



**BOARD OF ADJUSTMENT PRE-MEETING
CITY COUNCIL BRIEFING ROOM**

757 North Galloway Avenue
Mesquite, Texas

May 22, 2025 – 6:15 P.M.

Discussion of Items on the Regular Agenda

**BOARD OF ADJUSTMENT REGULAR MEETING
CITY COUNCIL CHAMBERS**

757 North Galloway Avenue
Mesquite, Texas

May 22, 2025 – 6:30 P.M.

AGENDA

Pursuant to Section 551.071 of the *Texas Government Code*, the Board of Adjustment may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this Agenda.

CALL TO ORDER

1. ROLL CALL

BOARD PROCEDURES

2. 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 AGENDA (non-public hearing items) or any matter not listed on the 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.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Board of Adjustment or any individual wish to discuss any item, said item may be removed from the Consent Agenda by a motion of the Board of Adjustment.

4. APPROVAL OF MINUTES.

Discuss and consider approval of the minutes of the April 24, 2025, Board of Adjustment meeting.

PUBLIC HEARINGS- UNCONTESTED CASES

5. BOA0325-0461 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Pam Anastopulos for a Special Exception for reasonable accommodation to allow an oversized front carport to exceed the maximum size of 400 feet by 40 square feet for a total size of 440 square feet. (Ti'Ara Clark, Planner).

6. BOA0425-0465 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Henry Diaz for a Special Exception to allow a rear oversized accessory structure to exceed the maximum size of 500 feet by 495 square feet for a total of 995 square feet, located at 1613 Possum Fire Trail. (Ti'Ara Clark, Planner).

7. BOA0425-0466 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Carolyn Stoddard for a Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 1,180 square feet for a total size of 1,680 square feet and the maximum height of 15 feet by 7 feet for a total height of 22 feet, located at 2032 Wilkinson Road and 2300 Wilkinson Road. (John Cervantes, Senior Planner).

PUBLIC HEARINGS- CONTESTED CASES

No contested cases.

OTHER BOARD BUSINESS

8. Next Board of Adjustment Meeting: June 26, 2025.

At the conclusion of business, the Chairman shall adjourn the meeting.

**** City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. ****
To make arrangements, call the City Secretary's office at (972) 216-6244 or 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code, any member of the public wishing to address the Board through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Junta a través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE OF POSTING

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached agenda for the Board of Adjustment meeting to be held **May 22, 2025**, was posted in compliance with Chapter 551 of the Texas Government Code ("Texas Open Meetings Act") on the bulletin boards at the Municipal Center and City Hall by **May 19, 2025, before 6:00 p.m.** (a minimum of 72-hours prior to the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning

April 24, 2025

MINUTES

**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	Kournie Airheart	☒ Present In-Person	☐ Absent
Position No. 2	William Augustine	☒ Present In-Person	☐ Absent
Position No. 3	Andrew Williams	☒ Present In-Person	☐ Absent
Position No. 4	Jesse Barahona	☒ Present In-Person	☐ Absent
Position No. 5	Jack Akin	☐ Present In-Person	☒ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Vacant	☐ Present In-Person	☐ * Absent (* Attendance Required: ☐ No ☐ Yes)
Alternate No. 2	Vacant	☐ Present In-Person	☐ * Absent (* Attendance Required: ☐ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development Services	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
John Cervantes	Senior Planner	☒ Present In-Person
Ti'Ara Clark	Planner	☒ Present In-Person
David Paschall	City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide Planning & Development.	☒ Present In-Person

ATTENDANCE NOTES: The meeting was called to order at 6:30 PM

CALL TO ORDER

1. Administrative Aide of Planning & Development Services Millie Laird called roll call and declared a quorum was present.

BOARD PROCEDURES

2. The Chair made a public announcement regarding the Board's procedures.

PUBLIC COMMENTS

3. No comments.

BOARD BUSINESS**CONSENT AGENDA****4. APPROVAL OF MINUTES**

Discuss and consider approval of the March 27, 2025, Board of Adjustment meeting minutes.

ACTION

Boardmember Augustine made a motion to approve the minutes; Boardmember Williams seconded; the motion carried 4-0.

PUBLIC HEARINGS- UNCONTESTED CASES**~~5. BOA0325-0461 – SPECIAL EXCEPTION~~**

~~Conduct a public hearing to consider an application submitted by Pam Anastopulos for a Special Exception to allow an oversized front carport to exceed the maximum size of 400 feet by 40 square feet for a total size of 440 square feet, located at 6 Ginger Circle. (Ti'Ara Clark, Planner).~~

~~ITEM WILL BE RENOTICED FOR THE MAY 22, 2025, BOARD OF ADJUSTMENT MEETING.~~

This item was not presented to the Commission due to being renoticed for the next Board of Adjustment Meeting.

PUBLIC HEARINGS- CONTESTED CASES**6. BOA0125-0459 – VARIANCE**

Conduct a public hearing to consider an application submitted by Wayne Connatser for a Variance to allow an accessory structure to encroach into the five-foot interior side yard setback by four feet and four inches, located at 814 Meandering Way. (John Cervantes, Senior Planner).

DISCUSSION

Boardmemeber Airheart asked about the previous structure and whether it had met setback specifications; Mr. Cervantes stated that based upon the size, it appears to have met the requirements.

APPLICANT

Wayne Connatser spoke to the Board explaining that he was unaware of permitting requirement for a replacement structure.

PUBLIC HEARING

Chairwoman Airheart opened the public hearing.

