



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

757 North Galloway Avenue

Mesquite, Texas

May 28, 2026 – 6:00 P.M.

Discussion of Items on the Regular Agenda

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

757 North Galloway Avenue

Mesquite, Texas

May 28, 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.

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.

3. APPROVAL OF MINUTES.

Discuss and consider approval of the minutes of the March 26, 2026, Board of Adjustment meeting.

PUBLIC HEARINGS- UNCONTESTED CASES

4. BOA0326-0495 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Adam and Natacha O'Reilly for Special Exception requests to allow 1) an oversized rear yard accessory structure, exceeding the maximum allowable height of 15 feet by 6 feet, for a total height of 21 feet, and 2) an accessory structure to exceed the maximum size of 1200 square feet by 400 square feet for a total of 1600 square feet, located at 6609 Woodley Court. (Carolyn Horner, Senior Planner).

5. BOA0426-0497 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by William Hart on behalf of Pleasant Grove Community Baptist Church for a Special Exception to allow joint parking between

a church, daycare, and minor reception facility, reducing the total required parking from 155 spaces to 107 spaces, located at 3216 Military Parkway. (Elizabeth Lonix, Planner).

PUBLIC HEARINGS- CONTESTED CASES

6. BOA0326-0494 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Halff Associates, Inc. for a Special Exception to allow a reduction in the parking requirements for warehouse uses from 2,159 to 1,389 spaces, thereby reducing the requirement by 770 spaces, located at 4000 E. Scyene Road, also addressed as 3010 E. Scyene Road. (Jennifer Horton, Planner)

7. BOA0426-0496 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Arthur Murphy for Special Exception requests to allow 1) an oversized rear carport to exceed the maximum allowed size of 528 square feet by 402 square feet for a total size of 930 square feet. 2) a 160-square-foot storage shed (10x16), which would exceed the 35% accessory structure cover due to an existing oversized carport, located at 2114 Nectar Drive. (Elizabeth Lonix, Planner). *(The public notices for application BOA0426-0496 indicated that the request also included a variance. However, it has since been determined that the variance is no longer needed and it will not be considered by the Board.)*

OTHER BOARD BUSINESS

6. Next Board of Adjustment Meeting: June 25, 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 May 28, 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 May 22, 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

March 26, 2026

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	Darwin Brouwer	☒ 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	Lanecia Ford	☐ Present In-Person	☒ Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Roderick Dangerfield	☒ Present In-Person	☐ * Absent (* Attendance Required: ☐ No ☒ Yes)
Alternate No. 2	Peggy Nix	☒ Present In-Person	☐ * Absent (* Attendance Required: ☐ No ☒ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development Services	☐ Present In-Person
Garrett Langford	Assistant Director of Planning & Development	☒ Present In-Person
Carolyn Horner	Senior Planner	☒ Present In-Person
Elizabeth Douglas	Planner	☒ Present In-Person
Jennifer Horton	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 P.M.

CALL TO ORDER

1. Administrative Aide of Planning & Development Services, Millie Laird, called roll call and declared a quorum was present. Board members Dangerfield and Nix sat in place of Board members Barahona and Ford on the dais.

PUBLIC COMMENTS

2. Chairman Williams opened the public hearing for items not on the agenda. No one came forward.

CONSENT AGENDA**3. APPROVAL OF MINUTES**

Discuss and consider approval of the minutes of the February 26, 2026, Board of Adjustment meeting.

ACTION

Board member Dangerfield made a motion to approve the minutes; Board member Brouwer seconded; the motion carried 5-0.

PUBLIC HEARINGS- UNCONTESTED CASES**4. BOA0226-0492 – SPECIAL EXCEPTION**

Conduct a public hearing to consider an application submitted by Marc Callaway, to allow an oversized rear carport accessory structure to exceed the maximum size of 528 square feet by 72 square feet for a total of 600 square feet, to be located at 1925 Parkdale.

Carolyn Horner, Senior Planner, presented to the Board. Ms. Horner also provided four response letters from homeowners in favor of the request.

DISCUSSION

There were no questions from the Board members.

PUBLIC COMMENTS

There were no public comments.

City Attorney David Paschall addressed the Board, stating that Mr. Callaway is disabled with long-term injuries that require extra room to move in and out of his vehicle. Mr. Paschall further advised that there is a revision to the Zoning Code that is a bit more lenient, with respect to the special exception standards and conditions for reasonable accommodations.

APPLICANT

Mark Callaway, 1925 Parkdale Dr., Mesquite, did not approach the podium.

ACTION

Board member Dangerfield made a motion to approve Item #4; Board member Barahona seconded; the motion carried 5-0.

PUBLIC HEARINGS- CONTESTED CASES**5. BOA0126-0491 – SPECIAL EXCEPTION AND VARIANCE**

Conduct a public hearing to consider an application submitted by Sokun Ros for a Special Exception to allow a front carport and a Variance to allow a carport with a total width that exceeds Page 2 of 2 forty percent (40%) of the length of the front facade, located at 4245 Flamingo Way.

Ms. Horner presented to the Board.

DISCUSSION

There were no questions from the Board members.

APPLICANT

Sokun Ross, 4245 Flamingo Way, Mesquite, spoke to the Board about his request and offered to answer any questions.

DISCUSSION

There were no questions from the Board members.

PUBLIC COMMENTS

There were no public comments.

ACTION

Board member Brouwer motioned to approve Item # 5, subject to the structure not encroaching into the street or neighbor's property; Board member Dangerfield seconded. The motion passed 5-0.

OTHER BOARD BUSINESS

6. Next Board of Adjustment Meeting: April 23, 2026

Chairman Williams adjourned the meeting at 7:07 P.M.

Chairman Andrew Williams

FILE NUMBER: BOA0326-0495
REQUEST: Special Exception request to allow 1) an oversized rear yard accessory structure, exceeding the maximum allowable height of 15 feet by 6 feet, for a total height of 21 feet, and 2) an accessory structure to exceed the maximum size of 1200 square feet by 400 square feet for a total of 1600 square feet.
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 28, 2026

GENERAL INFORMATION

Applicant: Adam O'Reilly
 Property Owner: Adam and Natacha O'Reilly
 Location: 6609 Woodley Court

SITE BACKGROUND

Legal Description: Berkshire Est Ph 2, Block B, Lot 62
 Size: 44,840 square feet / ~ 1.02 acres
 Zoning: AG - Agricultural
 Existing Land Use: Single Family Residential
 Zoning History: 2020 – Annexed
 2020 – Zoned to PD-AG – Planned Development - Agricultural

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	AG - Agricultural	Single Family Residential
SOUTH:	AG - Agricultural	Single Family Residential
EAST:	AG - Agricultural	Single Family Residential
WEST:	AG - Agricultural	Single Family Residential

CASE SUMMARY

The applicant is requesting a Special Exception to allow 1) a 21-foot-high accessory structure for a workshop and storage, and 2) the same accessory structure to exceed the maximum size of 1200 square feet by 400 square feet for a total of 1600 square feet. The Mesquite Zoning

Ordinance (MZO) currently allows for the maximum height of an accessory structure in an agricultural district to be 15 feet. The Special Exception would allow an oversized accessory structure that is 6 feet higher than the amount permitted by the MZO.

The MZO currently allows for the maximum size of an accessory structure in an agricultural district to be 1000 square feet, and the Berkshire Estates Development Agreement allows 1200 square foot accessory structures by right. This Special Exception would allow an oversized accessory structure that is six hundred square feet larger than the amount permitted by the MZO, and 400 square feet greater than the size permitted by right in the Berkshire Estates Development Agreement.

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), the maximum permitted size for an accessory structure in the R and D zoning districts is 500 square feet, provided that the combined area of all accessory structures does not exceed 35 percent of the yard area in which they are located. In the AG zoning district, the maximum permitted accessory structure size is 1,000 square feet.

*Pursuant to Section 2-602.B of the MZO, the maximum permitted height for an accessory structure is 15 feet, one story, or the height of the principal structure, **whichever is less**. The primary residence on the subject property is approximately 24 feet in height. The existing accessory structure measures approximately 21 feet in height, exceeding the maximum permitted height of 15 by 6 feet. Although the structure exceeds the permitted height, it remains shorter than the principal residence and is located behind the primary structure on the lot.*

The existing accessory structure contains 1,600 square feet, exceeding the maximum size permitted by the MZO by 600 square feet. The structure consists of a 1,200-square-foot main structure, which is permitted by right under the Berkshire Estates Development Agreement, along with an attached 400-square-foot covered area. As a result, the total structure exceeds the size permitted by the Development Agreement by 400 square feet. The structure is approximately ~4% of the lot area of the subject property, well below the general guideline of 10% of the lot size in Section 2-604.A.

Lots within the Berkshire Estates subdivision are a minimum of one acre in size. The combined lot coverage of the primary residence and accessory structure is approximately 8.7 percent of the total lot area.

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 existing accessory structure enhances the use and enjoyment of the property by providing a workshop and hobby area within the rear yard. The additional height also accommodates indoor storage of a large recreational vehicle.

There are several accessory structures within the Berkley Estates subdivision that are similar in size, design, and appearance. While the Board recently approved an oversized accessory structure within the subdivision, most existing structures comply with the 1,200-square-foot limit established by the Berkley Estates Development Agreement. This is the first request for a Special Exception related to additional structure height.

Given the presence of similar accessory structures throughout the subdivision, Staff does not anticipate the proposed oversized structure will create adverse impacts on adjacent properties or the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends approval of a Special Exception to allow an accessory structure to exceed the maximum height of 15 feet by 6 feet, for a total of 21 feet, pursuant to the applicant's application. Staff also recommends approval of a Special Exception to allow an accessory structure to exceed the maximum size of 1200 square feet by 400 feet, for a total of 1600 square feet, pursuant to the applicant's application.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of May 22, 2026, no notices have been returned for the request. Staff included three letters received with the original application, submitted in support of the request. The addresses listed on those three letters are within the required public notice boundary.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Site Plan
4. Site Photos
5. Application Materials
6. Letters from Neighbors
7. Returned Notices (if available)

