

AGENDA
ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, DECEMBER 7, 2016, 6:00 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A.** ZBA#16-008: Request for a Special Exception under Sec. 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 560 square feet and a height of approximately 19 feet, 3 inches, at 1808 Gertie Barrett Rd.

4. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **December 1, 2016**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

**ZONING BOARD OF ADJUSTMENT
CITY OF MANSFIELD**

October 5, 2016

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, with the following members present:

Present:

Kelly Jones	Chairman
Robyn Accipiter	Vice-Chairman
Ann Smith	Board Member
Joe Glover	Board Member
Don Michael	Board Member

Absent:

None

Staff:

Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Vice-Chairman Accipiter made a motion to approve the minutes of the September 7, 2016, meeting. Board Member Glover seconded the motion, which carried by the following vote:

Ayes: 5 – Jones, Accipiter, Smith, Glover and Michael

Nays: 0

Abstain: 0

ZBA#16-006: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 19 feet at 2451 Callender Road (tabled from September 7, 2016)

Arthur Girouard, the applicant, gave a brief presentation and was available to answer questions.

Chairman Jones continued the public hearing.

Seeing no one come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Vice-Chairman Accipiter made a motion to approve the request. Board Member Michael seconded the motion, which carried by the following vote:

Ayes: 5 – Jones, Accipiter, Smith, Glover and Michael

Nays: 0

Abstain: 0

ZBA#16-007: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with a height of approximately 21 feet to be located approximately 5 feet from the side property line at 828 S. Holland Road

The applicant was not available.

Chairman Jones opened the public hearing.

Seeing no one come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Board Member Glover made a motion to approve the request. Board Member Smith seconded the motion, which carried by the following vote:

Ayes: 5 – Jones, Accipiter, Smith, Glover and Michael

Nays: 0

Abstain: 0

Adjournment

With no further business Chairman Jones adjourned the meeting at 6:11 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: December 7, 2016

Case Number: ZBA#16-008

Applicant: Timothy McMillin

Subject Land Use: Single-family residential

Zoning: SF-12/22

Request: Special Exception to allow an accessory building with an area of 560 square feet and a height of approximately 19 feet, 3 inches at 1808 Gertie Barrett Rd.

Zoning Ordinance Reference: 6300.E.6

Location: 1808 Gertie Barrett Rd.

STAFF COMMENTS

The applicant is requesting a Special Exception to allow a new accessory building on the property with an area of approximately 560 and a height of approximately 19 feet, 3 inches. The Board may grant a Special Exception under these regulations if all of the following criteria are met.

1. The building or structure must be located on a lot of one-half (0.5) acre in size or larger. According to the property survey, the applicant's property is 4.889 acres.
2. The applicant is not requesting an exception for the total building area. Together with an existing shed on the property, the new building will not exceed 2% of the square footage of the lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 35 feet in height for properties over two acres in size. The applicant is requesting a height of approximately 19 feet, 3 inches.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