Troy Connatser, 8810 Green Tree, Rowlett, TX, brother of the applicant, spoke to the Commission in regard to the reason for building the structure within the current proximity from the property line.

No one else came forward; public hearing was closed.

ACTION

Boardmember Augustine motioned to deny the variance; Boardmember Barahona seconded. The motion carried 4-0.

OTHER BOARD BUSINESS

7. Next Board of Adjustment Meeting: May 22, 2025

Chairwoman Airheart adjourned the meeting at 6:48 P.M.

Chairwoman Kourtnie Airheart



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0325-0461
REQUEST: A request for a Special Exception for a reasonable accommodation to allow an oversized front carport.
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 22, 2025

GENERAL INFORMATION

Applicant: Pam Anastopulos
Property Owner: Pam Anastopulos
Location: 6 Ginger Circle

SITE BACKGROUND

Legal Description: Skyline 1, Block 11, Lot 16
Size: 0.33 acres/ 14,490 square feet
Zoning: R-3, Single Family Residential
Existing Land Use: Single Family Home
Zoning History: 1960 – Zoned to R-3 – Single Family Residential
1961 – Platted

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Single Family Residential
SOUTH:	R-3, Single Family Residential	Single Family Residential
EAST:	R-3, Single Family Residential	Single Family Residential
WEST:	R-3, Single Family Residential	Single Family Residential

CASE SUMMARY

In early 2025, the applicant constructed a 440-square-foot carport in the exterior side yard without undergoing the proper permitting process. Believing they were in compliance with the Mesquite Zoning Ordinance (MZO), the applicant mistakenly built the structure according to the 500-square-foot size limit allowed for rear carports, rather than the standards for front carports. However, under the MZO, carports located in the side yard must comply with front carport regulations. A front carport is defined as a structure built between the principal building and the front or side lot lines over an approved driveway surface. Since this carport is located in the exterior side yard of the home, it qualifies as a front carport and is therefore subject to the 400-

square-foot maximum allowance. I will also mention that the subject property is located in one of the Pre-Approved Subdivisions that allow front carports by right.

The applicant is requesting a Special Exception for reasonable accommodation to allow the existing 440-square-foot carport. While the MZO generally does not allow a Special Exception for oversized front carports, the Board of Adjustment may grant one when necessary to accommodate a person with a disability. In this case, the carport's size is intended specifically to meet the needs of a household member with a disability by providing sufficient space for accessible vehicle loading and unloading. According to the applicant, the additional square footage is also needed to cover vehicles used by family and visitors and to ensure safer, more accessible entry and exit for the individual with a disability.

MESQUITE ZONING ORDINANCE

SEC. 2-603.E.4.F: PERMITTED MODIFICATIONS – SPECIFIC STRUCTURES

Generally, the Board of Adjustment is not authorized to grant a Special Exception for an oversized front carport. However, in some circumstances, an oversized front carport may be approved. See Special Exceptions for persons with disabilities (Section 5-205) and Variances (Section 5-207).

SEC. 5-205.L: REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES, APPROVAL STANDARDS

1. The applicant (or the person on whose behalf the applicant is requesting the accommodation) suffers from a disability as defined by the Fair Housing Act, as amended; and
2. The applicant (or the person on whose behalf the applicant is requesting the accommodation) demonstrates that the accommodation is both reasonable and necessary. An accommodation under this section is "necessary" if without the accommodation, the applicant will be denied an equal opportunity to obtain the housing of his or her choice.

STAFF COMMENTS:

According to Section 2-603.E of the Mesquite Zoning Ordinance (MZO), front carports are limited to 400 square feet and must be setback 10 feet from the exterior side property line. The Board of Adjustment is not authorized to grant a Special Exception for an oversized front carport under normal circumstances. However, the MZO does allow for an exception as a reasonable accommodation for persons with disabilities. The applicant has provided documentation confirming that a person with a disability resides at 6 Ginger Circle. After consulting with the city's Legal Department, Staff has determined that the applicant qualifies for a reasonable accommodation.

SEC. 5-206.L: SPECIAL EXCEPTION APPROVAL STANDARDS

- 1) Special Exceptions.

Special Exceptions may be granted as set out in this Zoning Ordinance, when the Board finds that the special exception:

- a. will allow greater use and enjoyment of property; and
- b. without creating adverse impacts on adjacent properties; and
- c. that it will be compatible with the surrounding neighborhood; and

when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.

STAFF COMMENTS:

Staff believes the oversized front carport supports the applicant's use and enjoyment of the property, particularly by enhancing accessibility for the household member with a disability. Additionally, Staff does not anticipate any adverse impact on adjacent properties, given that the property adheres to the setback requirements. The carport is also compatible in size with similar structures in the surrounding neighborhood.

PERMITS

2025 – Building (Residential)

STAFF RECOMMENDATION

Staff recommends approval of a Special Exception for a reasonable accommodation to allow an oversized front carport that exceeds the maximum square footage of 400 square feet by 40 feet for a total size of 440 square feet.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of May 15, 2025, there have been no returned notices.

ATTACHMENTS

- 1. Aerial Map
- 2. Public Notification Map
- 3. Site Photos
- 4. Application Materials

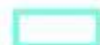
ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Pam Anastopulos
Location: 6 Ginger Circle
DCAD: 38183500110160000
Request: Special Exception for a
reasonable accomodation to allow
a front carport.