Aerial Map



Location: 6609 Woodley Court
Request: Special Exception
KCAD: K000000000232072


Subject Property



PLAT MAP

HOWELL DR

WOODLEY CT

EARLY WAY

BLOOMFIELD WAY

6600 6605 6609 6613 6617 6700 6704 6708 6621 6625 6628 6632 6637 6639 6641 6644 6647 6650 6654 6658 6660 6664 6668 6672 6676 6680 6684 6688 6692 6696 6700 6704 6708 6712 6716 6720 6724 6728 6732 6736 6740 6744 6748 6752 6756 6760 6764 6768 6772 6776 6780 6784 6788 6792 6796 6800 6804 6808 6812 6816 6820 6824 6828 6832 6836 6840 6844 6848 6852 6856 6860 6864 6868 6872 6876 6880 6884 6888 6892 6896 6900 6904 6908 6912 6916 6920 6924 6928 6932 6936 6940 6944 6948 6952 6956 6960 6964 6968 6972 6976 6980 6984 6988 6992 6996 7000 7004 7008 7012 7016 7020 7024 7028 7032 7036 7040 7044 7048 7052 7056 7060 7064 7068 7072 7076 7080 7084 7088 7092 7096 7100 7104 7108 7112 7116 7120 7124 7128 7132 7136 7140 7144 7148 7152 7156 7160 7164 7168 7172 7176 7180 7184 7188 7192 7196 7200 7204 7208 7212 7216 7220 7224 7228 7232 7236 7240 7244 7248 7252 7256 7260 7264 7268 7272 7276 7280 7284 7288 7292 7296 7300 7304 7308 7312 7316 7320 7324 7328 7332 7336 7340 7344 7348 7352 7356 7360 7364 7368 7372 7376 7380 7384 7388 7392 7396 7400 7404 7408 7412 7416 7420 7424 7428 7432 7436 7440 7444 7448 7452 7456 7460 7464 7468 7472 7476 7480 7484 7488 7492 7496 7500 7504 7508 7512 7516 7520 7524 7528 7532 7536 7540 7544 7548 7552 7556 7560 7564 7568 7572 7576 7580 7584 7588 7592 7596 7600 7604 7608 7612 7616 7620 7624 7628 7632 7636 7640 7644 7648 7652 7656 7660 7664 7668 7672 7676 7680 7684 7688 7692 7696 7700 7704 7708 7712 7716 7720 7724 7728 7732 7736 7740 7744 7748 7752 7756 7760 7764 7768 7772 7776 7780 7784 7788 7792 7796 7800 7804 7808 7812 7816 7820 7824 7828 7832 7836 7840 7844 7848 7852 7856 7860 7864 7868 7872 7876 7880 7884 7888 7892 7896 7900 7904 7908 7912 7916 7920 7924 7928 7932 7936 7940 7944 7948 7952 7956 7960 7964 7968 7972 7976 7980 7984 7988 7992 7996 8000 8004 8008 8012 8016 8020 8024 8028 8032 8036 8040 8044 8048 8052 8056 8060 8064 8068 8072 8076 8080 8084 8088 8092 8096 8100 8104 8108 8112 8116 8120 8124 8128 8132 8136 8140 8144 8148 8152 8156 8160 8164 8168 8172 8176 8180 8184 8188 8192 8196 8200 8204 8208 8212 8216 8220 8224 8228 8232 8236 8240 8244 8248 8252 8256 8260 8264 8268 8272 8276 8280 8284 8288 8292 8296 8300 8304 8308 8312 8316 8320 8324 8328 8332 8336 8340 8344 8348 8352 8356 8360 8364 8368 8372 8376 8380 8384 8388 8392 8396 8400 8404 8408 8412 8416 8420 8424 8428 8432 8436 8440 8444 8448 8452 8456 8460 8464 8468 8472 8476 8480 8484 8488 8492 8496 8500 8504 8508 8512 8516 8520 8524 8528 8532 8536 8540 8544 8548 8552 8556 8560 8564 8568 8572 8576 8580 8584 8588 8592 8596 8600 8604 8608 8612 8616 8620 8624 8628 8632 8636 8640 8644 8648 8652 8656 8660 8664 8668 8672 8676 8680 8684 8688 8692 8696 8700 8704 8708 8712 8716 8720 8724 8728 8732 8736 8740 8744 8748 8752 8756 8760 8764 8768 8772 8776 8780 8784 8788 8792 8796 8800 8804 8808 8812 8816 8820 8824 8828 8832 8836 8840 8844 8848 8852 8856 8860 8864 8868 8872 8876 8880 8884 8888 8892 8896 8900 8904 8908 8912 8916 8920 8924 8928 8932 8936 8940 8944 8948 8952 8956 8960 8964 8968 8972 8976 8980 8984 8988 8992 8996 9000 9004 9008 9012 9016 9020 9024 9028 9032 9036 9040 9044 9048 9052 9056 9060 9064 9068 9072 9076 9080 9084 9088 9092 9096 9100 9104 9108 9112 9116 9120 9124 9128 9132 9136 9140 9144 9148 9152 9156 9160 9164 9168 9172 9176 9180 9184 9188 9192 9196 9200 9204 9208 9212 9216 9220 9224 9228 9232 9236 9240 9244 9248 9252 9256 9260 9264 9268 9272 9276 9280 9284 9288 9292 9296 9300 9304 9308 9312 9316 9320 9324 9328 9332 9336 9340 9344 9348 9352 9356 9360 9364 9368 9372 9376 9380 9384 9388 9392 9396 9400 9404 9408 9412 9416 9420 9424 9428 9432 9436 9440 9444 9448 9452 9456 9460 9464 9468 9472 9476 9480 9484 9488 9492 9496 9500 9504 9508 9512 9516 9520 9524 9528 9532 9536 9540 9544 9548 9552 9556 9560 9564 9568 9572 9576 9580 9584 9588 9592 9596 9600 9604 9608 9612 9616 9620 9624 9628 9632 9636 9640 9644 9648 9652 9656 9660 9664 9668 9672 9676 9680 9684 9688 9692 9696 9700 9704 9708 9712 97

Legend

 Subject Property

 Required Notices





ATTACHMENT 4 – SITE PHOTOS



Front view of the subject property



Driveway view of the subject property

ATTACHMENT 5 – 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: 6609 Woodley Ct City, State: Mesquite, Texas
Zip Code: 75126

Applicant Information – The person filling out the application

First Name: Adam and/or Natacha Last Name: O'Reilly
Phone Number: 619-991-3825 (secondary: 619-995-3825) Email Address: oreillynatacha@gmail.com; oreilly.adam@gmail.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: _____ 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)

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: 21 Feet Size of Structure: 1200 Square Feet

Roof Pitch (If applicable): 4/12

Describe Materials Used:

Above blanks unfillable: Height: 21 ft.; Size 1200 ft²

MATERIALS: concrete, rebar, 10" I-beams; 8" C-purlins, metal (steel?) sidewalls.

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:

Building is 30' wide, 40' deep, with a 10'x40' roof overhang (porch area) on the side. Side walls are 16' tall with a 21' peak.

There are two roll-up doors on the front and a man door on the side with a small window next to it. Colors are complimentary to our house and the surrounding houses.

Structure was built as a workshop for projects to include woodworking, auto mechanics, electronic building, etc. The height of the building is to accommodate the 14' roll-up door, which was installed for our planned purchase of an RV.

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 special exception would allow reasonable use and enjoyment of the property by permitting the accessory structure to remain at its current height, which supports normal workshop and storage activities. The structure is located on a lot that is just over one acre, and is positioned in a way that the additional height does not negatively impact adjacent properties. The building does not create safety concerns, traffic impacts, drainage issues, or interference with neighbors' properties, and its placement and scale remain compatible with the surrounding area.

Will the Special Exception be compatible with the surrounding neighborhood?

☒ Yes ☐ No

If yes, how?

The structure is located on a large one-acre residential property and is positioned so that it does not dominate or negatively impact neighboring properties. Its use as a workshop/storage building is consistent with typical accessory structures found on large residential lots. The height difference does not change the residential character of the area and remains compatible with surrounding properties.

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: ^(AND) ADAM & NATACHA O'REILLY Phone Number: 
Address: 6609 WOODLEY CT
MESQUITE, TX 75126 Email Address: 
Signature:  ADAM O'REILLY
 NATACHA O'REILLY

ATTACHMENT 6 – LETTERS FROM NEIGHBORS

Neighbor Acknowledgment of No Objection

Date: 3-15-2026

To the City of Mesquite Board of Adjustment,

I am a neighboring property owner or resident near the property located at
6609 WOODLEY CT.

I am aware of the accessory structure located on the property at 6609 Woodley Ct. and the request for a zoning variance related to its height. Based on my knowledge of the structure and its location, I do not believe the building creates negative impacts to the surrounding properties or neighborhood.

I have no objection to the variance request being considered by the City of Mesquite.

Name (Printed): Airian Sharp

Address: 6605 Woodley Ct

Signature: Airian Sharp

Date: 3-15-2026

Neighbor Acknowledgment of No Objection

Date: 3/15/2026

To the City of Mesquite Board of Adjustment,

I am a neighboring property owner or resident near the property located at
~~6608 HOWELL DRIVE~~
6609 WOODLEY CT.

I am aware of the accessory structure located on the property at 6609 Woodley Ct. and the request for a zoning variance related to its height. Based on my knowledge of the structure and its location, I do not believe the building creates negative impacts to the surrounding properties or neighborhood.

I have no objection to the variance request being considered by the City of Mesquite.

Name (Printed): KELVIN PORTIS

Address: 6608 HOWELL DR MESQUITE, TX 75226

Signature: 

Date: 3/15/2026

Neighbor Acknowledgment of No Objection

Date: March 15, 2026

To the City of Mesquite Board of Adjustment,

I am a neighboring property owner or resident near the property located at
6609 Woodley Ct
6609

I am aware of the accessory structure located on the property at 6609 Woodley Ct. and the request for a zoning variance related to its height. Based on my knowledge of the structure and its location, I do not believe the building creates negative impacts to the surrounding properties or neighborhood.

I have no objection to the variance request being considered by the City of Mesquite.

Name (Printed): Kennede Gonzalez

Address: 6612 Woodley Ct, Forney, TX 75126

Signature: 

Date: March 15, 2026

ATTACHMENT 6 – RETURNED NOTICES

FILE NUMBER: BOA0426-0497
REQUEST: Special Exception to allow joint parking pursuant to Section 3-403(B) of the Mesquite Zoning Ordinance between a church, daycare, and minor reception facility, reducing the total required parking from 155 spaces to 107 spaces.
CASE MANAGER: Elizabeth Lonix, Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 28, 2026

GENERAL INFORMATION

Applicant: William Hart on behalf of Pleasant Grove Community Baptist Church
Property Owner: Pleasant Grove Community Baptist Church
Location: 3216 Military Parkway

SITE BACKGROUND

Legal Description: Pleasant Grove Community Baptist Church; Block A, Lot 1R
Size: 4.62 acres
Zoning: General Retail with a Conditional Use Permit
Existing Land Use: Church
Zoning History: 1951: Annexed and zoned Residential
1962: Zoning changed to Local Retail
1973: Zoning changed to General Retail
2026: Conditional Use Permit to allow Child Care Center

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	I – Industrial within the Skyline Logistics Hub	Convenience Store with Fueling Stations / 7-Eleven; Skyline Commercial Park
SOUTH:	City of Dallas	Single Family Residential
EAST:	GR - General Retail / SS- Service Station	Family Dollar, Vacant lot / Valero Fueling Station
WEST:	GR - General Retail / City of Dallas	Chevron Fueling Station / Single Family Residence

CASE SUMMARY

The applicant, Pleasant Grove Community Baptist Church, developed the property in 2022 for use as a church and is now proposing a second building on the site that will include a daycare and a minor reception facility. Earlier this year, the applicant received approval from City Council for a Conditional Use Permit to allow the daycare. The proposed reception facility is permitted by right on the property. The applicant is now seeking approval of the site plan for the second building and requests a Special Exception pursuant to Section 3-403(B) of the Mesquite Zoning Ordinance to allow joint parking between the church, daycare, and minor reception facility. Under the Zoning Ordinance, the church requires 44 parking spaces, the daycare requires 9 parking spaces, and the minor reception facility requires 102 parking spaces, resulting in a total requirement of 155 spaces. The applicant proposes a shared parking arrangement with 107 parking spaces provided on-site.

According to the applicant, the church, daycare, and minor reception facility will operate at differing times and are not expected to generate peak parking demand simultaneously. The applicant states that the shared parking arrangement will adequately accommodate the anticipated parking demand while reducing the need for excess paved parking areas on the site. The property currently contains 73 existing parking spaces associated with the church use, and the proposed site plan includes additional parking intended to serve the reception facility and daycare operations.

MESQUITE ZONING ORDINANCE

SEC. 3-403 (B): JOINT USE PARKING

The Board may approve joint use or collective parking. Joint use parking shall mean that required spaces provided for one use may also be credited as required spaces for a complementary use. A permanent and irrevocable easement of the parking facilities in favor of the use to be benefited thereby shall be dedicated and recorded in Dallas County records as a condition of such use.

STAFF COMMENTS:

Staff finds the proposed joint parking arrangement appropriate, as the church, daycare, and minor reception facility are expected to operate during differing peak hours. The shared parking arrangement reduces the need for excess paved parking while continuing to provide adequate on-site parking for the proposed uses. A shared parking easement is not necessary as the church owns the property and will operate the day care and minor reception facility. It would be unnecessary for the church to grant itself an easement when it controls all three uses on the property.

The church is expected to operate Tuesday and Thursday from 9:00 a.m. to 2:00 p.m. and Saturday from 10:00 a.m. to 12:00 p.m., Sundays from 9:00 a.m. to 2:00 p.m. The daycare is expected to operate Monday through Friday from 6:00 a.m. to 6:00 p.m., while the minor reception facility is anticipated to primarily operate on Saturdays from 12:00 p.m. to 10:00 p.m. Additionally, the church owns and operates all three uses on the property, and the site plan shall identify the designated shared parking spaces.

SEC. 3-403 (C): PARKING REDUCTION

The Board may approve a reduction in required parking if the use meets the criteria for a special exception in Section 5-206(L), and the Board finds that the reduction in parking will not adversely impact parking on adjacent properties, the provision of public safety, or unreasonably impede the public right-of-way. As a guideline for evaluating a mixed-use development, the Board may consider the Shared Parking Factors in Section 4-954 and the availability of public parking within proximity of the site.

STAFF COMMENTS:

Staff does not anticipate the proposed parking reduction will adversely impact adjacent properties, public safety, or impede the public right-of-way. Based on the applicant's operational information and the proposed shared parking arrangement, staff believes the available on-site parking is sufficient to accommodate the anticipated parking demand.

