

<b>AGENDA</b>
<b>ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, FEBRUARY 6, 2019, 6:00 PM</b>

**1. CALL TO ORDER**

**2. APPROVAL OF LAST MEETING MINUTES**

**3. PUBLIC HEARINGS:**

- A.** ZBA#19-001: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,800 square feet and a height of approximately 19 feet, 4 inches, at 600 Seeton Road.
- B.** ZBA#19-002: Request for Special Exceptions under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 3,200 square feet and a height of approximately 22 feet at 15 S. Holland Road.

**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 **January 31, 2019**, in accordance with Chapter 551 of the Texas Government Code.

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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**

**November 7, 2018**

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
Michael Aguillard	Board Member
Sim Chatha	Board Member
Giancarlo Arevalo	Board Member

**Absent:**

Joe Glover	Board Member
Ann Smith	Board Member

**Staff:**

Art Wright	Planner
Delia Jones	Secretary

**Approval of Last Meeting Minutes**

Board Member Aguillard made a motion to approve the minutes of the July 11, 2018, meeting. Board Member Chatha seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays: 0**  
**Abstain: 0**

**ZBA#18-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow modifications to an existing accessory building with an area of approximately 1,794 square feet and a height of approximately 29 feet at 1009 Redwing Court**

Jeff Mortenson, representing the applicant, gave an overview of the request and was 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.

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

**Ayes: 5** – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays: 0**  
**Abstain: 0**

**ZBA#18-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 971 square feet and a height of approximately 24 feet to be located approximately 5 feet from the side property line at 2216 Cains Lane**

Gary Grossman, representing the applicant, gave an overview of the request and was 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 Arevalo made a motion to approve the request with the condition that landscaping such as shrubs, be installed between the accessory building and the property line. Board Member Chatha seconded the motion, which carried by the following vote:

**Ayes:** 5 – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays:** 0  
**Abstain:** 0

**ZBA#18-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 240 square feet and a height of approximately 14 feet, 9 inches, to be located approximately 7.5 feet from the rear property line at 1419 Waterwood Drive**

Kevin Higgins, representing the applicant, gave an overview of the request and was available for questions.

Chairman Jones opened the public hearing.

Nathan Lindley and Jerry Caplinger, representing the HOA for the subdivision, stated that no one had contacted them regarding the request. Chairman Jones stated that the City cannot enforce deed restrictions or requirements and the request can be approved provided it meets the necessary criteria.

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

Chairman Jones read the criteria for approval.

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

**Ayes:** 4 – Jones, Accipiter, Aguillard and Chatha  
**Nays:** 1 – Arevalo  
**Abstain:** 0

### **Adjournment**

With no further business Chairman Jones adjourned the meeting at 6:40 p.m.

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Kelly Jones, Chairman

ATTEST:

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Delia Jones, Secretary

## **ZBA COMMUNICATION**

**Agenda Date:** February 6, 2019

**Case Number:** ZBA#19-001

**Applicant:** Geoffrey Drew Hanshaw & Heidi Renee Tournoux-Hanshaw

**Subject Land Use:** Single-family residential

**Zoning:** PR

**Request:** Special Exception to allow an accessory building with an area of approximately 1,800 square feet and a height of approximately 19 feet, 4 inches

**Zoning Ordinance Reference:** 6300.E.6

**Location:** 600 Seeton Road

### **STAFF COMMENTS**

The applicant is requesting a Special Exception to allow a single-story detached garage with an area of approximately 1,800 square feet and a height of approximately 19 feet, 4 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. The property is approximately 4 acres.
2. The applicant is not requesting an exception for the total building area. Together with the existing accessory buildings 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 greater than two acres in size. The applicant is requesting a height of approximately 19 feet, 4 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.

