



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Zoning Board of Adjustments

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Wednesday, July 7, 2021

6:00 PM

City Hall Council Chambers

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#### 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, with the following members present:*

*Staff:*

*Arty Wheaton –Rodriguez, Assistant Director of Planning*

*Art Wright, Planner*

*Jennifer Johnston, Development Coordinator*

*Board Members:*

**Present** 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

#### 2. APPROVAL OF MINUTES

[21-4100](#)

Minutes - Approval of the May 5, 2021 Zoning Board of Adjustments Meeting Minutes

**Board Member Smith made a motion to approve the minutes of the May 5, 2021, meeting. Board Member Glover seconded the motion, which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

#### 3. PUBLIC HEARINGS

[21-4097](#)

ZBA#21-003: Request for a Special Exception under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 2607 square feet and a height of approximately 16 feet at 2315 Chaparral Trail Drive; Darrell and Dee Murphy, owners

*Chairman Jones opened the public hearing at 6:06 p.m.*

*Darrel Murphy, property owner/applicant, gave an overview of the request and was available for questions*

*Stephen Pruitt, 132 Creekside Dr. spoke in support of the project*

*April Lowry, 1505 Long and Winding Road. spoke in opposition of the project*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:13 p.m.*

*Chairman Jones read the criteria for approval and called for a motion.*

**Board Member Smith made a motion to approve the request as presented. Board member Glover seconded the motion, which carried by the following vote:**

**Aye:** 4 - Ann Smith; Joe Glover; Patrick Kelly Jones and Robyn Accipiter

**Nay:** 1 - Michael Aguillard

**Abstain:** 0

[21-4098](#)

ZBA#21-004: Request for a variance to Section 155.095(C)(2) of the Code of Ordinances to allow a reduction of the minimum lot width from 120 feet to approximately 111.3 feet and to allow a reduction of the minimum 40 foot side yard setback at 905 N Main St.; Michael Duke, owner/applicant

*Chairman Jones opened the public hearing at 6:17 p.m.*

*Michael Duke, property owner/applicant, gave an overview of the request and was available for questions*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:19 p.m.*

*Chairman Jones read the criteria for approval and called for a motion*

**Board Member Aguillard made a motion to approve the request as presented. Board member Glover seconded the motion, which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

[21-4099](#)

ZBA#21-005: Request for a Special Exception under Sec 155.101(I) of the Code of Ordinances, Antenna Facility Siting Matrix, of the Code of Ordinances to allow an increase in height of an existing monopole telecommunications tower to approximately 89 feet 1 inch on property within the "FC" Full Commercial land use threshold at 1871 Country Club Road; Janice Manley on behalf of SBA Network Services, applicant

*Chairman Jones opened the public hearing at 6:21p.m.*

*Janice Manley, applicant, gave an overview of the request and was available for questions*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:23 p.m.*

*Chairman Jones read the criteria for approval and called for a motion.*

**Board Member Aguillard made a motion to approve the request as presented. Board member Smith seconded the motion, which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

[21-4151](#)

ZBA#21-006: Request for a variance to Section 155.055(B)(1) of the Code of Ordinances allow a reduction of the minimum lot width from 90 feet to approximately 88 feet at 909 North St.; Luis Alegria, owner/applicant

*Chairman Jones opened the public hearing at 6:27.*

*Luis Alegria , property owner/applicant, gave an overview of the request and was available for questions through interpreter Crystal Cruz of 2503 Miriam Lane, Arlington.*

*Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:20 p.m.*

*Chairman Jones read the criteria for approval and called for a motion.*

**Board Member Glover made a motion to approve the request as presented. Board member Aguillard seconded the motion, which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

[21-4152](#)

ZBA#21-007: Request for Special Exceptions under Sec 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 2,280 square feet and a height of approximately 18 feet at 1563 Matlock Rd; Janice Lilly, applicant; Danny Green, property owner

*Chairman Jones opened the public hearing at 6:30 p.m.*

*Janice Lilly, applicant, gave an overview of the request and was available for questions*

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

at 6:33 p.m.

*Chairman Jones read the criteria for approval and called for a motion.*

**Board Member Accipiter made a motion to approve the request as presented.**

**Board member Glover seconded the motion, which carried by the following vote:**

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

**Nay:** 0

**Abstain:** 0

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

With no further business Chairman Jones adjourned the meeting at 6:35 p.m.

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Kelly Jones, Chairman

ATTEST:

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Jennifer Johnston, Development Coordinator