



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### Zoning Board of Adjustments

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Wednesday, October 7, 2020

6:00 PM

City Hall Council Chambers

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This meeting was open to the public and conducted by video conferencing with access to the public.

#### 1. CALL TO ORDER

*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.*

*Staff present:*

*Art Wright, Planner*

*Lisa Sudbury, Assistant Director of Planning*

*Board Members:*

**Present** 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

#### 2. APPROVAL OF MINUTES

[20-3790](#)

Minutes - Approval of the September 2, 2020 Zoning Board of Adjustments Meeting Minutes

**Board Member Glover made a motion to approve the minutes of the September 2, 2020, meeting. Vice-Chair Accipiter seconded the motion, which carried by the following vote:**

**Aye:** 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

**Nay:** 0

**Abstain:** 0

#### 3. PUBLIC HEARINGS

[20-3792](#)

ZBA#20-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,503 square feet and a height of approximately 22 feet at 898 Newt Patterson Rd.; Sheri Bumgardner, applicant; Laurie McGee, owner

*Chairman Jones opened the public hearing.*

*Sheri Bumgardner, applicant, asks the Board to approve the request for the accessory barn on 898 Newt Patterson Road. She stated the existing barn structure would be torn down.*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:05.*

*Chairman Jones read the criteria for approval.*

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

**Aye:** 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

**Nay:** 0

**Abstain:** 0

[20-3793](#)

ZBA#20-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,000 square feet and a height of approximately 19 feet at 611 W. Broad St.; Justin Zuckerbrow, property owner/applicant

*Chairman Jones opened the public hearing.*

*Justin Zuckerbrow, applicant, presented the request for the accessory structure for an RV at 611 W Broad Street. He indicated all the information was in the packet including a drainage area map that showed how they would grade to drain the property.*

*Scott Perry, an attorney representing Carlos Perez, the adjacent property owner at 615 W Broad Street, spoke in opposition. Mr. Perry stated that according to the county tax roll, the lot was too small to qualify for an exception and submitted information from Tarrant County regarding the lot size. Mr. Perry also stated Mr. Perez has concerns about drainage. Mr. Perry asked that the Board deny the request.*

*Justin Zuckerbrow stated the lot was recently platted. Nick Zuckerbrow, the applicant's brother and builder, indicated that the drainage pattern on the west side of the lot adjacent to Mr. Perez was not being changed.*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:17.*

*Chairman Jones read the criteria for approval.*

*Vice-Chair Accipiter made a motion to approve the request. Board member Glover seconded the motion, which failed by the following vote:*

**Ayes:** 3 – Jones, Accipiter, and Glover

**Nays:** 2 - Smith and Haynes

**Abstain:** 0

*Discussion followed regarding drainage. Board member Smith felt that the applicant*

*had offered evidence that there could be drainage issues.*

*Mr. Wright stated that drainage is something that would be looked at by the Engineering Department at the time of building permit.*

*Vice-Chair Accipiter stated the purpose of the review was to review the size of the proposed accessory structure and that there were other remedies for drainage.*

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

**Aye:** 4 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

**Nay:** 1 - Ann Smith

**Abstain:** 0

#### **4. ADJOURNMENT OF MEETING**

*With no further business Chairman Jones adjourned the meeting at 6:28 p.m.*

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Kelly Jones, Chair

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Lisa Sudbury, Assistant Director of Planning