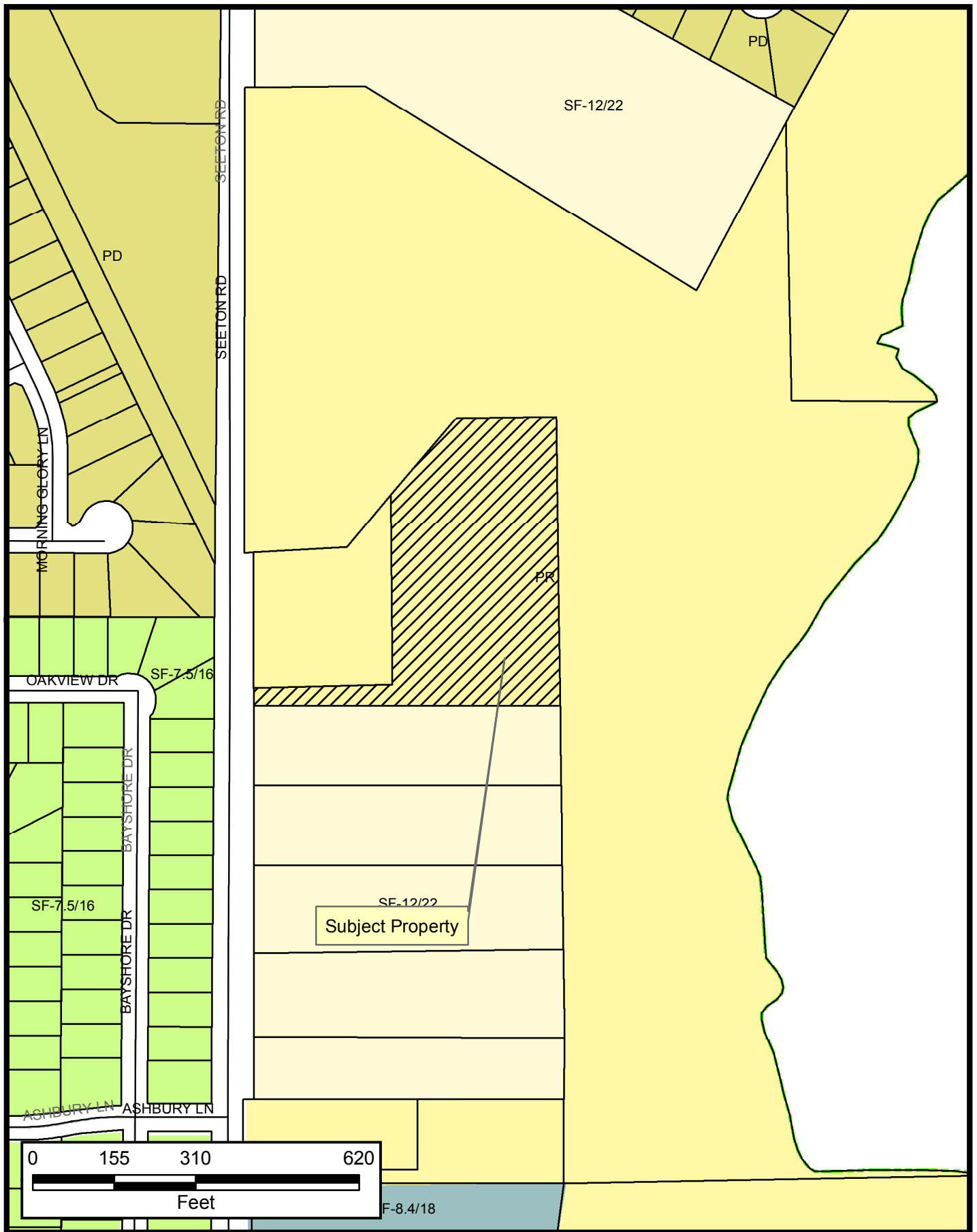
### **Attachments:**

Maps and supporting information

Letter from applicant

Site plan and exhibits

Provisions of Section of 6300.E.6







**ZBA#19-001**

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.

1/11/2019



Geoffrey Drew Hanshaw &  
Heidi Renee Tournoux-Hanshaw  
600 Seeton Road  
Mansfield, TX 76063

Zoning Board of Adjustments  
City of Mansfield  
1200 E. Broad Street  
Mansfield, TX 76063

RE: Special exception request to allow a detached accessory building (garage) of approximately 1800 sq. ft and 19' 4" tall.

We submit this letter and attachments for your consideration and approval to construct a one story, 1,800 sq. ft. (40 ft. wide, by 45 ft. long, by 19 ft. 4 in. tall) detached garage on our 4-acre (174,058 sq. ft) lot located at 600 Seeton Road. The primary purposes of the garage are to house automobiles, a recreational vehicle, and storage.

The total area of current accessory buildings is 678 sq. ft. and includes the following structures:

- Ground mount solar panel array of 590 sq. ft.
- Well house of 24 sq. ft.
- Storage shed of 64 sq. ft.

The cumulative amount of all accessory buildings will be 2,478 sq. ft. which is less than the maximum allowable amount of 3,481 sq. ft. (2% of 174,058 sq. ft.).

The building will be located more than 400' from Seeton Road, 86' from the nearest property line, 123' from the rear property line, and approximately 193' from the nearest structure adjacent to the property.

It is our understanding that the proposed building exceeds the maximum allowable height of 12' and special exception to increase the allowable height to approximately 19' 4" is needed.

