

AGENDA
ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, JUNE 5, 2019, 6:00 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

- A.** ZBA#19-002A: Request for Special Exceptions to allow an accessory building with an area of approximately 2,800 square feet and a height of approximately 23 feet, and to change the location of the building on the lot at 15 S. Holland Road. This case represents a modification of the Special Exception granted by the Board of Adjustment on February 6, 2019.
- B.** ZBA#19-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 720 square feet at 405 Lantern Ridge Dr.

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 **May 30, 2019**, 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**

February 6, 2019

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
Joe Glover	Board Member
Ann Smith	Board Member

Absent:

None

Staff:

Art Wright	Planner
Delia Jones	Secretary

Approval of Last Meeting Minutes

Board Member Glover made a motion to approve the minutes of the November 7, 2018, meeting. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

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

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

Jeff Hanshaw, 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 Aguillard made a motion to approve the request. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

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

ZBA#19-002: Request for a Special Exception 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

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

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

Nays: 0

Abstain: 0

Adjournment

With no further business Chairman Jones adjourned the meeting at 6:08 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: June 5, 2019

Case Number: ZBA#19-002A

Applicant: Paul Slicker

Subject Land Use: Single-family residential

Zoning: SF-7.5/16

Request: Request for Special Exceptions to allow an accessory building with an area of approximately 2,800 square feet and a height of approximately 23 feet, and to change the location of the building on the lot at 15 S. Holland Road.

Zoning Ordinance Reference: 6300.E.6

Location: 15 S. Holland Rd.

STAFF COMMENTS

At the February 6, 2019, the Board approved Special Exceptions for this property to allow an accessory building with an area of approximately 3,200 square feet and a height of approximately 22 feet. The building was originally to be located approximately 43 feet from the neighboring property to the south.

The applicant is requesting a modification of the previous approval to allow the following: 1) a reduction in the area of the building from 3,200 square feet to 2,800 square feet; 2) to allow an increase in the height from 22 feet to 23 feet; and 3) to allow the building to be located approximately 11 feet from the south property line. 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 2,800 square feet, or 2.72% 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 23 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building. The minimum side yard setback for a building this size is 9.5 feet. The building will be located approximately 10 feet from the closest property line.

