

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, OCTOBER 4, 2017, 6:00 PM</p>

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A. ZBA#17-007: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 703 square feet and a height of approximately 18 feet at 1655 Matlock Rd.
- B. ZBA#17-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 960 square feet and a height of approximately 12 feet at 250 Carlin Rd.
- C. ZBA#17-009: Request for a Special Exception under Section 6300.E.8 of the Zoning Ordinance to allow a temporary batch plant to be located on a property more than 120 days until a single project is completed on a tract located at 784 W. Debbie Ln.

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 **September 28, 2017**, 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**

April 5, 2017

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
Shirley Emerson	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Board Member Glover made a motion to approve the minutes of the March 1, 2017, meeting. Board Member Smith seconded the motion, which carried by the following vote:

Ayes: 5 – Jones, Accipiter, Smith, Glover and Michael
Nays: 0
Abstain: 0

ZBA#17-004: Request for Special Exceptions under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of 864 square feet and a height of approximately 22 feet at 18008 Saddlehorn Lane

Michael and Andria Schur, the applicants, gave a brief overview of the request and were available for questions.

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.

After discussion, Board Member Smith made a motion to approve the request with the condition that an existing shed on the property be removed. 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#17-005: Request for Special Exception under Section 6300.E.5 of the Zoning Ordinance to allow a reduction of the 80% minimum masonry construction requirement for a new single-family residence at 861 Tate Street

Darrell Sneed, the applicant, gave a brief overview of the request and was available for questions. Curtis Johnstone, builder, was also available to answer questions.

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.

After discussion, Board Member Glover made a motion to approve the request. Vice-Chairman Accipiter 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 6:12 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: October 4, 2017

Case Number: ZBA#17-007

Applicant: David King

Subject Land Use: Single-family residential

Zoning: SF-8.4/18

Request: Special Exception to allow an accessory building with an area of approximately 703 square feet and a height of approximately 18 feet

Zoning Ordinance Reference: 6300.E.6

Location: 1655 Matlock Rd.

STAFF COMMENTS

The applicant is requesting a Special Exception to allow a detached garage on the property with an area of approximately 703 square feet and a height of approximately 18 feet. 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 plat, the property is 3.528 acres.
2. The applicant is not requesting an exception for the total building area. Together with an existing 724 square foot pool house, the detached garage 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 a accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 35 feet in height for properties greater than two acres in size. The applicant is requesting a height of approximately 18 feet.
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