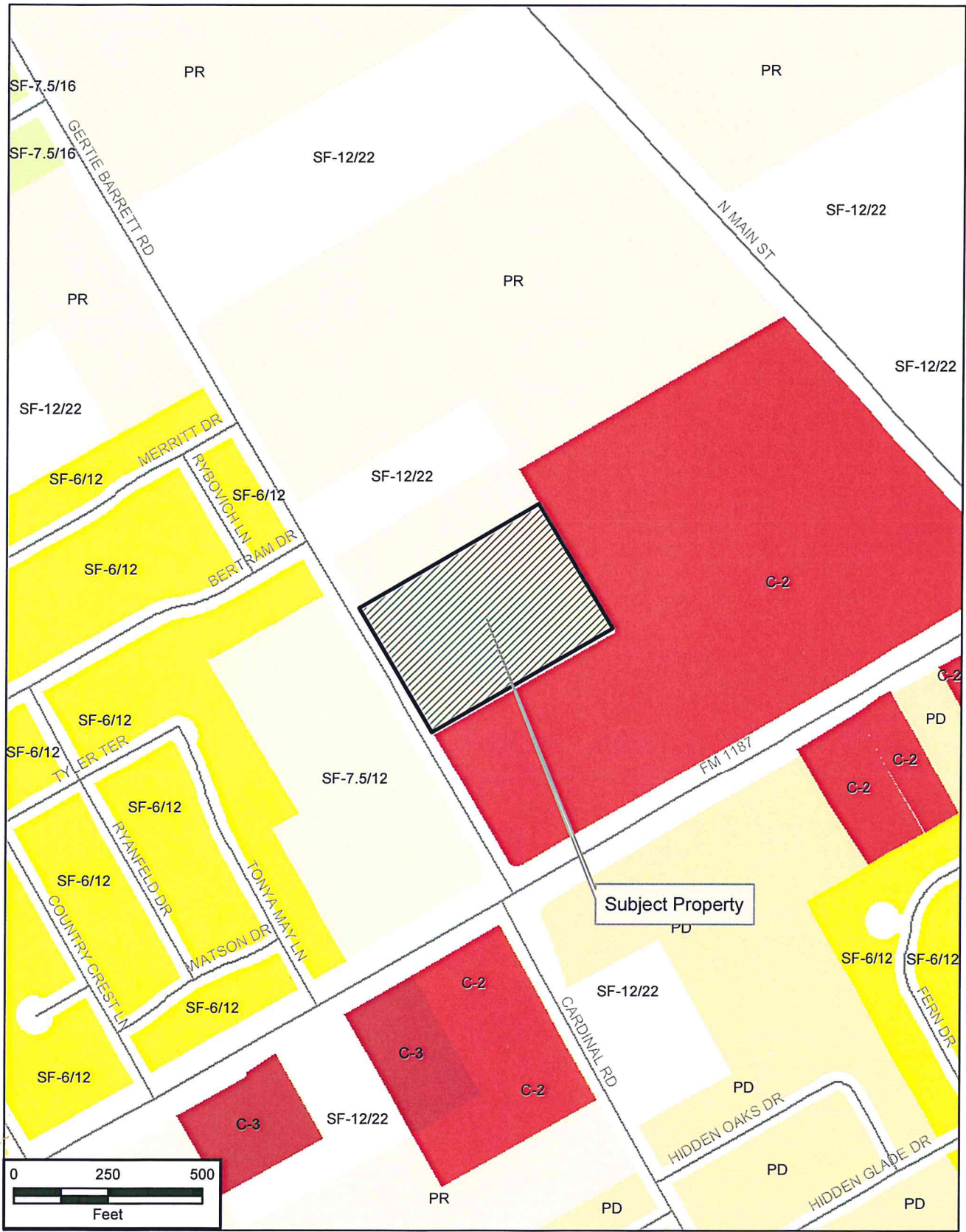
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments:

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6



ZBA# 16-008

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

11/08/2016



ZBA# 16-008

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

11/08/2016

Jenny Scarbrough
Claffey Pools
1625 Brumlow Ave.
Southlake, TX
November 4, 2016

City Of Mansfield
Zoning Board Of Adjustment
1200 E. Broad Street
Mansfield, TX 76063

Dear City Of Mansfield:

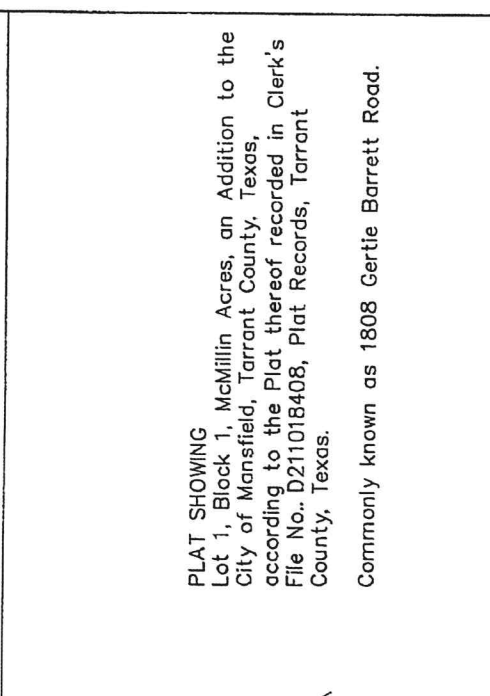
I am representing my clients Tim and Andrea McMillin to respectfully request a special exception for structure height for property improvement at their 4.9 acre property at 1808 Gertie Barrett Road, also known as Lot 1, Block 1 McMillin Acres, an Addition to the City of Mansfield, Tarrant County, Texas.

Mr. and Mrs. McMillin currently have a pool and would like a covered space near the pool to provide shade as well as an outdoor gathering space for their family. I will refer to this structure as a "cabana". The cabana will be a non air conditioned space with an outdoor kitchen and fireplace. The desire is to have the cabana fit in aesthetically with the existing home and blend in with the main property. The cabana would be constructed out of the same masonry materials as the home (stone and brick) and will have the same composition roof material. The cabana will have an engineered foundation and be in compliance with all of Mansfield's construction codes. We are asking for a special exemption for the height of the structure to be increased to 19'3" from the existing grade. The cabana is a single story structure with a plate height of 9'. In order for the chimney to draw properly, it needs to be positioned high enough past the roofline of the structure and to accomplish this, the chimney needs to be at 19'3" high.