N/A

STAFF RECOMMENDATION

Based on the information outlined above staff believes the reduction of parking is warranted for approval to reduce the required parking from 155 parking spaces to 107.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of May 22, 2026, there have been no returned notices in favor of or against the request.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map



3216 Military Parkway



Notification Map





Front of subject property

OWNER AUTHORIZATION FORM

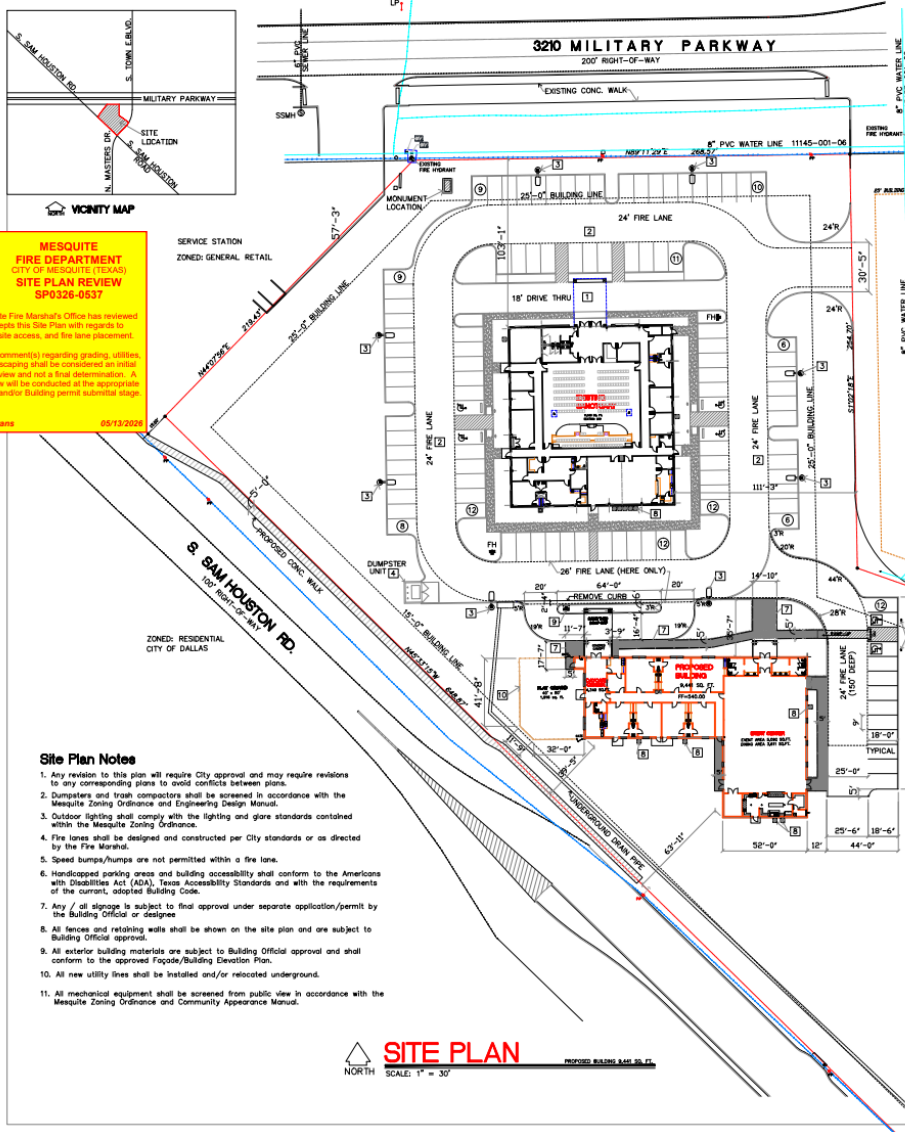
1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application 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: George W. Sneed Phone Number: [REDACTED]

Address: 3210 Military Parkway

[REDACTED] Email Address: [REDACTED]

Signature: _____



DETAILS

1 TYPICAL SECTION

(PAVING DETAIL)

2 SECTION

* CONTROL JOINTS SPACED 20' ON CENTER EACH WAY

3 SECTION

* EXPANSION JOINTS EVERY 40'

PAVEMENT JOINT FILLER
SHALL BE EQUAL TO M.R. MEADOWS "R" SEALANT" FOR CONTROL AND EXPANSION

SITE DATA

APPROXIMATE DISTRICT ACCT. NUMBERS AND CROSS STREET

OVERALL SITE

CROSS SITE AREA 20,656.52 SQ. FT.

SITE PERCENTAGE 100.00

SITE WIDTH 268.57' (FROM

SITE DEPTH 254.70' (EAST

MIN. LOT AREA 56,592.50 SQ. FT.

PERVIOUS SURFACE AREA NONE

ACCESSORY USE 1

PERMITTED 48,544 SQ. FT. (39

DETENTION RETENTION % NONE

BUILDING

TOTAL GROSS INTERIOR (FAR)

TOTAL GROSS FOOTAGE 16,850 SQ. FT.

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM BUILDING COVERAGE

PERMITTED

PROPOSED

MIN. LOT AREA

LOT WIDTH

REQUIRED

REQUIRED

REAR BACK REQUIRED

FRONT 25'-0" 103'-1" CHAIR

SIDES 25'-0" 117'-3" CHAIR

REAR 15'-0" 33'-0" DANCER

MAX. STRUCTURE HEIGHT

PERMITTED 35'-0"

PROPOSED 45'-4" CHAIR

MAX. NUMBER OF STORIES

PERMITTED 3

PROPOSED 1

IMPROVEMENTS

NUMBER OF SEATS 219 (SANITARY

PARKING AND ACCESS

REQUIRED 61

PROVIDED 107

DISABLING 6

PARKING (TOTAL) 107

LOADING SPACES NONE

ACCESS POINTS N/A

FAMILY DOLLAR

LOT-BLOCK-A

MIN. LOT-MASTERS ADDITION NO. 2

ZONING GENERAL, RETAIL

CONSTRUCTION NOTES

1) 8" X10" 3600 PSI CONCRETE PAVING WITH #3 REINFORCING SPACED 18" ON CENTER EACH WAY IN 6"

2) STABILIZED SUBGRADE ON CR 18" LEACH Rm ON 95% COMPACTED SOIL

3) PRECAST CONCRETE WHEEL STOP 4'X8'X8" - 6-SACKS CONC PER CURB YARD WITH #4 REINFORCING SPACED 18" ON CENTER EACH WAY IN 6"

4) DEEP LIFT STABILIZATION PLACING 8" LIFTS COMPACTED TO 95% STANDARD PROCT

5) 12" X 12" X 10" FLOOR INCLUDING BASE 22-6" HIGH 4" SQUARE POLYESTER 12-10" LEAD FLX LOAD ON PHOTO EYE WALL ON SW CORNER

6) 12" X 12" X 10" FLOOR SLIP HIGH SPLAT TOP OF MASONRY BLOCK WALL WITH DOWEL SCREENING FACE PLASTER WITH HOLDS BACK LAPCH LATCH

7) EXISTING PARKING SIDE MOUNTED 60" ABOUT FINISH GRADE

8) PRECAST CONCRETE WHEEL STOP WITH 4'X8'X8" 6-SACKS CONC PER CURB YARD ENNEDED INTO CONCRETE PAVING

9) 4" THICK CONCRETE WALK WITH #3 REINFORCING BAR ON CENTER EACH WAY IN 8" CUSHION SAND

10) CONDENSER UNIT ON CONCRETE PAD

11) 6-PHASED FIRE HYDRANT WITH 5" DIAMETER SPOOL, BELL END 2'-0" HIGH

12) 6" RIDGED WROUGHT IRON FENCE.

NAME OF PROJECT:

JOH AND SANDRA VASILE
E-VENT CENTER / PGICIS
DAYCARE CENTER

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6000 BRECKENRIDGE STAIR RD STE. 200
FORT WORTH, TEXAS 76112
(817) 462-1100
(817) 464-1307 FAX
E-MAIL: john@7677@yahoo.com

OWNER:

PLEASANT GROVE COMMUNITY
BAPTIST CHURCH
3032 MILITARY PARKWAY
MESQUITE, TEXAS 75149
DAYCARE CENTER -3032 MILITARY PARKWAY
CENTRAL DIVISION SUITE-316

[illegible]DANIEL TANNER ABSTRACT 1462
LOCATION ON ORIGINAL TOWN MESQUITE SH-158

FRANK WALL		JIM EYE	
JOB NO.		2008	
DRAWN BY:		JET	
CHECK BY:		JET/ET	
DATE:		04/06/2006	
SHEET TITLE:			
☒ SITE PLAN			
			
CROWNED PAVEMENT 05/06/2006			
SHEET NO.			
A1.0			
OF 4			



PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0326-0494
REQUEST: Special Exception – Parking Reduction
CASE MANAGER: Jennifer Horton

PUBLIC HEARING

Board of Adjustment: Thursday, May 28, 2026

GENERAL INFORMATION

Applicant: Jose Garcia, Halff
Property Owner: Ashley Furniture Industries Inc
Location: 3010 and 4000 E Scyene Rd. (S side of E Scyene Rd., approx. 1000' W of Larkin Rd.)

SITE BACKGROUND

Legal Description: MCKINNEY & WMS ABST 1026 PG 525 TR 1 ACS 43.8027 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.4 ACS 1.1923 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.3 ACS 37.0572 CALC, ASHLEY FURNITURE BLK A LT 1.1 ACS 46.16, ASHLEY FURNITURE BLK A LT 1.2 ACS 5.4652 CALC, ASHLEY FURNITURE BLK A PT LT 1 ACS 109.2027
Size: 122.46 acres
Zoning: I - Industrial
Zoning History: 1974: Annexed by the City of Mesquite

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Sunnyvale Jurisdiction	Industrial
SOUTH:	I – Industrial, R-3, Single Family Residential	Warehousing, Single family detached dwellings
EAST:	I - Industrial	Warehousing
WEST:	R-2A, Single Family Residential	Single family detached dwellings

CASE SUMMARY

The applicant is requesting a Special Exception to allow a reduction in the required parking for a proposed industrial warehouse development. While the request is specific to parking requirements, the warehouse use is permitted by right in the I – Industrial Zoning District. Specifically, the applicant seeks to reduce the parking requirement from 2,159 spaces to 1,389 spaces, a total reduction of 770 spaces. The site design includes additional on-site trailer stalls, which are anticipated to better serve future tenants. However, the layout has been designed with flexibility, allowing the trailer parking areas to be restriped into standard vehicle parking spaces should future tenant needs differ from current expectations. The proposed development includes four buildings totaling 2,043,330 square feet. All other applicable development standards of the I District will be met, including lot, setback, and height regulations, as well as landscaping, buffering, and screening requirements. At this time, future tenants are unknown.

MESQUITE ZONING ORDINANCE

SEC. 3-403.C: PARKING REDUCTION

The Board may approve a reduction in required parking if the use meets the approval criteria for a special exception, as contained in Section 5-206 (L), and the Board finds that the reduction in parking will not adversely impact parking on adjacent properties, the provision of public safety, or unreasonably impede the public right-of-way. As a guideline for evaluating a mixed-use development, the Board may consider the shared parking benefit identified in Section 4-954(A)(8) and the availability of public parking within proximity of the site.

STAFF COMMENTS:

The proposed industrial development, consisting of four warehouse buildings, is required to provide 2,159 parking spaces based on the ratios outlined in Section 3-405 of the Mesquite Zoning Ordinance (see Table 1). The applicant is proposing to provide 1,389 parking spaces, representing a reduction of 770 spaces from the required amount.

Table 1 - Required Parking					
Building	Land use	Square footage	Parking requirement	Required Parking	Combined Proposed Parking
1	Warehousing	1,216,080	1 per 1,000 s.f.	1216	865
1	Office	20,000	1 per 300 s.f.	67	
2	Warehousing	255,650	1 per 1,000 s.f.	256	159
2	Office	10,000	1 per 300 s.f.	33	
3	Warehousing	232,220	1 per 1,000 s.f.	232	144
3	Office	10,000	1 per 300 s.f.	33	
4	Warehousing	289,380	1 per 1,000 s.f.	289	221
4	Office	10,000	1 per 300 s.f.	33	
Total				2,159	1,389

The proposed reduction of 770 parking spaces is unlikely to adversely impact adjacent properties, public safety, or the function of the public right-of-way, as overflow parking cannot be accommodated along E. Scyene Rd., Faithon P Lucas Sr Blvd., or Newsom Rd. Properties located west of Faithon P Lucas Sr Blvd. are within a screened single-family residential neighborhood. The likelihood of overflow parking occurring on the adjacent neighborhood streets is very low, as the closest available street parking is approximately 650 feet from the closest employee entrance to the industrial development. Additionally, there is a 125-foot easement owned by Dallas Water Utilities along the east side of Faithon P Lucas Sr Blvd., which will remain undeveloped, further limiting foot traffic along the road. Lastly, there is no cross-access easement to the undeveloped property to the south or the developed property to the southeast, further limiting the potential for off-site parking impacts.

Per the parking study provided by the applicant, the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, denotes the peak period demand for ITE Land Use 150 (Industrial/Warehouse) to be between 10:00 a.m. and 3:00 p.m., with an average demand rate of 0.37 vehicles per 1,000 square feet. Based on this methodology, the estimated parking demand for the proposed development is approximately 758 spaces. Therefore, the proposed 1,389 parking spaces are expected to adequately serve the site.

It should be noted that the Board of Adjustment has previously approved parking reductions for industrial properties located to the south along Berry Rd. (BOA0921-0286) and to the east along Airport Blvd. (BOA0921-0287). There have been no reported adverse impacts associated with those approvals. Additionally, the nearby Alcott development was approved with a parking ratio of one space per 5,000 square feet. That approval was based on examples of parking requirements from surrounding DFW-area cities provided by the applicant, which were less restrictive than those required by the Mesquite Zoning Ordinance. This indicates that the proposed parking ratio is consistent with current market conditions and is not expected to result in an under-parked development. The developer also has a vested interest in designing a site that is both functional and competitive for prospective tenants.