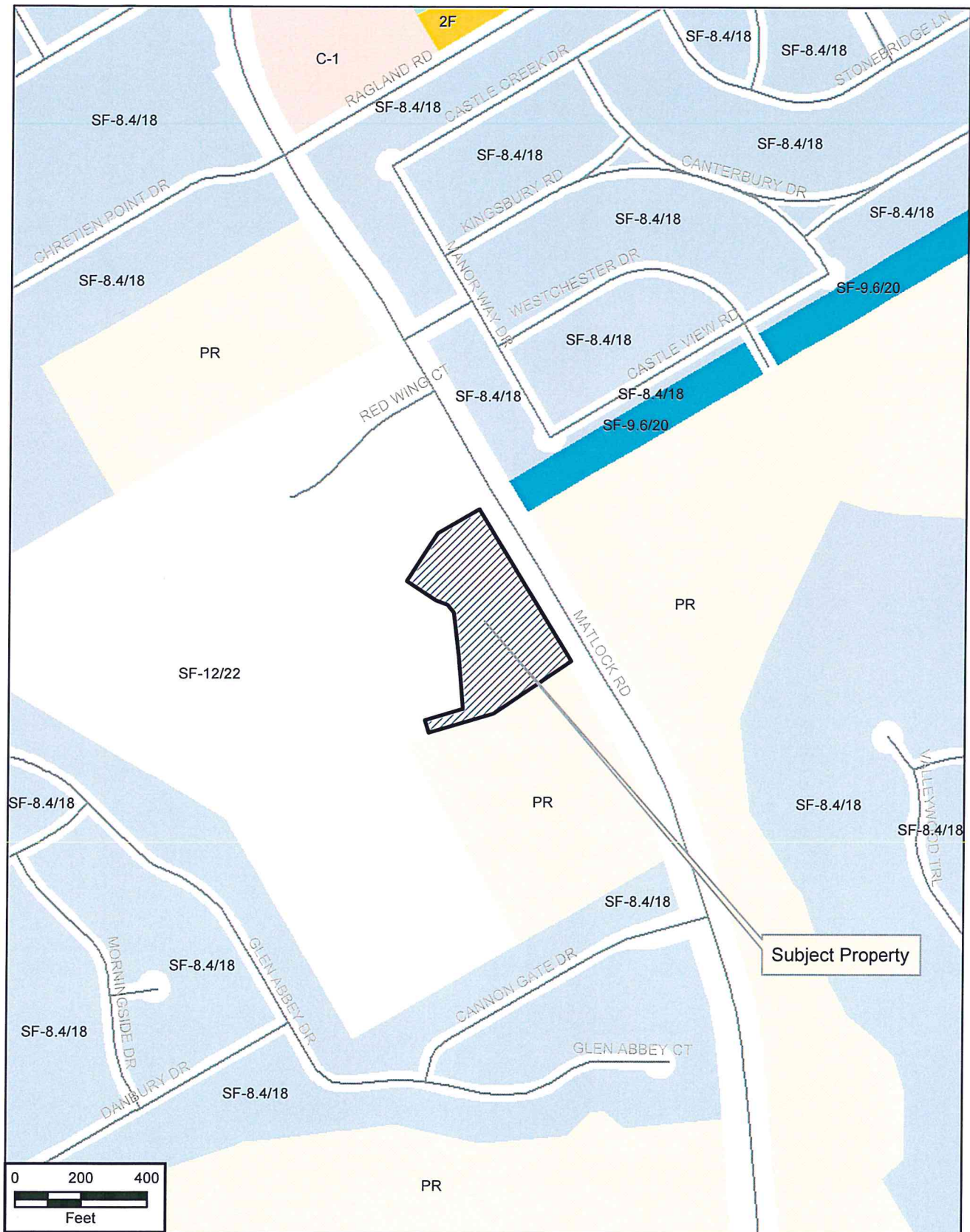
Provisions of Section of 6300.E.6



ZBA# 17-007

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09/01/2017



ZBA# 17-007

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09/01/2017

Steve Grider Custom Homes

P.O. Box 172308,
Arlington, TX. 76003
817.308.7417

LETTER OF REQUEST

8.23.2017

PROPERTY ADDRESS

1655 Matlock Rd

Owner:

Mr. David King

Contractor:

Steve Grider Custom Homes

This letter is to request of special exception on the building of a 2 car garage on the above property. Below