

June 18, 2018

Members of City Council
City of Mansfield
1200 E Broad Street
Mansfield, Texas 76063

Subject: Request for Minor Modification to PD regulations
applicable to accessory buildings at 307 W Kimball Street (ZC#17-015)

Last October, the City Council approved the subject Planned Development for a single family home with the following requirements on accessory buildings:

Accessory Use Standards

Accessory uses and structures shall be permitted and shall comply with the Zoning Ordinance requirements for such uses and structures in Single-Family Residential Districts.

Please accept this letter as a request for a minor modification to clarify and replace the above requirements with the ones below.

Accessory Use Standards - Accessory uses and structures associated with single family residential uses shall be permitted and shall comply with the following regulations:

- Maximum Height - 18' for a pool cabana; not to exceed 20' for other accessory buildings
- Maximum Sq. Ft. - 500 sf for a pool cabana; not to exceed 870 sf for all total accessory buildings
- Minimum side setback - 5' for a pool cabana and other accessory buildings
- Minimum rear setback - 45' for a pool cabana; 11.5' for other accessory buildings

The subject property is over 0.5 acre. The proposed accessory building regulations on height, side setback and square footage are within the existing provisions in Section 6300E of the Zoning Ordinance for a lot of this size. If it were in a straight SF zoning, the property owner would be entitled to apply for a special exception from the Zoning Board of Adjustment under those provisions.

Sincerely,


Felix Wong