The total under roof s.f. of the main home is 5,117 s.f and there is an existing shed behind the house that is 80 s.f., which will be removed. There is also a 260 s.f. accessory structure on the property. The proposed cabana structure will be 560 sf making the total s.f. of structures on the property to be 6,017 s.f.

Sincerely,

Jenny Scarbrough
Design Consultant
Claffey Pools



Commonly known as 1808 Gertie Barrett Road.

P.O. BOX 13556
DALLAS, TEXAS
75094-0556
PHONE 817-261-2878

O IRON ROD
 —X—X— FENCE LINE
 —E—E— OVERHEAD UTILITY LINE

NOTE: BEARINGS BASED ON PLAT UNLESS OTHERWISE NOTED

GLENN W. MILLER, R.P.L.S.-STATE OF TEXAS NO.4223
OCT. 13, 2011



Site Plan

Scale: 1/8" = 1'-0"

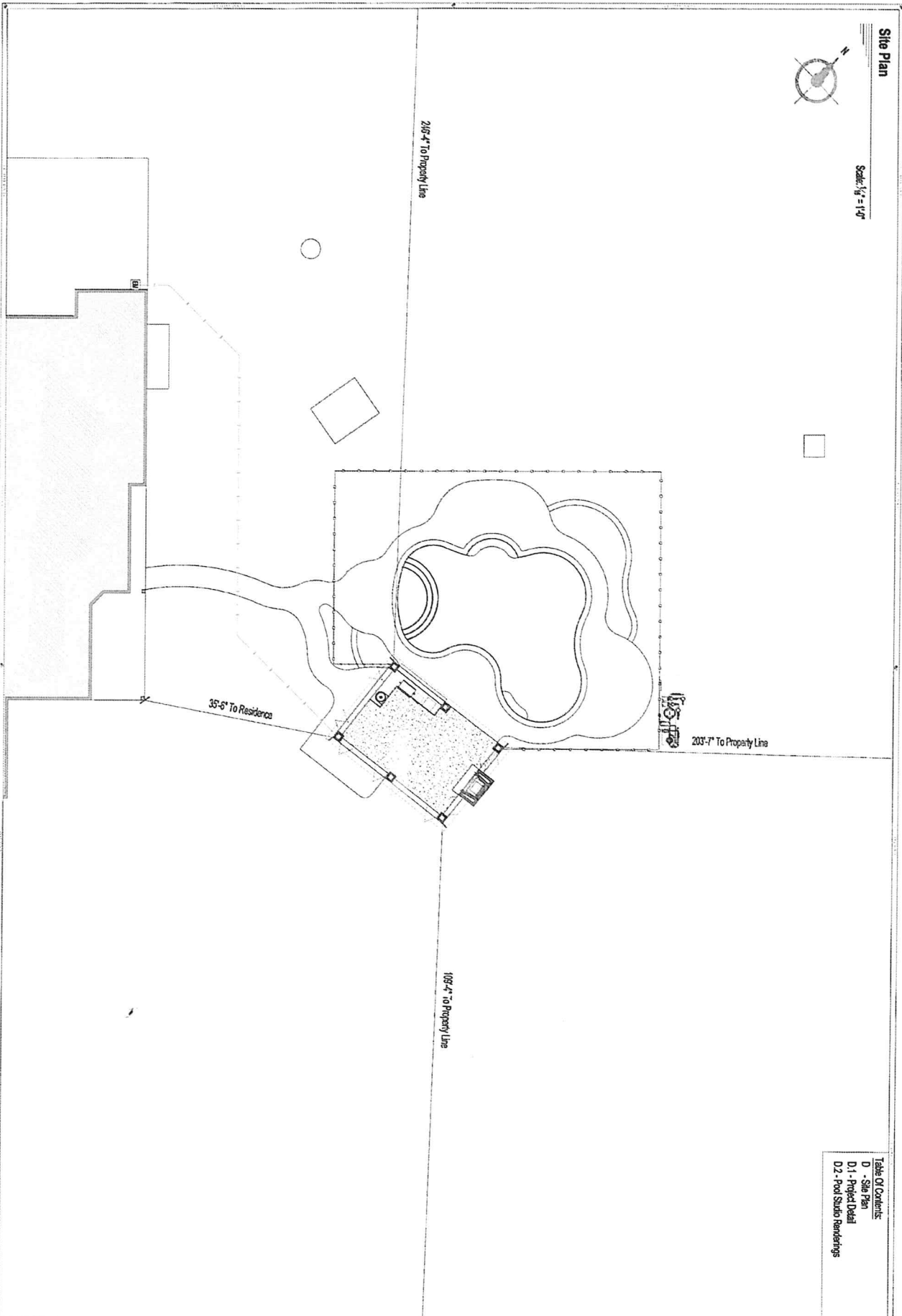


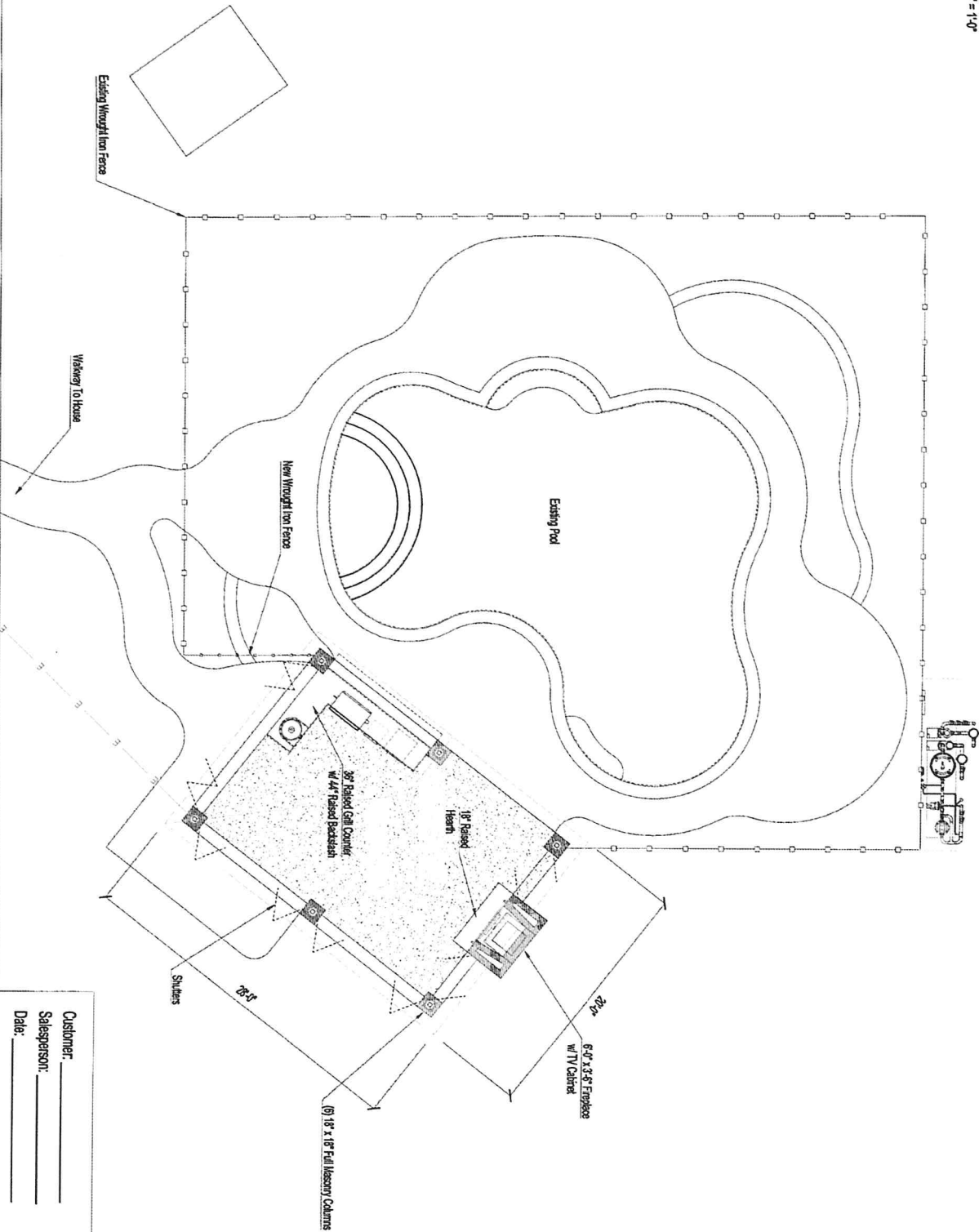
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D - Site Plan
D.1 - Project Detail
D.2 - Pool Studio Renderings

THE MCMILLIN RESIDENCE
1808 GERTIE BARRETT RD
MANSFIELD, TEXAS 76063
MCMILLIN ACRES
LOT 1 / BLOCK 1

CLAFFEY POOLS
1625 BRUMLOW AVE. (817) 488-5795 PHONE
SOUTHLAKE, TEXAS (817) 421-2670 FAX
76092 P.O. BOX 92278

Per Number: 11342
Design Date: 11/16/16
Design Set Name: 11-03-2016
Contract Name: CONDOMINIUM
Scale: 1/8" = 1'-0"
Drawn By: JERRY SCOTCHDOPE
Checked By: LEO SCOTCHDOPE
Created By: JERRY SCOTCHDOPE
Revised: 11/16/16