are the conditions that will be met to continue. Your consideration is very kind.

Thank you

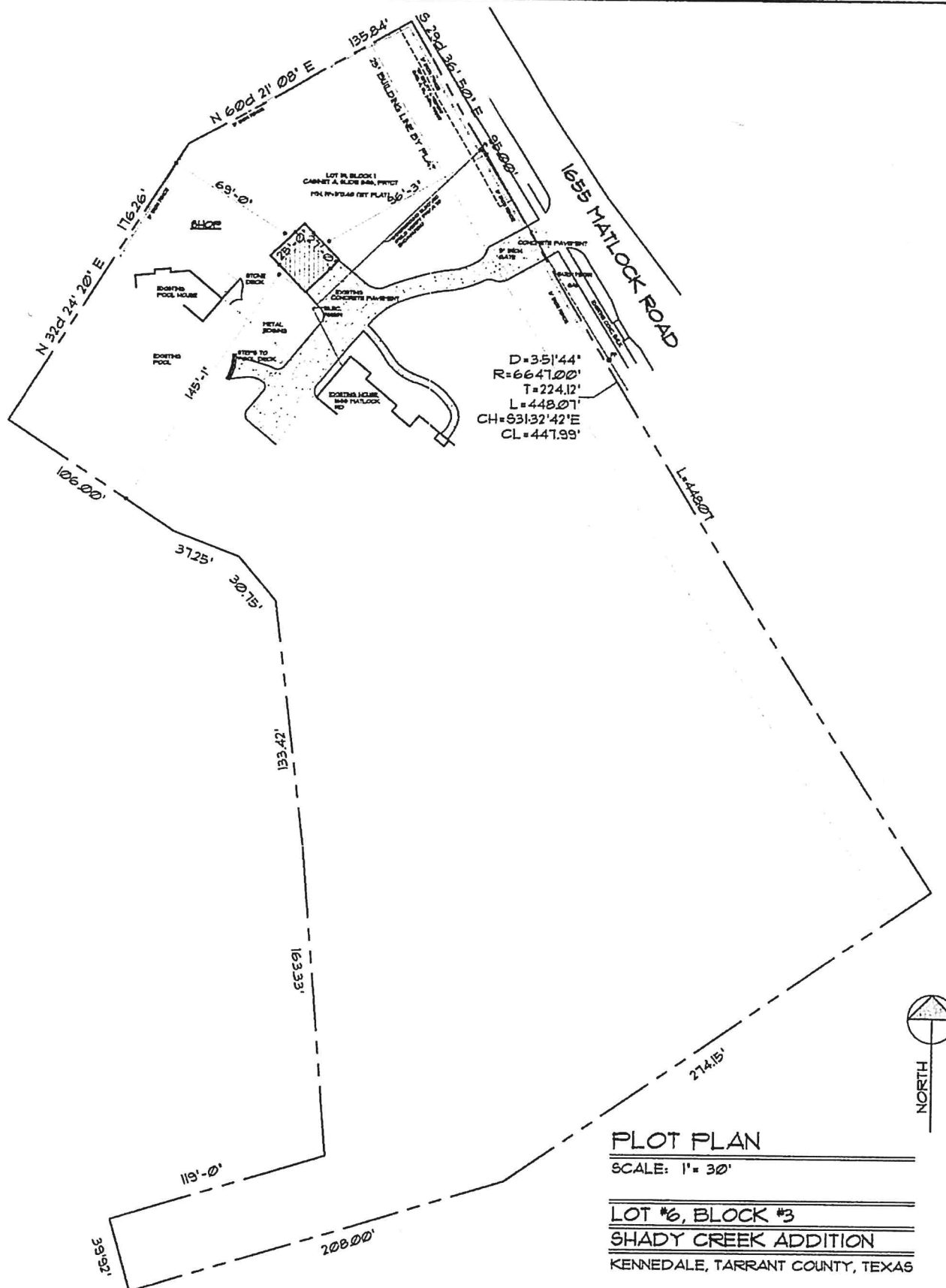
1. This property is over ½ acre in size. It is over 5 acres in scale. See attached
2. This property have an existing pool house, but even with this garage addition we are well under the 4 % of the square footage of land.
3. We are only asking for 18 feet of height for the garage, which is under the requirement
4. This structure sets back of the property lines, in access of the requirements. See plat

