

MINUTES

August 25, 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 checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 3	Ms. Wana Alwalee	<input checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 4	Vacant	<input type="checkbox"/> Present In-Person	<input type="checkbox"/> Absent
Position No. 5	Mr. Jack Akin	<input checked="" type="checkbox"/> Present In-Person	<input 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 checked="" type="checkbox"/> Yes)
Alternate No. 2		<input type="checkbox"/> Present In-Person	<input type="checkbox"/> * Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Johnna Matthews	Principal Planner	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Administrative Aide Planning & Develop.	<input checked="" type="checkbox"/> Present In-Person
David Paschall	City Attorney	<input checked="" type="checkbox"/> Present In-Person

ATTENDANCE NOTES:

1. Board members and City Staff in attendance (in-person) were present in the City Council Chambers.

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

3. 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 the July 28, 2022, Board of Adjustment meeting.

ACTION

Boardmember Good made a motion to **APPROVE** the minutes as presented; Boardmember Abraham seconded; the motion carried 5-0 by roll call.

PUBLIC HEARINGS- UNCONTESTED CASE**5. BOA0622-0345– SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Jose Carmona-Garza for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 4324 Ridgedale Dr. (BOA0622-0345, John Cervantes, Planner). *THIS ITEM HAS BEEN WITHDRAWN.*

6. BOA0722-0350– SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Alejandro Rubio for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 1205 Juanita St. (BOA0722-0350, John Cervantes, Planner).

7. BOA0722-0354 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Salvador Bustos for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 1713 Bette Dr. (BOA0722-0354, Garrett Langford, Planning Manager).

8. BOA0722-0356 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by REI Nation, LLC for a Special Exception to allow a garage conversion, with no requirement to relocate the converted parking space(s), located at 5035 San Marcus Ave. (BOA0722-0356, Johnna Matthews, Principal Planner).

PRESENTATION

Principal Planner Johnna Matthews presented to the Board.

APPLICANT

Lora Simmons 5035 San Marcus came up to speak. Ms. Matthews advised MS. Simmons that her application, BOA0722-0356, was on the uncontested applications and most likely be approved. Ms. Simmons handed the pictures to staff to attach to her account as a permanent record.

PUBLIC HEARING

Chairwoman Alwalee opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Boardmember Akin made a motion to APPROVE items 6-8 as presented; Boardmember Good seconded; the motion carried 5-0 with a roll call vote.

PUBLIC HEARINGS- CONTESTED CASES

9. BOA0522-0333 – VARIANCE

Conduct a public hearing to consider an application submitted by La Prada Drive Church of Christ 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). **THIS ITEM WAS POSTPONED FROM THE JUNE 23 AND JULY 28, 2022 BOARD OF ADJUSTMENT MEETING.**

THIS ITEM HAS BEEN WITHDRAWN.

10. BOA0622-0342 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Robin Thompson for a Special Exception to allow an accessory dwelling unit (ADU) no greater than 500 square feet, in the rear yard, with modifications located at 712 Quail Hollow Dr. (BOA0622-0342, Johnna Matthews, Principal Planner). **THIS ITEM WAS POSTPONED FROM THE JULY 28, 2022 BOARD OF ADJUSTMENT MEETING.**

THIS ITEM HAS BEEN WITHDRAWN.

11. BOA0622-0347 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Maria Mendoza for a Special Exception to allow a detached accessory structure to be converted into an accessory dwelling unit, with modifications, including a reduction in the minimum lot size from ½ acre to 0.17 acres and the owner of record will not live on the property, located at 4234 Sherwood Dr. (BOA0622-0347, Johnna Matthews, Principal Planner). **THIS ITEM WAS POSTPONED FROM THE JULY 28, 2022 BOARD OF ADJUSTMENT MEETING.**

PRESENTATION

Principal Planner Johnna Matthews presented to the Board.

APPLICANT

Maria Mendoza and her son Carlo Mendoza who interpreted for her, 4234 Sherwood, came up to speak. The Boardmembers needed clarification on who lives in the accessory dwelling unit and if it is rented out. Ms. Mendoza said she does not rent the accessory dwelling unit; however, she does rent out the primary residence. Ms.

Mendoza said the accessory dwelling unit is for her nephew and/or her son that lives in the accessory dwelling unit.

PUBLIC HEARING

Chairwoman Alwalee opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Boardmember Akin made a motion to DENY the accessory dwelling unit; Boardmember Ford seconded; the motion carried 5-0 with a roll call vote.

12. BOA0722-0351 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Marcelina Euperio for Special Exceptions (1) to allow a garage conversion, with no requirement to relocate the converted parking space(s) and (2) to allow the garage to be converted into an accessory dwelling unit, with modifications, located 2005 Edwards Church Rd. (BOA0722-0351, John Cervantes, Planner)

PRESENTATION

Planner John Cervantes presented to the Board.

APPLICANT

The applicant was not present. Representing the applicant was Elena Gonzales, 1909 Springwood. Ms. Gonzales was there to answer any questions the Board might have. There were no questions.

PUBLIC HEARING

Chairwoman Alwalee opened the public hearing. No one came to speak and the public hearing was closed.

ACTION

Boardmember Akin made a motion to APPROVE the garage conversion and the accessory dwelling unit; Boardmember Ford seconded; the motion carried 5-0 with a roll call vote.

OTHER BOARD BUSINESS

13. Discussion and possible consideration regarding reconvening pre-meetings.

Principal Planner Johnna Matthews asked if the Board would like to reconvene pre-meetings. All the Board members stated that they would like for the pre-meetings to start up again. Pre-meetings will convene again starting at 6:15 PM.

14. Upcoming Board Training

Principal Planner Johnna Matthews advised that there will be a training session will take place in one of the upcoming meetings.

15. Next Board of Adjustment Meeting: September 22, 2022

Chairwoman Alwalee adjourned the meeting at 7:30 PM

Wana Alwalee

Chairwoman Wana Alwalee