

**ZONING BOARD OF ADJUSTMENT  
CITY OF MANSFIELD**

**November 7, 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
Michael Aguillard	Board Member
Sim Chatha	Board Member
Giancarlo Arevalo	Board Member

**Absent:**

Joe Glover	Board Member
Ann Smith	Board Member

**Staff:**

Art Wright	Planner
Delia Jones	Secretary

**Approval of Last Meeting Minutes**

Board Member Aguillard made a motion to approve the minutes of the July 11, 2018, meeting. Board Member Chatha seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays: 0**  
**Abstain: 0**

**ZBA#18-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow modifications to an existing accessory building with an area of approximately 1,794 square feet and a height of approximately 29 feet at 1009 Redwing Court**

Jeff Mortenson, representing the applicant, gave an overview of the request and was 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 Member Arevalo made a motion to approve the request. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays: 0**  
**Abstain: 0**

**ZBA#18-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 971 square feet and a height of approximately 24 feet to be located approximately 5 feet from the side property line at 2216 Cains Lane**

Gary Grossman, representing the applicant, gave an overview of the request and was 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.

After discussion, Board Member Arevalo made a motion to approve the request with the condition that landscaping such as shrubs, be installed between the accessory building and the property line. Board Member Chatha seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Aguillard, Chatha and Arevalo  
**Nays: 0**  
**Abstain: 0**

**ZBA#18-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 240 square feet and a height of approximately 14 feet, 9 inches, to be located approximately 7.5 feet from the rear property line at 1419 Waterwood Drive**

Kevin Higgins, representing the applicant, gave an overview of the request and was available for questions.

Chairman Jones opened the public hearing.

Nathan Lindley and Jerry Caplinger, representing the HOA for the subdivision, stated that no one had contacted them regarding the request. Chairman Jones stated that the City cannot enforce deed restrictions or requirements and the request can be approved provided it meets the necessary criteria.

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

Chairman Jones read the criteria for approval.

After discussion, Vice-Chairman Accipiter made a motion to approve the request. Board Member Aguillard seconded the motion, which carried by the following vote:

**Ayes: 4** – Jones, Accipiter, Aguillard and Chatha  
**Nays: 1** – Arevalo  
**Abstain: 0**

**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