



City of Mesquite Front Carport Design Standards, Requirements & Application

Please print legibly. This application can also be completed online at <https://www.cityofmesquite.com/DocumentCenter/View/7722/BOA---Front-Carport>.

Application Checklist

- Completed Application
- Site Plan/Drawing
- Site Plan Checklist (Page 8)
- Owner Authorization Form
- \$200 Application Fee

Property Information – Where the front carport will be located

Physical Address: _____ City, State: Mesquite, Texas
 Zip Code: _____

Applicant Information – The person filling out the application

First Name: _____ Last Name: _____
 Phone Number: _____ Email Address: _____
 I would like a translator at the meeting: Yes No Language: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in information below)
 First Name: _____ Last Name: _____
 Phone Number: _____ Email Address: _____
 Mailing Address: _____ City, State: _____
 (If different from physical address)
 Zip Code: _____

****MUST HAVE COMPLETED OWNER AUTHORIZATION FORM – SEE PAGE 7****

Office Use Only

Subdivision: _____ Block: _____ Lot: _____
 When was the property platted: _____ Year Home Built: _____
 Date Received: _____ Project Intake: _____ Case Number: _____

Additional Information

Width of Home: _____ Feet Width of Carport: _____ Feet

Will the carport be located over an asphalt or concrete driveway? Yes No

Carport Design

Carport Status: Existing Proposed

If the carport is existing, when was it constructed, and by who?

The carport will be, or is: Attached to the house Detached from the house

Will, or does, a front porch cover attach to the front carport? Yes No

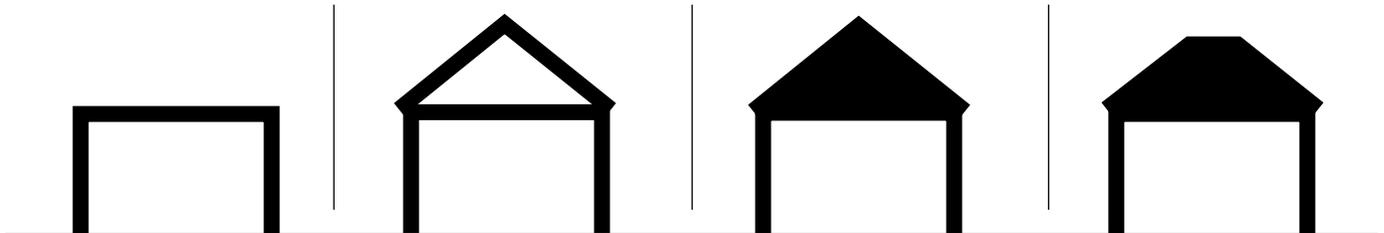
The front carport will be or is currently constructed of (Check all that apply):

Wood Metal Masonry

Describe the colors used on the carport: _____

Describe the columns of the front carport, including: height, width and length, color, and material.

Select the roof type that resembles the proposed or existing front carport:



Flat Roof

Pitched with Open
Gable

Pitched with Closed
Gable

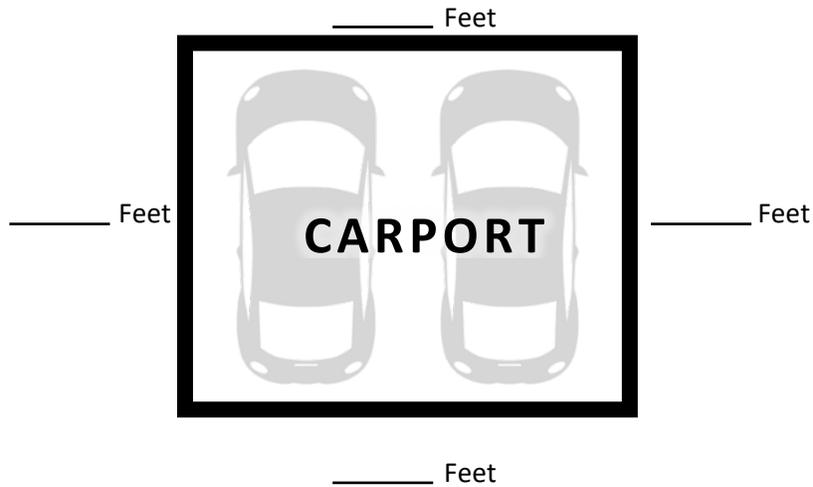
Hip Roof

Describe the roof material: _____

If the design of the roof does not match one of the images above, please use the space below to describe the roof.