Attached is a architect drawing of the structure as well as a new survey of the area of construction.

Reason for Addition: This home was built with an undersized 2 car garage. Home owner is requesting an additional size garage to park their 2 vehicles in and keep them out of the weather.

Thank you for your consideration

Steve Grider
Grider Custom Homes



NEW GARAGE FOR:

1655 MATLOCK ROAD
MANSFIELD, TEXAS 76063

1033 MAYBLOCK ROAD
MANSFIELD, TEXAS 76063

gary wood architects

architects / designers

Date _____

Scale

Draw

Job

Chae

or 2 sheets

of 2 sheets

REVISIONS	BY
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By

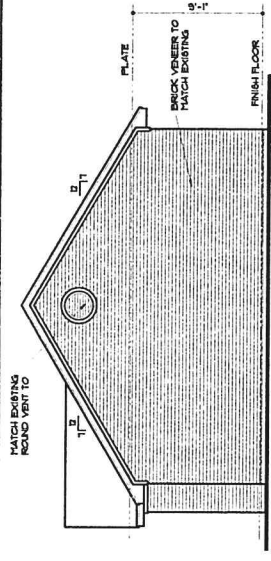
REVISIONS BY	DATE

NEW GARAGE FOR:
1655 MATLOCK ROAD
MANSFIELD, TEXAS 76063

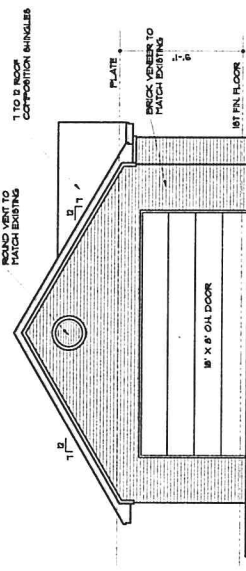
606 Park Avenue East
Suite 202
Mansfield, Texas 76063
Architects / Planners

ARCHON CORPORATION

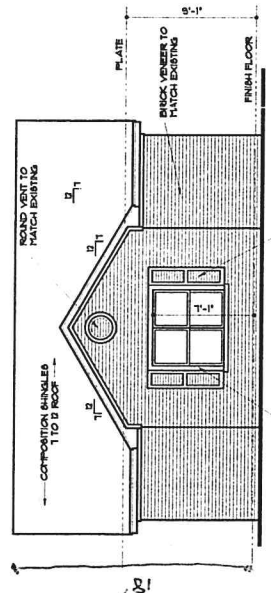
Date	
Scale	
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Sheet	2
Of 2 Sheets	



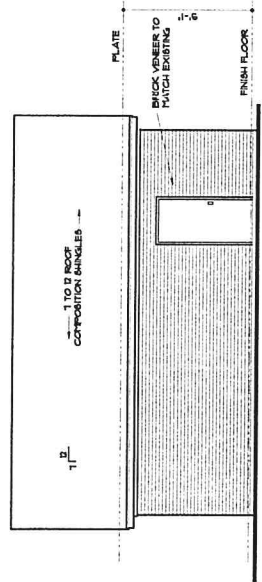
REAR ELEVATION
SCALE: 1/4" = 1'-0"



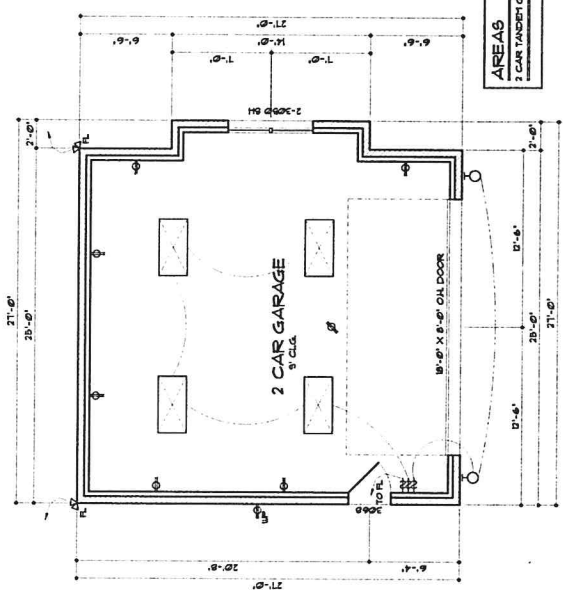
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