Thank you for your consideration,

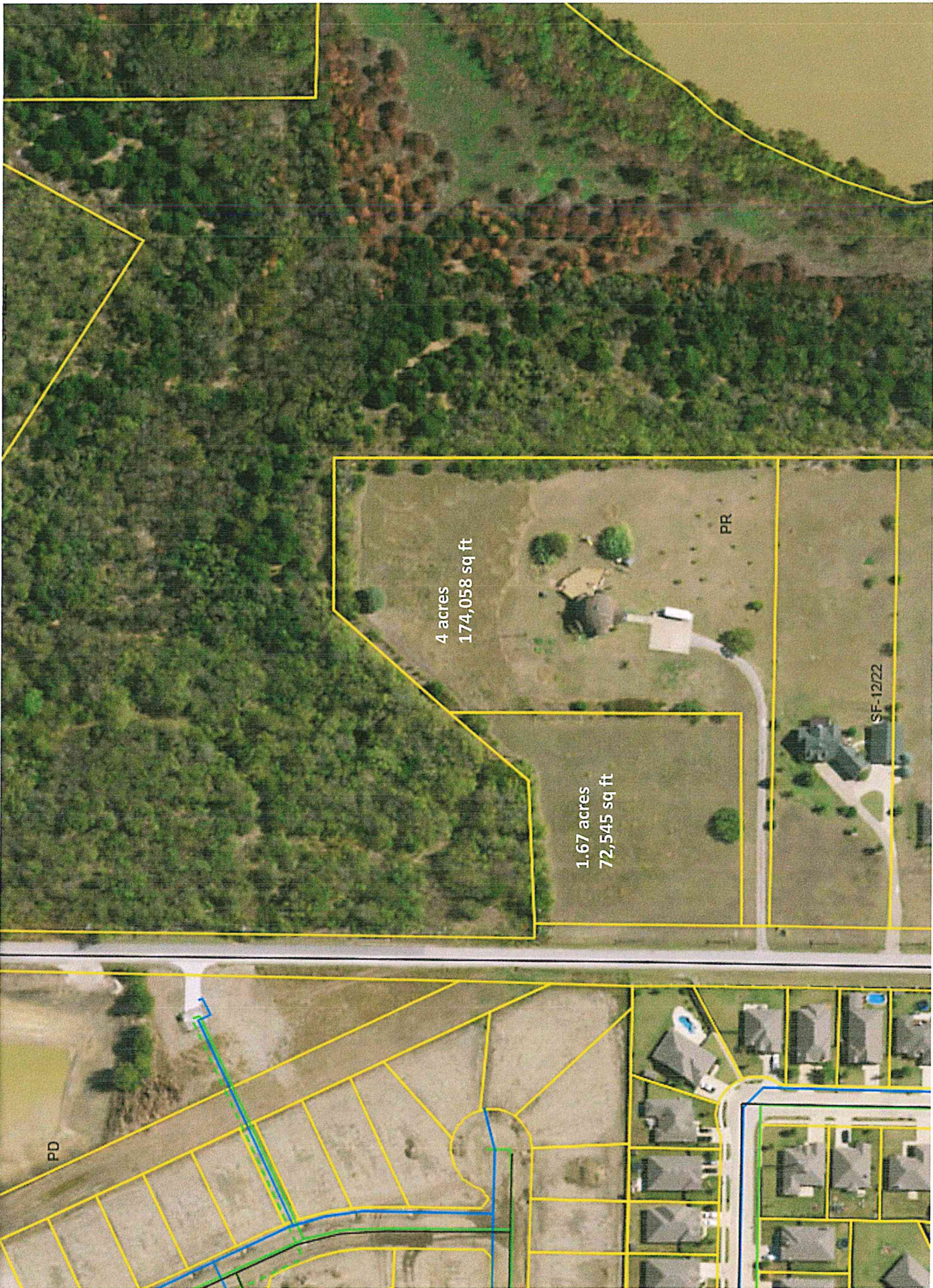


Geoffrey Drew Hanshaw

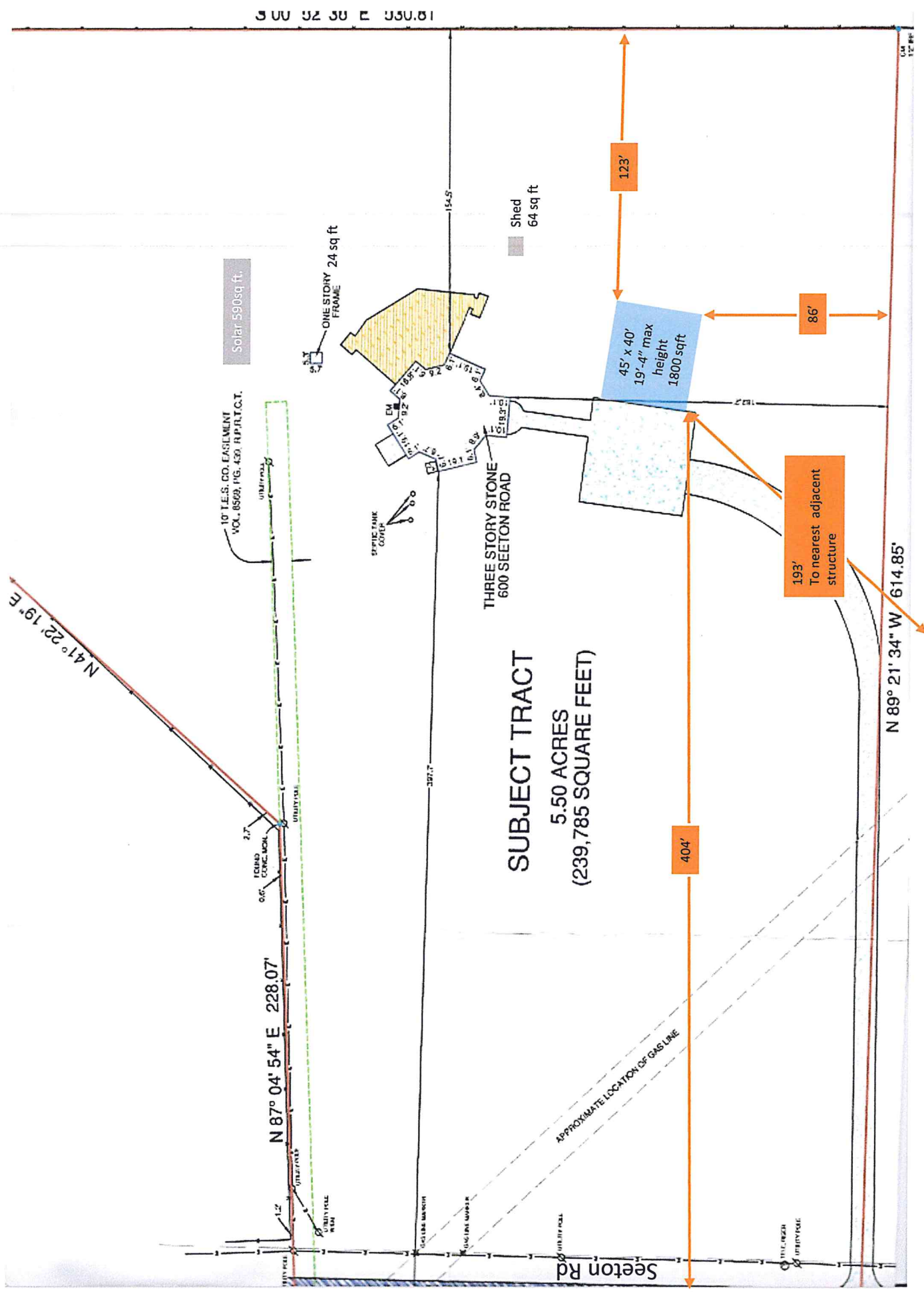


Heidi Rene Tournoux-Hanshaw









Solar 590sq ft.

ONE STORY FRAME  
24 sq ft

Shed  
64 sq ft

THREE STORY STONE  
600 SEETON ROAD

45' x 40'  
19'-4" max  
height  
1800 sqft

193'  
To nearest adjacent  
structure

SUBJECT TRACT  
5.50 ACRES  
(239,785 SQUARE FEET)

404'

123'

86'

N 89° 21' 34" W 614.85'

N 87° 04' 54" E 228.07'

