

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">ZONING BOARD OF ADJUSTMENT CITY OF MANSFIELD, TEXAS CITY COUNCIL CHAMBERS WEDNESDAY, FEBRUARY 5, 2020, 6:00 PM</p>
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1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

3. PUBLIC HEARINGS:

A. ZBA#20-001: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 864 square feet and a height of approximately 24 feet at 907 Corto Dr.

4. EXECUTIVE SESSION – Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item and on the following matter:

A. Pending Litigation on Cause No. 4:19-cv-00944-O, Kirk Laney v. Mansfield Zoning Board of Adjustment and City of Mansfield

5. 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 30, 2020**, 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 30, 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
Ann Smith	Board Member
Michael Aguillard	Board Member
Joe Glover	Board Member

Absent:

None

Staff:

Art Wright	Planner
Delia Jones	Secretary
Lisa Sudbury	Assistant Director of Planning
Matt Jones	Director of Planning
Allen Taylor	City Attorney

Chairman Jones called the meeting to order at 6:00 p.m.

Recess into Executive Session

Chairman Jones recessed the meeting of the Board into executive session under authority of Chapter 551 of the Texas Government Code at 6:02 p.m. to seek the City Attorney's advice on the following:

Pending Litigation on Cause No. 141-312625-19, Kirk Laney v. The City of Mansfield
Zoning Board of Adjustment, in the 141st District Court, Tarrant County, Texas

Reconvene into Regular Business Session

Chairman Jones reconvened the regular business session at 6:33 p.m.

Approval of Last Meeting Minutes

Board Member Aguillard made a motion to approve the minutes of the June 6, 2018, meeting. Board Member Glover seconded the motion, which carried by the following vote:

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

Adjournment

With no further business Chairman Jones adjourned the meeting at 6:34 p.m.

Kelly Jones, Chairman

ATTEST:

Delia Jones, Secretary

ZBA COMMUNICATION

Agenda Date: February 5, 2020

Case Number: ZBA#20-001

Applicant: Alberto Garcia

Subject Land Use: Single-family residential

Zoning: SF-6/12

Request: Special Exception to allow an accessory building with an area of approximately 864 square feet and a height of approximately 24 feet

Zoning Ordinance Reference: 6300.E.6

Location: 907 Corto Dr.

STAFF COMMENTS

The applicant is requesting Special Exceptions to allow an accessory building for storage and a workshop with an area of approximately 864 square feet and a height of approximately 24 feet. The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. According to the plat, the property is 22,163 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 864 square feet, or 3.9% of the property area. The applicant states in his letter that an existing 64 square foot shed will be removed before the new building is constructed.
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 24 feet in height for properties less than two acres in size. The height of the proposed accessory building is 24 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.