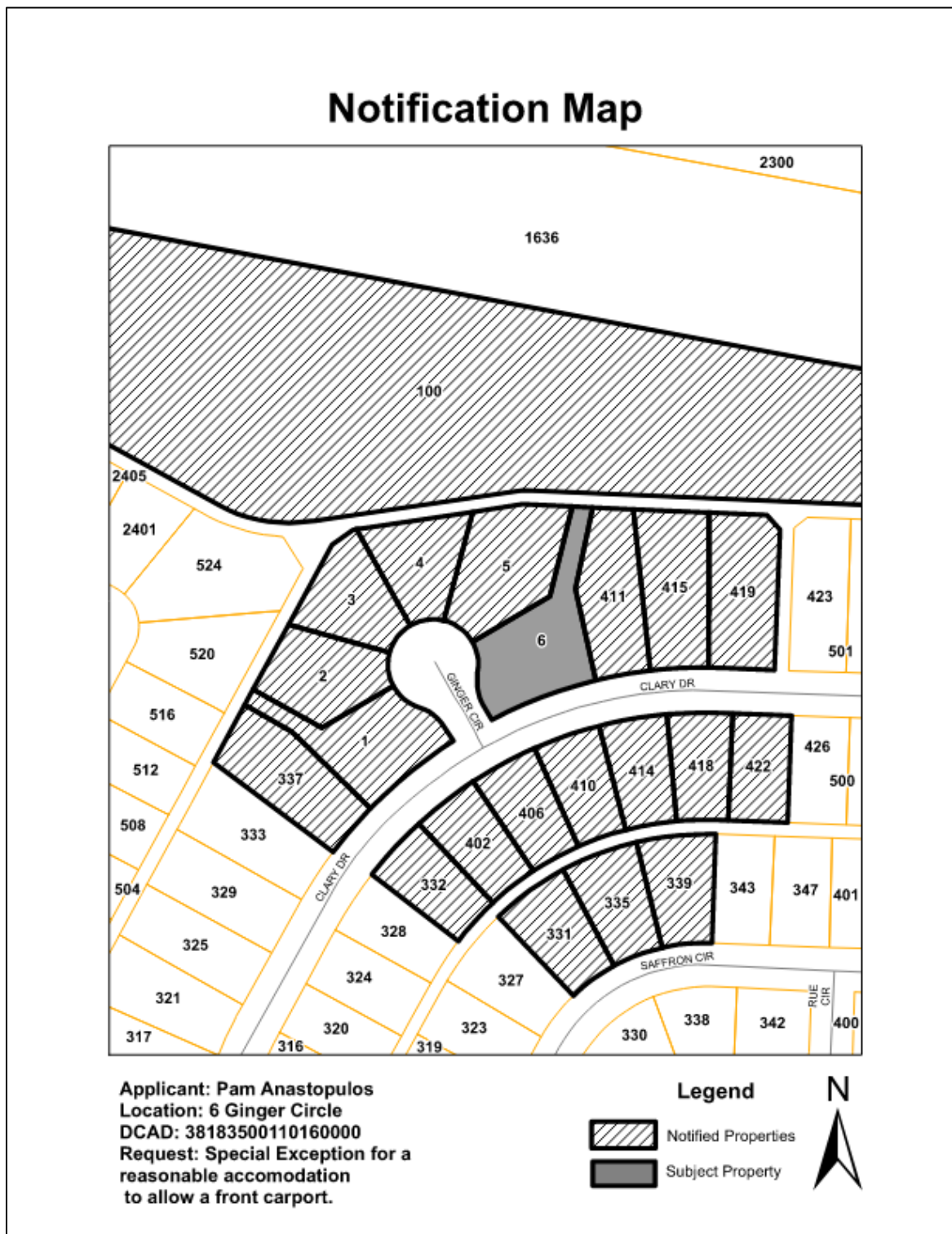
Legend

 Subject Property

0 5 10 20 30 40
Feet



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – SITE PHOTOS



Front view of the subject property, facing east



Exterior side view of the subject property, facing north

ATTACHMENT 4 – APPLICATION MATERIALS

 MESQUITE T E X A S Real. Texas. Service.	City of Mesquite Board of Adjustment Application
Please print legibly. This application can also be completed online at https://www.cityofmesquite.com/DocumentCenter/View/7724/Board-of-Adjustment---Application-for-General-Special-Exceptions-and-Variations.	
Application Checklist	
☐ Completed Application ☐ Site Plan/Drawing ☐ Site Plan Checklist (Page 7) ☐ Application Fee	
☐ Owner Authorization Form (Page 6)	
Property Information – Where the residence is located	
Physical Address: <u>6 Ginger Circle</u> City, State: <u>Mesquite, Texas</u>	
Zip Code: <u>75149</u>	
Applicant Information – The person filling out the application	
First Name: <u>Pamela</u> Last Name: <u>Anastopoulos</u>	
Phone Number: <u>972-877-0941</u> Email Address: <u>48pammi@gmail.com</u>	
I would like an interpreter 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: _____	
Office Use Only	
Subdivision: _____ Block: _____ Lot: _____	
Size of Property: _____ Square Feet When was the property platted: _____	
Date Received: _____ Project Intake: _____ Case Number: <u>BOA</u>	
☐ Special Exception (\$200) ☐ Residential Variance (\$250) ☐ Non-Residential Variance (\$750) ☐ Appeals (\$500)	

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ATTACHMENT 4 – APPLICATION MATERIALS