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

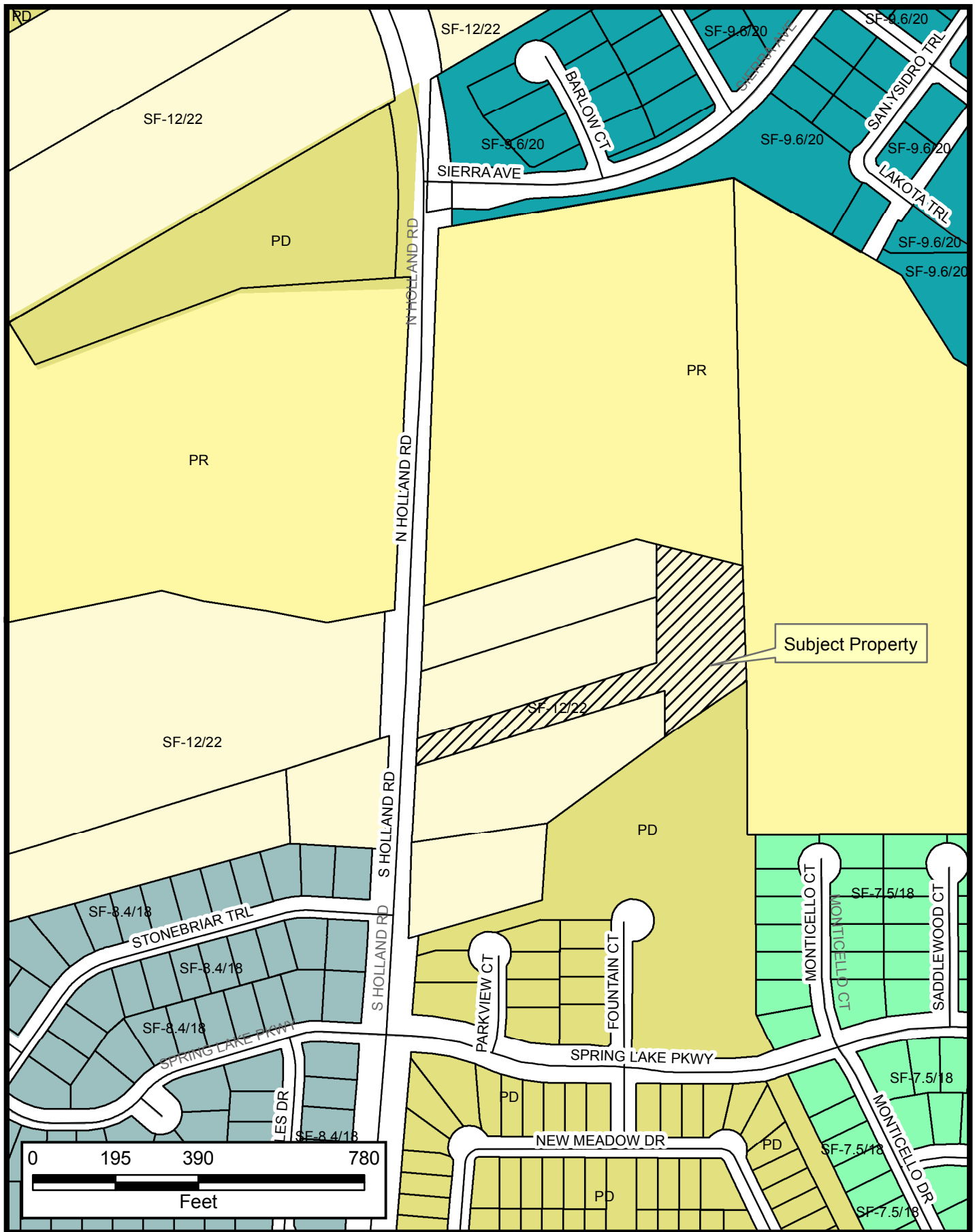
Provisions of Section of 6300.E.6



ZBA#19-002A

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.

1/15/2019



ZBA#19-002A

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1/15/2019

Paul & Heather Slicker
15 S Holland Rd
Mansfield, Texas 76063

Re: Britton Meadow Estates
Lot 5

To whom it may concern,

I, Paul Slicker, am requesting to build a 40' x 70', 2800 sq ft metal shop/
storage building on my property. The building will be 23' to the peak.