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Customer: _____
 Salesperson: _____
 Date: _____

Page Number:

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Project Name:	THE MCMILLIN RESIDENCE
Project Address:	1808 GERTIE BARRETT RD MANSFIELD, TEXAS 76063
Design by:	Jenny S. Searcy
Drawn by:	Jenny S. Searcy
Checked by:	Jenny S. Searcy
Reviewed by:	Jenny S. Searcy
Design Date:	11-01-2016
Customer:	THE MCMILLIN RESIDENCE
Salesperson:	Jenny S. Searcy
Project Number:	1808 GERTIE BARRETT RD

THE MCMILLIN RESIDENCE
 1808 GERTIE BARRETT RD
 MANSFIELD, TEXAS 76063
 MCMILLIN ACRES
 LOT 1 / BLOCK 1

CLAFFEY POOLS

1625 BRUMLOW AVE.
 SOUTHLAKE, TEXAS
 76092

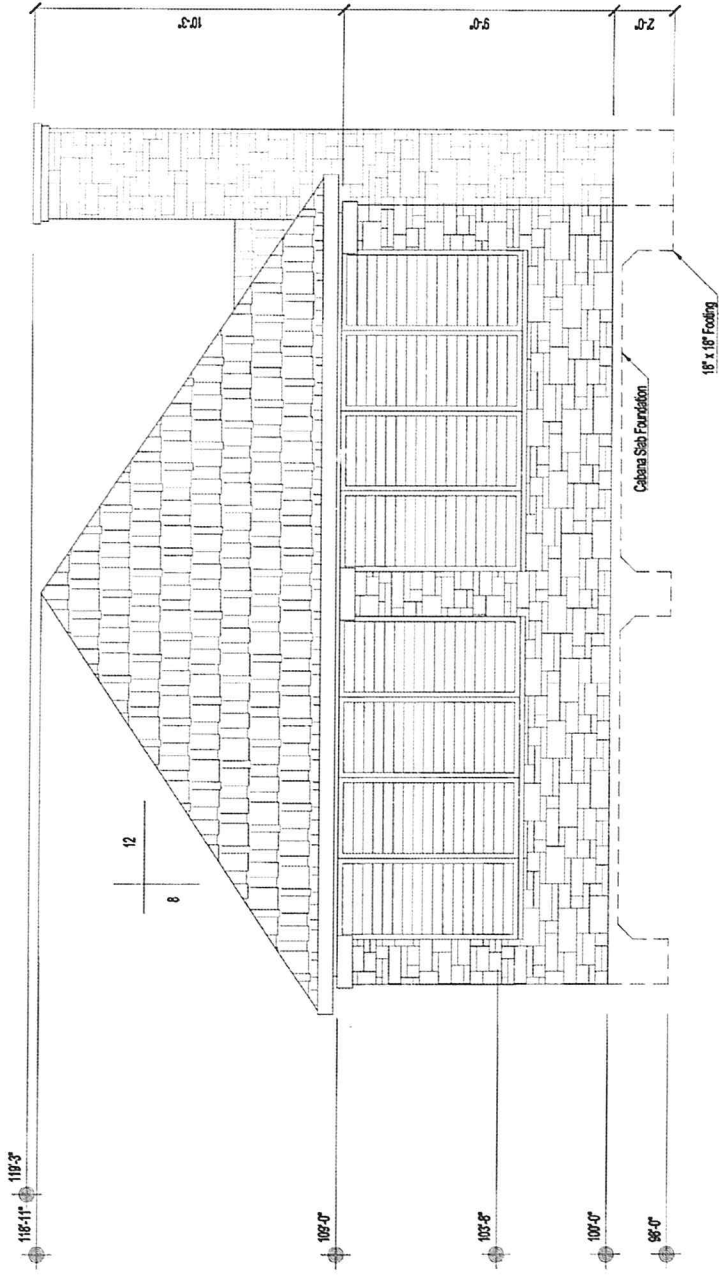
(817) 488-5795 PHONE
 (817) 421-2670 FAX
 P.O. BOX 92278

