



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

757 North Galloway Avenue

Mesquite, Texas

January 22, 2026 – 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

January 22, 2026 – 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

PUBLIC COMMENTS

2. 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.

BOARD BUSINESS

3. ELECTION OF BOARD OFFICERS

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#), the Board shall make nominations and vote to elect the following Board officer positions to serve until December 31, 2026:

- Chairperson
- Vice-Chairperson

NOTE: A regular member may serve again as Chair or Vice-Chair for consecutive terms.
[See Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#).]

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 September 25, 2025, Board of Adjustment meeting.

PUBLIC HEARINGS- UNCONTESTED CASES

6. BOA1225-0486 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by The Charles Morgan Group, LP, on behalf of 16230 LBJ Freeway, LLC., for a Special Exception to allow two 150-foot steel flagpoles on the site of the Lone Star Cadillac of Mesquite car dealership, exceeding the 75-foot height limit, located at 16190 LBJ Freeway (IH-635). (Carolyn Horner, Senior Planner).

7. BOA1225-0487 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by The Charles Morgan Group, LP, on behalf of 16230 LBJ Freeway, LLC., for a Special Exception to allow two 150-foot steel flagpoles on the site of the Lone Star Cadillac of Mesquite car dealership, exceeding the 75-foot height limit, located at 16160 LBJ Freeway (IH-635). (Carolyn Horner, Senior Planner).

PUBLIC HEARINGS- CONTESTED CASES

No contested cases.

OTHER BOARD BUSINESS

8. Next Board of Adjustment Meeting: February 26, 2026.

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, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Board of Adjustment meeting to be held January 22, 2026, 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 January 16, 2026, (at least three (3) business days prior to the date of 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 three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

September 25, 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

Ti'Ara Clark	Planner	☒ Present In-Person
Elizabeth Douglas	Planner	☒ Present In-Person
Garrett Langford	Assistant Director	☒ Present In-Person
David Paschall	City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide	☒ Present In-Person

ATTENDANCE NOTES: The meeting was called to order at 6:34 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 August 28, 2025, Board of Adjustment meeting minutes.

ACTION

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

REQUEST FOR RECONSIDERATION**5. BOA0925-0479, REQUEST FOR RECONSIDERATION OF BOA0625-0473-APPLICATION FOR VARIANCE**

Discuss the written request for reconsideration submitted by Jose Leones and consider whether to reconsider the original matter. The original application, BOA0625-0473, requested a Special Exception to allow an oversized accessory structure to exceed the maximum size of 500 square feet by 700 square feet, for a total of 1,200 square feet, and exceed the maximum allowable height of 15 feet by 6 feet, for a total height of 21 feet, located at 2941 Clearmeadow Drive. The original application for Special Exception was DENIED at the August 28, 2025, Board of Adjustment meeting.

DISCUSSION

Ms. Clark presented the case to the Board. There was no discussion.

ACTION

Boardmember Akin made a motion to allow reconsideration; Boardmember Augustine seconded. The motion passed 4-0.

PUBLIC HEARINGS- UNCONTESTED CASES

No uncontested cases.

PUBLIC HEARINGS- CONTESTED CASES**6. BOA0925-0478– SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Mark Bailey for a Special Exception to allow a rear oversized accessory structure to exceed the maximum size of 500 square feet by 700 square feet, for a total of 1,200 square feet, located at 732 W. Gross Street. (Elizabeth Douglas, Planner).

DISCUSSION

Ms. Douglas presented the case to the Board. There were no questions from or discussions among the Boardmembers.

APPLICANT

The applicant did not come forward; stated that Ms. Douglas's presentation was sufficient.

PUBLIC COMMENTS

There were no public comments.

ACTION

Boardmember Augustine motioned to approve the special exception; Boardmember Barahona seconded. The motion passed 4-0.

7. BOA0825-0475– VARIANCE

Conduct a public hearing to consider an application submitted by Noe Kerr on behalf of Yolanda Adme and Leal Adame for a Variance to allow the width of a front carport to exceed the 40% length of the front façade of the principal structure by 8% (3.5 feet) for a total of 48% (20 feet in width) of the front façade located at 4346 Birch Drive. (Ti'Ara Clark, Planner).

DISCUSSION

Ms. Clark presented the case to the Board. There were no questions from or discussions among the Boardmembers.

APPLICANT

Noe Kerr addressed the Board, stating that disallowance of the requested variance would result in a hardship for the owners.

PUBLIC COMMENTS

There were no public comments.

ACTION

Boardmember Akin motioned to approve the variance; Boardmember Barahona seconded. The motion passed 4-0.