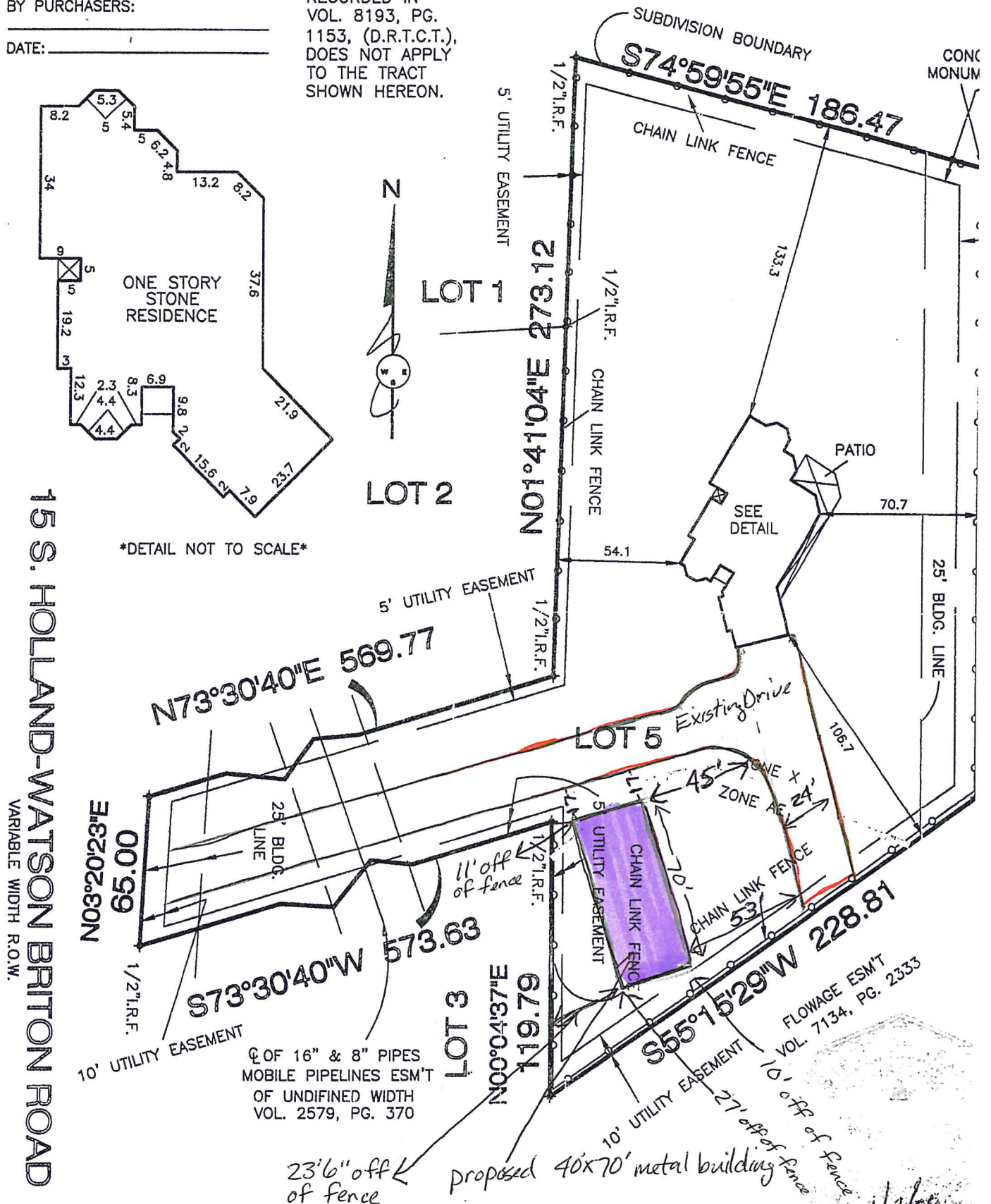
Thank you,

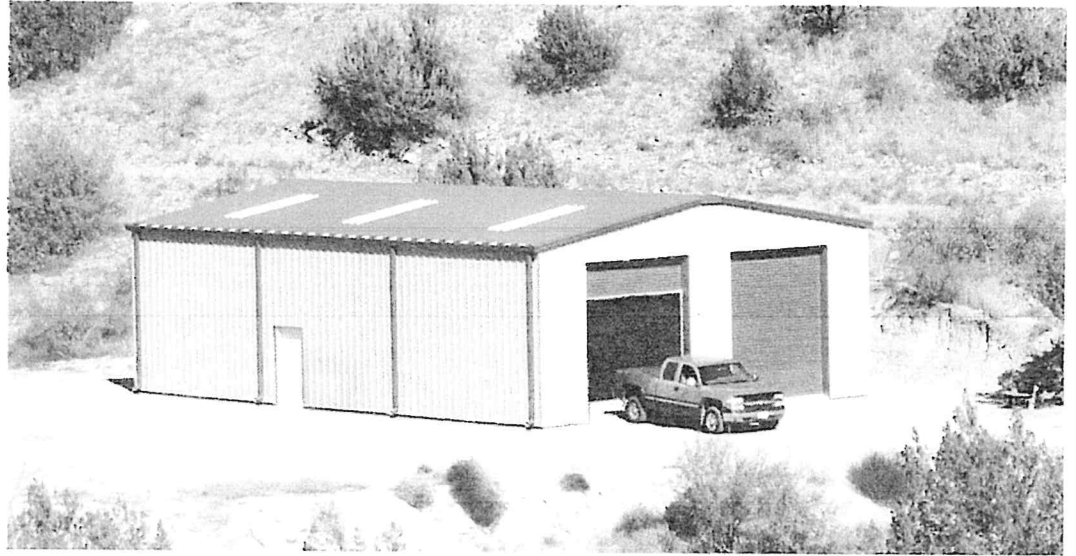
Paul Slicker
254-702-1282

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.

DATE: _____

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





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 twelve thousand (12,000) square feet 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: June 5, 2019

Case Number: ZBA#19-003

Applicant: Timothy Pilson

Subject Land Use: Single-family residential

Zoning: SF-7.5/16

Request: Special Exception to allow an accessory building with an area of approximately 720 square feet

Zoning Ordinance Reference: 6300.E.6

Location: 405 Lantern Ridge Dr.