Seeton Rd

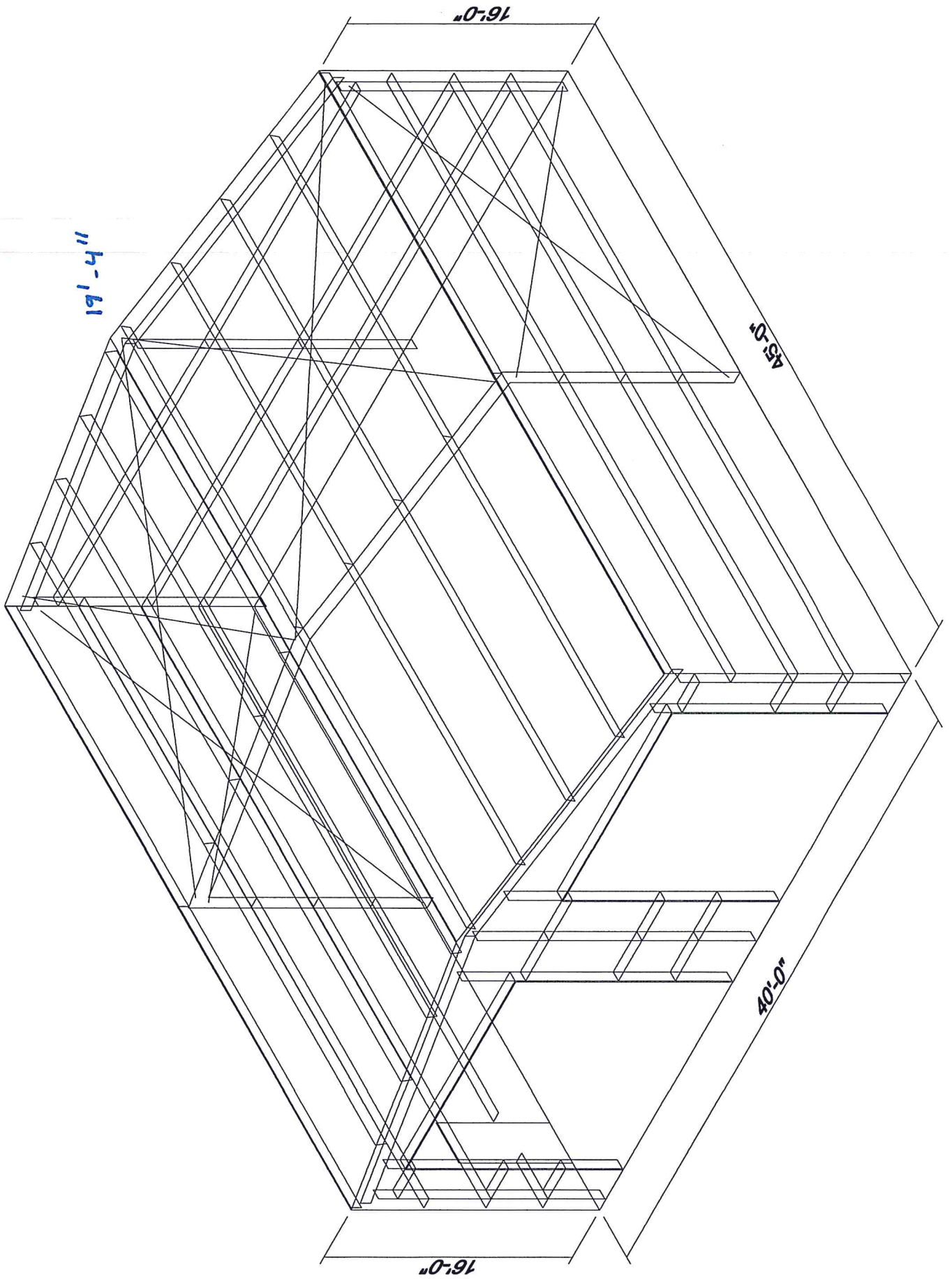
APPROXIMATE LOCATION OF GAS LINE

10 T.E.S. CO. EASTMENT  
VOL. 8569 PG. 430 R.P.A.T.C.T.

SEWAGE TANK

WATER

GAS





## **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:** February 6, 2019

**Case Number:** ZBA#19-002

**Applicant:** Paul Slicker

**Subject Land Use:** Single-family residential

**Zoning:** SF-12/22

**Request:** Special Exceptions to allow an accessory building with an area of approximately 3,200 square feet and a height of approximately 22 feet

**Zoning Ordinance Reference:** 6300.E.6

**Location:** 15 S. Holland Road

### **STAFF COMMENTS**

The applicant is requesting Special Exceptions to allow a detached garage/shop building on the property with an area of approximately 3,200 square feet and a height of approximately 22 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 2.366 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 3,200 square feet, or 3.11% of the property area.
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 22 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.