Structure Types

Check all that applies

Residential Uses

☒ Owner / Rental Occupied

☐ Community Home / Group Home

☐ Home business / occupation

Nonresidential Use

Proposed / Existing Use

Main Structure

☐ Room Addition

☐ Garage Addition

☐ New Residence

Nonconforming

☐ Use

☐ Premise

☐ Structure

Residential

☐ Rear Carport

☐ Storage Building

☐ Detached Garage

☐ Patio Cover

☒ Oversized Accessory Structure

☐ Accessory Dwelling Unit

☐ Garage Conversion

Non-Residential

☐ Off-Site Parking

☐ Joint Use Parking

☐ Parking Reduction

☐ Flag Poles >75 Ft

☐ Reverse Vending Machine

☐ Oversized Accessory Structure

☐ New Structure

Other

☐ Fencing

☐ Temporary Uses

☐ Tree Preservation

☐ Oversized Antenna

☐ Lighted Game Courts

☐ Livestock

Height of Structure: 9' At House 7' front Feet Size of Structure: 440 Square Feet

Roof Pitch (If applicable): —

Describe Materials Used:

3/16" thick 3" square tubing post 2x6" C-purling R-panel

Affected Part(s) of the Property

☐ Interior Side Yard

☐ Front Yard

☒ Exterior Side Yard

☐ Rear Yard

Will it

☐ Exceed Maximum Height?

☒ Exceed Maximum Size?

Status

☒ Existing

☐ Proposed

Describe the structure and its purpose:

Carport for 2 car driveway

ATTACHMENT 4 – APPLICATION MATERIALS

COMPLETE FOR SPECIAL EXCEPTIONS ONLY.

Requests for a Special Exception may be granted after the Board of Adjustment have found the following to be true. Please answer the following questions to the best of your ability.

Will the Special Exception allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties?

☒ Yes ☐ No

If yes, how?

my friends that visit can park under carport

Will the Special Exception be compatible with the surrounding neighborhood?

☒ Yes ☐ No

If yes, how?

it looks great many compliments from many people neighbors love it and want one also others in the neighborhood have similar structures

ATTACHMENT 4 – APPLICATION MATERIALS

COMPLETE FOR VARIANCES ONLY.

In order to grant a zoning variance from the terms of this Zoning Ordinance the Board must find that:

1. The variance is not contrary to the public interest.

☐ Yes ☒ No

If no, explain:

it looks great it accents the house well

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

☐ Yes ☒ No

Explain how.

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OWNER AUTHORIZATION FORM

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 Board of Adjustment Application packet.

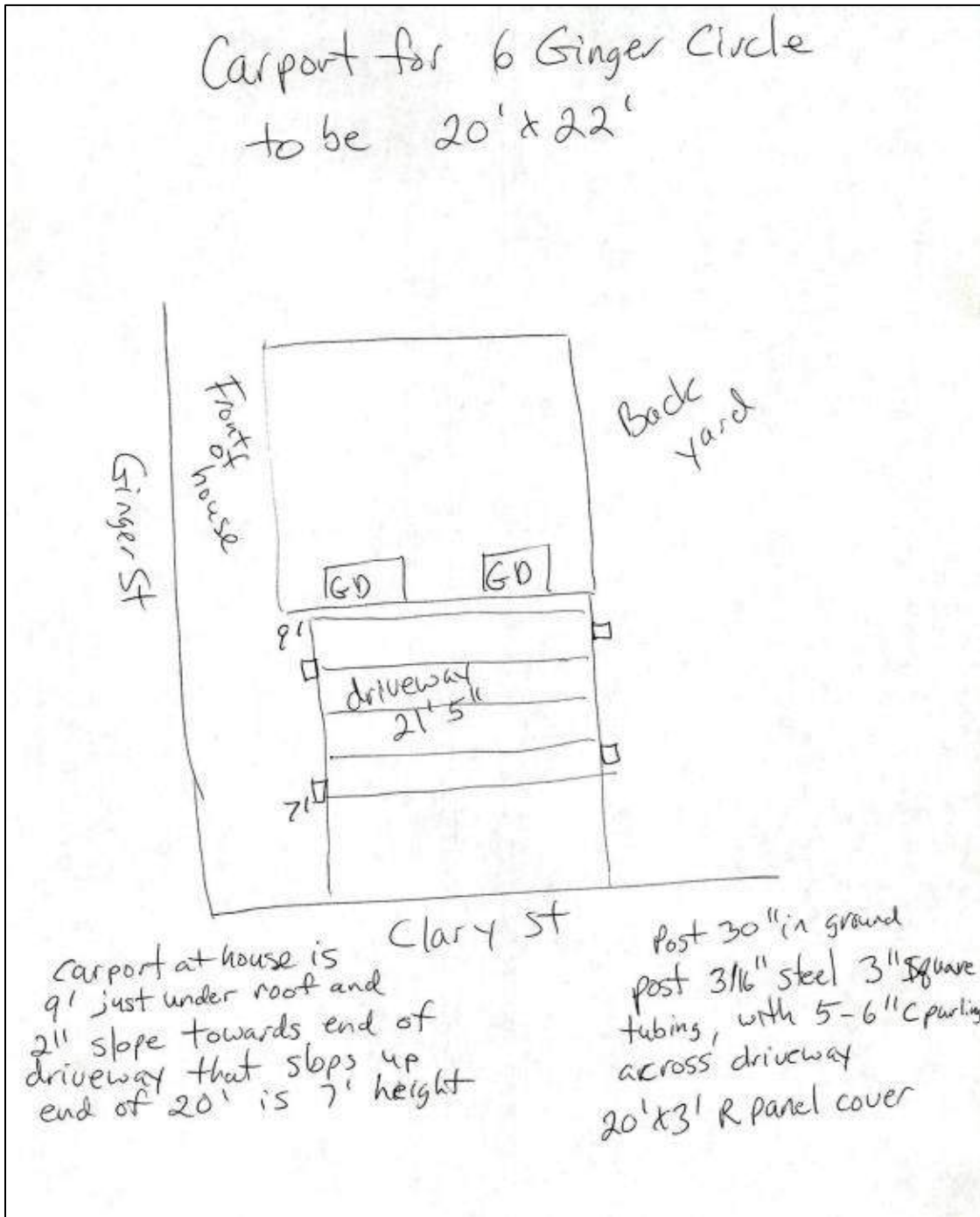
Property Owner: Pamela Anastopoulos Phone Number: 972-877-0941
Address: 6 Ginger Circle
Mesquite, TX 75149 Email Address: 48pammie@gmail.com
Signature: Pamela Anastopoulos