If this Special Exception is approved, the applicant will be required to obtain approval of a Site Plan, Engineering Permits, Plat, and Building Permits prior to construction.

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

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

STAFF COMMENTS:

Staff does not anticipate any adverse impacts on adjacent properties, as the proposed 1,389 parking spaces are expected to adequately serve the proposed land use while also providing flexibility to accommodate additional parking, if needed, through the restriping of trailer parking areas. Approval of the requested parking reduction will allow the property to be developed to its highest and best use. Additionally, surrounding properties are unlikely to accommodate any potential spillover parking, either on-site or within adjacent rights-of-way.

PERMITS

None

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception to allow a parking reduction of 770 parking spaces for the proposed industrial warehouse development at 3010 and 4000 E Scyene Rd.

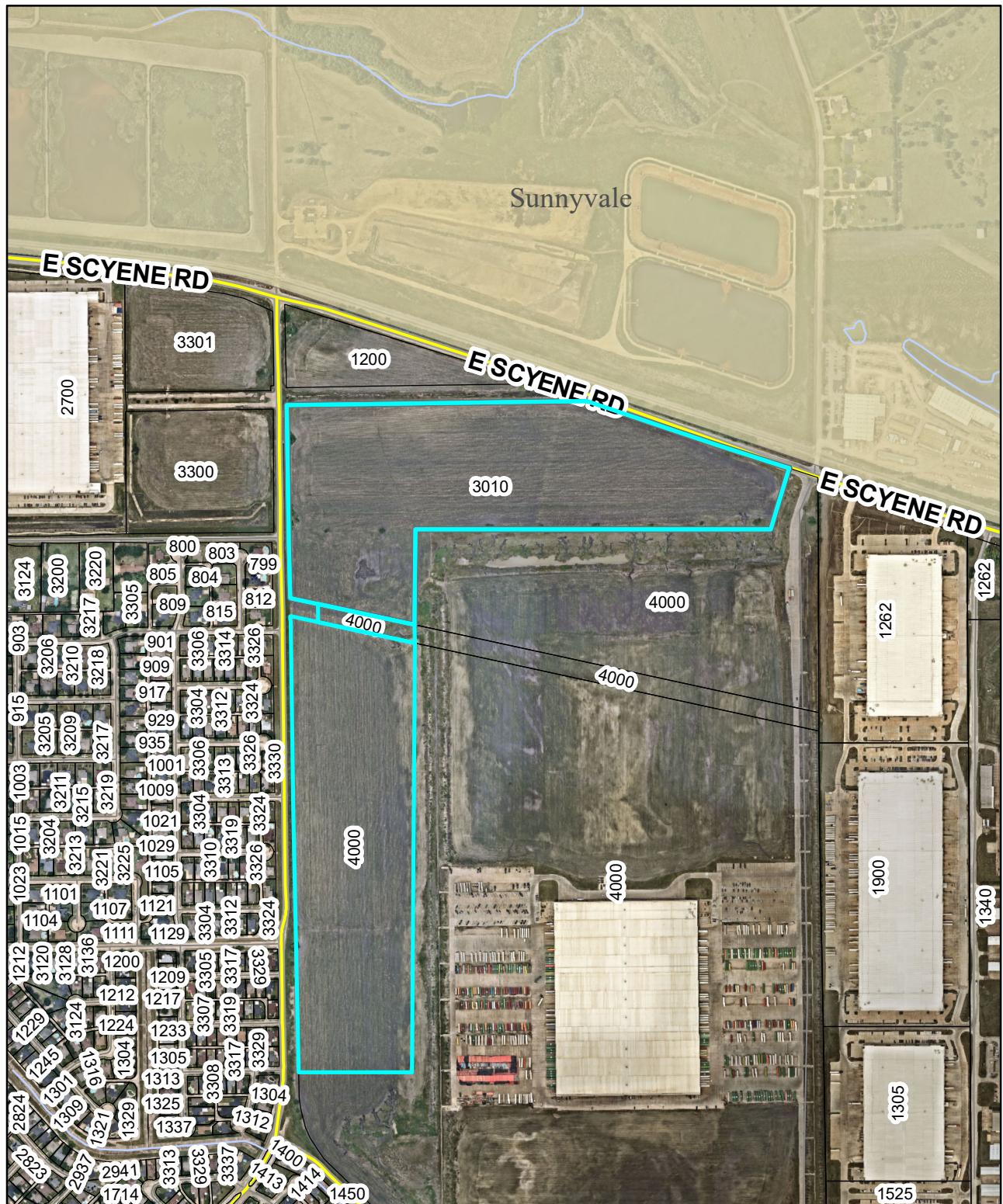
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, there have been no returned notices.

ATTACHMENTS

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

Aerial Map

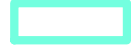


**Request: Special Exception to allow
a reduction in the parking requirements
for warehouse use**

Applicant: Jose Garcia on behalf of Halff Associates, Inc.

Address: 3010 E. Scyene Rd. & 4000 E. Scyene Rd.

Legend

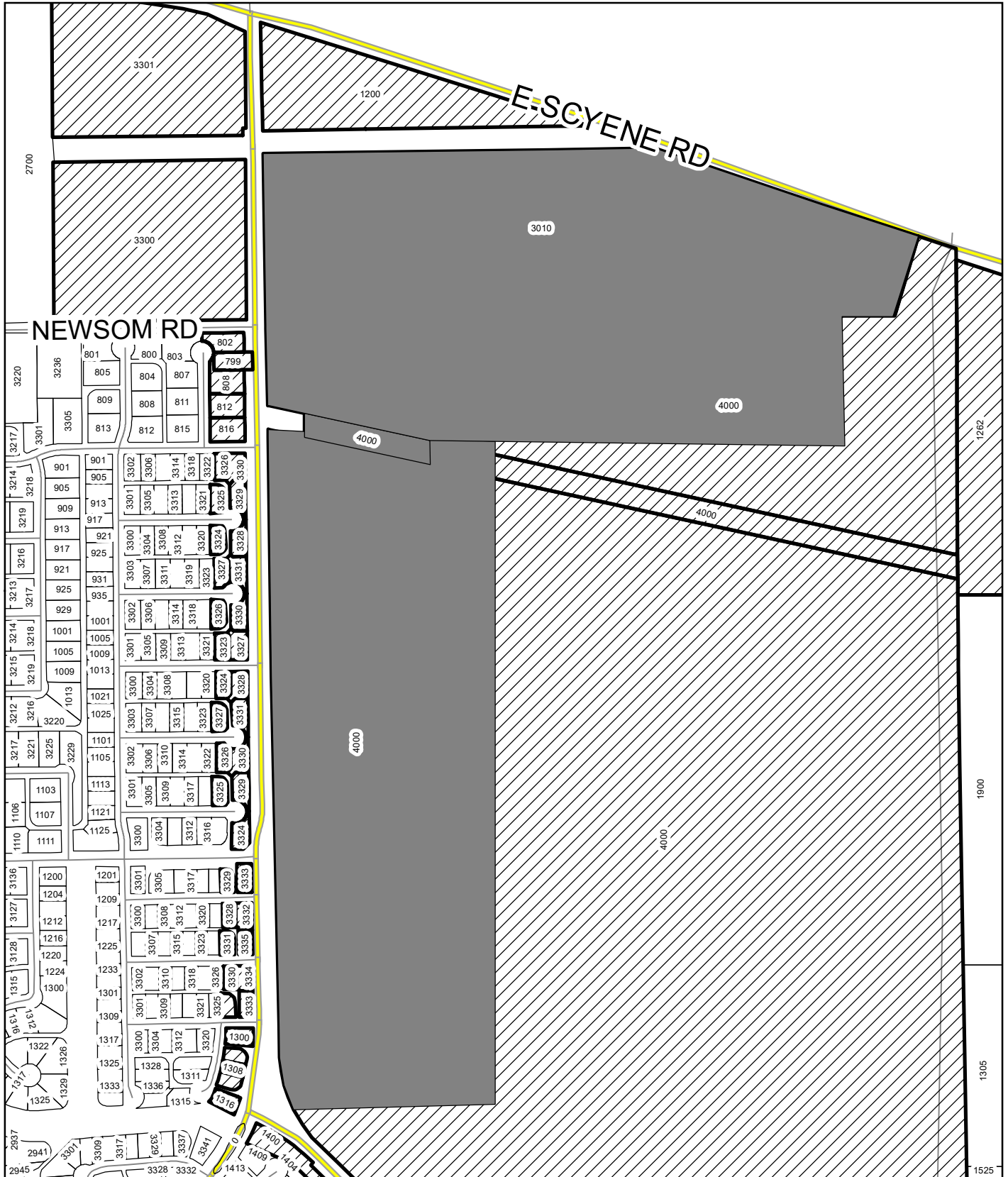


Subject Property

N



Notification Map



Request: Special Exception to allow a reduction
in required parking
Applicant: Jose Garica, Halff
Location: 3010 and 4000 E Scyene Rd

Subject Property

Notified Properties

N

SITE PHOTOS



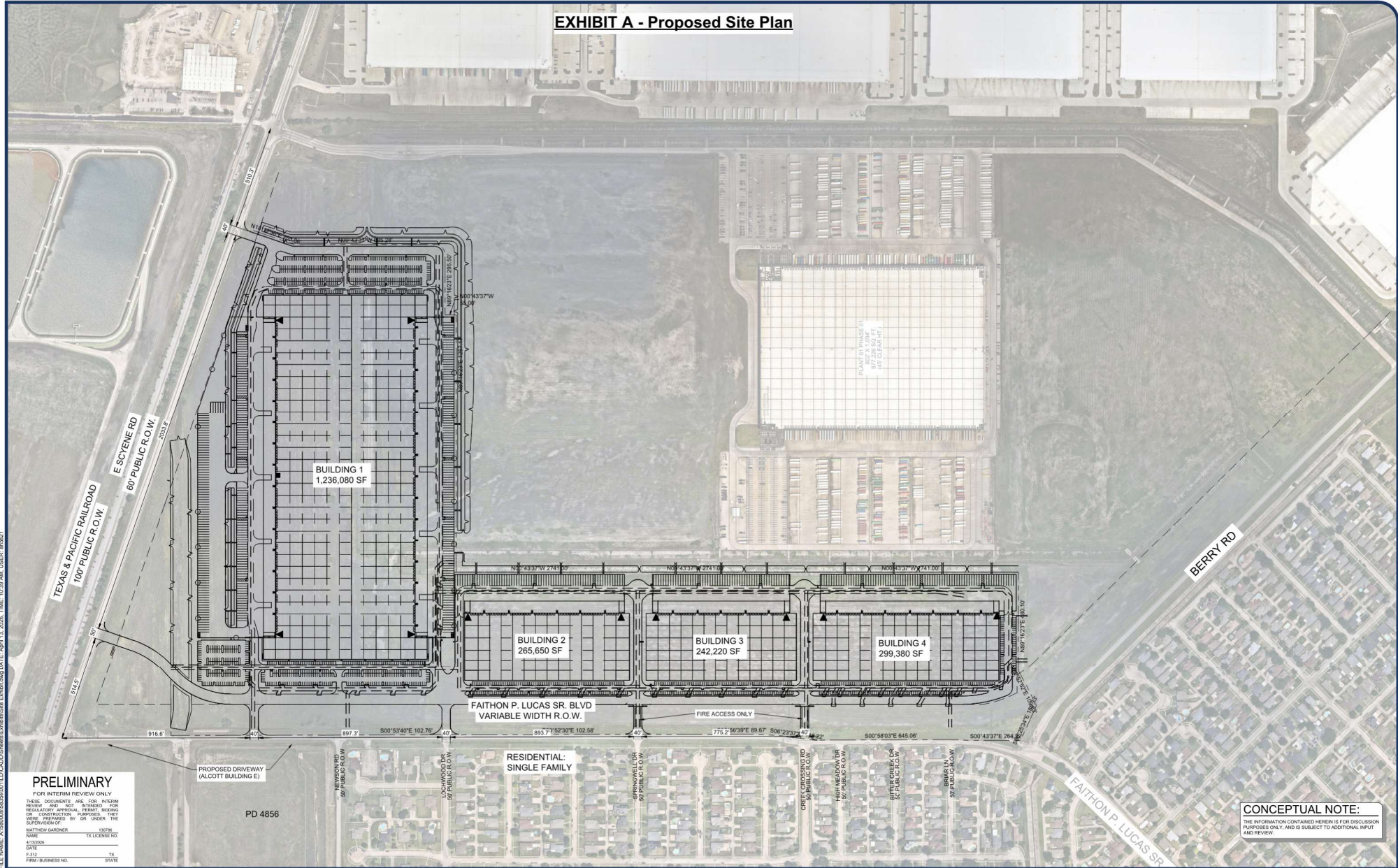
E SCYENE RD FRONTAGE



FAITHON P LUCAS SR BLVD FRONTAGE

APPLICATION MATERIALS

EXHIBIT A - Proposed Site Plan



SITE PLAN

APRIL 2026

0 100 200 400
SCALE IN FEET

halff
8144 WALNUT HILL LANE
SUITE 550
DALLAS, TEXAS 75231
TEL. (972) 761-1650

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



Memorandum

To: Board of Adjustments
City of Mesquite, TX

Date: 4/14/2026

From: Jose Garcia, PE
Halff
TBPE Registered Firm Number F-312
jgarcia@halff.com

AVO: 58356.001

Subject: Hodgdon Mesquite Parking Study
Mesquite, Texas

PURPOSE AND PROJECT SUMMARY

This memorandum summarizes a parking demand analysis prepared by Halff for the proposed Hodgdon industrial warehouse development located at 3010 E Scyene Rd., Mesquite, Texas. This parking demand analysis evaluated parking needs in accordance with City of Mesquite Criteria, the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, Mesquite Ordinance No. 4856, and referenced the parking criteria for similar land uses from other cities in the DFW Metroplex.