STAFF COMMENTS

The applicant is requesting Special Exceptions to allow a storage/woodworking building on the property with an area of approximately 720 square 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 12,000 square feet in size or larger. According to the plat, the property is 19,780 square feet.
2. The applicant requesting an exception for the 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 720 square feet, or 3.6% of the property area.
3. The applicant is not requesting an exception for the building height. The building will be 12 feet in height.
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:

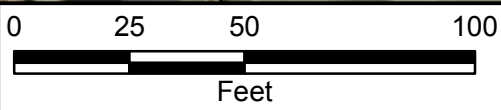
Maps and supporting information

Site plan and exhibits

Provisions of Section of 6300.E.6



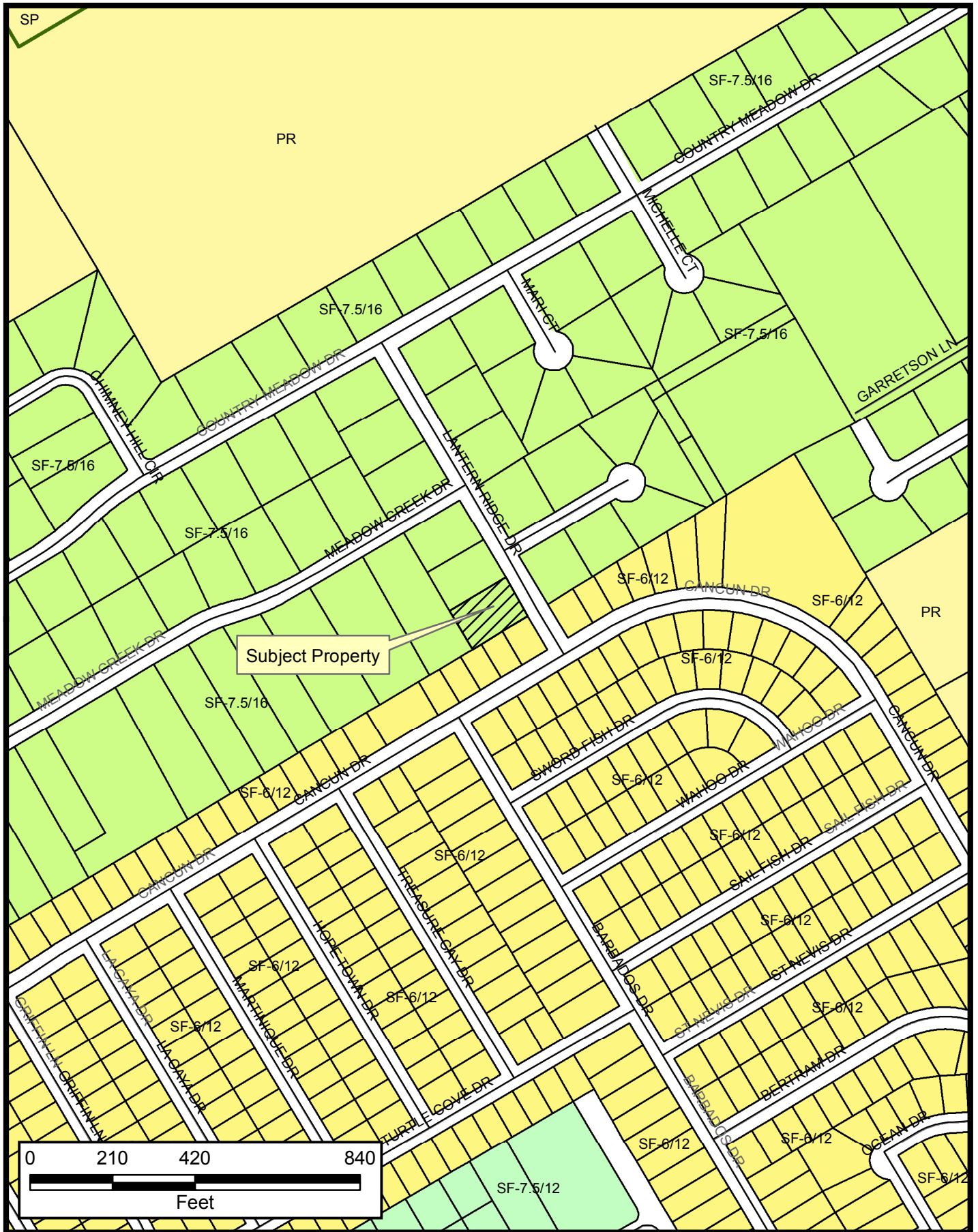
Subject Property



ZBA#19-003

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5/9/2019



Timothy J. Pilson
405 Lantern Ridge Dr.
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 of 720 sq. ft. and 12' tall.

I submit this letter and attachments for your consideration and approval to construct a one story, 720 sq. ft. (30 ft. long by 24 ft. wide, by 12' tall) detached accessory building on my 0.454 acre lot located at 405 Lantern Ridge Dr. The primary purpose of the building will be for storage and woodworking.