ATTACHMENT 4 – APPLICATION MATERIALS



Applicant's Disabled Parking Placard

ATTACHMENT 4 – APPLICATION MATERIALS





PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0425-0465
REQUEST: Special Exception to allow a rear oversized accessory structure to exceed the maximum size of 500 feet by 495 square feet for a total of 995 square feet.
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 22, 2025

GENERAL INFORMATION

Applicant: Henry Diaz
Property Owner: Henry Diaz
Location: 1613 Possum Fire Trail

SITE BACKGROUND

Legal Description: Solterra Phase 1E, Block D, Lot 24
Size: 14,068.97 square feet
Zoning: PD-R-2A, Single Family Residential (Ord. 4818)
Existing Land Use: Single Family Residential
Zoning History: 1984 – Annexed
2002 – Zoned to Agricultural
1920 – Zoned to PD-R-2A, Single Family Residential (Ord. 4818)

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Single Family Residential
SOUTH:	R-3, Single Family Residential	Single Family Residential
EAST:	R-3, Single Family Residential	Single Family Residential
WEST:	R-3, Single Family Residential	Single Family Residential

CASE SUMMARY

The applicant is requesting Special Exceptions to allow the construction of a 995-square-foot oversized accessory structure in the rear yard to store personal luxury vehicles in an enclosed four (4) car garage, in the newly developed Solterra Phase 1E Subdivision. The rear yard

measures approximately 4,958 square feet, measured from the rear building line of the home. The proposed accessory structure would occupy 20.1% of the rear yard.

Under the Mesquite Zoning Ordinance, the maximum size for a single accessory structure is 500 square feet, and the total square footage of all accessory structures cannot exceed 35% of the yard in which they are located. The requested Special Exception would permit a structure that exceeds the maximum size by 495 square feet. The proposed structure complies with all applicable height and setback requirements.

The applicant has notified the Solterra Homeowner Association of their request and received conditional approval, contingent upon the accessory structure matching the building materials and aesthetic of the primary residence. Additionally, the applicant has confirmed with Staff that the structure will be used solely for storage and not for vehicle repair.

MESQUITE ZONING ORDINANCE

SEC. 2-604.A: OVERSIZED ACCESSORY STRUCTURE

The Board of Adjustment may authorize an oversized accessory structure, which shall be any structure which exceeds the height, size or coverage limits as set out in Section 2-602. An existing accessory building shall not become an oversized structure due to the attachment of a minor building with separate entrances. Buildings exceeding 10% of the lot area are generally considered incompatible.

STAFF COMMENTS:

According to Section 2-602.A of the Mesquite Zoning Ordinance (MZO), the maximum allowable size for a residential accessory structure is 500 square feet, and the combined lot coverage of all accessory structures may not exceed 35% of the yard in which they are located—unless otherwise approved through a Special Exception.

The applicant is proposing a 995-square-foot accessory structure, which exceeds the maximum permitted size by 495 square feet. While oversized, the structure would occupy approximately 7% of the total lot area, remaining within the 10% threshold outlined in Section 2-604.A. Additionally, the total rear yard coverage by accessory structures would be approximately 20.1%, which complies with the MZO's 35% rear yard coverage limit.

SEC. 5-206.L: SPECIAL EXCEPTION APPROVAL STANDARDS

1) Special Exceptions.

Special Exceptions may be granted as set out in this Zoning Ordinance, when the Board finds that the special exception:

- a. will allow greater use and enjoyment of property; and
- b. without creating adverse impacts on adjacent properties; and
- c. that it will be compatible with the surrounding neighborhood; and

when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.

STAFF COMMENTS:

According to the applicant, the new structure would allow greater use and enjoyment of the property, as it would provide vehicle storage in the rear yard. Staff does not anticipate any adverse impacts on the adjacent properties.

PERMITS

2024 – Building (Home)
2024 – Electrical
2024 – Plumbing
2024 – Mechanical
2025 – Plumbing (Irrigation)
2025 – Building (Accessory Structure)

STAFF RECOMMENDATION

Staff recommends approval of a Special Exception to allow an accessory structure to exceed the maximum size of 500 square feet by 495 square feet for a total of 995 square feet.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of May 15, 2025, there have been no returned notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Site Photos
4. Application Materials

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Henry Diaz
Location: 1613 Possum Fire Trail
DCAD: 381945500D0240000
Request: Special Exception for a
rear oversized accessory structure.

Legend

 Subject Property

0 5 10 20 30 40
Feet



The map displays a series of land parcels, many of which are shaded with diagonal lines. A specific parcel, 1613, is highlighted in solid gray. The parcels are bounded by several streets: POSSUM FIRE TRL runs along the top and left sides; TREE HOUSE TRL is a horizontal street; HARMONY PINE WAY runs horizontally across the middle; and SOLTERRA BLVD runs along the bottom. The parcels are identified by their lot numbers, which are printed within or adjacent to the boundaries. A north arrow is positioned in the upper left corner of the map.