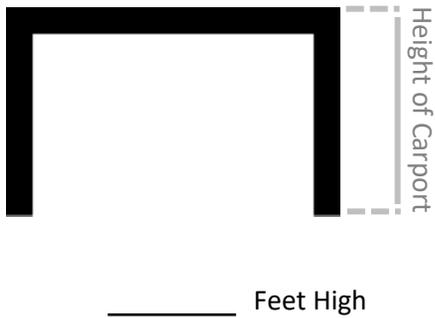
Carport Design, Continued

Indicate each length of the carport using the space below.

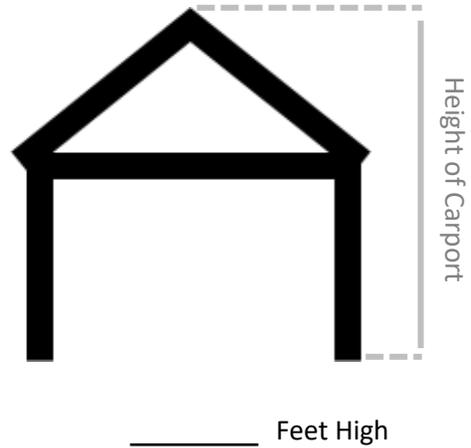


Indicate the height of the carport using the space below based on the roof type previously selected.

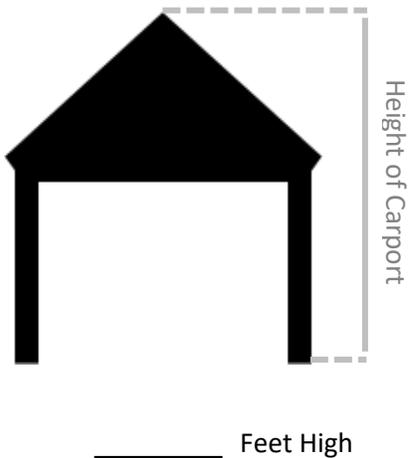
Flat Roof



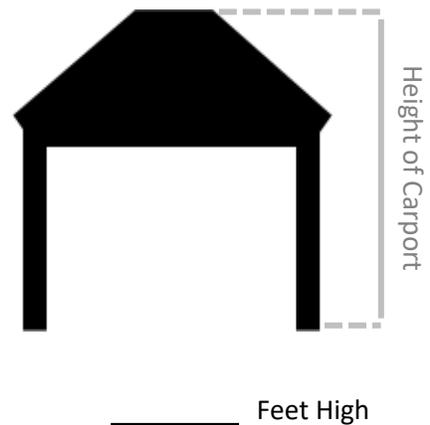
Pitched with Open Gable



Pitched with Closed Gable



Hip Roof



COMPLETE FOR VARIANCES ONLY.

Are the special conditions and circumstances on the property self-imposed? Yes No

If yes, explain:

OWNER AUTHORIZATION PAGE

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the Front Carport Design Standards, Requirements, & Application packet.

