



CITY OF MANSFIELD

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

Meeting Agenda Zoning Board of Adjustments

Wednesday, June 7, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[23-5394](#) Minutes - Approval of the May 3, 2023, Zoning Board of Adjustments Meeting Minutes

Attachments: [05-26-23 Meeting Minutes](#)

3. **PUBLIC HEARINGS**

[23-5393](#) ZBA#23-004: 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 680 square feet and a height of approximately 22.5 feet on property located at 830 Columbia Court; Linsey VanDyke, owner

Attachments: [Maps and Supporting Information](#)

[Site Plan and Exhibits](#)

[Section 155.082\(E\)\(6\)](#)

4. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 30, 2023, prior to 5:00p.m. in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Principal Planner

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



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STAFF REPORT

File Number: 23-5394

Agenda Date: 6/7/2023

Version: 1

Status: Consideration

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

Minutes - Approval of the May 3, 2023, Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the May 3, 2023, Zoning Board of Adjustments meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
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Meeting Minutes - Draft

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5393

Agenda Date: 6/7/2023

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#23-004: 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 680 square feet and a height of approximately 22.5 feet on property located at 830 Columbia Court; Linsey VanDyke, owner

Description/History

The applicant is requesting a Special Exception to allow an accessory building to be used for a new garage and pool cabana. The new structure will be approximately 680 square feet with a height of 22.5 feet.

The Board may grant a Special Exception under Section 155.082(E)(6) if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 75,008 square feet (1.722 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The size of the new garage and pool cabana is less than 2% of the total square footage of the property area.
3. The applicant is requesting an exception to the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow an increase in height up to 24 feet for properties of one-half acre to two acres in size. The applicant is requesting a height of approximately 22.5 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for dwelling or business purposes.

..Attachments

Maps and supporting information

Site plan and exhibits

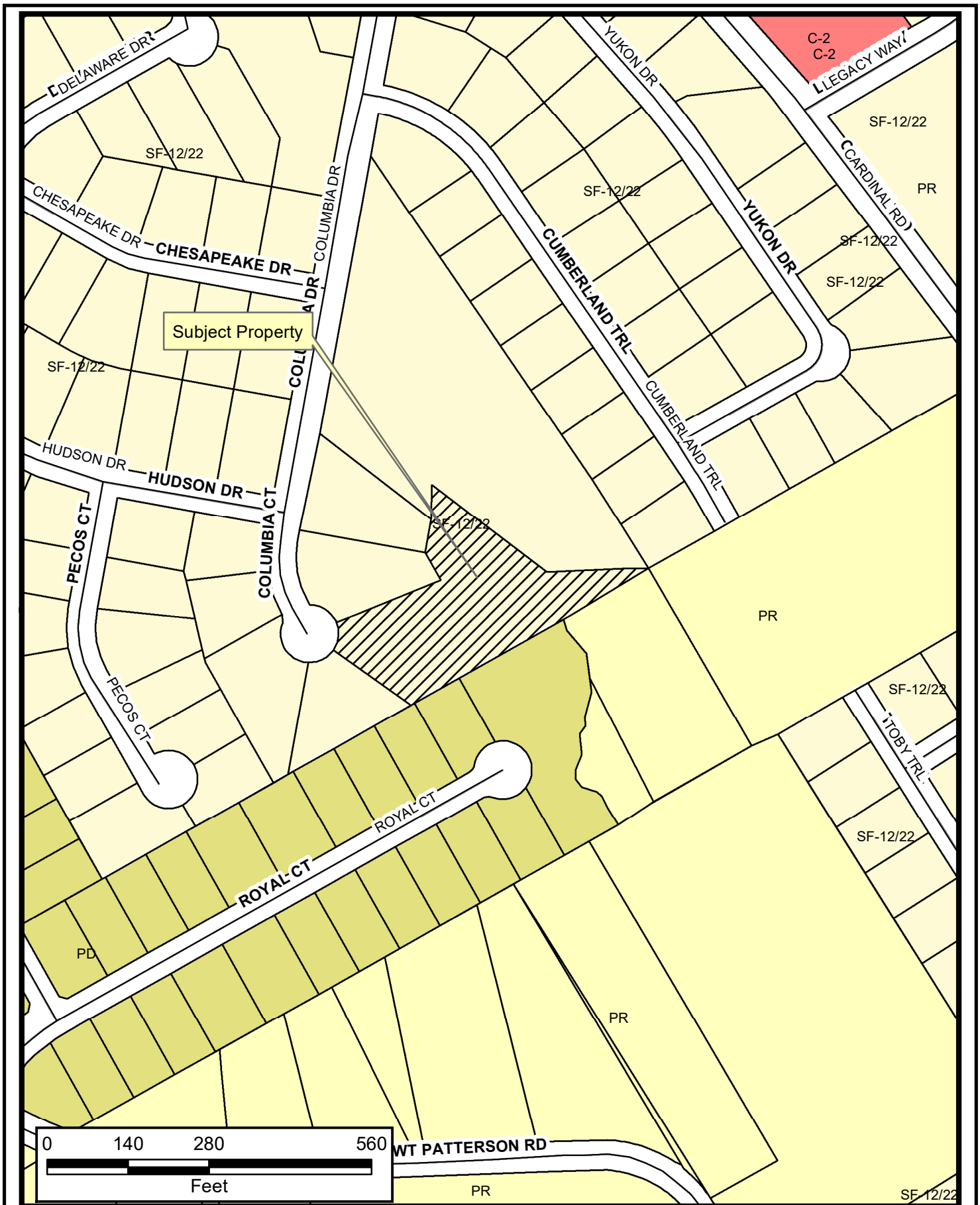
Provisions of Section 155.082(E)(6)



