

**ZONING BOARD OF ADJUSTMENT  
CITY OF MANSFIELD**

**June 6, 2018**

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  |
| Joe Glover      | Board Member  |
| Sim Chatha      | Board Member  |

**Absent:**

|                   |              |
|-------------------|--------------|
| Michael Aguillard | Board Member |
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**Staff:**

|             |           |
|-------------|-----------|
| Art Wright  | Planner   |
| Delia Jones | Secretary |

**Approval of Last Meeting Minutes**

Board Member Glover made a motion to approve the minutes of the May 2, 2018, meeting. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Smith, Glover and Chatha

**Nays: 0**

**Abstain: 0**

**ZBA#18-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow modifications for an existing accessory building with an area of approximately 1,080 square feet and a height of approximately 19.5 feet at 1419 Waterwood Drive**

Michael Robertson, the applicant was unavailable however he did notified the board that he would be out of town.

Chairman Jones opened the public hearing.

John Bement, 1418 Waterwood, stated that he received a property owner notification on this case and he would like a better understanding of the request. Chairman Jones gave an overview of the request.

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

Chairman Jones read the criteria for approval.

Vice-Chairman Accipiter made a motion to approve the request with a note that the building cannot be used as an accessory dwelling or guest house. Board Member Glover seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Smith, Glover and Chatha

**Nays: 0**

**Abstain: 0**

**ZBA#18-004: Request for a Special Exception under Section 6300.E.5 of the Zoning Ordinance to allow a reduction of the 80% minimum masonry construction requirement for a new single-family residence at 1595 W. Broad Street**

Cheryl Arians, representing the applicant, gave an overview of the request and was available for questions. Mr. and Mrs. Martinez were also available for questions.

Chairman Jones opened the public hearing.

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

Chairman Jones read the criteria for approval.

Board Members had concerns regarding the use of hardy plank rather than brick and requested that the applicant provide more information. Board Member Smith noted that the design of the home has the appearance and style elements of a ranch style rather than craftsman. Ms. Arians stated that the picture examples in their packet are of homes built at Broad and Main Street, and Second and Alvarado Street. Mr. Wright stated that the homes pictured are part of a PD, Planned Development zoning and were built by Mansfield Custom Homes and are exempt from the masonry requirements because the Original Town of Mansfield is exempt. Mr. Wright reminded the Board that the architectural features are integral to the building design (craftsman or ranch style) that would excuse the applicant from the 80% minimum masonry construction requirement. Chairman Jones asked the applicant when they wanted to start construction and Ms. Arians stated as soon as they get permit approval construction will begin.

Board Member Smith made a motion to deny the request. Vice-Chairman Accipiter seconded the motion. No vote was taken.

Board Member Glover made a motion to table the request to the next meeting (July 11). Board Member Chatha seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Smith, Glover and Chatha

**Nays: 0**

**Abstain: 0**

Chairman Jones stated that he will be unable to attend the July 11, 2018 meeting.

### **Adjournment**

With no further business Chairman Jones adjourned the meeting at 6:40 p.m.

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Kelly Jones, Chairman

ATTEST:

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Delia Jones, Secretary