8. *BOA0625-0473– SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jose Leones for a Special Exception to allow a rear oversized accessory structure to exceed the maximum size of 500 square feet by 700 square feet, for a total of 1,200 square feet, and exceed the maximum allowable height of 15 feet by 6 feet, for a total height of 21 feet located at 2941 Clearmeadow Drive. (Ti'Ara Clark, Planner).

Ms. Clark presented to the Board; she advised Board members that Mr. Leones has indicated he would like to postpone consideration until a full quorum is available.

Chairwoman Airheart swore in Planning & Development Services Employee, Carlos Vargas, as the interpreter for Mr. Leones.

Applicant presented photographs and documents to the Board.

APPLICANT

Mr. Leones came before the Board and identified the submitted photographs and supporting items as evidence of residency at 2941 Clearmeadow Drive, via Mr. Vargas. He also advised the Board, through Mr. Vargas, that he would sell his RV if the special exception was not approved.

DISCUSSION

There were no questions from or discussions among the Boardmembers.

PUBLIC COMMENTS

There were no public comments.

Chairwoman Airheart asked Mr. Leones to approach the podium and state whether or not he wanted to postpone his hearing; through Mr. Vargas, he indicated that he would. Ms. Airheart asked City Staff for procedural direction. Garrett Langford advised the Board that they have the option to postpone. He also stated that if the Board had already reached a consensus to approve the Special Exception, then they could make the decision to vote without postponement. Boardmember Akin stated that the concerns he had during the previous Board meeting had been resolved and is ready to vote.

ACTION

Boardmember Augustine made a motion to approve as outlined; Boardmember Akin seconded the motion. The motion passed 4-0.

OTHER BOARD BUSINESS

9. Next Board of Adjustment Meeting: October 30, 2025

Chairwoman Airheart adjourned the meeting at 7:18 P.M.

Chairwoman Kourtnie Airheart



T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: BOA1225-0486
REQUEST: Special Exception to allow two oversized steel flagpoles 150-feet in height
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARING

Board of Adjustment: Thursday, January 22, 2026

GENERAL INFORMATION

Applicant: Davin Marceau and Racheal Booth, The Charles Morgan Group, LP
Property Owner: 16230 LBJ FWY, LLC
Location: 16190 LBJ Freeway, Mesquite, Texas 75150

SITE BACKGROUND

Legal Description: Oates Corner Retail Addition, Revised, Lot 2, Block A
Size: 3.6599 Acres
Zoning: LC - Light Commercial with CUP (5071)
Zoning History: 1962: Annexed into City of Mesquite, Zoned Residential
1983: Rezoned to PD – Multifamily
1985: Rezoned to LC – Light Commercial (Northern portion)
1986: Rezoned to LC – Light Commercial (Southern portion)
1987: Rezoned to LC – Light Commercial with CUP for New Car Dealership (Ord. No. 2371)
2020: Rezoned to LC – Light Commercial with CUP to allow New/Used Car Dealership (Ord. No. 4770)

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	LC - Light Commercial	New/used car sales
SOUTH:	LC - Light Commercial	New/used car sales
EAST:	R-1, Single Family Residential	Dallas Christian School
WEST:	LC - Light Commercial	Interstate 635

CASE SUMMARY

The applicant is requesting a Special Exception to allow two 150-foot steel flagpoles on the site of the Lone Star Cadillac of Mesquite car dealership. One flagpole will be located within an existing parking island, the other flagpole will be located on the south side of the property. The applicant is proposing to use the flagpoles to fly the American flag and the Texas flag. All other regulations of the Light Commercial Zoning District will be met.

MESQUITE ZONING ORDINANCE

SEC. 3-702(D): ANTENNA, AERIALS, FLAGPOLES

Antenna, aerials and associated masts shall comply with the requirements of [1-700](#). Flagpoles shall comply with the requirements of [3-701](#), except as otherwise permitted herein, provided however, that a total maximum of 75 feet shall be permitted. When a flagpole is taller than 30 feet, the required setbacks from the side and rear property lines shall be increased by one foot for each foot over 30 feet. Flagpoles over 75 feet in height shall require approval as a Special Exception.

STAFF COMMENTS:

One flagpole will be located within a parking island and display area for the car dealership. This flagpole will be 48 feet from the Northeast property line and 384.25 feet from the right-of-way of Wooded Lake Drive. The adjacent northern property is also owned by the same entity as the owner of the subject property and is a car dealership.

The second flagpole will be located adjacent to the southern property boundary. It will be 180.75 feet from the right-of-way of Wooded Lake Drive. The adjacent southern property is owned by the same entity and is a car dealership.