The proposed industrial warehouse development analyzed in this study includes 4 proposed buildings with a total of 2,043,330 square feet of building area. (Refer to **Exhibit A** in the **Appendix**)

METHODOLOGY

This parking study was performed using parking criteria from the following jurisdictions and methodologies:

- **City of Mesquite Zoning Ordinance**
 - Part 3, Section 405 Table of Parking Standards for Nonresidential Uses
- **Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition)**
 - Average peak period parking demand rates for Land Use 150.
- **Mesquite Ordinance No. 4856**
 - File No. Z0321-0182 PD Development Standards
- **Parking Criteria from Other Cities in the DFW Metroplex**
 - Applicable City Ordinances denoting Industrial Warehousing and Office Use Parking Criteria for Grand Prairie, Denton, and The Colony.

PROPOSED PARKING PROVIDED

The proposed 4-building industrial warehouse development provides a total of 1,355 parking spaces across the site (as shown in **Exhibit A** in the **Appendix**).

Table 1 below denotes each individual building area, and their corresponding warehouse and office space square footages, as well as the total parking spaces provided per building.

Table 1 - Planned Parking On-Site			
Building	Land Use	Intensity/ Units	Provided Parking
1	Warehouse	1,216,080	848
1	Office	20,000	
2	Warehouse	255,650	153
2	Office	10,000	
3	Warehouse	232,220	139
3	Office	10,000	
4	Warehouse	289,380	215
4	Office	10,000	
Total			1355

PARKING ANALYSIS

City of Mesquite Zoning Ordinance

Per the Table of Parking Standards for Nonresidential Uses found in Part 3 Section 405 of the City of Mesquite Zoning ordinance, the required number of parking spaces are 1 space per 1,000 square feet of manufacturing / warehousing use and 1 space per 300 square feet of office space use. (See **Exhibit B** in the **Appendix** for this referenced section of the ordinance).

Table 2 below summarizes each individual building area, and their corresponding warehouse and office space square footages, as well as the total required parking spaces based on the City of Mesquite's Zoning Criteria.

Table 2 - City Parking Requirements				
Building	Land Use	Intensity/ Units	Parking Requirement	Required Parking
1	Warehouse	1,216,080	1 Space / 1,000 SF	1217
1	Office	20,000	1 Space / 300 SF	67
2	Warehouse	255,650	1 Space / 1,000 SF	256
2	Office	10,000	1 Space / 300 SF	34
3	Warehouse	232,220	1 Space / 1,000 SF	233
3	Office	10,000	1 Space / 300 SF	34
4	Warehouse	289,380	1 Space / 1,000 SF	290
4	Office	10,000	1 Space / 300 SF	34
Total				2165

ITE Parking Generation

The Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition) provides methodology to estimate parking demands for typical land uses. This methodology was used to estimate the weekday peak parking demand for a land use categorized as ITE Land Use Code 150.

The ITE Land Use Code 150 designation includes facilities primarily used for the storage and distribution of goods and materials. It may include loading docks, minimal office space for operations, and a limited number of employees relative to square footage. This is the ITE designated land use that is most applicable for industrial warehousing.

The ITE Parking Generation Manual denotes the peak period for ITE Land Use 150 to be between the hours of 10 a.m. and 3 p.m. and the corresponding average peak period demand as 0.37 vehicles per 1,000 square feet. Office space for this land designation is considered a supplemental use and is not calculated separately. (Refer to **Exhibit C** for the ITE Land Use 150 Warehousing Description and Data Plots)

Table 3 below summarizes the parking requirements calculated using the ITE Parking Generation Manual criteria. The resulting parking requirement based on the above-mentioned use and peak period is 758 spaces.

Table 3 - ITE Parking Generation				
Building	Land Use	Intensity/ Units	Parking Requirement	Required Parking
1	Warehouse	1,236,080	0.37 Vehicles / 1000 SF	458
2	Warehouse	265,650	0.37 Vehicles / 1000 SF	99
3	Warehouse	242,220	0.37 Vehicles / 1000 SF	90
4	Warehouse	299,380	0.37 Vehicles / 1000 SF	111
Total				758

Mesquite Ordinance No. 4856 File No. Z0321-0182

Ordinance No. 4856 was approved under a Planned Development (PD) which modified development standards for similar industrial warehouse developments immediately west of the subject property that is being analyzed with this study. More specifically it included the properties at 2600 Newsom Rd., 2210 E. Scyene Rd., 2500 E. Scyene Rd., 2650 E. Scyene Rd., 2700 E. Scyene Rd., 3000 E. Scyene Rd., 2600 E. Scyene Rd., 2900 E. Scyene Rd., 3300 E. Scyene Rd., and 3301 E. Scyene Rd. (Refer to **Exhibit D** in the **Appendix** for the full Ordinance document).

Under this approved ordinance, the PD Development Standards modified the City's minimum off-street parking requirements as follows:

"The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance, except as provided herein: Uses allowed in the Industrial District classified as distribution, fulfillment, warehousing, or storage shall provide 20 spaces plus one space per 5,000 square feet. Data centers shall provide one space per 15,000 square feet. Reduction in this requirement may be provided by meeting requirements in Section 3-403 of the Mesquite Zoning Ordinance."

Table 4 below summarizes the parking requirement per the PD parking criteria.

Table 4 - Ordinance 4856 PD Parking Requirement				
Building	Land Use	Intensity/ Units	Parking Requirement	Required Parking
1	Warehouse	1,236,080	20 Spaces + 1 / 5,000 SF	268
2	Warehouse	265,650	20 Spaces + 1 / 5,000 SF	74
3	Warehouse	242,220	20 Spaces + 1 / 5,000 SF	69
4	Warehouse	299,380	20 Spaces + 1 / 5,000 SF	80
Total				491

Other Cities in the DFW Metroplex

As an additional resource for comparison of comparable land uses across the DFW Metroplex, the parking requirements for Industrial Warehousing and Office Use depicted in the respective Zoning Ordinances of Grand Prairie, Denton, and The Colony were analyzed and provided with this study.

Table 5 below summarizes the parking requirement for each City for warehousing and office uses.

Table 5 - Parking Criteria from Other Cities in the DFW Metroplex				
Building	Land Use	Intensity/ Units	Parking Requirement	Required Parking
Denton				
1	Warehouse	1,216,080	1 Space / 3,500 SF	348
1	Office	20,000	1 Space / 450 SF	45
2	Warehouse	255,650	1 Space / 3,500 SF	74
2	Office	10,000	1 Space / 450 SF	23
3	Warehouse	232,220	1 Space / 3,500 SF	67
3	Office	10,000	1 Space / 450 SF	23
4	Warehouse	289,380	1 Space / 3,500 SF	83
4	Office	10,000	1 Space / 450 SF	23
Plano Total				686
Grand Prairie				
1	Warehouse	1,216,080	20 Spaces + 1 / 5,000 SF	264
1	Office	20,000	1 Space / 1,000 SF	20
2	Warehouse	255,650	20 Spaces + 1 / 5,000 SF	72
2	Office	10,000	1 Space / 1,000 SF	10
3	Warehouse	232,220	20 Spaces + 1 / 5,000 SF	67
3	Office	10,000	1 Space / 1,000 SF	10
4	Warehouse	289,380	20 Spaces + 1 / 5,000 SF	78
4	Office	10,000	1 Space / 1,000 SF	10
Grand Prairie Total				531
The Colony				
1	Warehouse	1,216,080	20 Spaces + 1 / 5,000 SF	264
1	Office	20,000	1 Space / 2,500 SF	8
2	Warehouse	255,650	20 Spaces + 1 / 5,000 SF	72
2	Office	10,000	1 Space / 2,500 SF	4
3	Warehouse	232,220	20 Spaces + 1 / 5,000 SF	67
3	Office	10,000	1 Space / 2,500 SF	4
4	Warehouse	289,380	20 Spaces + 1 / 5,000 SF	78
4	Office	10,000	1 Space / 2,500 SF	4
The Colony Total				501

PARKING ANALYSIS SUMMARY

Based on the required parking spaces for industrial warehousing and office use that were calculated by the ITE Parking Generation Manual, Mesquite Ordinance No. 4856, and referenced zoning criteria from nearby cities in the DFW metroplex, it was determined that the proposed Hodgdon industrial warehouse development provides a number of parking spaces that exceeds the requirement of the supplemental parking criteria analyzed with this study.

Table 6 below summarizes and compares the results from this parking demand analysis. This table includes the parking provided with the proposed site development as well as the calculated required parking for the four methodologies referenced with this analysis.

Table 6 - Parking Demand Analysis Summary								
Building	Land Use	Parking Provided with Proposed Site	Mesquite Required Parking	ITE Required Parking	Ordinance 4856 Required Parking	Parking Required at Other Cities In DFW Metroplex		
						Denton	Grand Prairie	The Colony
1	Warehouse/Office	848	1284	458	268	354	284	272
2	Warehouse/Office	153	290	99	74	77	82	76
3	Warehouse/Office	159	267	90	69	70	77	71
4	Warehouse/Office	215	324	111	80	86	88	82
Total		1375	2165	758	491	587	531	501

CONCLUSIONS

The proposed industrial warehouse development analyzed with this memorandum provides a total number of spaces of 1,355. Based on the collective criteria from Mesquite Ordinance No. 4856, the zoning requirements of the referenced Cities in the DFW Metroplex, and the ITE Parking Generation Manual, the calculated minimum required parking for industrial warehousing and office space uses ranged between 491 and 758 spaces. These various parking criteria all yielded a minimum required parking that is less than the City of Mesquite's Zoning Criteria. Based on the number of spaces provided with this proposed development, the minimum required spaces determined by the ITE, the approved Mesquite Ordinance No. 4856, and the neighboring Cities are exceeded by a sizable margin. Given that these all account for similar land uses, a range between 491 and 758 is recommended as an alternative to the City of Mesquite's minimum off-street parking requirements and considered appropriate for the intended land use of this development.

RECEIVED

APR 17 2026

PLANNING AND ZONING



NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **April 23, 2026**, at **6:30 p.m.**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue to consider the following application:

Case Number:	BOA0326-0494
Submitted By:	Jose Garcia, Halff
Property Owner:	Ashley Furniture Industries Inc.
Property Location:	3010 and 4000 E Scyene Rd.
Legal Description:	MCKINNEY & WMS ABST 1026 PG 525 TR 1 ACS 43.8027 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.4 ACS 1.1923 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.3 ACS 37.0572 CALC, ASHLEY FURNITURE BLK A LT 1.1 ACS 46.16, ASHLEY FURNITURE BLK A LT 1.2 ACS 5.4652 CALC, ASHLEY FURNITURE BLK A PT LT 1 ACS 109.2027
Requested Action:	Special Exception to allow a reduction in the parking requirements for warehouse uses from 2,043 to 1,389 spaces, thereby reducing the requirement by 654 spaces.

As a property owner within 200 feet of this property, you are invited to make your views on this matter known. You may notify the Board of Adjustment of your comments **in writing** (no faxes or calls) by returning the response form attached below by the meeting date, or **in person** by attending the public hearing.

Questions regarding this application may be directed to the Planning & Zoning Division located in the Municipal Building at 1515 North Galloway Avenue, or by telephone at (972) 329-8523 or by email at jhorton@cityofmesquite.com.

Complete and return
Do not write on the reverse side of this form.

BOA Case: **BOA0326-0494**Name:
(required)Jesus MATAI am **in favor** of this requestAddress:
(required)3326 Riverway Ct
Mesquite txI am **opposed** to this requestXReasons
(optional):

opposed to the Traffic into Parking
Area being Requested And Field of Vision
From our Home toward East Filled w/ Vehicles.

Please respond by returning to:

CITY OF MESQUITE PLANNING DIVISION
ATTN: Jennifer Horton
PO BOX 850137
MESQUITE TX 75185-0137



TEXAS
Real. Texas. Service.