CLATY POOLS
 1625 BRUMLOW AVE.
 SOUTHLAKE, TEXAS 76092
 (817) 421-2670 FAX
 (817) 488-5795 PHONE
 P.O. BOX 92278

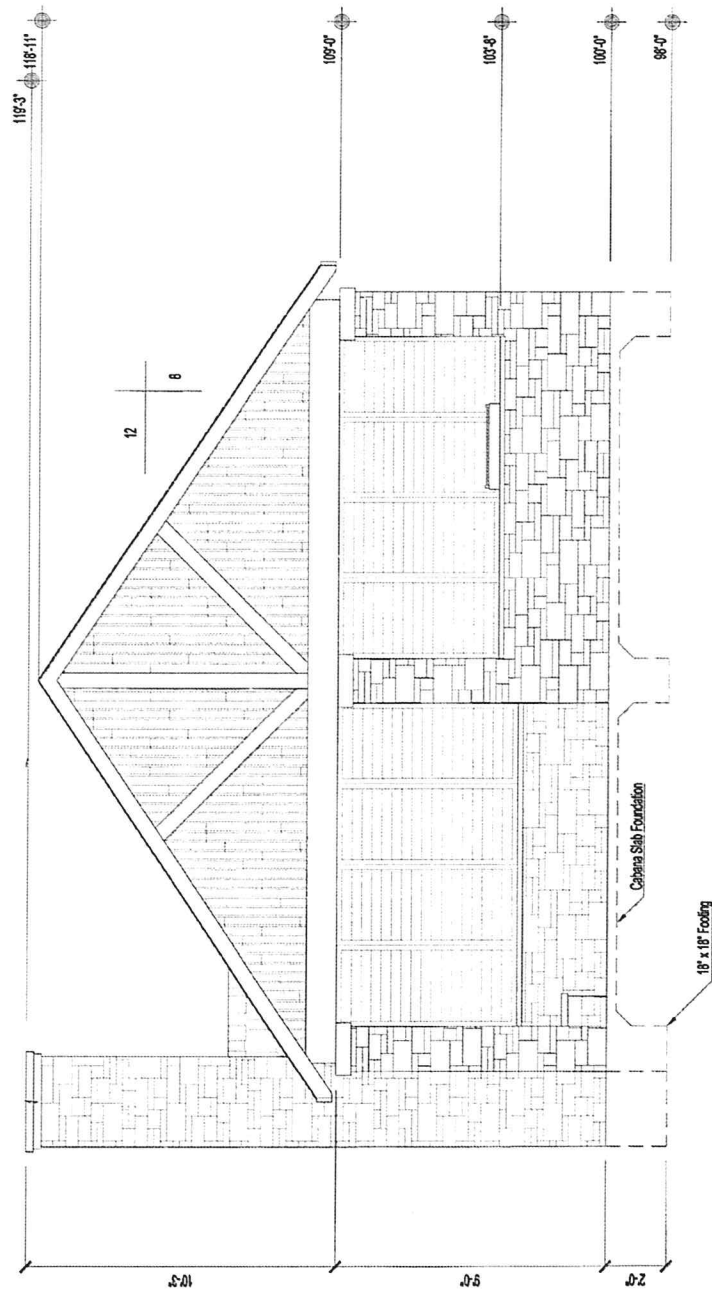
THE MCMILLIN RESIDENCE
 1808 GERTIE BARRETT RD
 MANSFIELD, TEXAS 76063
 MCMILLIN ACRES
 LOT 1 / BLOCK 1

Plan Number: 11342
 Design Date: 11-03-2015
 Design Set Name: 11-03-2015
 Construction Set Name: 11-03-2015
 Scale: 1/4" = 1'-0"
 Designer: Jenny Seaton
 Checker: Jeri Castaneda
 Date: 11-03-2015
 Revision:
 A
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 C
 D
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C North Calana Elevation
 Scale: 1/4" = 1'-0"

