA0420-0187, Johnna Matthews, Principal Planner).

Principal Planner Johnna Matthews briefed the Board. There were no questions for Staff and the Applicant was not in attendance. Chairman Palmer opened the public hearing. No one had comments either in person or by phone. Chair closed the public hearing. A motion was made by Ms. Alwalee to approve. Ms. Lynn seconded. The motion passed 5-0.

II. PUBLIC HEARINGS –CONTESTED CASES

7. BOA0420-0188 – VARIANCE

Conduct a public hearing to consider an application submitted by Ron Hobbs (Ron Hobbs Architecture & Interior Design, LLP), for a Variance to allow an 18-foot reduction of the 28-foot south side yard setback for proposed medical office development, located at 4115 N. Beltline Rd. (BOA0420-0188, Lesley Frohberg, Planner).

Planner Lesley Frohberg briefed the Board. Mr. Akin asked if there is no alley access, where will access be into the medical offices. Ms. Frohberg answered access will be along N. Belt Line Road. Mr. Akin asked if the other land is developed what happens with the access. Chairman Palmer answered that both developments would share access. Applicant Mr. Ron Hobbs was available for questions via conference call. Mr. Hobbs expressed how pleased he was with the Staff's presentation. There were no questions from the Board for the Applicant. Chairman Palmer opened the public hearing. There were no public comments. Chair closed the public hearing. A motion was made by Ms. Alwalee to approve. Mr. Ford seconded. The motion passed 5-0.

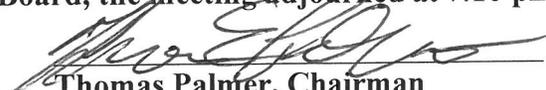
STAFF / BOARD LIAISON REPORT

- 8. The annual Board training is postponed until further notice.**
- 9. Mesquite Zoning Ordinance Amendment, Section 5-200. P&Z Commission considered the item on Tuesday, May 26th and it is tentatively scheduled to be considered by City Council for final approval on June 15th.**
Senior Assistant City Attorney Karen Strand described what the Mesquite Zoning Ordinance Amendment, Section 5-200 would consist of and how it will affect Board of Adjustment members.

PUBLIC COMMENTS

- 10. Any individual desiring to address the Board of Adjustment regarding the STAFF / BOARD LIAISON REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Board of Adjustment through a translator will be allowed six (6) minutes.**
There were no public comments.

There being no further business for the Board, the meeting adjourned at 7:10 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.