ATTACHMENT 3 – SITE PHOTOS



Front view of the subject property



Rear view of the subject property from the alley

ATTACHMENT 4 – APPLICATION MATERIALS



City of Mesquite Board of Adjustment Application

Please print legibly. This application can also be completed online at
<https://www.cityofmesquite.com/DocumentCenter/View/7724/Board-of-Adjustment---Application-for-General-Special-Exceptions-and-Variances>.

Application Checklist

- ☒ Completed Application ☒ Site Plan/Drawing ☒ Site Plan Checklist (Page 7) ☒ Application Fee
☒ Owner Authorization Form (Page 6)

Property Information – Where the residence is located

Physical Address: 1613 possum fire trail City, State: Mesquite, Texas
Zip Code: 75181

Applicant Information – The person filling out the application

First Name: Henry Last Name: Diaz
Phone Number: 469)343)7121 Email Address: _____
I would like an interpreter 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: _____

Office Use Only

Subdivision: _____ Block: _____ Lot: _____
Size of Property: _____ Square Feet When was the property platted: _____
Date Received: _____ Project Intake: _____ Case Number: BOA
☒ Special Exception (\$200) ☐ Residential Variance (\$250) ☐ Non-Residential Variance (\$750) ☐ Appeals (\$500)

ATTACHMENT 4 – APPLICATION MATERIALS

Structure Types

Check all that applies

Residential Uses	☒ Owner / Rental Occupied	☐ Community Home / Group Home	☐ Home business / occupation
Nonresidential Use	Proposed / Existing Use _____		
Main Structure	Residential	Non-Residential	Other
☐ Room Addition	☐ Rear Carport	☐ Off-Site Parking	☐ Fencing
☐ Garage Addition	☐ Storage Building	☐ Joint Use Parking	☐ Temporary Uses
☐ New Residence	☒ Detached Garage	☐ Parking Reduction	☐ Tree Preservation
Nonconforming	☐ Patio Cover	☐ Flag Poles >75 Ft	☐ Oversized Antenna
☐ Use	☐ Oversized Accessory Structure	☐ Reverse Vending Machine	☐ Lighted Game Courts
☐ Premise	☐ Accessory Dwelling Unit	☐ Oversized Accessory Structure	☐ Livestock
☐ Structure	☐ Garage Conversion	☐ New Structure	

Height of Structure: _____ Feet Size of Structure: _____ Square Feet

Roof Pitch (If applicable): 15

Describe Materials Used:

Brick casa Blanca king heritage

Shingles heritage rustic black architectur

Affected Part(s) of the Property

- | | |
|---|---|
| ☐ Interior Side Yard | ☐ Front Yard |
| ☐ Exterior Side Yard | ☒ Rear Yard |

Will it

- | |
|---|
| ☐ Exceed Maximum Height? |
| ☐ Exceed Maximum Size? |

Status

- | |
|-----------------------------------|
| ☐ Existing |
| ☐ Proposed |

Describe the structure and its purpose:

4 car garage

Height of structure. 15

Square feet. 990

ATTACHMENT 4 – APPLICATION MATERIALS

COMPLETE FOR SPECIAL EXCEPTIONS ONLY.

Requests for a Special Exception may be granted after the Board of Adjustment have found the following to be true. Please answer the following questions to the best of your ability.

Will the Special Exception allow greater use and enjoyment of the property without creating adverse impacts on adjacent properties?

☐ Yes ☐ No

If yes, how?

Will the Special Exception be compatible with the surrounding neighborhood?