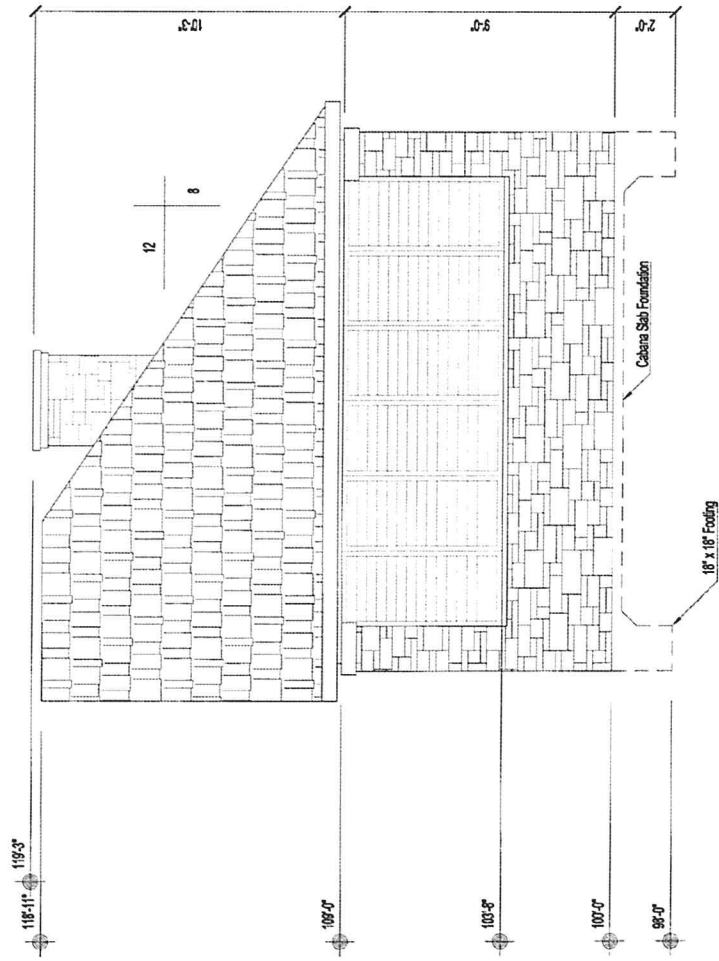


CLAFFEY POOLS
 1625 BRUMLOW AVE.
 SOUTHLAKE, TEXAS 76092
 (817) 488-5795 PHONE
 (817) 421-2670 FAX
 P.O. BOX 92278

THE MCMILLIN RESIDENCE
 1808 GERTIE BARRETT RD
 MANSFIELD, TEXAS 76063
 MCMILLIN ACRES
 LOT 1 / BLOCK 1

Plan Number: 11342
 Drawing Scale: 1/4" = 1'-0"
 Design Set Date: 11-03-2016
 Construction Set Date: 01-09-2000
 Architect: Jenny Scarborough
 Drawn By: Joe Castaneda
 Checked By:
 Revisions:
 1
 2
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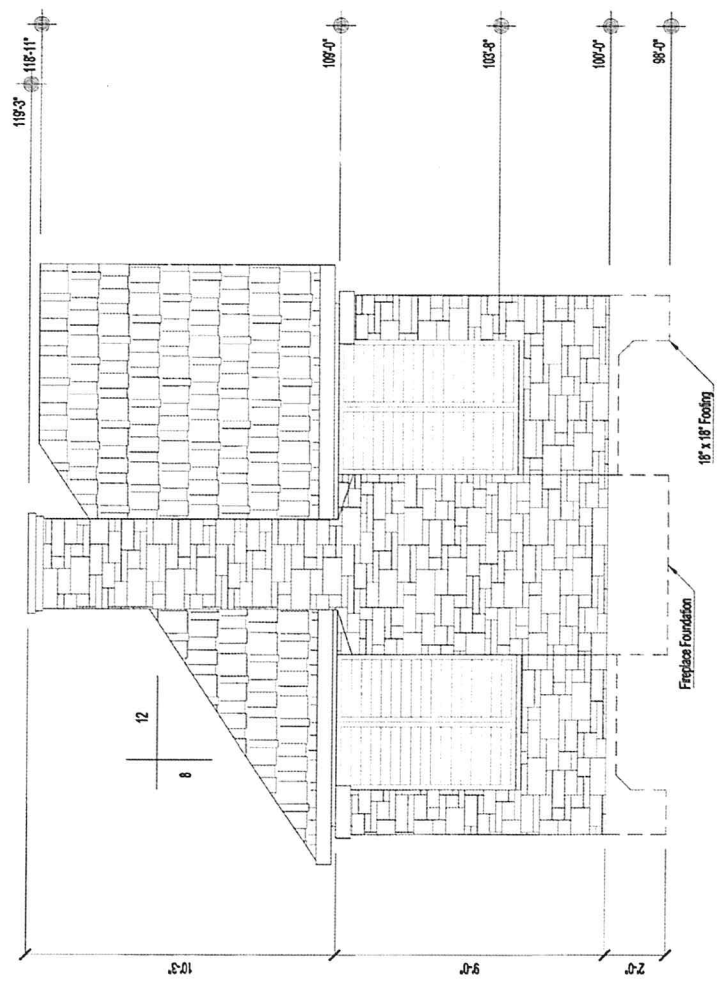
B West Cabana Elevation
 Scale: 1/4" = 1'-0"