The total area of previous accessory building was 192 sq. ft. and has been removed from the lot.

With this proposed accessory building, the total square footage of the accessory building will not exceed 3.6% of the 0.454 acre lot. (19,780 sq. ft.)

The building will be located 130' from Lantern Ridge Dr., 14' from the nearest property line, and 19' from the rear property line. The location of the building will also remain clear of utility easements and setbacks.

It is my understanding that the proposed building exceeds the current square footage maximum for less than 0.5 acre lots and a special exception to increase the allowable square footage to 720 sq. ft. is needed.

Thank you for your consideration,

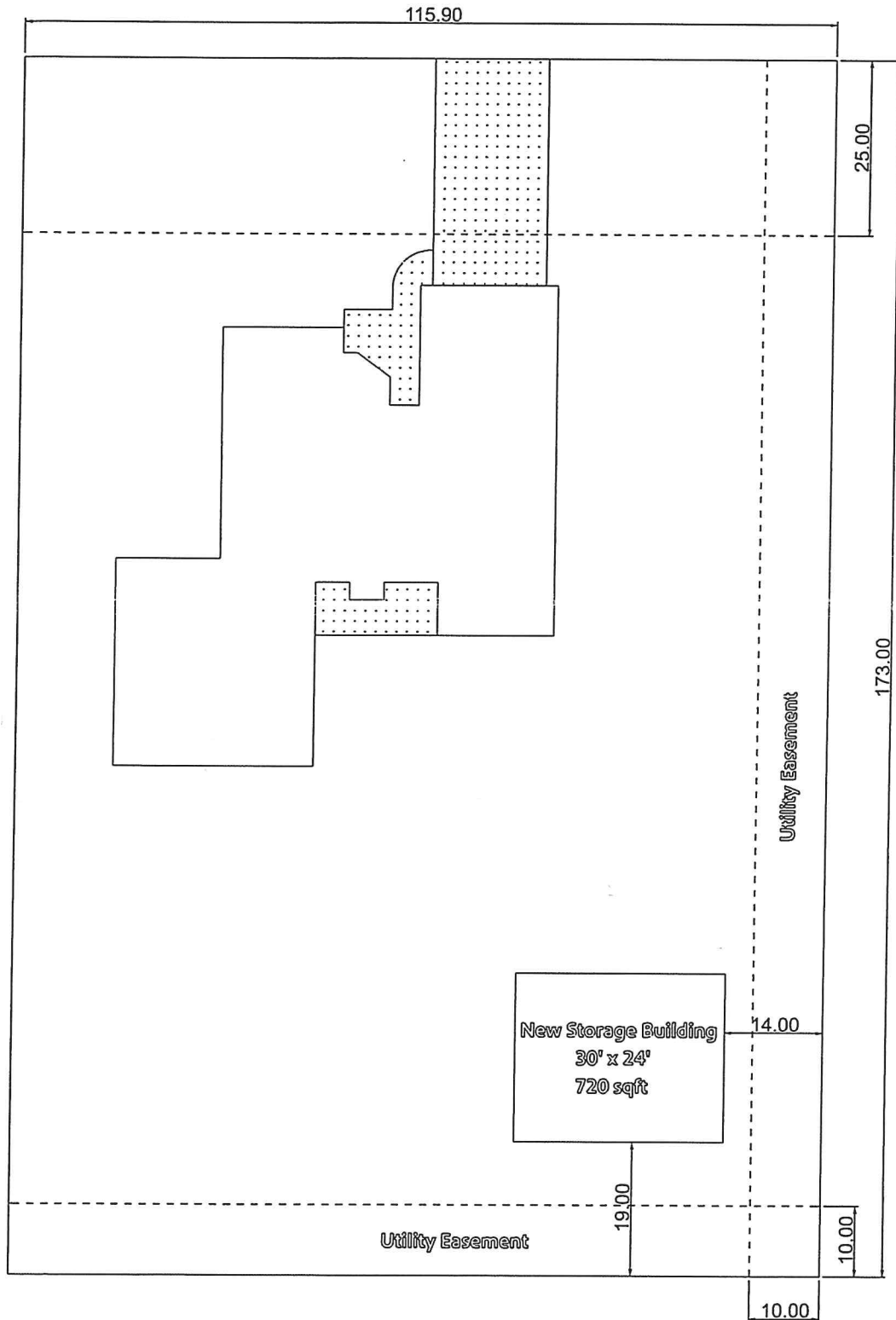
A handwritten signature in black ink, appearing to read 'Timothy J. Pilson', with a stylized flourish at the end.