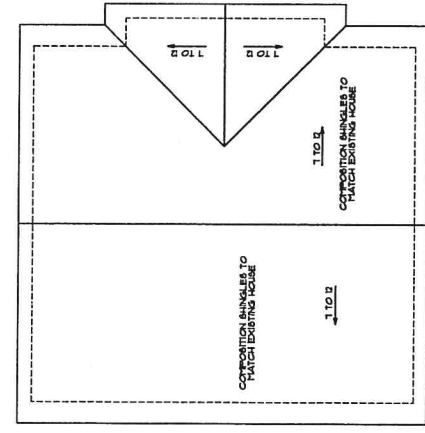


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



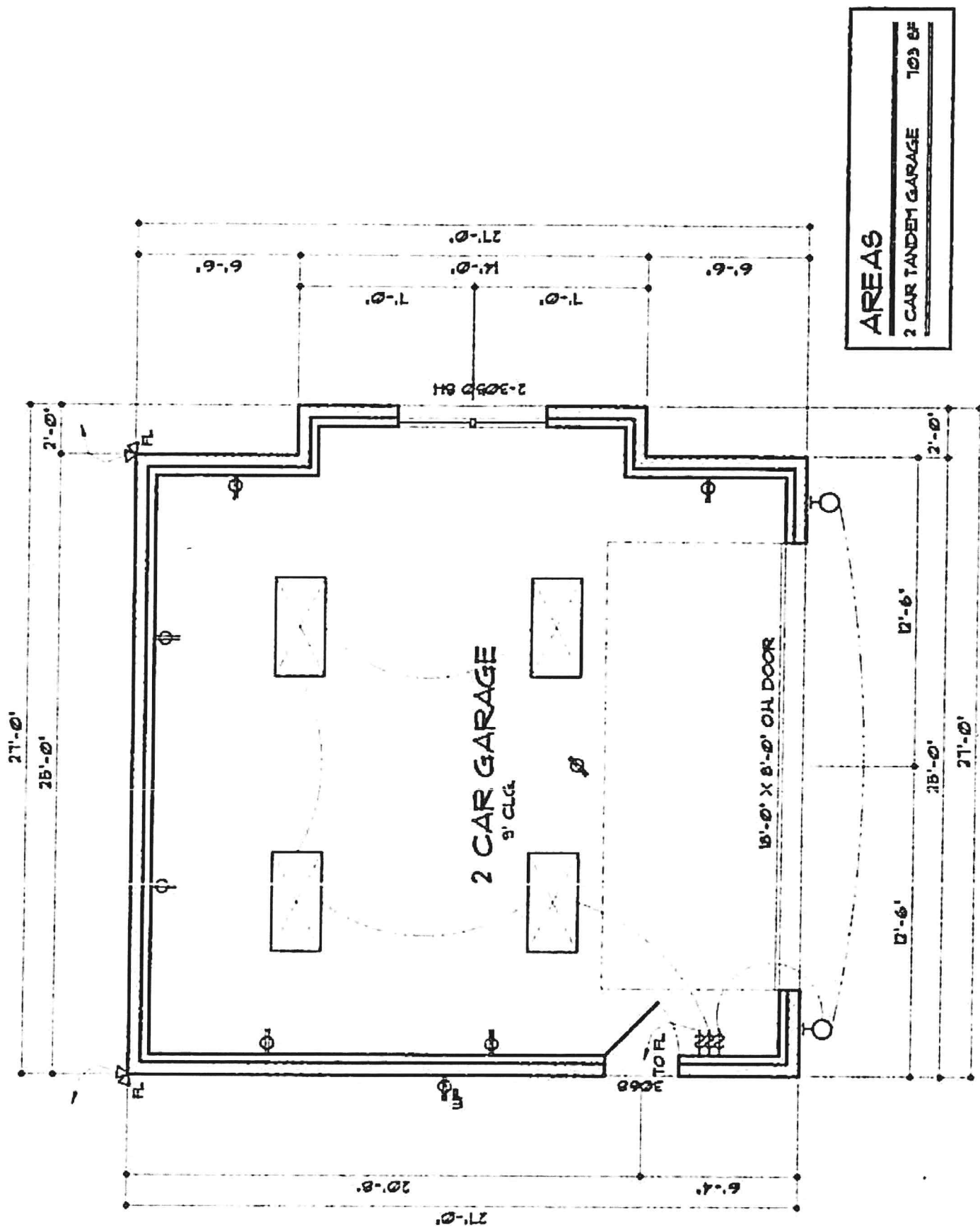
FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREAS	2 CAR TANDY GARAGE	100 SF
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ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: ROOF PITCH TO BE 1:10 UNLESS NOTED OTHERWISE. PROVIDE ATTIC VENTILATION PER CODE.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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.