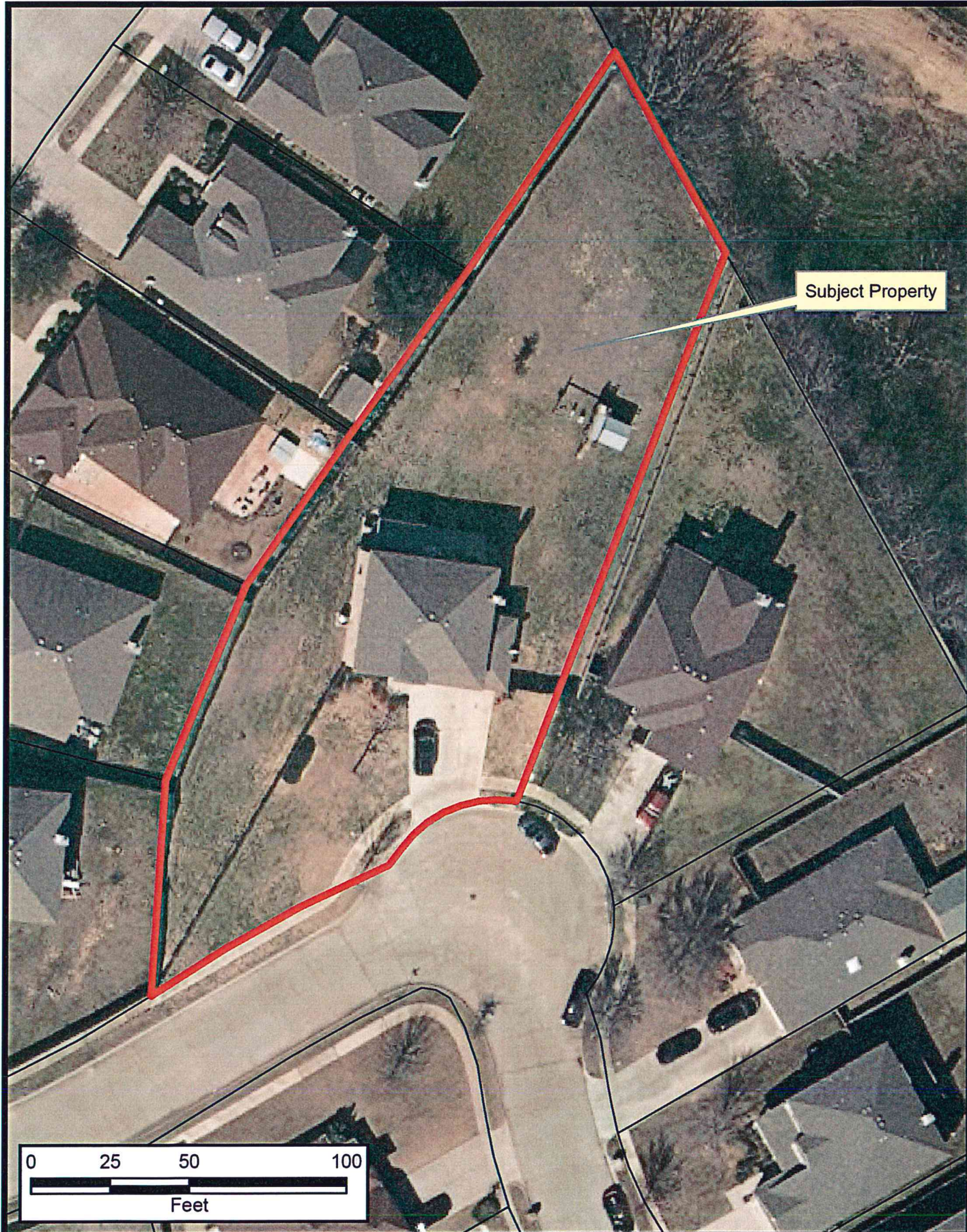
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, 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#20-001

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.

1/10/2020

Alberto Garcia
907 Corto Dr
Mansfield, TX 76063

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

RE: Special exception request to allow a detached accessory building of 864 sq. ft. and 24' tall.

I submit this letter and attachments for your consideration and approval to construct a one story, 864 sq. ft. (24' long x 36' wide x 24'tall) detached accessory building on my 0.509 acre lot located at 907 Corto Dr. The primary purpose of the building will be for storage and workshop.

The total area of previous accessory building was 64 sq. ft. and will be removed from the lot prior to construction.

With this proposed accessory building, the total square footage of the accessory building will not exceed 4% of the 0.509 acre lot (22,163 sq. ft.)

The building will be located 120' from Corto Dr, 20' from the left and right side property lines and 40' from rear property line. The location of the building will remain clear of utility easements and setbacks.

It is my understanding that the proposed building exceeds the current footage maximum for less than 0.5 acre lots and a special exception to increase the allowable square footage to 864 sq. ft. is needed.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Alberto Garcia".

Alberto Garcia

Scale 1" = 20'



NOTE: ALL FENCES ARE WOOD
UNLESS OTHERWISE
NOTED

LOT 1, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242.
P.R.I.C.T.

LOT 2, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242
P.R.I.C.T.

LOT 3, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242
P.R.I.C.T.

LOT 4, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242
P.R.I.C.T.

LOT 5, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242
P.R.I.C.T.

LOT 6
BLOCK 5
22163.74 S.F.

LOT 7, BLOCK 5
FOX GLEN VILLAGE
VOL. 9, PG.(S) 242
P.R.I.C.T.

