

MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT, HELD JANUARY 28, 2010, AT 6:30 P.M., AT CITY HALL, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

Present: Chairman Jennifer Vidler, Regular Members Dianne Mendoza, Lonnie Craine, Duddly Hargrove and Alternate Member David Fitzgerald

Absent: Regular Member Brian Hutcheson

Staff: Senior Planner Garrett Langford, Planner Elizabeth Butler, Planner Danielle Wonkovich, and Assistant City Attorney Steve Crane

I. APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2009, MEETING

Mr. Craine moved to approve the minutes of the December 3, 2009, Board meeting. Ms. Mendoza seconded and the motion passed unanimously.

II. SPECIAL EXCEPTION

A. **Case No. 3644**

**Conduct a public hearing to consider an application submitted by Daniel Carports on behalf of Jay Schnieder for a special exception to allow a front yard carport to encroach 13 feet into the 30-foot front yard setback at 3414 Caracas Drive.**

Elizabeth Butler, Planner, presented the staff report. The applicant is requesting a special exception to allow a front carport to encroach 13 feet into the required 30-foot front yard setback. The size of the carport is 25 feet by 21 feet, equating to a total area of 525 square feet. The carport will be large enough to cover two off-street vehicles. The attached one-car garage has been converted to living space. The property has alley access, however, the alley is unpaved and neighboring homes on the block do not utilize the alley for rear parking. The home was built in 1959 before off-street parking was required behind the building line. The subject property does not have sufficient room in the side yard to provide additional parking behind the building line. Additionally, there are a number of carports located throughout the neighborhood. Therefore, Staff recommends approval based on the request meeting the compatibility characteristics set forth in the Zoning Ordinance.

Ms. Butler stated that she received five responses from the property owner notices in favor of and one response in opposition to the request.

Jerry Daniel, Daniel Carports presented the request for the front carport. 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. Hargrove moved to approve the request as submitted. Mr. Fitzgerald seconded and the motion passed unanimously.

III. OTHER BUSINESS

A. **Election of Officers.**

By unanimous vote, the Board of Adjustment members elected Jennifer Vidler as Chairman, Dianne Mendoza as Vice-Chairman and Lonnie Craine as Secretary.

B. **Continuing Education**

Staff presented a presentation on the Board of Adjustment, jurisdiction, and procedure followed by discussions over the presented materials. No action was taken.

There being no further business for the Board, Chairman Vidler adjourned the meeting at 7:26 p.m.

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Chairman, Jennifer Vidler