While the proposed flagpoles do not meet the setback requirements from adjacent property lines, they do meet the distance requirements from the rear property line, as well as being 384.5 feet and 180.75 feet from the right-of-way of Wooded Lake Drive.

The flagpoles are proposed to be 150 feet in height with flag sizes approximately 40 feet by 80 feet, and will be used to display the American and Texas flags.

SEC. 7-703B: OVERSIZE FLAGPOLES

The Board of Adjustment may grant a special exception to allow a flagpole which exceeds 75 feet in height where it determines that the exception can be accommodated without creating adverse impacts on adjacent properties and that it will be compatible with the general character of development in the area.

STAFF COMMENTS:

Staff does not anticipate that the approval of this Special Exception will result in any adverse impacts on adjacent properties, as it is surrounded by outdoor sales and display of vehicles, and has the same property owner.

Additionally, the adjacent property at 16230 IH 635 received Special Exception approval from the Board of Adjustment in 2020 to allow two 150-ft flag poles. The property across North Galloway Avenue, Trophy Nissan, was granted approval for a 160-foot flagpole for the display of an American Flag or a Texas State Flag in 1986, when an oversized flagpole required approval of a variance. Approval of the request would be compatible with the general character of the development in the area.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception to allow two 150-ft tall flagpoles on the property located at 16190 LBJ Freeway, also known as Lone Star Cadillac of Mesquite.

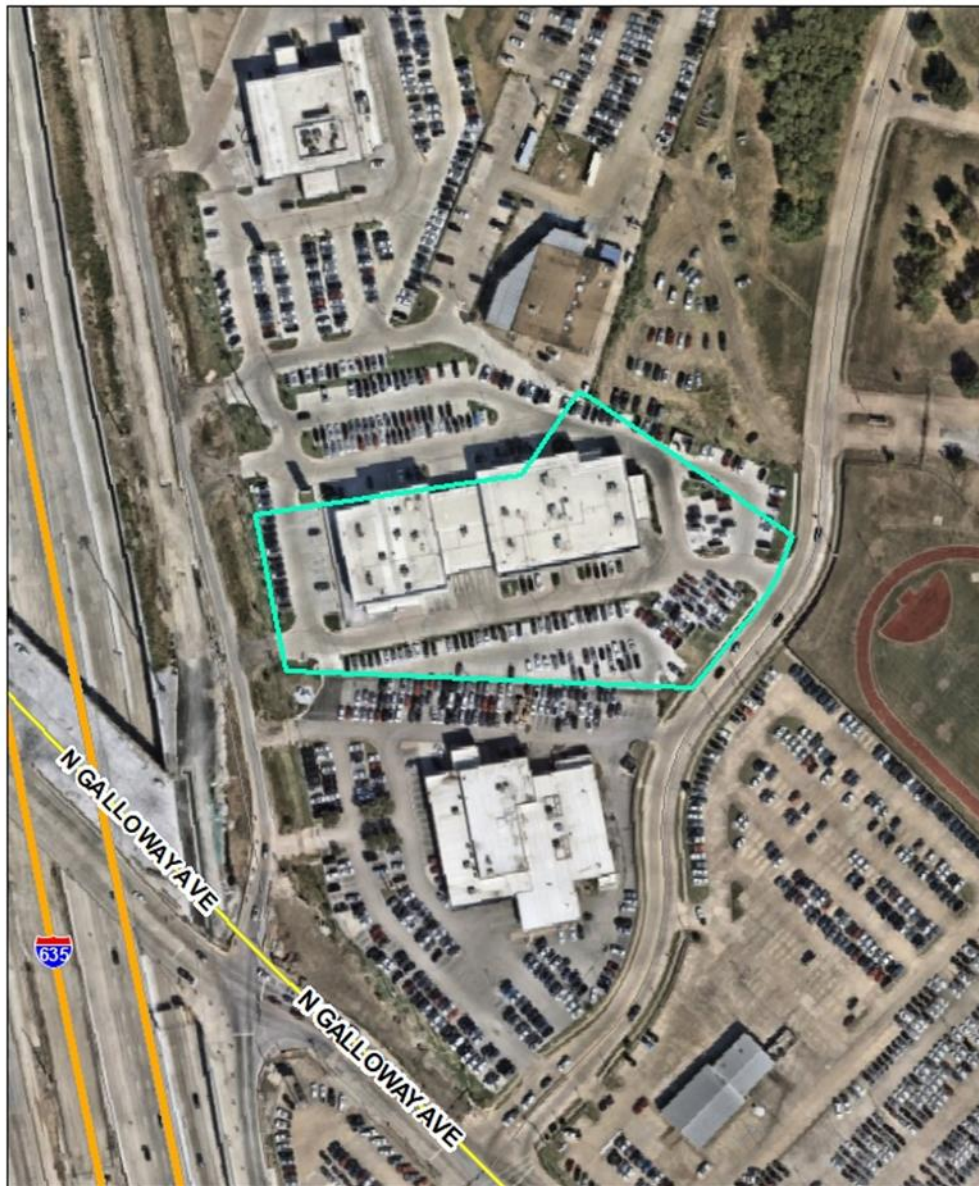
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of January 16, 2026, there have been no returned notices.