ROCK, BRICK
&
FRAME
RESIDENCE

907 CORTO DRIVE
60' R.O.W. - VARIABLE CONCRETE

FREEDOM TITLE COMPANY OF FILE NO. 16033108SL-PS

I, CHARLES B. HOOKS, JR., R.P.L.S., HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, ENCLOSURES AND AREA OF THE LAND DESCRIBED THEREIN, THE LOCATION OF ALL APPROXIMATE, THE LOCATION OF ALL ALLEY, STREET, ROAD-OF-WAY, EASEMENTS AND OTHER FEATURES OF RECORD WHICH AFFECT THE PROPERTY, THE UNDEVELOPED BOUNDARY LINES, THE TRUE AND PO. VISIBLE INTERFERENCES, CORRELATIONS, DISCREPANCIES IN AREA, BOUNDARY LINE CORRELATIONS, OVERLAPPING OF APPROXIMATE, EASEMENTS OR ROAD-OF-WAYS EXCEPT AS SHOWN HEREON.

ACCORDING TO FIELD MAP NO. 100000000, BEING A, SAVED 8-25-09, THE ABOVE LOT 607 WAS THE 100 YARD R.O.W. PLAT, AS THIS DATE.

LOT 6, BLOCK 5, FOX GLEN VILLAGE, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE(S) 242, OF THE MAP AND/OR PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

LEGEND	
○	IRON PIN
△	IRON PIPE
△	WOOD STAKE
□	CONCRETE MARKER
—	FENCE
—	POWER LINE
—	TELEPHONE LINE
—	CABLE TELEVISION
—	CONCRETE PAVING
—	ASPHALT PAVING



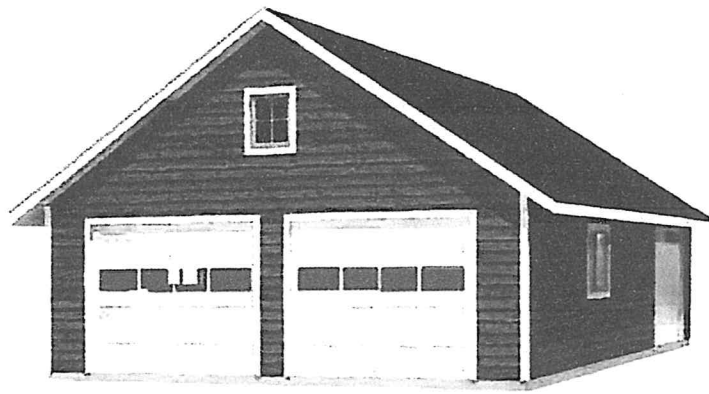
LOYD BRANSON SURVEYORS INC.
CHARLES B. HOOKS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVENUE
FT. WORTH, TEXAS 76111
(817) 834-3477

ORIGINAL COPIES ARE
SIGNED & SEALED
IN BLUE

STATE REGISTRATION/LICENSE No. 10111900

16-305

DATE: 04-19-2016

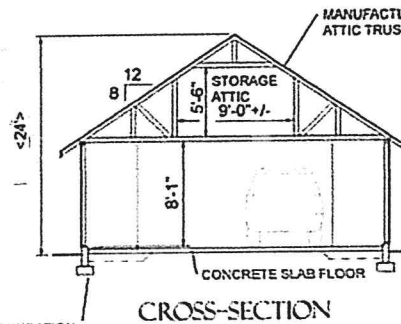
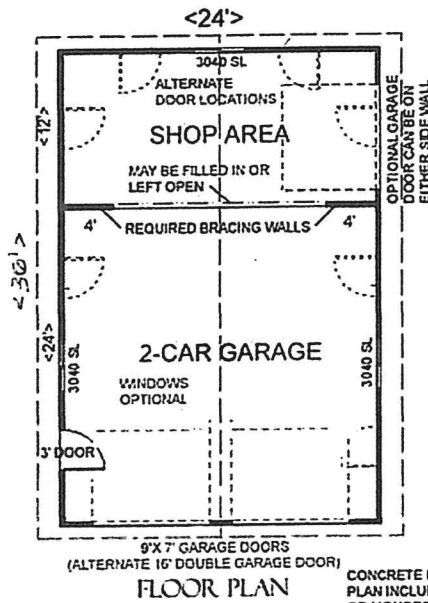


2-CAR GARAGE/SHOP

PLAN #864-5

EXTRA GARAGE DOOR MAY BE PLACED ON EITHER SIDE AS OPTION TO CREATE THIRD GARAGE BAY ... OR THE SPACE CAN BE CLOSED FROM GARAGE AREA AS SHOP SPACE

ROOF TRUSS PROFILE CREATES GENEROUS STORAGE SPACE



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.