ZBA#23-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

5/18/2023





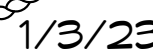
Date: May 22, 2023
Re: New Cabana
830 Columbia Ct.
Mansfield, Tx 76063

To whom it may concern:

On behalf of my client, I am requesting a variance to the height restriction for an accessory structure. The structure has been designed to complement the existing structure with exterior materials and roof pitch. The height of the structure is proposed to be 22'-5" and total square footage is 680 sf.

To be noted that there are similar structures in this neighborhood which have been granted a similar variance.

Sincerely,
Terry Hawkins
Architect



VAN DYKE
CABANA

DATE: 12-07-22

01-03-23

03-24-22

01 01 35

04-04-25

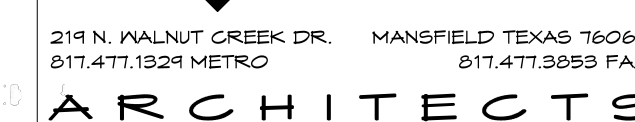
05-22-23

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
3. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. ALL EXTERIOR WALLS TO BE BRICK.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NORMAL 4" STUD.
8. PROVIDE 110V, WIRED IN SERIES SMOKER DETECTORS ON PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AND ALL DOOR LOCATIONS.

SHEET Title:

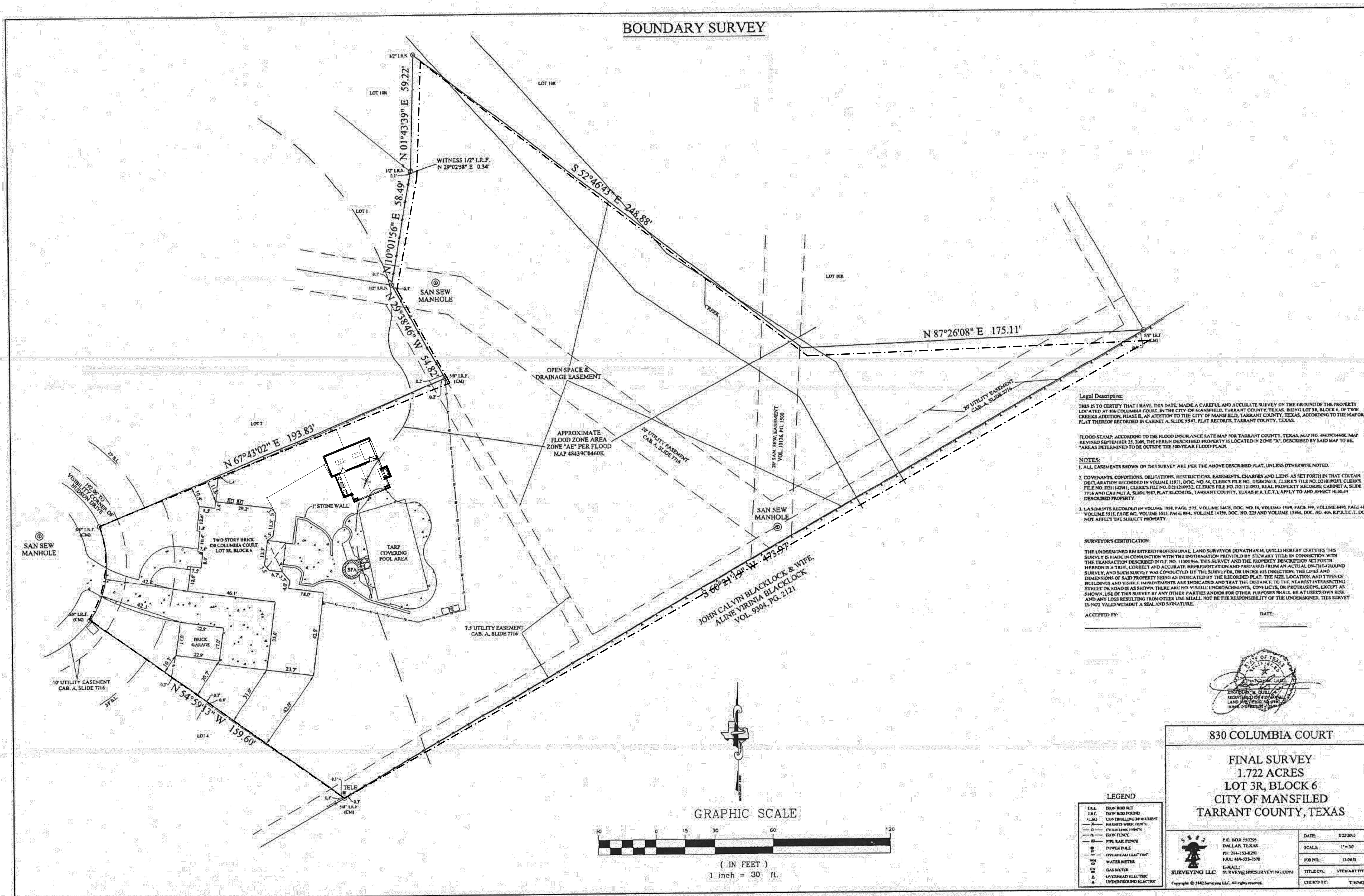
SITE
PLAN
1" = 20'0"



© COPYRIGHT 2023 NO. 10 DESIGN GROUP

SHEET No.:

SP-1





223494

YAN DYKE
CABANA

830 COLUMBIA COURT
LOT 3R BLOCK 6
TWIN CREEKS ADDT. PH 2
MANSFIELD, TX
TARRANT COUNTY

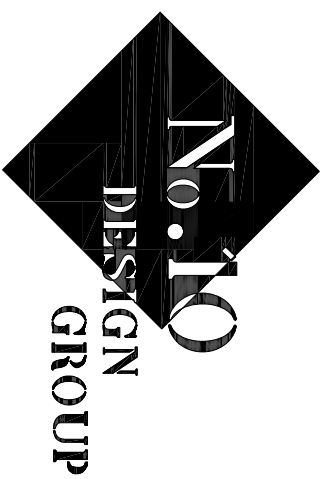
DATE: 12-01-22
01-03-23
03-24-23
04-04-23

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT NET AREAS INCL.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. FINISH FLOORING TO BE WITHIN 2" OF FINISH FLOORING OF EXISTING DOORS TO BE TYPICAL SLAB.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR BRICK. ALL DIMENSIONS ARE FOR NORMAL 4" STUD.
7. PROVIDE 100' AREA IN SERIES SHOCK DETECTORS OR PER LOCAL CODE REQUIREMENTS.
8. FINISH FLOORING TO BE INDICATED ON PLANS AT NEW 1 DOOR LOCATIONS.