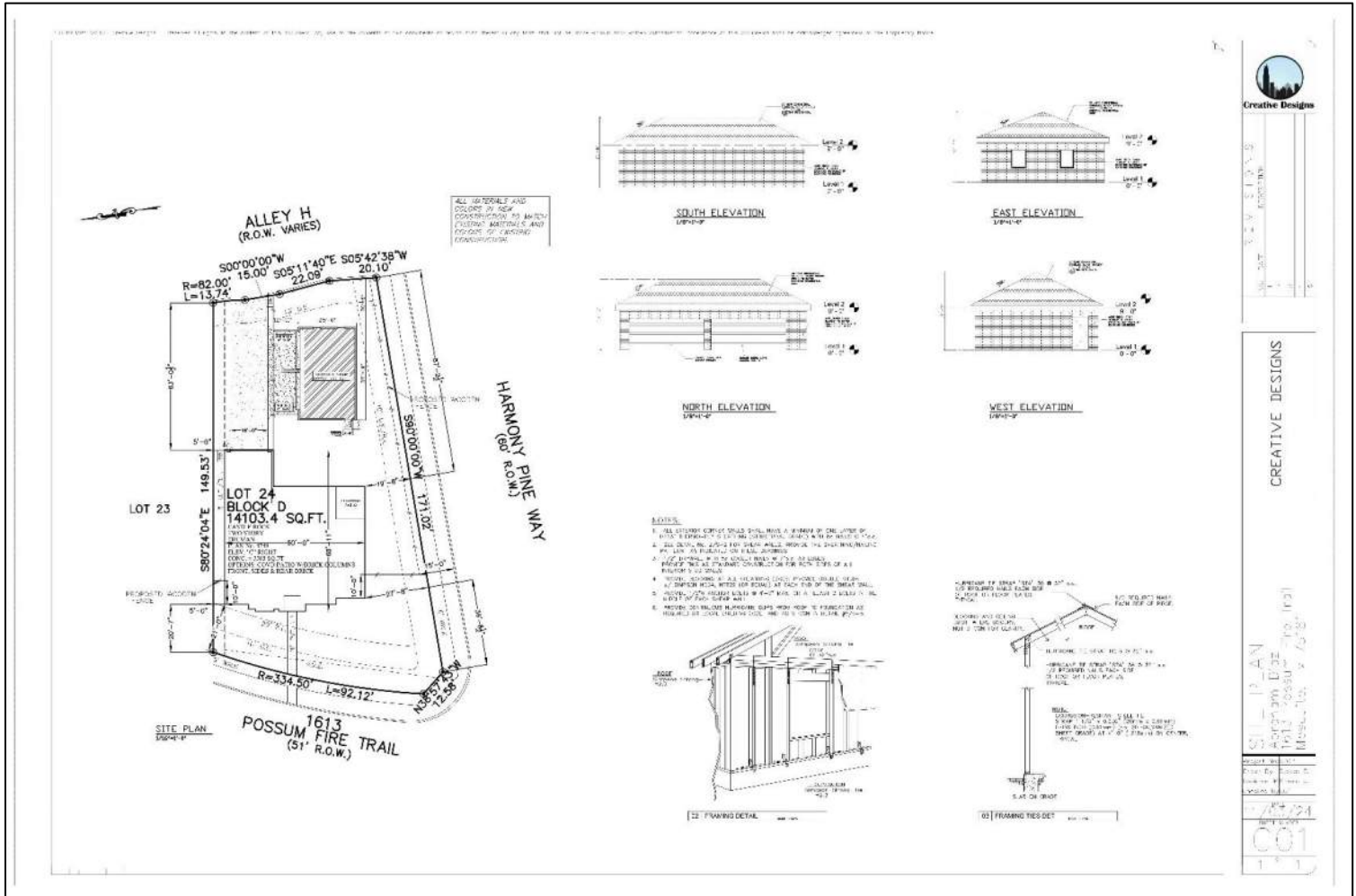
☐ Yes ☒ No

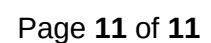
If yes, how?

It s going to look exactly the same as the

House same brick same roof same material

ATTACHMENT 4 – APPLICATION MATERIALS







FILE NUMBER: BOA0425-0466
REQUEST: Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 1,180 square feet for a total size of 1,680 square feet and the maximum height of 15 feet by 7 feet for a total height of 22 feet.
CASE MANAGER: John Cervantes, Senior Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 22, 2025

GENERAL INFORMATION

Property Owner: Alameda Jane Cole Family Trust, DCJC 2300 Wilkinson Series LLC, and Series of DCJC Investments LLC
2302 Wilkinson Rd and 2300 Wilkinson Rd
Applicant: Carolyn Stoddard
Location: 2030 Wilkinson Road and 2032 Wilkinson Road

SITE BACKGROUND

Legal Description: Unplatted, Benjamin Beckner Abstract 167 on Page 240
Size: ~30 acres
Zoning: R-1, Single Family Residential
Zoning History: 1959 – Annexed and Zoned R-1, Single Family

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-1, Single Family Residential	Low-Density Residential
SOUTH:	R-1, Single Family Residential	Low-Density Residential
EAST:	R-1, Single Family Residential	Low-Density Residential
WEST:	R-1, Single Family Residential	Parks, Open Space, Drainage

CASE SUMMARY

The applicant is requesting a Special Exception to allow the construction of a 1,680-square-foot detached garage (measuring 42 feet by 40 feet) in the rear yard. The proposed garage will be located approximately 25 feet from the primary residence and will have a height of 22 feet. The structure is proposed to be constructed of metal.

In accordance with the Mesquite Zoning Ordinance, the minimum setback requirements for accessory structures in the R-1, Single Family Residential District are 5 feet from interior side property lines and 3 feet from rear property lines. The applicant intends to plat the property to adjust the existing lot lines between 2030 Wilkinson Road and 2032 Wilkinson Road. Following this adjustment, the resulting lot will have a depth of approximately 248.1 feet and a frontage of 115.78 feet. The proposed site plan reflects an interior side yard setback of 38.5 feet and a rear yard setback of 45.5 feet, which both exceed the minimum required setbacks.

All other development standards and regulations applicable to the Single Family Residential Zoning District will be met with the proposed development.

MESQUITE ZONING ORDINANCE

SEC. 2-604.A: OVERSIZED ACCESSORY STRUCTURE

The Board of Adjustment may authorize an oversized accessory structure, which shall be any structure which exceeds the height, size or coverage limits as set out in Section 2-602. An existing accessory building shall not become an oversized structure due to the attachment of a minor building with separate entrances. Buildings exceeding 10% of the lot area are generally considered incompatible.

STAFF COMMENTS:

Pursuant to Section 2-602.A of the Mesquite Zoning Ordinance (MZO), properties within the R-1, Single Family Residential district are subject to a maximum permitted size of 500 square feet for any individual accessory structure. In addition, the cumulative lot coverage of all accessory structures is limited to 35 percent of the yard area in which the structures are located, unless otherwise approved through a Special Exception.

The applicant is proposing an accessory structure measuring 1,680 square feet, which exceeds the maximum allowable size by 1,180 square feet. Once the properties are platted, the accessory structure would account for less than 6 percent of the total lot area. According to the submitted plans, the applicant also has a rear patio with an approximate area of 410 square feet (17.9 feet by 23 feet). The total square footage of all existing and proposed accessory structures located within the rear yard is approximately 2,090 square feet. The rear yard itself is roughly 14,000 square feet in size, resulting in a total accessory structure coverage of less than 15 percent, which is within the allowable 35 percent coverage limit.