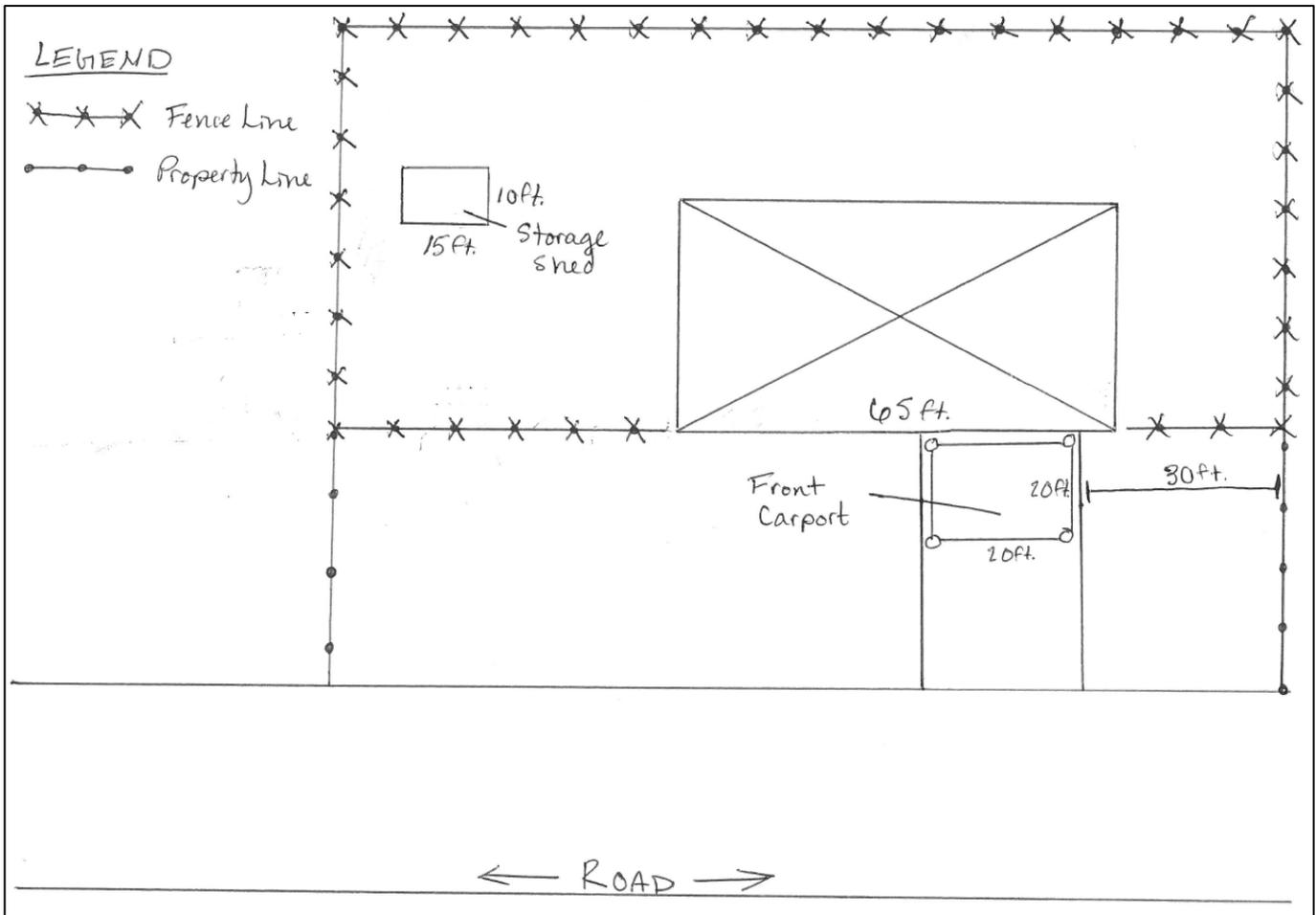
Property Owner: _____ Phone Number: _____

Address: _____

_____ Email Address: _____

Signature: _____

ACCEPTABLE SITE PLAN EXAMPLE



Site Plan Checklist

- | | |
|--|---|
| <input type="checkbox"/> Property Lines | <input type="checkbox"/> Streets/Alleys |
| <input type="checkbox"/> Home – Draw Outline of Home | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Other Structures on Property | <input type="checkbox"/> Front Carport |
| <input type="checkbox"/> Front Length of Home | <input type="checkbox"/> Lengths of Front Carport |
| <input type="checkbox"/> Distance between Carport and Property Lines | <input type="checkbox"/> Legend (If needed) |

E. FRONT CARPORTS (Ord. 4084 / 4-5-2010)

Carports are prohibited in all residential zoning districts between the principal structure and the front or side lot lines, except as provided in Section 2-604. A front carport approved pursuant to Section 2-604 shall be subject to the following design requirements.

1. The color and materials of supports for the carport shall match or replicate the principal structure. Metal shall not be an acceptable exterior material.
2. The carport shall have a pitched roof that is either a closed or opened gable or hip design that matches the existing pitch and is structurally integrated into the roof of the principal structure, provided, that if the carport abuts a two-story wall of the home, the carport shall be attached to the abutting wall. Additionally, the carport shall use roofing materials that substantially match the color of the roofing materials used on the principal structure.
3. The front carport shall be no greater than 400 square feet and cannot extend 20 feet beyond the front or exterior building line proper. The width of a front carport shall not exceed 40 percent of the length of the front façade of the principal structure.
4. The roof height of the carport shall not exceed the height of the roof of the principal structure. Additionally, the eve height of the carport shall not exceed the eve height of the house provided that, if the carport abuts a two story wall of the home, the eve height of the carport shall not exceed half of the height of the abutting wall. Eve height shall be measured from the adjacent grade to the underside surface of the eve.
5. The carport shall cover an approved driveway surface.

The Board of Adjustment is not authorized to grant relief from the provisions of this subsection except as provided in Section 2-604.B.