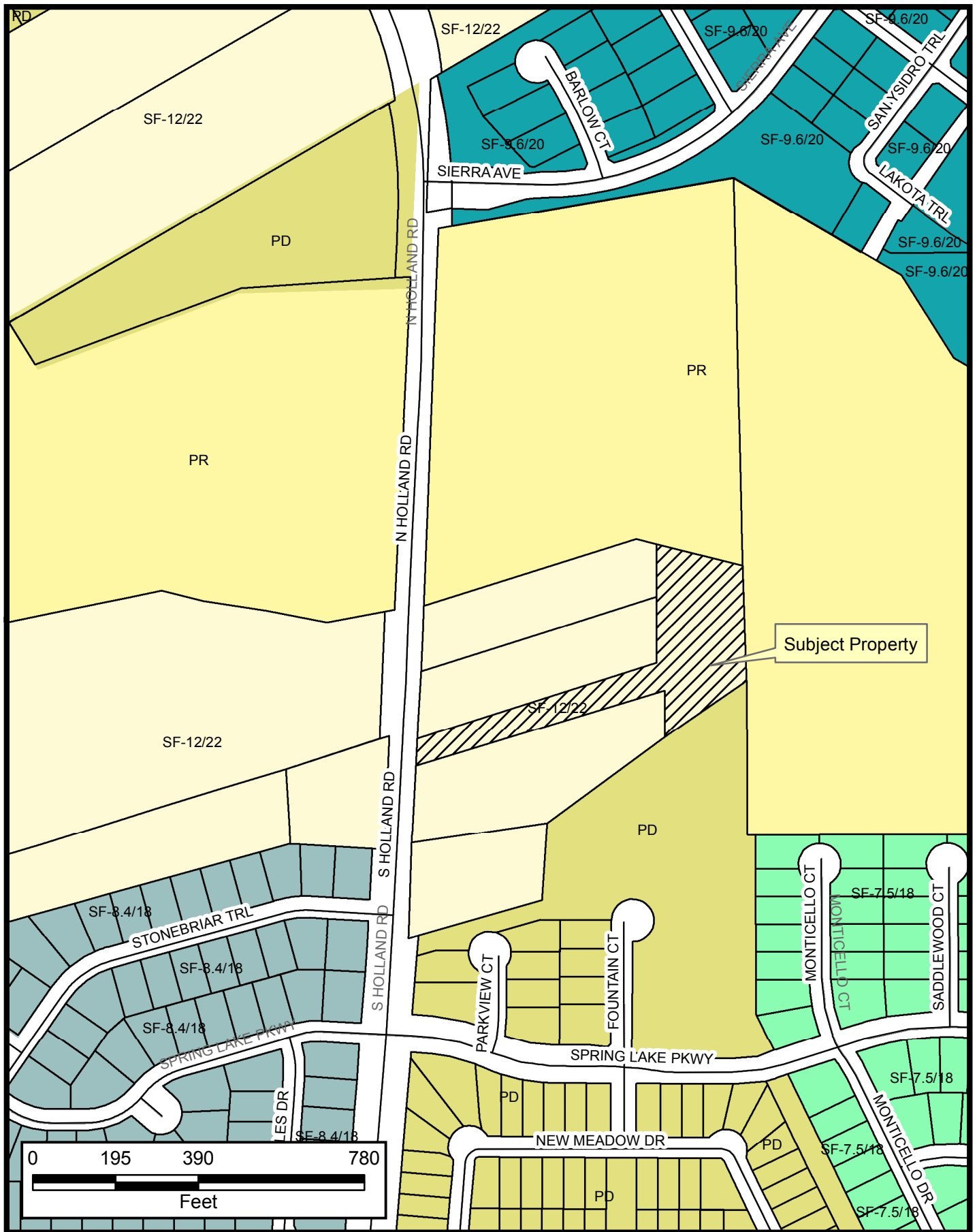
### **Attachments:**

Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6





**ZBA#19-002**

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1/15/2019





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1/15/2019



January 7 2019

Building permit request @ 15 South Holland Road

To whom it may concern,

I ( Paul Slicker ) am requesting a permit to build / erect a detached colored metal building. 40'x80' , with 16' sidewalls with a 4/12 pitch roof making the ridge ( total bldg.) height 22'.

Total sqft. of property 103,062 / 4%= 4122 sqft.

Total bldg. sqft. is 3,200 / equaling approximately 3%

I also have spoke to the engineering department ( Mohammed Howlader )about the 100 year flood line , he has informed me that it was fine with their department to build in the area proposed due to the elevation being raised .

Thank you

Paul Slicker

254-702-1282

# PLAT SURVEY

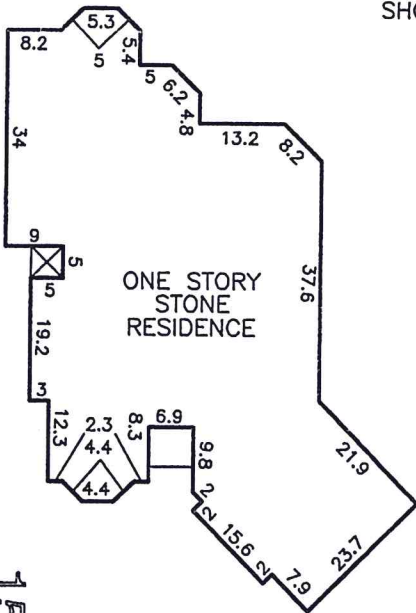
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 15 S. HOLLAND-WATSON IN THE CITY OF MANSFIELD, TEXAS DESCRIBED AS FOLLOWS: BRITTON ROAD

Lot 5 in BRITTON MEADOW ESTATES, an addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-174, Page 58, Plat Records, Tarrant County, Texas.

