

MINUTES OF THE CITY OF MESQUITE BOARD OF ADJUSTMENT, HELD MAY 27, 2010, AT 6:30 P.M., AT CITY HALL, 711 NORTH GALLOWAY AVENUE, MESQUITE, TEXAS

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

Staff: Planner Elizabeth Butler, Manager of Planning and Zoning Jeff Armstrong, Assistant City Attorney Paula Anderson, and Plans Examiner Larry Ewing

I. APPROVAL OF THE MINUTES OF THE APRIL 22, 2010, MEETING

Mr. Fitzgerald moved to approve the minutes of the April 22, 2010, Board meeting. Mr. Craine seconded and the motion passed unanimously.

II. SPECIAL EXCEPTION

A. **Case No. 3656**

Conduct a public hearing to consider an application submitted by Steve Snow for a special exception to allow an accessory structure at 4080 Faithon P. Lucas Boulevard to exceed the 1,000 square-foot size limitation by 200 square feet for a total of 1,200 square feet

Elizabeth Butler, Planner, presented the staff report. Staff found that the request meets the criteria set out in the Zoning Ordinance for an oversize accessory structure. The subject property is a 5-acre lot in an Agricultural zoning district. The topography of the land and trees on the lot will screen the building from street view, minimizing any potential visual impact of the accessory building to the street or neighboring homes. Ms. Butler stated that she received three responses from the property owner notices in favor of the request.

The applicant, Steve Snow, spoke saying that the land had an agricultural exemption. The accessory building would be used to store trailers, tractors, and feed in order to get them out of sight.

Mr. Fitzgerald inquired about the existing accessory structure. Mr. Snow responded that it was an accessory building that was built before the property was part of the city and was used to store hay. He planned to demolish it when the new building is built.

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

Ms Vidler commented that she had no problem with the request and noted that the building will not come close to covering 35% of the lot.

Ms. Mendoza moved to approve the request. Mr. Hargrove seconded and the motion passed unanimously.

There being no further business for the Board, Chairman Vidler adjourned the meeting at 6:35 p.m.

Chairman, Jennifer Vidler

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