RETURNED NOTICES

RECEIVED

APR 22 2026

PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **April 23, 2026**, at **6:30 p.m.**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue to consider the following application:

Case Number:	BOA0326-0494
Submitted By:	Jose Garcia, Halff
Property Owner:	Ashley Furniture Industries Inc.
Property Location:	3010 and 4000 E Scyene Rd.
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Requested Action:	Special Exception to allow a reduction in the parking requirements for warehouse uses from 2,043 to 1,389 spaces, thereby reducing the requirement by 654 spaces.

As a property owner within 200 feet of this property, you are invited to make your views on this matter known. You may notify the Board of Adjustment of your comments **in writing** (no faxes or calls) by returning the response form attached below by the meeting date, or **in person** by attending the public hearing.

Questions regarding this application may be directed to the Planning & Zoning Division located in the Municipal Building at 1515 North Galloway Avenue, or by telephone at (972) 329-8523 or by email at jhorton@cityofmesquite.com.

Complete and return
Do not write on the reverse side of this form.

BOA Case: **BOA0326-0494**

Name:
(required)

James Mack

I am **in favor** of this request

Address:
(required)

1304 Springhauca Dr.

I am **opposed** to this request

Mesquite, TX, 75181

Reasons
(optional):

Provide adequate parking for employees and
visitors and prevent overflow parking in
nearby neighborhood streets.

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION**
ATTN: Jennifer Horton
PO BOX 850137
MESQUITE TX 75185-0137



RECEIVED

MAY 12 2026

PLANNING AND ZONING

NOTICE OF PUBLIC HEARING (Revised)

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **May 28, 2026**, at **6:30 p.m.**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue to consider the following application:

Case Number:	BOA0326-0494 (rescheduled from the April 23, 2026 hearing)
Submitted By:	Jose Garcia, Halff
Property Owner:	Ashley Furniture Industries Inc.
Property Location:	3010 and 4000 E Scyene Rd.
Legal Description:	MCKINNEY & WMS ABST 1026 PG 525 TR 1 ACS 43.8027 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.4 ACS 1.1923 CALC, MCKINNEY & WMS ABST 1026 PG 525 TR 1.3 ACS 37.0572 CALC, ASHLEY FURNITURE BLK A LT 1.1 ACS 46.16, ASHLEY FURNITURE BLK A LT 1.2 ACS 5.4652 CALC, ASHLEY FURNITURE BLK A PT LT 1 ACS 109.2027
sRequested Action:	Special Exception to allow a reduction in the parking requirements for warehouse uses from 2,159 to 1,389 spaces, thereby reducing the requirement by 770 spaces.

As a property owner within 200 feet of this property, you are invited to make your views on this matter known. You may notify the Board of Adjustment of your comments **in writing** (no faxes or calls) by returning the response form attached below by the meeting date, or **in person** by attending the public hearing.

Questions regarding this application may be directed to the Planning & Zoning Division located in the Municipal Building at 1515 North Galloway Avenue, or by telephone at (972) 329-8523 or by email at jhorton@cityofmesquite.com.

Complete and return**Do not write on the reverse side of this form.**BOA Case: **BOA0326-0494**Name:
(required)Martha OrtizI am **in favor** of this requestXAddress:
(required)3325 Strecim Side Ct.I am **opposed** to this requestMesquite, Tx 75181Reasons
(optional):

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION**
ATTN: Jennifer Horton
PO BOX 850137
MESQUITE TX 75185-0137



T E X A S
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PLANNING AND ZONING DIVISION

FILE NUMBER: BOA0426-0496

REQUEST:

1. Special Exception to allow an oversized rear carport to exceed the maximum allowed size of 528 square feet by 402 feet for a total size of 930 square feet.
2. Special Exception to allow a 160-square-foot storage shed (10'x16'), which would exceed the 35% accessory structure cover due to an existing oversized carport.

CASE MANAGER: Elizabeth Lonix, Planner

PUBLIC HEARING

Board of Adjustment: Thursday, May 28, 2026

GENERAL INFORMATION

Applicant: Arthur Murphy
Property Owner: Arthur Murphy
Location: 2114 Nectar Dr.

SITE BACKGROUND

Legal Description: Peachtree Village, Block 4, Lot 65
Size: 0.11 acres / 5,040 square feet
Zoning: Single Family Residential (R-3)
Existing Land Use: Single Family Residential (R-3)
Zoning History: 1951 – Annexed and zoned residential
1970 – Rezoned to Local Retail and Apartment
1984 – Rezoned to Planned Development – Single Family Ordinance No. 1974

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	Church
EAST:	R-3, Single Family Residential	Single Family Residential
WEST:	R-3, Single Family Residential	Single Family Residential

CASE SUMMARY

The applicant is requesting relief from the Mesquite Zoning Ordinance (MZO) to address existing and proposed accessory structures on the subject property. The rear carport currently exists on-site and was constructed in late 2001 or early 2002 by the previous property owner. The structure totals approximately 930 square feet. Under the MZO, the maximum allowable size for a rear carport is 528 square feet, resulting in an excess of approximately 402 square feet. The applicant was not aware at the time of acquisition of the property in 2021 that the existing structure exceeded current ordinance standards and would impact the ability to add additional accessory structures, including the proposed shed.

Staff located records indicating a rear carport was permitted by the City for 480 square feet (20 feet by 24 feet) (see Attachment 5) on December 20, 2001, and received final inspection approval from the City on December 26, 2001. However, the existing structure exceeds the size reflected in the approved records. Staff further notes that aerial imagery as far back as 2003 of the property indicates the existence of the rear carport at its current size and only came to Staff's attention when the applicant inquired about constructing a storage shed within the rear yard. The applicant wishes to build a 160-square-foot (10' x 16') storage shed that does not exceed the maximum allowed size of accessory structure, but it does exceed the maximum coverage of 35% of the rear yard when combined with the size of existing carport. The rear yard is ~2,100 square resulting in a maximum rear yard coverage of 735 square feet. The combined square footage of the existing carport and storage shed is 1,090 square feet or ~52% of the rear yard.

The applicant requests the following:

1. A Special Exception to permit the existing oversized rear carport, which exceeds the maximum allowable size under the MZO. The structure otherwise complies with applicable height and general accessory structure requirements.
2. A Special Exception to allow a 160-square-foot (10' x 16') storage shed, which would exceed the total maximum accessory structure coverage permitted in the rear yard of the property due to the existing oversized carport.

The applicant has confirmed with Staff that the carport is used solely for vehicle parking. The applicant has indicated that he has a long-term service-related injuries from military service, and the oversized carport provides necessary protection from weather conditions when entering and exiting vehicles. As a result of the applicant's disability, the Board could consider approving the requests as a Reasonable Accommodation, per the MZO.

Staff notes that while the carport exceeds the maximum size allowed under the MZO, it is an existing structure that predates the applicant's ownership. The proposed shed, in combination with the existing carport, results in accessory structure coverage exceeding the 35% maximum allowed within the yard in which the structures are located. Staff further notes that an existing Oncor 5-ft aerial easement is located along the rear of the property. Should the Board approve the request, it would be advisable that a condition be added that the applicant must continue to comply with all applicable easement requirements and utility regulations.

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:

Section 2-604.A of the MZO authorizes the Board of Adjustment to consider Special Exceptions for oversized accessory structures that exceed the height, size, or coverage limitations established in Section 2-602. The existing rear carport on the subject property was constructed in late 2001 or early 2002 by the previous property owner. The existing carport is approximately 930 square feet, exceeding the maximum permitted size of 528 square feet by approximately 402 square feet.

Staff located a building permit indicating that a rear carport measuring 480 square feet was previously approved and appears to have received final inspection approval in December 2001. However, the existing structure exceeds the size reflected in the approved records.

The applicant, which acquired the property in 2021, has indicated they were unaware that the structure exceeded ordinance standards and that the oversized carport would limit the ability to construct additional accessory structures on the property. The applicant has confirmed that the structure is used solely for vehicle parking purposes.

In addition to the request to keep the oversized rear carport, the applicant is requesting to build a 160 square-foot storage shed. As noted previously, the combined square footage of the existing carport and proposed storage would exceed the maximum yard coverage limit of 35%. The combined size would result in a total of 1,090 square feet, or ~52% of the rear yard.

The general guideline for compatibility for an oversized accessory structure is that it should generally not exceed 10% of the lot size, which the request does exceed, as the combined square footage is approximately ~20% of the lot size of the property. The Board can consider that the 10% threshold does not account for variations in lot sizes, and the Board can consider that the subject property is smaller than a standard-sized single-family lot, which is typically 7,200 square feet or larger. With the lot being ~5,040 square feet, a rear carport that is permitted by right up to 528 square feet would not meet the 10% threshold. The 10% threshold is a guide that the Board can use to determine compatibility, along with other criteria provided in this report.

Although the structure exceeds ordinance limitations, the carport has remained on the property for an extended period. There are a few other oversized rear carports that exist in the surrounding neighborhood that the Board could point to show that the request is not out of character with the neighborhood. Staff could not locate records of permit approvals for these other oversized rear

carports, with the closest being at 2042 Nectar Drive. The other oversized rear carports are located along Piccadilly Blvd. The other carports are located in the same subdivision as the subject property.

As noted previously, an existing Oncor aerial easement is located along the rear of the property. Should the Board approve the request, the applicant must continue to comply with all applicable easement requirements and utility regulations.

SEC. 5-205: REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Special exceptions may be granted for reasonable accommodations when needed to provide disabled individuals an equal opportunity to use and enjoy a dwelling.

STAFF COMMENTS:

According to the applicant, the additional covered area provided by the oversized carport assists with accessibility and protection from weather conditions due to long-term service-related disabilities associated with prior military service. The applicant has indicated that the structure is used solely for vehicle parking and allows improved access when entering and exiting vehicles at the residence. The applicant stated the following in his application (with corrections for spelling).

I am requesting a Special Exception based on personal necessity and property accommodation. As a 70% disabled Veteran, maintaining my property and managing my daily environment requires specific organizational accommodations that my current structure do not provide. The proposed storage unit is not a simple addition for leisure; it is a critical necessity for the following reasons: Mobility and Safety: The unit will allow for the secure, ground-level storage of maintenance equipment and household items that currently obstruct walkways or require difficult maneuvering in the carport area. This reduces the risk of falls and physical strain associated with my service-connected disabilities Reasonable accommodation: Given my status as a disabled veteran, I am requesting this exception to ensure i can continue to maintain my home independently and safely, which is a significant factor in my quality of life and long-term residency in Mesquite.

Staff notes that Section 5-205 allows the Board to consider reasonable accommodations for individuals with disabilities when such accommodations are necessary to provide equal opportunity to use and enjoy a dwelling. Any determination regarding the reasonableness or necessity of the requested accommodation shall be made by the Board of Adjustment.

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
 - d. when applicable, the board shall also consider any additional criteria set out in this Zoning Ordinance for any specific special exception.
- 2) *Special exceptions for a reasonable accommodation for persons with disabilities.* See Section [5-205](#) (Reasonable Accommodations for Persons with Disabilities) for the approval standards for a special exception for a reasonable accommodation.

STAFF COMMENTS:

According to the applicant, the proposed 160-square-foot storage shed would allow greater use and enjoyment of the property by providing additional enclosed storage within the rear yard. Staff notes the proposed shed is modest in size and otherwise complies with applicable setback and height requirements.

The proposed shed, in combination with the existing oversized carport, would exceed the maximum accessory structure coverage permitted within the rear yard. Staff does not anticipate adverse impacts on adjacent properties, and the proposed structure appears compatible with the surrounding residential neighborhood.

PERMITS

1985 – Building New Single Family Home

2002 – Building (Residential) – Accessory Structure – Carport

2016 – Building (Residential) – Accessory Structure – 3 ½ ft Front yard fence

STAFF RECOMMENDATION

Staff presents the above information for the Board's consideration. Given the existence of prior permitting records associated with the existing oversized rear carports and questions regarding the structure's history, Staff is not making a recommendation on this request. The Board could pursue the following:

1. Approve the request for the rear carport and storage shed as requested.
2. Approve the request partially, or at smaller sizes.
3. Deny the request as presented.

Staff suggests that if the Board approves the request, it include a condition indicating that the applicant must comply with all applicable Oncof easement requirements and utility regulations.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of May 22, 2026, there has been one return notice in opposition to the request.

