



# CITY OF MANSFIELD

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

## Meeting Minutes - Final

### Zoning Board of Adjustments

---

Wednesday, May 3, 2023

6:00 PM

City Hall Council Chambers

---

#### 1. CALL TO ORDER

*Chairman Jones called the meeting to order at 6:02 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 present:*

*Staff Present:*

*Shirley Emerson, Planner*

*Art Wright, Principal Planner*

*Board Members:*

**Present** 5 - Patrick Kelly Jones; Robyn Accipiter; Tammy Miller; James Menefee and Noel Rendon

#### 2. APPROVAL OF MINUTES

[23-5326](#)

Minutes - Approval of the April 5, 2022, Zoning Board of Adjustments Meeting Minutes

**Vice-Chair Accipiter made a motion to approve the minutes of the April 5, 2023, meeting. Board Member Miller seconded the motion, which carried by the following vote:**

**Aye:** 5 - Patrick Kelly Jones; Robyn Accipiter; Tammy Miller; James Menefee and Noel Rendon

**Nay:** 0

**Abstain:** 0

#### 3. PUBLIC HEARINGS

[23-5324](#)

ZBA#23-002: Request for Variances to Section 155.099 (B)(5) of the Code of Ordinances to allow for two accessory structures to exceed the maximum height and area for accessory structures, and to allow a reduction of the minimum setbacks for accessory structures on property located at 390 Holland Rd. Salvador Guardado, owner

*Salvador Guardado, applicant, gave an overview of the request and was available for questions.*

*Chairman Jones opened the public hearing at 6:07 p.m.*

*Mary Jo Brannon, 500 Highpoint Lane - spoke on the project.*

*David Johnson, 508 Highpoint Lane - spoke on the project.*

*Chairman Jones closed the public hearing at 6:13 p.m.*

*Chairman Jones read the criteria for approval, after which the Board decided to consider each request for a variance separately.*

**Vice-Chair Accipiter made a motion to deny the request for a variance to allow an increase in the area of the accessory structures. The motion was seconded by Board Member Miller. The motion to deny the request was approved by the following vote:**

**Aye:** 5 - Patrick Kelly Jones; Robyn Accipiter; Tammy Miller; James Menefee and Noel Rendon

**Nay:** 0

**Abstain:** 0

**Board Member Menefee made a motion to approve the request for a variance to allow an increase in the height of the accessory structures. The motion was seconded by Vice-Chair Accipiter. The motion to approve the request failed by the following vote:**

**Aye:** 1 - Robyn Accipiter

**Nay:** 4 - Patrick Kelly Jones; Tammy Miller; James Menefee and Noel Rendon

**Abstain:** 0

**Board Member Rendon made a motion to deny the request for a variance to allow a reduction in the required setbacks for the accessory structures. The motion was seconded by Board Member Menefee. The motion to deny the request was approved by the following vote:**

**Aye:** 5 - Patrick Kelly Jones; Robyn Accipiter; Tammy Miller; James Menefee and Noel Rendon

**Nay:** 0

**Abstain:** 0

[23-5325](#)

ZBA#23-003: Request for Special Exceptions under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,760 square feet and a height of approximately 18 feet on property located at 841 Seeton Road; Dave Homet, owner

*Dave Homet, applicant, gave an overview of the request and was available for questions.*

*Chairman Jones opened the public hearing at 6:28 p.m.*

*Seeing no one come forward to speak, Chairman Jones closed the public hearing at 6:28 p.m.*

*Chairman Jones read the criteria for approval.*

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

**Aye:** 5 - Patrick Kelly Jones; Robyn Accipiter; Tammy Miller; James Menefee and Noel Rendon

**Nay:** 0

**Abstain:** 0

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

With no further business Chairman Kelly adjourned the meeting at 6:31 p.m.

\_\_\_\_\_  
Robyn Accipiter, Vice-Chair

ATTEST:

\_\_\_\_\_  
Art Wright, Principal Planner