SEC. 5-206.L: SPECIAL EXCEPTION APPROVAL STANDARDS

1) Special Exceptions.

Special Exceptions may be granted as set out in this Zoning Ordinance, when the Board finds that the special exception:

- a. will allow greater use and enjoyment of property; and

- b. without creating adverse impacts on adjacent properties; and
 - c. that it will be compatible with the surrounding neighborhood; and
- when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.

STAFF COMMENTS:

According to the applicant, the new structure would allow greater use and enjoyment of the property, as it would provide storage in the rear yard. Staff does not anticipate any adverse impacts on the adjacent properties.

PERMITS

1968: Accessory Structure
1990: Plumbing Permit
1998: Accessory Structure
2008: Foundation Repair

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 1,180 square feet for a total size of 1,680 square feet and the maximum height of 15 feet by 7 feet for a total height of 22 feet, with the condition that the property be platted and the accessory structure and principal structure are located on the same lot.

PUBLIC NOTICE

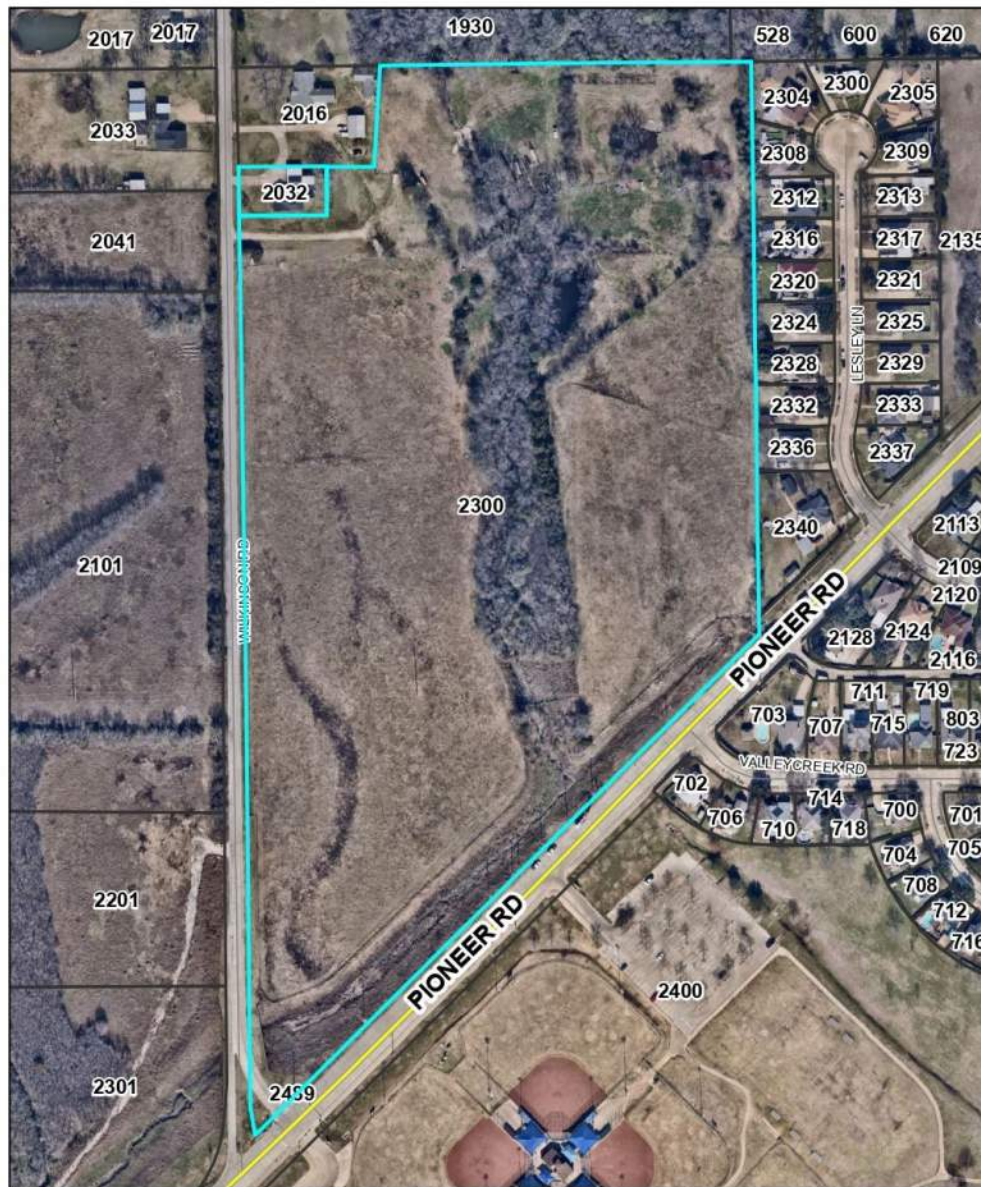
Staff mailed notices to property owners within 200 feet of the subject property. As of May 16, 2025, Staff has not received any returned notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Site Photos
4. Application Materials

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 2032 Wilkinson Rd and 2300 Wilkinson Rd

Legend

 Subject Property

0 70 140 280 420 560 Feet



 Subject Properties Notice Area

ATTACHMENT 3 – SITE PHOTOS



View of the subject property from Wilkinson Road, facing southeast.



View of subject property from Wilkinson Road, facing east.