ZBA COMMUNICATION

Agenda Date: October 4, 2017

Case Number: ZBA#17-008

Applicant: Dustin Essary

Subject Land Use: Single-family residential

Zoning: PR

Request: Special Exception to allow an accessory building with an area of approximately 960 square feet and a height of approximately 12 feet

Zoning Ordinance Reference: 6300.E.6

Location: 250 Carlin Rd.

STAFF COMMENTS

The applicant is requesting a Special Exception to allow an accessory building on the property with an area of approximately 960 square feet and a height of approximately 12 feet. The existing carport and accessory building on the property will be removed. 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. The property description shows the tract to be 0.588 acres.
2. The applicant requesting an exception for the total building area. The proposed building will exceed 2% of the square footage of the lot or tract for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a building with an area of approximately 960 square feet, or 3.75% of the property area.
3. The applicant is not requesting an exception for the building height. The maximum height allowed for a accessory building is 12 feet.
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

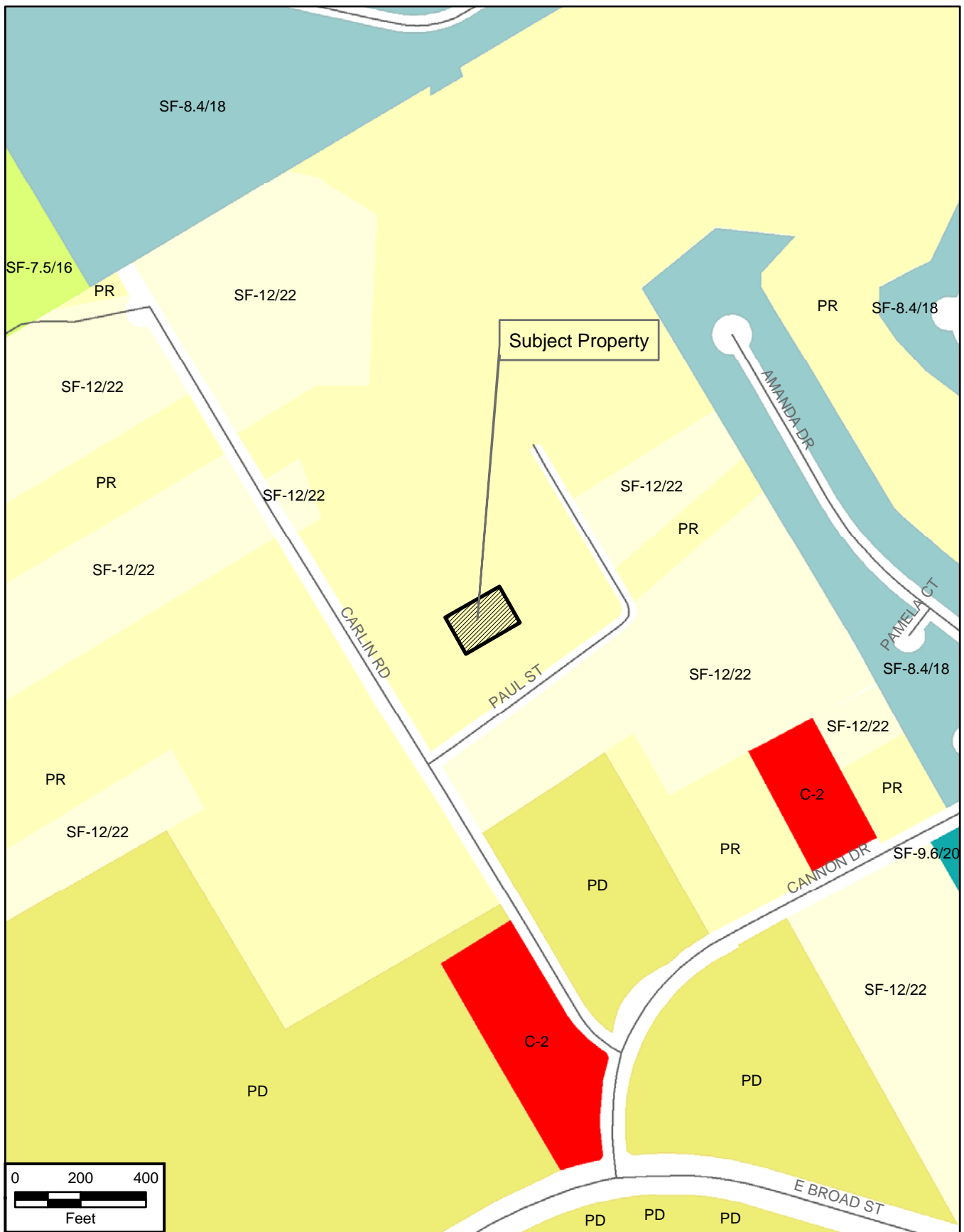
Provisions of Section of 6300.E.6



ZBA# 17-008

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09/18/2017



ZBA# 17-008

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09/18/2017

Dustin Essary
250 Carlin Rd.
Mansfield, TX 76063

Letter of Request for Special Exception for Accessory Building

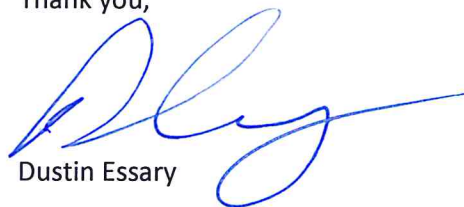
To whom it may concern,

This letter of request is being written to provide that the 4 criteria for the exception will be met and satisfied.

- a) My lot in the Thomas Bratton Survey, Abstract No. 162 is designated as .588 acres or 25,613.28 sq. ft. Attached is a copy of the land survey filed with Tarrant County.
- b) I am requesting to build a 24'x40' building that will be replacing a 20'x40' existing building. The new building will be 960 square feet which will be approximately **3.7%** of the total property square footage. The other current existing accessory building will be removed as well.
- c) With a lot of over one-half acre, the proposed building will meet a maximum of 12' high at the ridge.
- d) By Drawing #2 attached, the proposed building will be located 10 feet off of the southern property line(side), approximately 90 feet from the Eastern(rear) property line and approximately 60 feet from the from the Western property line(front). The existing structure in Drawing #1 is located 60' from the property line, but it is approximately 300 feet from Carlin Road (facing street). Moving the structure further back off the eastern property line will interfere with lateral lines of septic system.

If further questions or drawings are needed you can contact me at 214-288-6323 or essaryd@rushenterprises.com