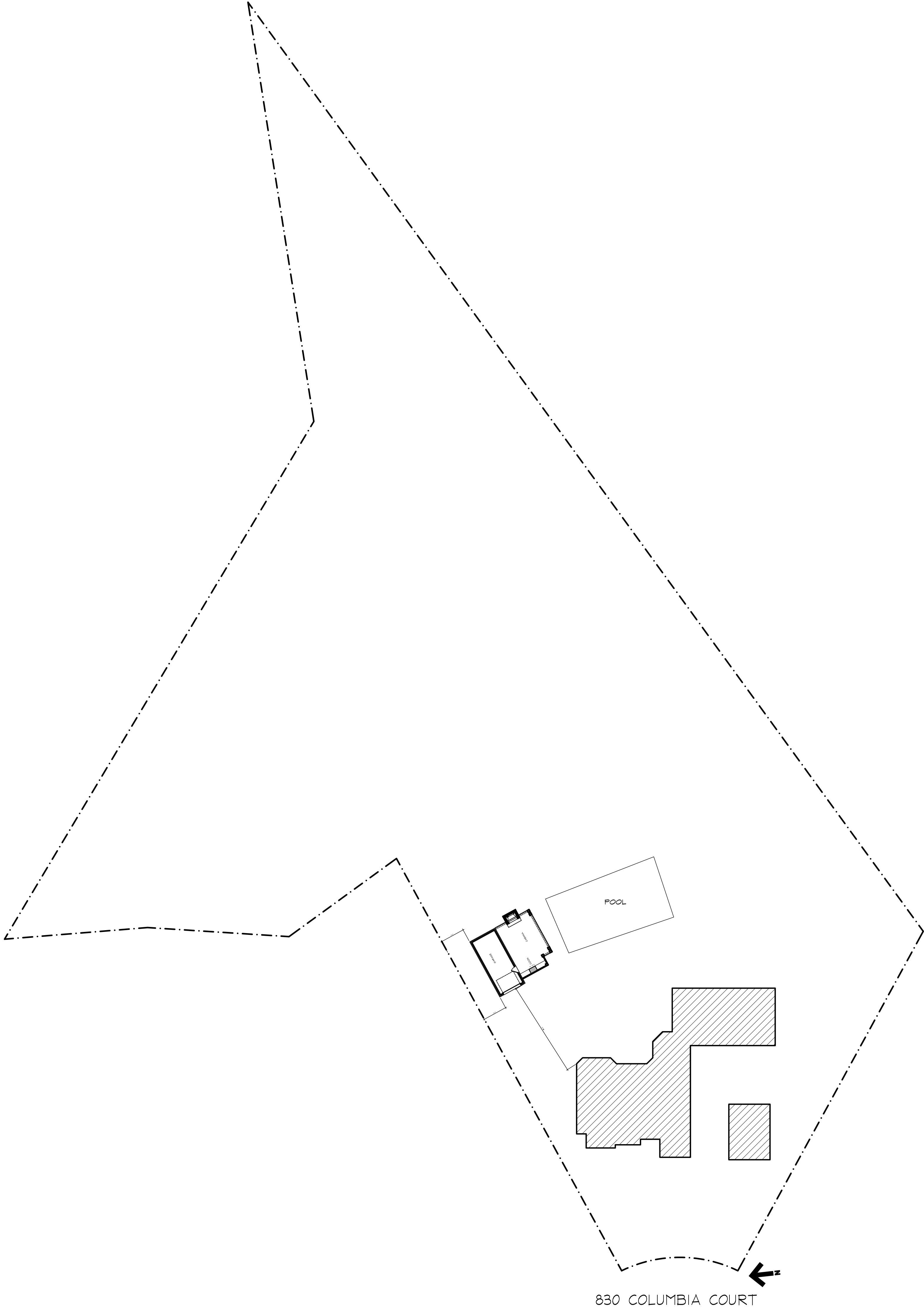
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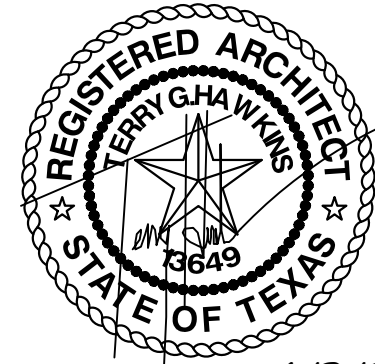
SITE
PLAN
1" = 20'0"



218 N. MAINSTREET CREEK DR. MANSFIELD, TEXAS 76063
817.477.1329 PHONE 817.477.1325 FAX
ARCHITECTS

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SHEET No.: SP-1





1/3/23

223494

VAN DYKE
CABANA

830 COLUMBIA COURT
LOT 3R BLOCK 6
TWIN CREEKS ADDT. PH 2
MANSFIELD, TX
TARRANT COUNTY

DATE: 12-07-22
01-03-23
03-24-23
04-04-23

- GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
 3. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGES) TO BE GFI.
 4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
 5. ALL GLAZING WITHIN 2'0" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
 6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
 7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 5-1/2" STUD).
 8. PROVIDE 120V, WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
 9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT KEYN. 1 DOOR LOCATIONS.

