

MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT, HELD MAY 24, AT 6:30 P.M., AT CITY HALL, 757 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Chris Jasper, Vice Chairman Michael Hooker, Fernando Rojas, Wes McClure, Bryan Odom and Alternate George Rice

Absent:

Staff: Manager of Planning and Zoning Garrett Langford, Principal Planner Johnna Matthews, Planner Hannah Carrasco, Assistant City Attorney Ileana Fernandez, Plans Examiner Kenneth O'Quain, Senior Administrator Secretary Devanee Winn

Chairman Chris Jasper called the meeting to order and declared a quorum present.

I. BOARD BUSINESS

A. Approval of the Minutes of the April 26, 2018 Meeting

A motion was made by Mr. Bryan Odom to approve the minutes. Mr. Wes McClure 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. BOA0518-0068– SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Aide Gonzalez, for a Special Exception to allow a front carport including approximately 400 square feet, located at 2527 Emerald Dr.

Please see minutes below.

B. BOA0518-0069 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Francisco Castillo, for a Special Exception to reduce the minimum dwelling size (living space) of a single family home, from 1,500 square feet to 1,335 square feet, located at 4129 Sherwood Dr.

Principal Planner Johnna Matthews briefed the Board for **BOA0518-0068 and BOA0518-0069**. Chairman Jasper opened for Staff questions. There were no questions for Staff. Chairman Jasper opened for anyone to come up and speak in opposition of the two cases. No one came up to speak. A motion was made by Mr. Fernando Rojas to grant both BOA0518-0068 and BOA0518-0069. Vice Chair Michael Hooker seconded. The motion passed unanimously.

III. PUBLIC HEARINGS- CONTESTED CASES

A. BOA0518-0066 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Morayma Portillo, for a Special Exception to allow an oversized accessory structure in the rear yard including approximately 1,250 square feet, located at 734 Oak Dr.

Planner Hannah Carrasco briefed the Board. Chairman Jasper opened for Staff questions. Mr. Rojas asked how far the structure will be from the house. Ms. Carrasco answered the required distance is 5 ft. and has been met. Chairman Jasper opened for Applicant to come up and speak. Representing the Applicant Carlos Martinez came up to speak with the Interpreter Estabon A. Gonnet. Chairman Jasper asked if Mr. Martinez wanted to add anything to Staff's proposal. Mr. Martinez answered no. Chairman Jasper asked if the Board had any questions for Mr. Martinez. Vice Chair Hooker asked if the structure is going to be used only for car storage. Mr. Martinez answered yes. Mr. McClure asked Mr. Martinez if he intends on moving the storage. Mr. Martinez answered yes. Mr. Odom asked if there will be a gate. Mr. Martinez answered the fence will be removed. Chairman Jasper asked if the storage will match the house. Mr. Martinez answered yes. The Board did not have any other questions. Mr. Langford stated that the property notices were for the original drawing and not for the proposed drawing, therefore; the Board would not be able to approve until Staff readvertises the propoerty notices to reflect the new plan. Chairman Jasper asked Mr. Martinez if the want to keep the new proposal. Mr. Martinez answered yes. Chairman Jasper closed the public hearing due to the fact that Staff has to readvertise the case. Chairman Jasper stated that the case will be tabled until June 28, 2018 meeting. Mr. Wes McClure made a motion to table BOA0518-0066 until the June 28, 2018 meeting. Mr. Odom seconded. Motion passed unanimously.

B. BOA0518-0067 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Efrain and Amy Velez, for a Special Exception to allow an accessory dwelling unit in the rear yard including approximately 480 square feet, located at 1108 Lakeview Dr.

Mr. Wes McClure had to recuse himself from the case. Principal Planner Johnna Matthews Briefed the Board. Chairman Jasper opened for Staff questions. Mr. Rojas wanted to know what address was in opposition. Ms. Matthews answered 1112 and 1117 Lakeview Dr. Chairman Jasper wanted to verify that if the Applicant was applying for an oversize Structure and not a dwelling unit, they would not have to meet with the Board of Adjustments because the structure is less than 500 square feet. Ms. Matthews answered yes. Chairman Jasper opened for Applicant to come up and speak. Applicants Efrain and Amy Velez explained that the dwelling unit will look similar to the house and Applicant is planning to put up a privacy fence. Chairman Jasper wanted to verify with the Applicant that the purpose for the dwelling unit will be used by an ederly parent. Applicant answered yes. Chairman Jasper opened for public hearing. No one came up to speak. Chairman Jasper closed the public hearing. Vice Chair Michael Hooker made a motion to grant the Special Exception. Mr. Odom seconded. The motion passed unanimously.

C. BOA0518-0070 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Angelica Garcia, for a Special Exception to allow an oversized accessory structure in the rear yard including approximately 884 square feet, located at 2125 Catskill Dr.

Ms. Matthews briefed the Board. Staff is recommending that this case be tabled until the June 28, 2018 meeting. Ms. Matthews explained that the drawing the Board members have in their packets does not reflect what the Applicant had originally applied for. Applicant started construction of an enclosed structure and not a carport. Ms. Matthews also stated there are questions as to the structural integrity of the structure being built. Staff would like to meet the Applicant onsite before presenting to the Board. A motion was made by Mr. Odom to grant. Mr. Rojas seconded. The motion passed unanimously.

There being no further business for the Board, Chairman Jasper adjourned the meeting at 7:06 p.m.



Chris Jasper, Chairman

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