SURVEY EXAMINED AND ACCEPTED  
BY PURCHASERS:

DATE:

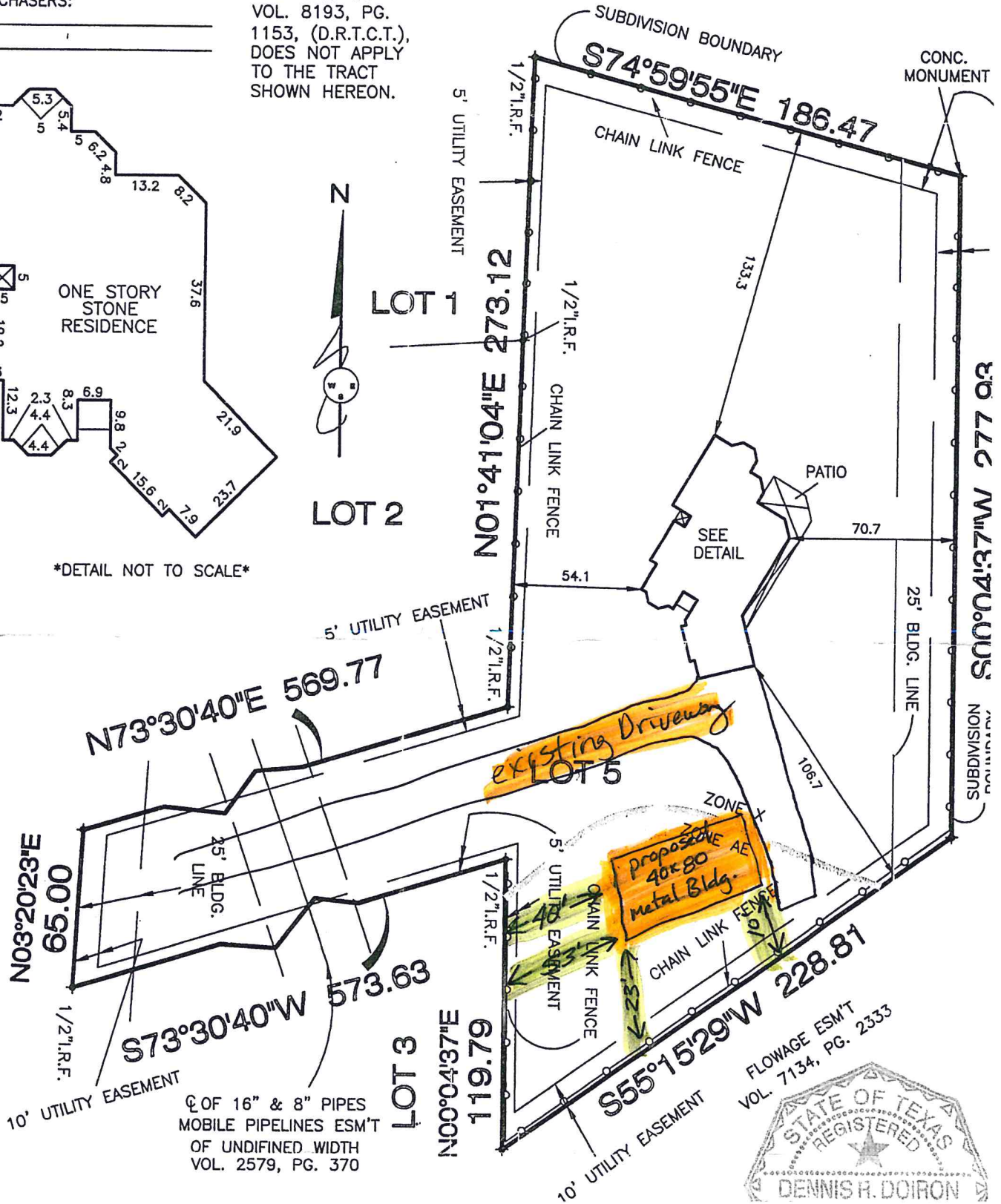
EASEMENT  
RECORDED IN  
VOL. 8193, PG.  
1153, (D.R.T.C.T.),  
DOES NOT APPLY  
TO THE TRACT  
SHOWN HEREON.