Thank you,



Dustin Essary

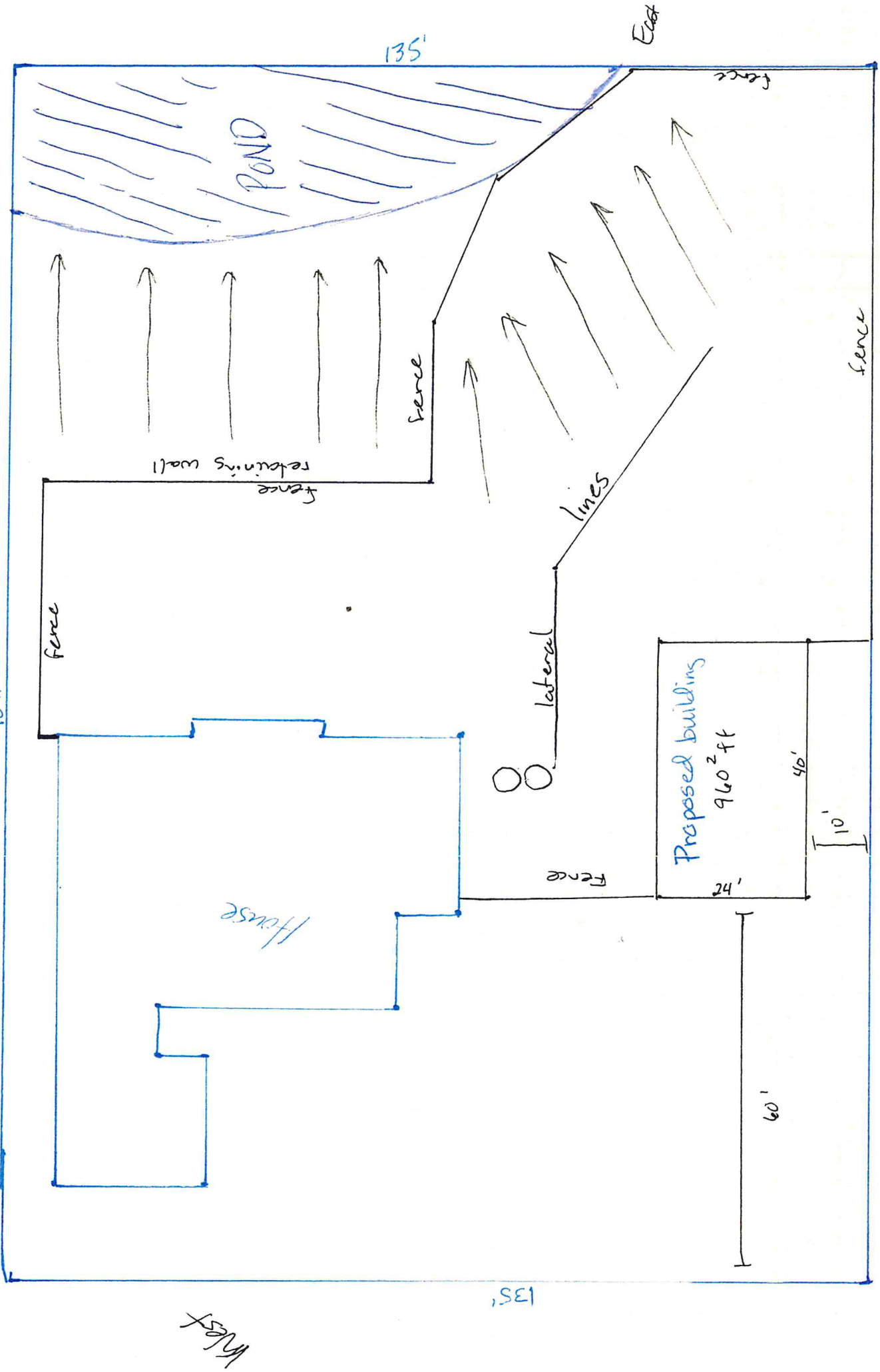


Thomas Bratton Survey Abstract No. 62

189.73'

DRAWING #2

1401.12



5' Feet = 25' =

SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction in 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.

ZBA COMMUNICATION

Agenda Date: October 4, 2017

Case Number: ZBA#17-009

Applicant: Tiseo Paving Co.

Subject Land Use: Vacant

Zoning: C-2

Request: Special Exception to allow a temporary batch plant to be located on a property more than 120 days until a single project is completed

Zoning Ordinance Reference: 6300.E.8

Location: 784 W. Debbie Lane

STAFF COMMENTS

The City is improving Debbie Lane from N. Main Street to FM 157. Tiseo Paving has a temporary batch plant located at 784 W. Debbie Lane, near the Ben Barber Career Tech Academy to provide concrete for this project. The Director of Public Works has authorized the batch plant for 120 days, but the project will exceed that time limit. The application is requesting a Special Exception for additional time until the Debbie Lane construction is completed.

The Board may grant a Special Exception under these regulations if the following criteria are met:

1. The Board of Adjustment may grant a reduction in the minimum 300-foot setback from any park, school, child care center, or residential structure. The applicant is not requesting a reduction in the 300-foot setback. The plant is located more than 300 feet from a protected use.
2. The Board may allow a temporary batch plant to be located on the property more than 120 days until a single project is completed. The applicant is requesting an extension of time estimated to end on June 1, 2018.
3. To grant a special exception, the Board must find that there will be no permanent negative impact to the surrounding properties.

In addition to obtaining a Special Exception from the Board, the applicant must comply with the following special conditions:

- a. The stationary equipment of a temporary batch plant must not be located closer than 100 feet to the nearest property line.
- b. The hours of operation of a temporary batch plant are restricted to Monday through Friday from 7:00 am to 7:00 pm, and Saturdays, 9:00 am to 5:00 pm. Hauling aggregate (sand and gravel) to or from the site on Saturdays is prohibited.
- c. The site on which the temporary batch plant is located must be returned to its original condition within thirty (30) days following the termination of the plant operations.
- d. No more than one temporary batch plant can be permitted on the same property within a period of eighteen (18) consecutive months.
- e. A temporary batch plant must be located on property of the construction site or abutting the construction site or project.
- f. Concrete or asphalt from a temporary batch plant must not be trucked over to any other construction site other than the site of the project for which the plant was approved.
- g. A temporary batch plant must comply with all standards of and must receive a permit from the Texas Commission on Environmental Quality. A plant shall meet all current city ordinances pertaining to storm water, dust or other environmental standards.

