

MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT, HELD MARCH 27, 2008, AT 6:30 P.M., AT CITY HALL, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jennifer Vidler, Vice Chairman Cindy Burkett, Regular Members Dianne Mendoza, Mike Travis, Lonnie Craine and Alternate Member Jack Akin

Absent:

Staff: Principal Planner Tammi Nunn, Planner Garrett Langford, Plans Examiner Larry Ewing and Assistant City Attorney Steve Crane

I. APPROVAL OF THE MINUTES OF THE JANUARY 24, 2008, MEETING

This item was tabled until the April 24, 2008, meeting.

II. APPROVAL OF THE MINUTES OF THE FEBRUARY 28, 2008, MEETING

Ms. Mendoza moved to approve the minutes of February 28, 2008 meeting. Mr. Akins seconded and the motion passed unanimously.

II. SPECIAL EXCEPTION

A. Case No. 3575

Conduct a public hearing to consider an application submitted by Jerry Daniel for a special exception to allow a carport to encroach 20 feet into the required 30-foot front yard setback located at 3209 Caribbean Drive.

Tammi Nunn, Principal Planner, presented the staff report. Staff found that the applicant's request met the criteria set out in the Mesquite Zoning Ordinance for a special exception because the property is located in a front-entry neighborhood with a single-car garage, which has been converted. Paved alley access is not available for access from the rear yard. There are several front yard carports within the subdivision and in very close proximity to the applicant's property.

Jerry Daniels presented the request on behalf of E.O. & Lorene Clouse, 3209 Caribbean. The Board discussed the case among themselves and with the applicant.

Ms. Vidler opened the public hearing asking if anyone wished to speak in favor of or in opposition to the request. As no one came forward to speak, Ms. Vidler closed the public hearing.

Ms. Burkett moved to approve the request as submitted. Mr. Travis seconded and the motion passed unanimously.

B. Case No. 3576

Conduct a public hearing to consider an application submitted by Metro Patio & Carport for a special exception to allow a carport to encroach 20 feet into the required 30-foot front yard setback, located at 3619 Emerald Dr.

Garrett Langford, Planner, presented the staff report. Staff found that the applicant's request met the criteria set out in the Mesquite Zoning Ordinance for a special exception because the property is located in a front-entry neighborhood with a single-car garage, which has been converted. Paved alley access is available that could provide driveway access from the rear yard. However, given the number of front yard carports within the subdivision it would be unreasonable to require the applicant to pursue a rear drive. Mr. Langford stated that were two responses in favor of the request.

Tom Freely, 4441 I-30, Mesquite, TX 75150, on behalf of Betty Walters, presented the request. The Board discussed the case among themselves and with the applicant.

Ms. Vidler opened the public hearing asking if anyone wished to speak in favor of or in opposition to the request. As no one came forward to speak, Ms. Vidler closed the public hearing.

Mr. Travis moved to approve the request as submitted. Mr. Craine seconded and the motion passed unanimously.

There being no further business for the Board, Chairman Vidler adjourned the meeting at 6:36 p.m.

Chairman, Jennifer Vidler