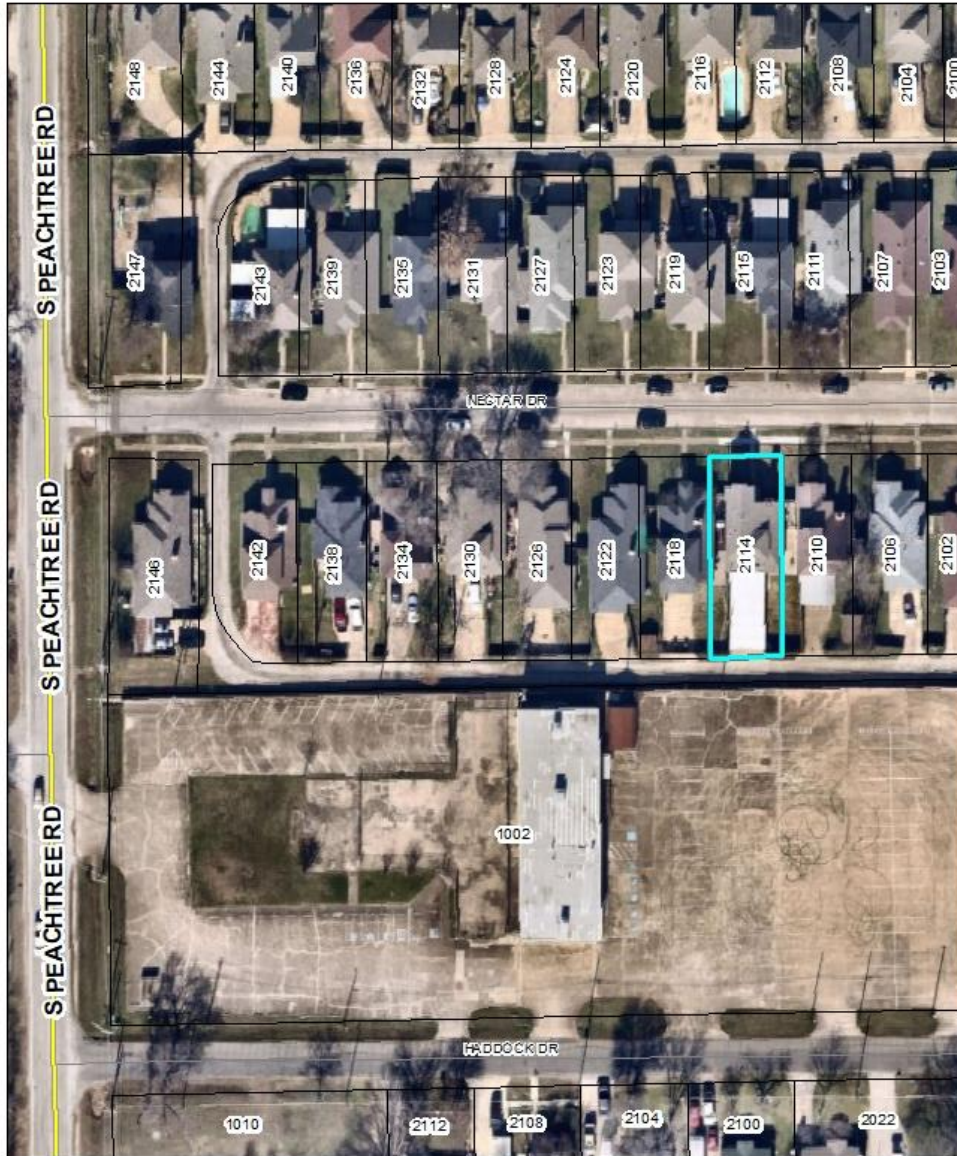
ATTACHMENTS

File No.: BOA0426-0496
Special Exception

1. Aerial Map
2. Public Notification Map
3. Site Photos
4. Application Materials
5. Property History
6. Return Notices

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Art Murphy

Location: 2114 Nectar Dr.

**Request: 1. Special Exception to allow an oversized rear carport total size of 930 square feet.
2. Variance to allow the oversized rear carport to encroach rear setback.
3. Special Exception to allow a 125-square-foot storage shed exceeding the 35% accessory structure coverage**

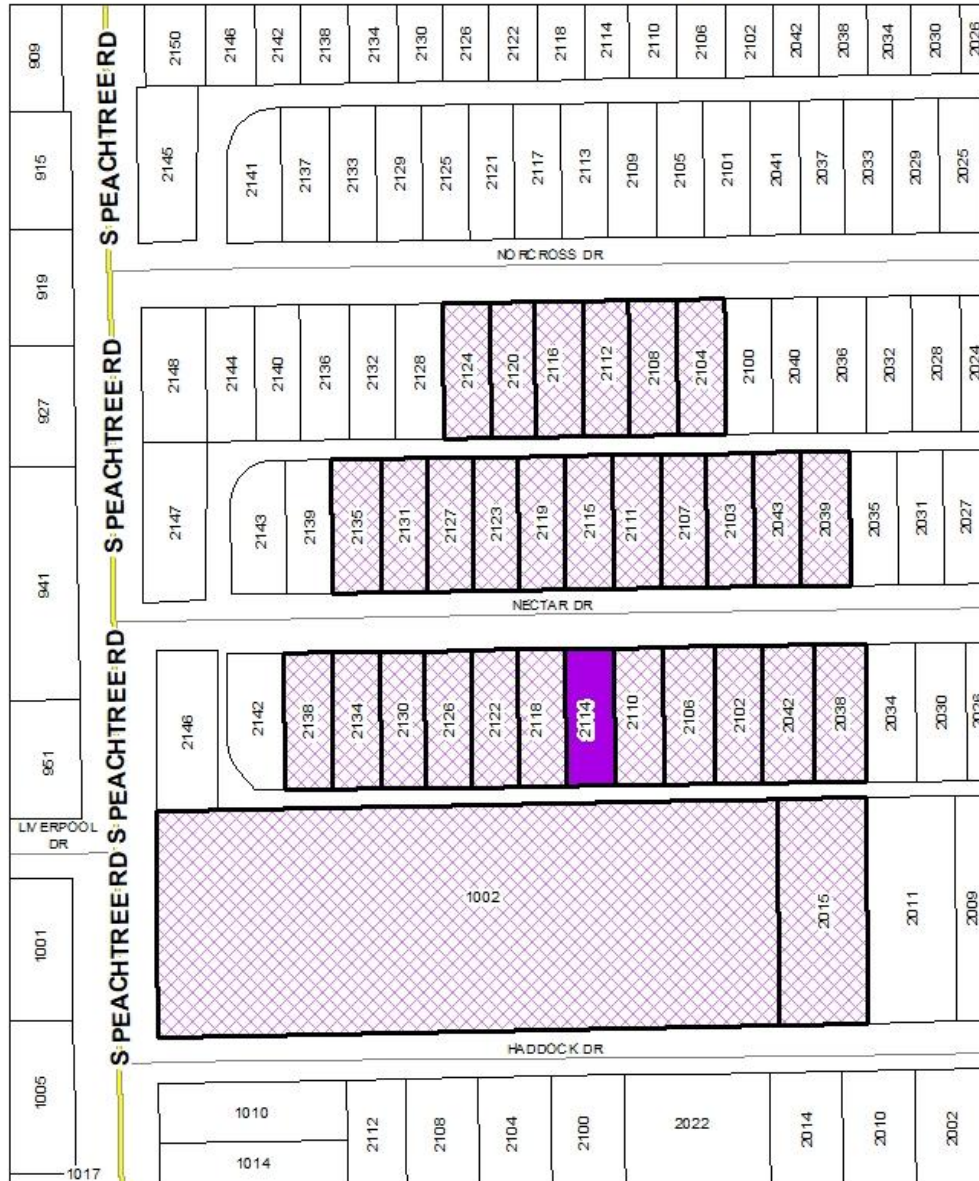
Legend

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: Arthur Murphy

Location: 2114 Nectar Dr

DCAD: 38158550040650000

Request: 1. Special Exception to allow an oversized rear carport total size of 930 square feet.

2. Variance to allow the oversized rear carport to encroach rear setback.

3. Special Exception to allow a 125-square-foot storage shed exceeding the 35% accessory structure cover

Legend



ATTACHMENT 3 – SITE PHOTOS



Front of subject property



Rear yard of subject property



Subject property's rear carport



Subject property's rear carport

ATTACHMENT 4 – APPLICATION MATERIALS



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: 2114 Nectar Dr City, State: Mesquite, Texas
Zip Code: 75149

Applicant Information – The person filling out the application

First Name: Arthur Last Name: Murphy
Phone Number: [REDACTED] Email Address: [REDACTED]
I would like an interpreter at the meeting: ☐ Yes ☒ No Language: English

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: [REDACTED] Email Address: [REDACTED]
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): _____

Describe Materials Used:

Please see attached plans

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 structure will be used to keep materials necessary for the maintaining of my yard (ie lawn mowers edger weed cutting device,

fertilizer, insect repellent, shovels hole digger.

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?

I am writing to formally appeal the denial of my permit for a storage unit at 2114 Nectar Dr Mesquite Texas 75149. While i acknowledge
current carport brings the lot coverage for the accessory structures to the 35% limit specified in section 2-602, I am requestiing a Special
Exception based on personal necessity and property accomodation. As a 70% disabled Verteran, maintaing my property and managing
my daily enviornment requires specific organizational accomodations that my current structue do not provide. The proposed storage
unit is not a simple addition for liesure; it is a critical necessity for the following reasons: Mobility and Safety: The unit will allow for the
secure, ground-level storage of mainenance equipment and household items that currently obstruct walkways or require difficult
maneruvering in the carport area. This reduces the risk of falls and physical strain associated with my service-connected disabilities
Reasonable accommodation: Given my status aas a disable veteran, I am requesting this exception to ensure i can continue to maintair
independently and safely, which is a significat factor in m quality of lin and lon-term residencey in Mesquite.

Will the Special Exception be compatible with the surrounding neighborhood?

☒ Yes ☐ No

If yes, how?

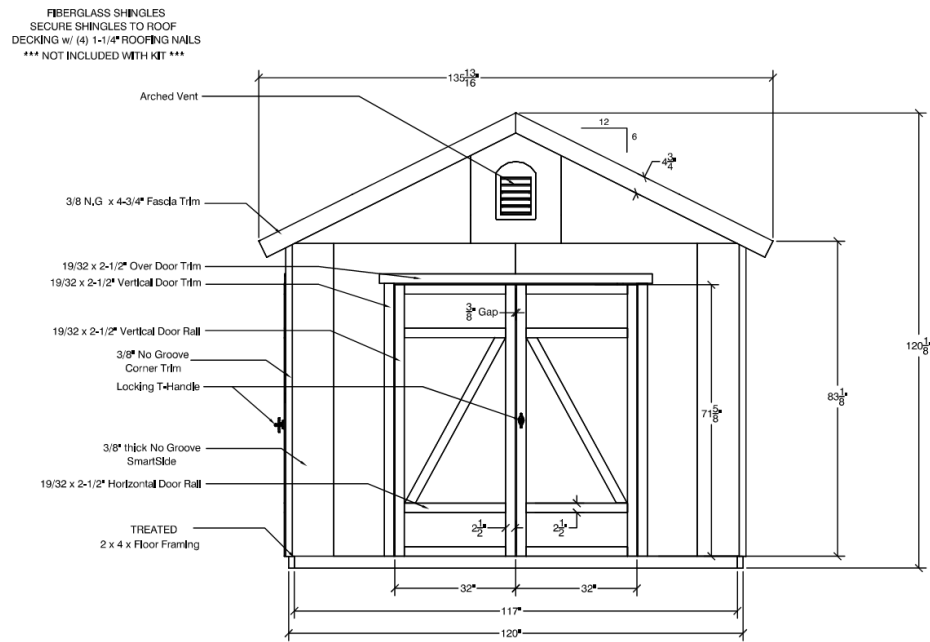
Neighbors to the left and right of me all have storage units in their back yard and it does not take away to anyones surroundings.