ATTACHMENTS

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

Aerial Map



**16190 Interstate Highway 6356
Mesquite, Texas**


Subject Property





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: 16190 LBJ FWY City, State: Mesquite, Texas
Zip Code: 75150

Applicant Information – The person filling out the application

First Name: Davin Last Name: Marceau
Phone Number: 469-668-8686 Email Address: dm@lmqconst.com
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: 16230 LBJ FWY, LLC Last Name: _____
Phone Number: 214-597-8697 Email Address: chase@comeseeclay.com
Mailing Address: 1251 E AIRPORT FWY City, State: IRVING, TX
(If different from physical address)
Zip Code: 75062

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): _____

Describe Materials Used:

2 x 150 ft flagpoles. Flags will be 40ft in width x 80 ft in length

Affected Part(s) of the Property	Will it	Status
☐ Interior Side Yard ☐ Front Yard	☒ Exceed Maximum Height?	☐ Existing
☐ Exterior Side Yard ☐ Rear Yard	☐ Exceed Maximum Size?	☒ Proposed

Describe the structure and its purpose:

The proposed structures are two 150 ft flagpoles to display American and/or Texas flags 40 ft in width x 80 ft in length.

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?

The taller flagpole will enhance the dealership's visibility from LBJ Freeway and improve the property's intended commercial use without creating any adverse impacts on surrounding properties. The site is located within a fully commercial corridor surrounded by other auto dealerships and major roadway infrastructure, so the increased height is compatible with existing developments. The request does not introduce noise, lighting, or operational changes, and nearby properties--including Dallas Christian School--will continue to function without any negative effects. This type and size of flagpoles is consistent with Clay Cooley's branding in other cities and serves to enhance civic pride in the entire area.

Will the Special Exception be compatible with the surrounding neighborhood?

☒ Yes ☐ No

If yes, how?

The requested flagpole height is fully compatible with the surrounding neighborhood, which consists primarily of auto dealerships, retail uses, and major transportation corridors along LBJ Freeway. The area is characterized by large-scale automotive dealerships, highway visibility features, and a similar flagpole located at the adjacent Trophy Nissan.



ATTACHMENT 4 – APPLICATION MATERIALS

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: Clay Carl Phone Number: 972/571) 7646
Address: 698 Rom St
Frisco Tx Email Address: clay@comeandcity.com
Signature: 



PLANNING AND ZONING DIVISION

FILE NUMBER: BOA1225-0487
REQUEST: Special Exception to allow two oversized steel flagpoles 150-feet in height
CASE MANAGER: Carolyn Hornenr, Senior Planner

PUBLIC HEARING

Board of Adjustment: Thursday, January 22, 2026

GENERAL INFORMATION

Applicant: Davin Marceau and Racheal Booth, The Charles Morgan Group, LP
Property Owner: 16230 LBJ FWY, LLC
Location: 16160 LBJ Freeway, Mesquite, Texas 75150

SITE BACKGROUND

Legal Description: Oates Corner Retail Addition, Lot 4R-1, Block A
Size: 2.85 Acres
Zoning: Light Commercial with CUP (Ordinance No. 4770)
Zoning History: 1962: Annexed into City of Mesquite, Zoned Residential
1983: Rezoned to PD – Multifamily
1985: Rezoned to LC – Light Commercial (Northern portion)
1986: Rezoned to LC – Light Commercial (Southern portion)
2006: Rezoned to LC – Light Commercial with CUP for New Car Dealership (Ord. No. 3840)
2020: Rezoned to LC – Light Commercial with CUP to allow New/Used Car Dealership (Ord. No. 4770)

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	LC - Light Commercial	New/used car sales
SOUTH:	LC - Light Commercial	New/used car sales
EAST:	LC - Light Commercial	New/used car sales
WEST:	LC - Light Commercial	Interstate 635

CASE SUMMARY

The applicant is requesting a Special Exception to allow two 150-foot steel flagpoles on the site of the Clay Cooley Genesis of Mesquite car dealership. The flagpoles will be located within an existing parking island, near the entrance drive to the property. The applicant is proposing to use the flagpoles to fly the American flag and the Texas flag. All other regulations of the Commercial Zoning District will be met.