\*DETAIL NOT TO SCALE\*

15 S. HOLLAND-WATSON BRITON ROAD

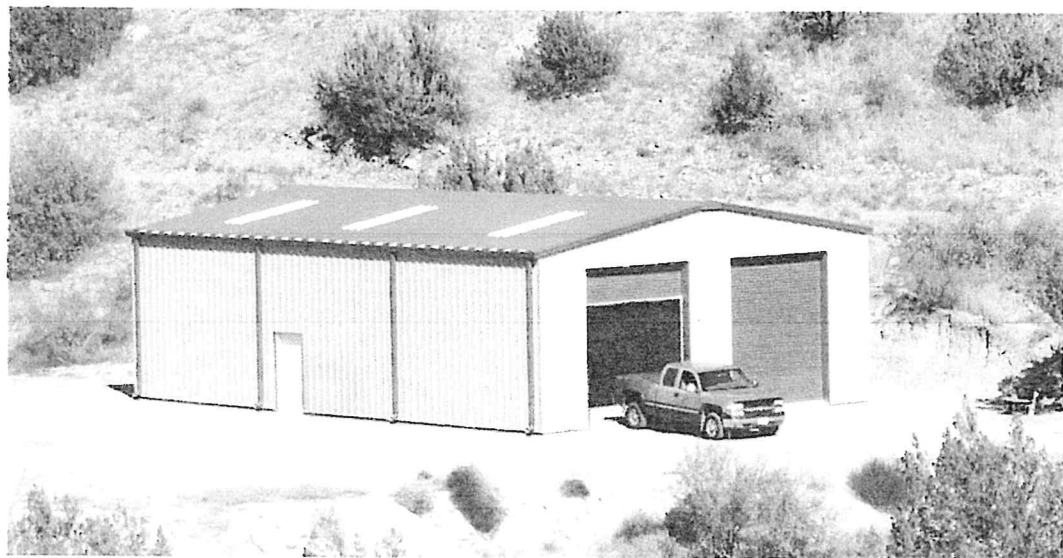
VARIABLE WIDTH R.O.W.



FLOWAGE ESM'T  
VOL. 7134, PG. 2333





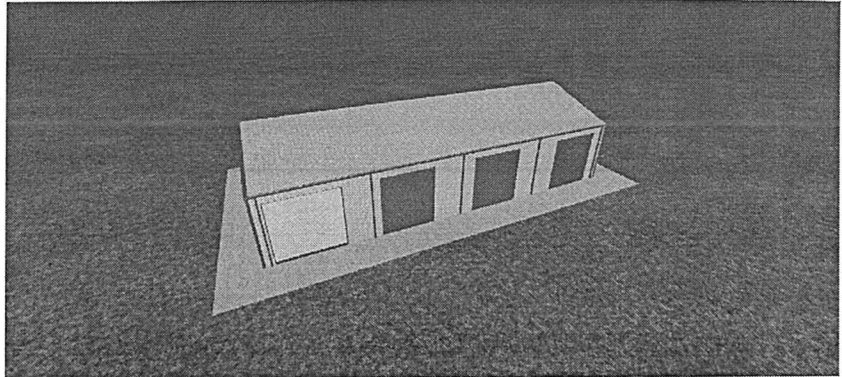


## Mueller, Inc. 3D Design Tool Project Specifications

Project Email: [brian.ingram@muellerinc.com](mailto:brian.ingram@muellerinc.com)  
Project Name: Paul Slicker  
Project Date: 2019-01-07 15:30:06  
Design Link: [https://apps.muellerinc.com/design/?email=brian.ingram@muellerinc.com&project=Paul Slicker](https://apps.muellerinc.com/design/?email=brian.ingram@muellerinc.com&project=Paul+Slicker)

### Building Details:

Basics (in ft.):  
width: 40  
length: ~~84~~ 80  
height: 16  
pitch: 4  
overhang\_sides: 0  
overhang\_end: 0  
no\_walls: false  
single\_slope: none



Gutter: Yes

### Colors:

Wall: Desert Tan  
Roof: Desert Tan  
Trim: Burnished Slate  
RollUp: Burnished Slate

### Addons:

rollup\_12x14, wall: right, horizontal: 12.649999999999999, vertical: 0  
rollup\_12x14, wall: right, horizontal: -9.136237089602972, vertical: 0  
rollup\_12x14, wall: right, horizontal: -32.23578598189792, vertical: 0  
rollup\_14x14\_frame, wall: right, horizontal: 33, vertical: 0

[Print Spec](#)

22' to ridge line (peak)



## **SECTION 6300.E.6**

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