Attachment

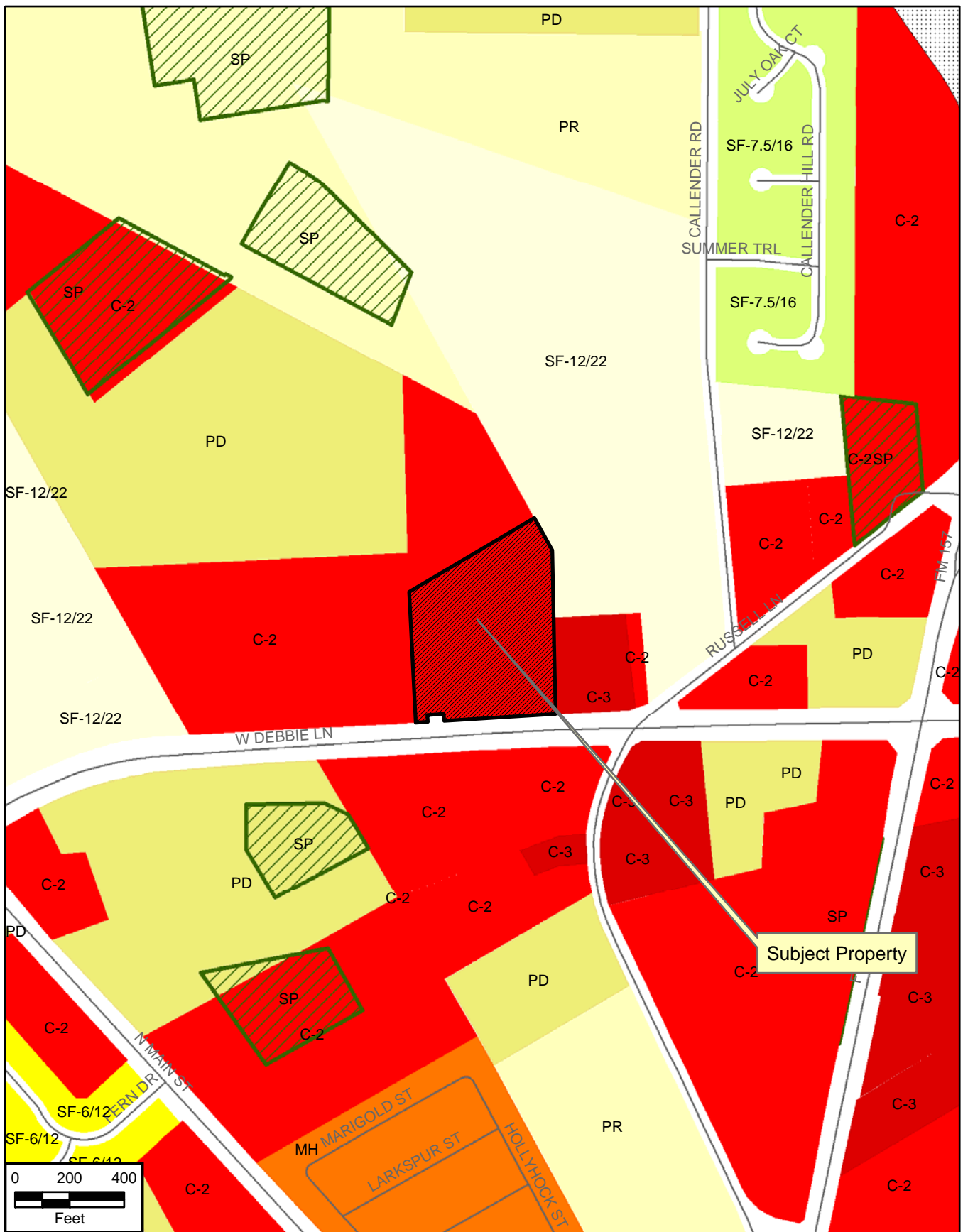
Maps and supporting information
Site plan and exhibits
Provisions of Section 6300.E.8

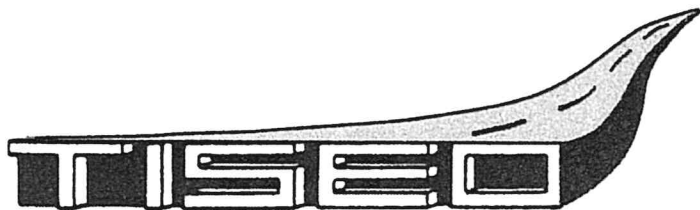


ZBA# 17-009

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09/18/2017





PAVING COMPANY

P.O. Box 270040 Dallas, Texas 75227-0040

Telephone (972) 289-0723 Fax (972) 216-5637

Zoning Board of Adjustment,

Tiseo Paving Company is requesting a special exemption in the zoning ordinance to allow the temporary batch plant to be located on the same property for more than 120 days. Tiseo Paving Company is currently working on the City of Mansfield project called Debbie Lane Improvements from Business 287 to FM 157. The temporary batch plant was moved onsite on August 7th, 2017. We are requesting that the batch plant be allowed to be on site until June 1st, 2018.

Tiseo Paving Company also agrees to restore the property to its original condition, which includes re-grassing the property to restore proper vegetation.

Thank you,

Grant Brown



1811

1777

1881

1781

1779

1881

1771

1771

1771

1735

740

784

1920

385
371

740

780

(323 LF)

BATCH
PLANT
LOCATION

(223 LF)

W DEBBIE LN

RUSSELL LN

865

915

781

731

961

861

915

11011101



On the Border Mexican Grill & Cantina

Michael's

Summer Trail

Callender Rd

Five Below

Conoco

Braum's Ice Cream & Burger Restaurant

Raising Canals Chicken Fingers

Sonic Drive-In

Hwy 157

W Debbie Ln

QuikTrip

Pizza Hut

Mansfield Jett W Debbie Ln

Exp Car Wash

O'Reilly Auto Parts

AutoZone

Todd Self Storage

CubeSmart Self Storage

Tractor Supply Co

Russell Ln

Google

Storage Hut

Fat Daddy's Sports & Spirits

Our Place

Mansfield

Maid Product

Yard

Mansfield ISD Center for the Performing Arts

223 LF

323 LF

1,246 LF

SECTION 6300.E.8

8. Temporary Batch Plants:

1. The Board of Adjustment may grant a reduction in the minimum 300-foot setback from any park, school, child care center, or residential structure.
2. The Board may allow a temporary batch plant to be located on the property more than 120 days until a single project is completed.
3. To grant a special exception, the Board must find that there will be no permanent negative impact to the surrounding properties.