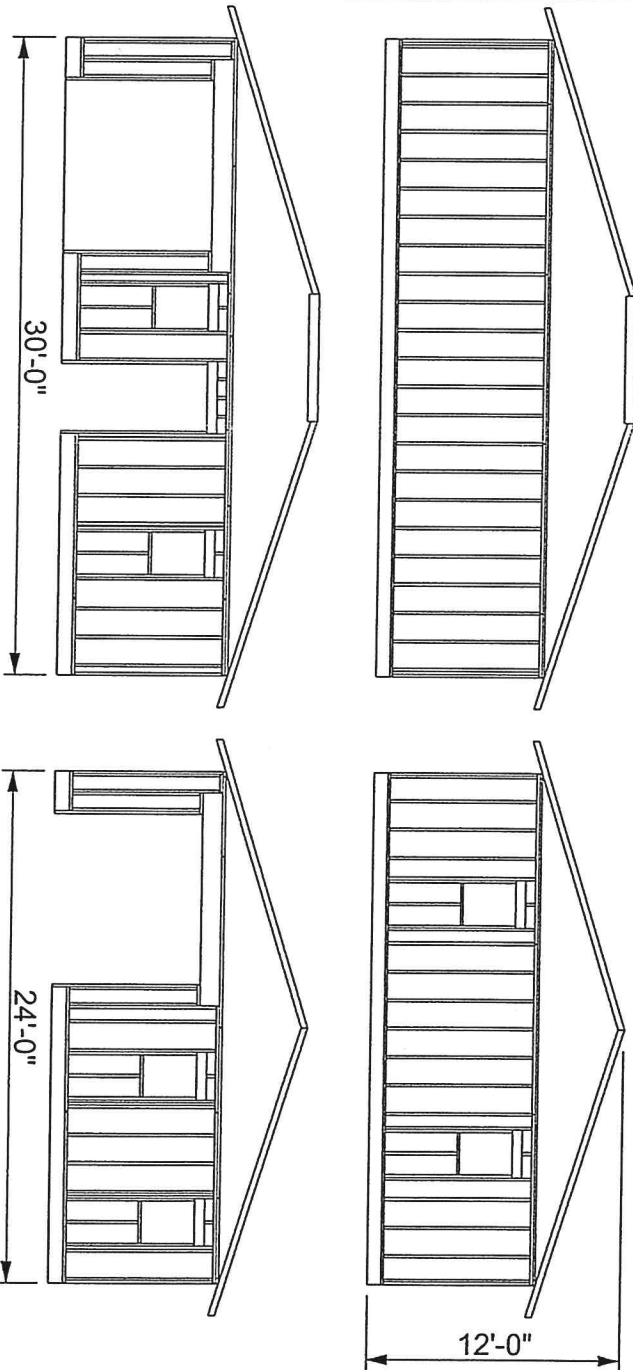
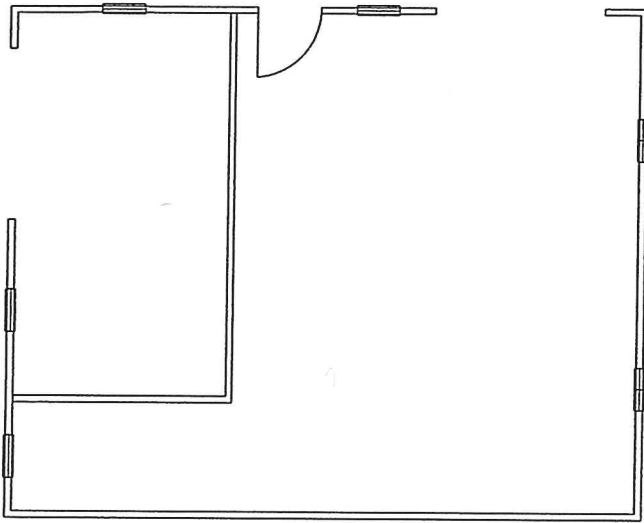
Timothy J. Pilson

Lot: Mansfield Country Estates, Section 4, Lot 18, Block 7

Lot Size: 0.454 acres (19,780 sqft.)

New Storage Building: 720 sqft. (3.6% of lot size)





24 x 30 x 12
720 sqft.
Cement slab
Min. 50% masonry exterior

SECTION 6300.E.6

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