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: Arthur Murphy Phone Number: [REDACTED]
Address: 2114 Nectar Dr Mesquite TX 75149
Email Address: [REDACTED]
Signature: Arthur Murphy [REDACTED]



GABLE ELEVATION w/ Doors

SCALE: 3/8" = 1'-0"

Depth Dim. "A"	12'-0"	16'-0"	20'-0"	24'-0"	28'-0"	32'-0"			
Gable									
10'-0" wide by:									

ITEM # 33072



10' Wide Hillsdale ELEVATIONS

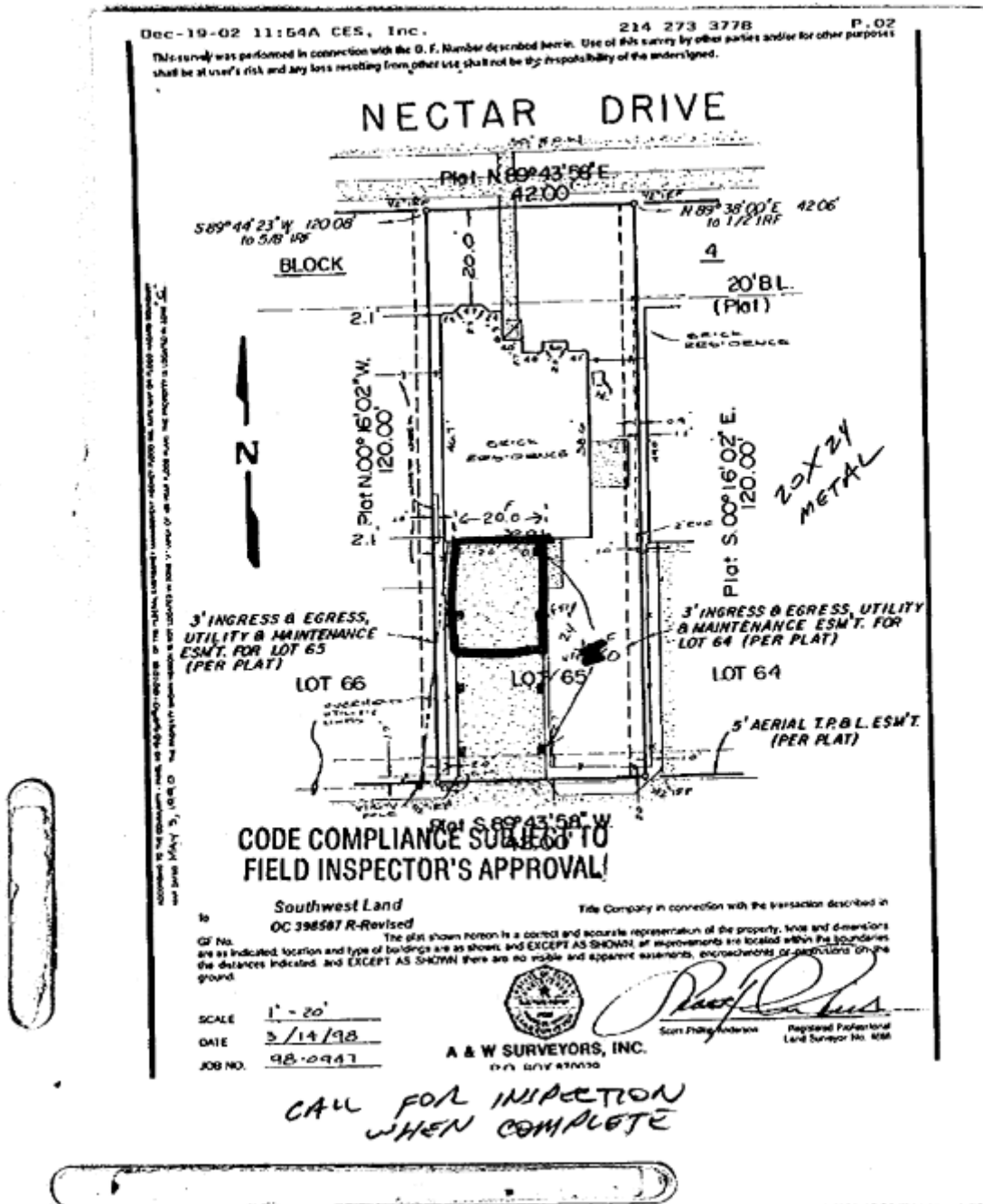
REV: 1	DESCRIPTION: 1000 Series Gable Elevation - 10' Wide	DATE: 03/14/2018
A	1000 Series Gable Elevation - 10' Wide	03/14/2018
SCALE: As Noted		SHEET: 2 of 11

CITY OF MESQUITE		34251	
BUILDING PERMIT APPLICATION			
Construction Address: <u>Santiago Varas 2114 NECTAR DR</u>		Application Date: <u>12-19-02</u>	
Lot: <u>65</u>	Block: <u>3</u>	Subdivision: <u>PEACHTREE VILLAGE</u>	
Your Name: <u>Santiago Varas</u>		Year: <u>214 922 8263</u>	Mobile: <u>(Area Code)</u>
General Contractor: <u>Santiago Varas</u>		Contractor's Phone #: <u>(Area Code)</u>	
Contractor's Address: _____ City _____ State _____ Zip _____			
What are you building: <u>PEAR car port</u>			
<u>480</u>			
Square Feet in Area: <u>20,000</u>		Square Feet in Garage: _____	COST OF CONSTRUCTION: <u>3,400 \$</u>
NOTICE: Separate permits are required for electrical, plumbing, air conditioning and signs. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State of Texas or local law regulating construction or the performance of construction.			
Applicant Signature: <u>[Signature]</u>		Date: <u>12-19-02</u>	
(Contractor, Authorized Agent or Homeowner)			
Office Use Only			
Work Activity:		RECEIVED	Type of Construction: <u>METAL</u>
() New	() Alteration	DEC 19 2002	Occupancy Group: <u>0</u>
() Repair	() Addition	CODE COMPLIANCE	Land Use: <u>8</u>
() Conversion	() Demolition	CITY OF MESQUITE	IBC: <u>IRC 2002</u>
Pre-Con: _____		Sub-Fees: _____	Zoning: <u>PD</u>
Contractor Registration Due? YES or NO		Amount Due	
General Contractor: _____		# _____	
Electrical Contractor: _____		# _____	
Plumbing Contractor: _____		# _____	
Mechanical Contractor: _____		# _____	
Concrete Contractor: _____		# _____	
Approved by: <u>[Signature]</u>	Date: <u>12-20-02</u>	Building Permit Fee	<u>40</u>
Issued by: <u>[Signature]</u>	Date: <u>12-20-02</u>	Total Amount Due	<u>40</u>
Bldg. Insp. (Rev. 5/15/02)		Receipt Number	<u>58061</u>
FORMS/BldgPermitApp			

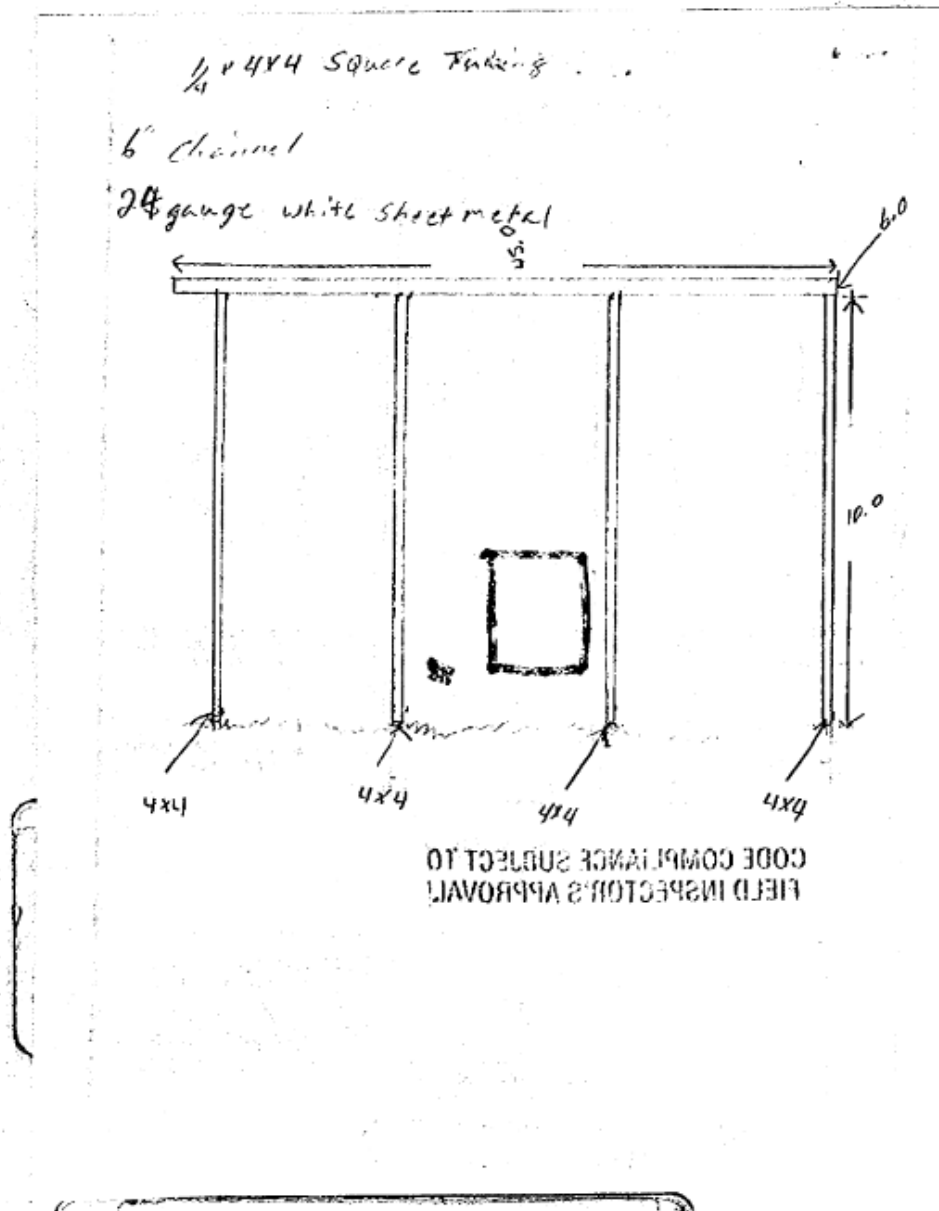
ATTACHMENT 5 – PROPERTY HISTORY

BUILDING INSPECTION DEPT.						PERMIT NO.	54251
CITY OF MESQUITE TEXAS P.O. BOX 856137 ZIP CODE 75185 0137						DATE	12/23/2012
ADDRESS	2114 NECTAR DR						
ADDITION	PEACHTREE VILLAGE	BLK	3	LOT	65	EST. VALUE	\$3,400
AREA SQ. FT.	460	GARAGE SQ. FT.		JOB DESC.	ADDITION		
USAGE	CARPORT CARPORT					FEE	\$40.00
CONTRACTOR NO. 086551 CONTRACTOR. SANTIAGO VARRA ADDRESS: 2114 NECTAR DR MESQUITE TX 75149							
IT IS AGREED THAT IN THE CONSTRUCTION OF THIS BUILDING UNDER THIS PERMIT, COMPLIANCE WILL BE MADE WITH ALL CITY ORDINANCE GOVERNING SAME.							
FILE COPY							

SMartinez
AUTHORIZED REPRESENTATIVE
CITY OF MESQUITE



ATTACHMENT 5 – PROPERTY HISTORY



ATTACHMENT 5 – PROPERTY HISTORY

CITY OF MESQUITE — BUILDING INSPECTION FIELD CARD			
Address: 2114 NECTAR DR			
Lot 65	Block 3	Addition PEACHTREE VILLAGE	Area Sq Ft 488 Garage Sq Ft
Zone PD	Specific Use CARPORT		
Building Permit			
No. 34251	Date 12/23/2003	LAND USE CARPORT	
Temp. C.O.	PHASE I	PHASE II	PHASE III PHASE IV
Perm. C.O.			
BUILDING CONTRACTOR SANTIAGO VARRA		PHONE (214) 923-8253	CONCRETE CONTRACTOR:
Slab (P-I)		Frame (P-III)	Final (P-IV)
			Walk
			Drive
			Approach
PLUMBING CONTRACTOR		PHONE	SETBACK INSPECTION:
HEATING & AIR CONTRACTOR		PHONE	
Rough (P-I)		Sewer (P-I)	Gas Wrap (P-I)
Top Out (P-III)		Shower Pan (P-III)	2nd Floor Rough (P-III)
Duct (P-III)			Final (P-IV)
ELECTRICAL CONTRACTOR		PHONE	FAULT CURRENT
T-Pole		Rough (P-III)	Final (P-IV)
			TEMPORARY POWER
			TEMPORARY HEAT

ATTACHMENT 6 – RETURN NOTICE



REC-111111
MAY 18 2026
PLANNING AND ZONING

The Board of Adjustment of the City of Mesquite will conduct a public hearing on Thursday, **May 28, 2026**, at **6:30 p.m.**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue to consider the following application:

Case Number:	BOA0426-0496
Submitted By:	Arthur Murphy
Property Owner:	Arthur Murphy
Property Location:	2114 Nectar Dr
Legal Description:	Peachtree Village, Block 4, Lot 65
Requested Action:	1. Special Exception to allow an oversized rear carport to exceed the maximum allowed size of 528 square feet by 402 feet for a total size of 930 square feet. 2. Variance to allow the oversized rear carport to encroach approximately 2.5 feet into the 3-foot rear setback. 3. Special Exception to allow a 125-square-foot storage shed (12x16) which would exceed the 35% yard coverage should the request for the oversized carport be approved.

As a property owner within 200 feet of this property, you are invited to make your views on this matter known. You may notify the Board of Adjustment of your comments **in writing** (no faxes or calls) by returning the response form attached below by the meeting date, or **in person** by attending the public hearing.

Questions regarding this application may be directed to the Planning Division located in the Municipal Building at 1515 North Galloway Avenue, or by telephone at (972) 329-8543 or by email at elonix@cityofmesquite.com.

Complete and return
Do not write on the reverse side of this form.

BOA Case: **BOA0426-0496**

I am **in favor** of this request

I am **opposed** to this request ☒

Reasons
(optional):

**make Neighborhood look
to crowded and junky**

Name:
(required)
Address:
(required)

**Youlander CARSON
2104 Norcross Dr
Mesquite TX 75145**

Please respond by returning to: **CITY OF MESQUITE PLANNING DIVISION
ATTN: Elizabeth Lonix
PO BOX 850137
MESQUITE TX 75185-0137**