MESQUITE ZONING ORDINANCE

SEC. 3-702(D): ANTENNA, AERIALS, FLAGPOLES

Antenna, aerials and associated masts shall comply with the requirements of [1-700](#). Flagpoles shall comply with the requirements of [3-701](#), except as otherwise permitted herein, provided however, that a total maximum of 75 feet shall be permitted. When a flagpole is taller than 30 feet, the required setbacks from the side and rear property lines shall be increased by one foot for each foot over 30 feet. Flagpoles over 75 feet in height shall require approval as a Special Exception.

STAFF COMMENTS:

The flagpoles will be located within a concrete walking and display area for the car dealership. The two flagpoles will flank the front entrance of the proposed car dealership building. The Western flagpole will be 63.25 feet from the front entry drive off of Interstate 635, and the Eastern flagpole will be 89.5 feet from the front entry drive. The nearest side property boundary is 62.5 feet to the west, and 236.75 feet from the east property line.

The flagpoles are proposed to be 150 feet in height with flag sizes approximately 40 feet by 80 feet, and will be used to display the American and Texas flags.

SEC. 7-703B: OVERSIZE FLAGPOLES

The Board of Adjustment may grant a special exception to allow a flagpole which exceeds 75 feet in height where it determines that the exception can be accommodated without creating adverse impacts on adjacent properties and that it will be compatible with the general character of development in the area.

STAFF COMMENTS:

Staff does not anticipate that the approval of this Special Exception will result in any adverse impacts on adjacent properties, as it is surrounded by outdoor sales and display of vehicles, and has the same property owner along the south property line. The nearby property across North Galloway Avenue, Trophy Nissan, was granted approval for a 160-foot flagpole for the display of an American Flag or a Texas State Flag in 1986, when an oversized flagpole required approval of a variance.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception to allow two 150-ft tall flagpoles on the property located at 16160 LBJ Freeway, also known as Clay Cooley Genesis of Mesquite.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of January 16, 2026, there have been no returned notices.

ATTACHMENTS

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

Aerial Map



16160 Interstate Highway 635
Mesquite, TX


Subject Property



[illegible]

Legend







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: 16160 LBJ FWY City, State: Mesquite, Texas
Zip Code: 75150

Applicant Information – The person filling out the application

First Name: Davin Last Name: Marceau
Phone Number: 469-668-8686 Email Address: dm@tmqconst.com
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: 16230 LBJ FWY, LLC Last Name: _____
Phone Number: 214-597-8697 Email Address: chase@comeseeclay.com
Mailing Address: 1251 E AIRPORT FWY City, State: IRVING, TX
(If different from physical address)
Zip Code: 75062

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)

Structure Types

Check all that applies

Residential Uses	☐ Owner / Rental Occupied	☐ Community Home / Group Home	☐ Home business / occupation
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Main Structure	Residential	Non-Residential	Other
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☐ 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): _____

Describe Materials Used:

2 x 150 ft flagpoles. Flags will be 40ft in width x 80 ft in length

Affected Part(s) of the Property	Will it	Status
☐ Interior Side Yard ☐ Front Yard	☒ Exceed Maximum Height?	☐ Existing
☐ Exterior Side Yard ☐ Rear Yard	☐ Exceed Maximum Size?	☒ Proposed

Describe the structure and its purpose:

The proposed structures are two 150 ft flagpoles to display American and/or Texas flags 40 ft in width x 80 ft in length.

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?

The taller flagpole will enhance the dealership's visibility from LBJ Freeway and improve the property's intended commercial use without creating any adverse impacts on surrounding properties. The site is located within a fully commercial corridor surrounded by other auto dealerships and major roadway infrastructure, so the increased height is compatible with existing developments. The request does not introduce noise, lighting, or operational changes, and nearby properties—including Dallas Christian School—will continue to function without any negative effects. This type and size of flagpoles is consistent with Clay Cooley's branding in other cities and serves to enhance civic pride in the entire area.

Will the Special Exception be compatible with the surrounding neighborhood?

☒ Yes ☐ No

If yes, how?

The requested flagpole height is fully compatible with the surrounding neighborhood, which consists primarily of auto dealerships, retail uses, and major transportation corridors along LBJ Freeway. The area is characterized by large-scale automotive dealerships, highway visibility features, and a similar flagpole located at the adjacent Trophy Nissan.