CLAFFEY POOLS
 1625 BRUMLAW AVE
 SOUTH LAKE, TEXAS 76092
 (817) 488-5795 PHONE
 (817) 421-2670 FAX
 P.O. BOX 922718

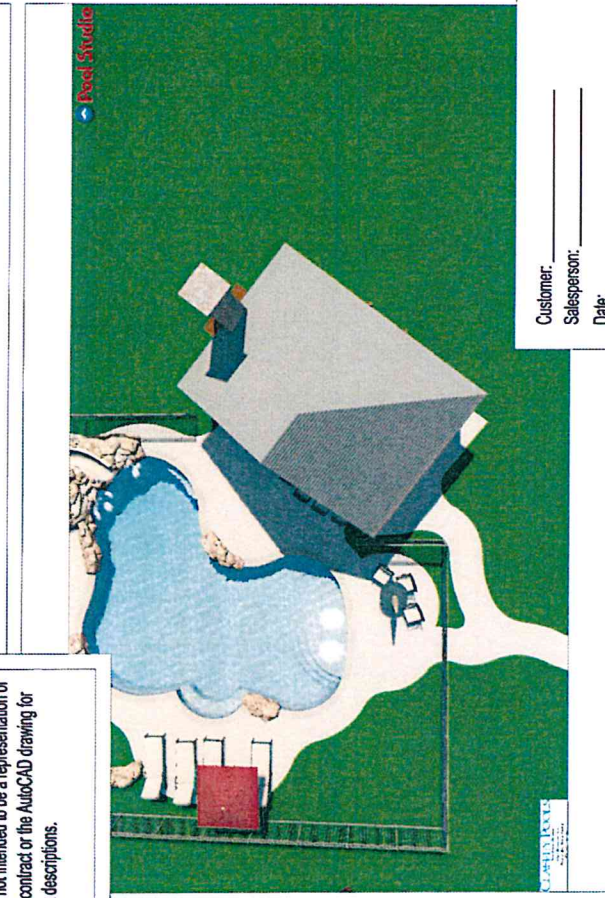
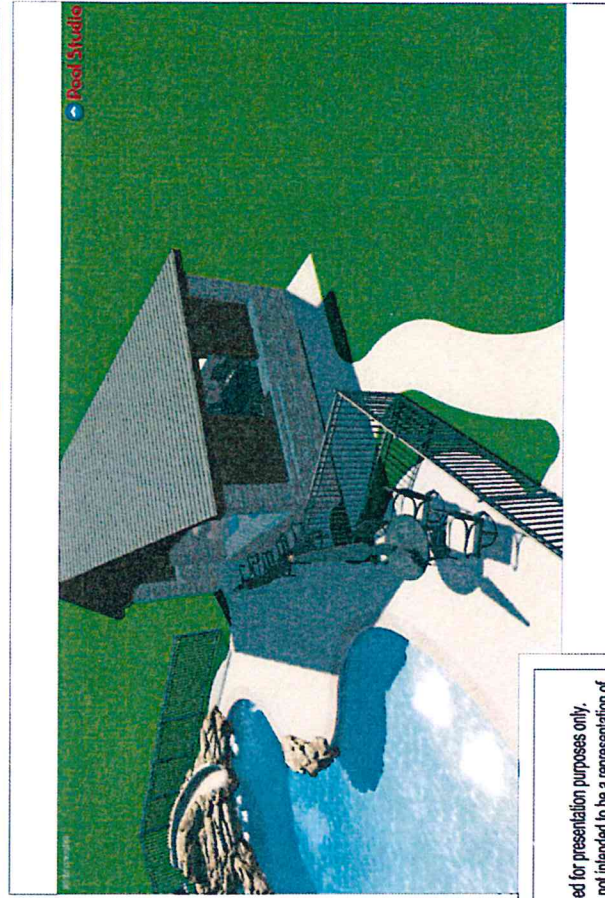
THE MCMILLIN RESIDENCE
 1808 CERTIE BARRETT RD
 MANSFIELD, TEXAS 76063
 MCMILLIN ACRES
 LOT 1 / BLOCK 1

Plan Number: 11342
 Drawing Scale: 1/4" = 1'-0"
 Date: 11.03.2016
 Construction Set Name: 00.00.0000
 State: Texas
 County: Tarrant
 City: Mansfield
 Job: Clearfield
 Created By: J. Claffey
 Released By: J. Claffey

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D East Cuban Elevation
 Scale: 1/4" = 1'-0"



Pool Studio renderings are to be used for presentation purposes only.
 Material colors and veneer patterns are not intended to be a representation of
 actual finish-outs. Please refer to the contract or the AutoCAD drawing for
 actual product descriptions.

Customer: _____
 Salesperson: _____
 Date: _____

SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures.

- a. Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of one-half (0.5) acre in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.