The Board of Adjustment may authorize the following Special Exceptions where it determines that the exception will allow greater use and enjoyment of property without creating adverse impacts on adjacent properties and that it will be compatible with the neighborhood.

A. OVERSIZE ACCESSORY STRUCTURE

To allow an oversize accessory structure, which shall be any detached structure which exceeds the height, size, or coverage limits set out in 2-602. An existing accessory building shall not become an oversize structure due to the attachment of a minor building with separate entrances. Buildings exceeding 10% of the lot area are generally considered to be incompatible.

B. FRONT CARPORTS (Ord. 4084 / 4-5-2010)

1. A front carport may be approved as a Special Exception on a lot zoned R-3 if the Board determines that the front carport would be compatible with the neighborhood. A front carport approved by Special Exception shall comply with the design standards of Section 2-603.E. In determining whether the requested front carport would be compatible with the neighborhood, the Board shall consider, among other things, the following characteristics:
 - a. Whether the front carport would afford the only opportunity to provide covered parking on the lot;
 - b. Whether the lot has paved alley access such that rear parking is available as an alternative to a front carport;
 - c. Whether parking behind the building line was not required at the time of construction; and
 - d. Whether the dwelling was originally built with either a one-car garage or no garage.

2. In approving a Special Exception, the Board is authorized, but not required, to approve an applicant's request for a carport with a flat roof and/or metal exterior if the Board determines that a flat roof and/or metal exterior would be compatible with the neighborhood. The Board shall consider, among other things, the following characteristics:
 - a. The request is located on a lot platted before December 21, 1964, provided, however, a metal carport shall not be approved on a lot platted after said date; and
 - b. The existence, location and similar design of other carports in the immediate vicinity of the request.

3. If a request for a metal exterior is approved, the following design conditions shall be required:
 - c. A carport shall be constructed with aluminum or metal with baked enamel finish. The color of the carport shall match or replicate the trim of the principal structure.

- d. A carport shall have trim fascia on all exterior sides of the carport and shall have an internal gutter system.
 - e. The support columns for the carport shall be at least four inches by four inches or have at least a four-inch diameter.
4. For purposes of this subsection, a “flat roof” means a roof with a pitch of 2 ½ / 12 or less. If a request for a flat roof is approved, the roof materials, structural design or strength of materials shall be subject to approval of the Building Official. A rolled roof shall be prohibited.

C. FRONT OR EXTERIOR PORCH COVERS (Ord. 4207 / 3-5-2012)

- 1. A porch cover encroaching into the front or exterior side yard setback may be approved as a Special Exception if the Board determines that the porch cover would be compatible with the neighborhood. Porch covers exceeding 1/3 of the façade width and/or having a depth of more than eight feet are generally considered to be incompatible in the absence of other beneficial characteristics. A porch cover approved by a Special Exception shall comply with the design standards prescribed in Section 2-603.B.
- 2. The Board may approve a porch cover with a flat roof and a metal exterior if the Board determines that a flat roof and a metal exterior would be compatible with the neighborhood. When making its determination, the Board shall consider, among other things, the same characteristics enumerated in subsection B.2 of this Section. If approved, the porch cover shall comply with the design standards prescribed in subsection B.3 of this Section.

CITY OF MESQUITE

PLANNING OFFICE

Mailing Address: P.O. Box 850137
Mesquite, TX 75185-0137

Physical Address: 1515 N. Galloway Ave.
Mesquite, TX 75149-2300

Phone: (972)-216-6216

Fax: (972) 216-8109

Website: www.cityofmesquite.com

Board of Adjustment [https://www.cityofmesquite.com/DocumentCenter/View/12159/Board-](https://www.cityofmesquite.com/DocumentCenter/View/12159/Board-of-Adjustment-Application-Calendar)

Calendar: [of-Adjustment-Application-Calendar](https://www.cityofmesquite.com/DocumentCenter/View/12159/Board-of-Adjustment-Application-Calendar)

Citizen Self Service (CSS): <https://energov.cityofmesquite.com>

Engineering Design Manual: <https://www.cityofmesquite.com/2065/Engineering-Design-Manual>

Planning-Related <https://www.cityofmesquite.com/1250/Zoning-Ordinance>

Ordinances:

CSS Manuals: [How to Register for a CSS Account](#)

[How to Apply Online](#)

[Reviewing Comments and Resubmitting Online](#)

[How to Validate Your CAP Account](#)

Manuals: <https://www.cityofmesquite.com/543/Applications-and-Other-Resources>