SHEET Title:

ELEVATIONS
ROOF PLAN
SCALE: 1/4" = 1'0"



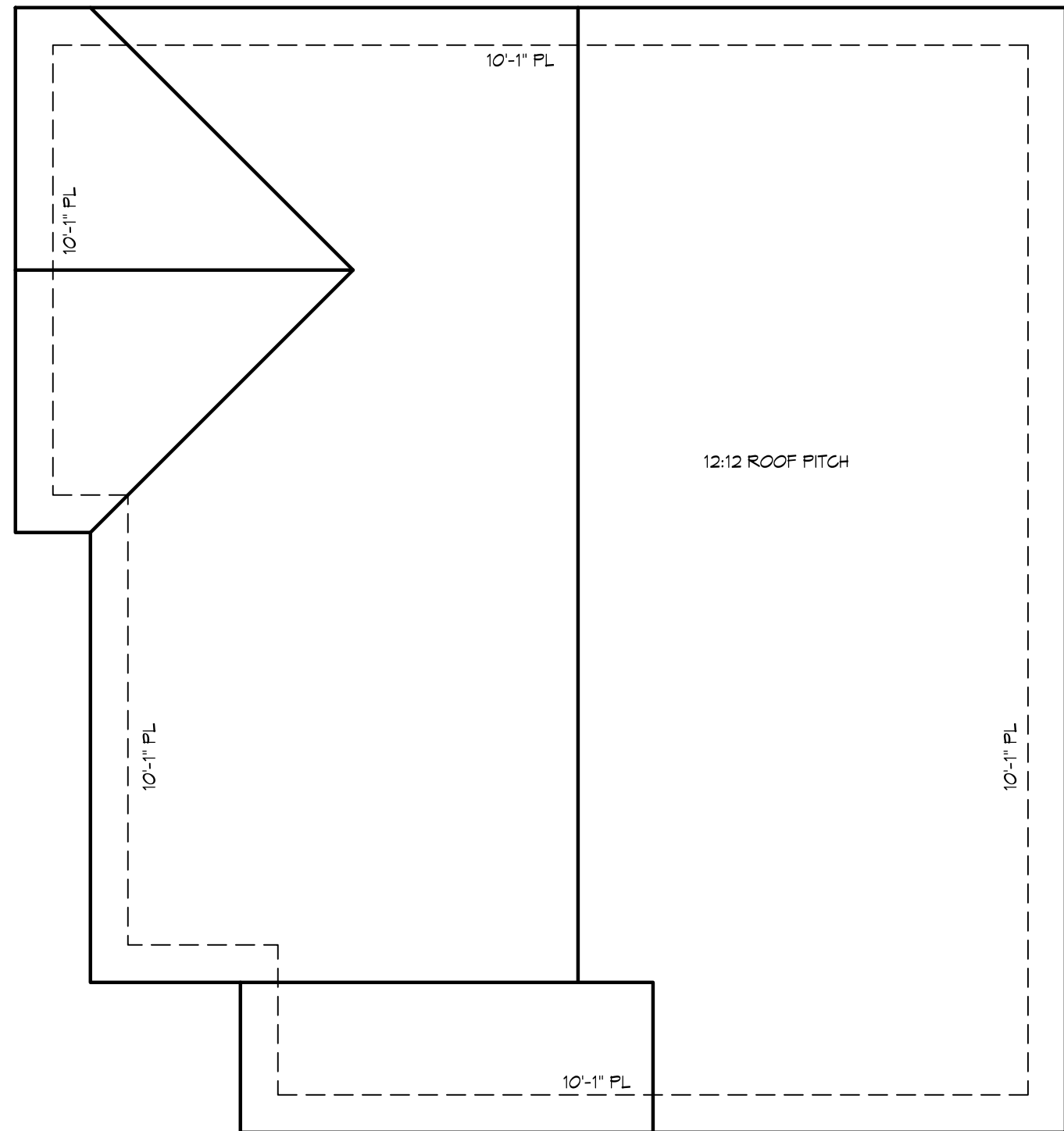
214 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.471.1324 METRO 817.471.3553 FAX

ARCHITECTS

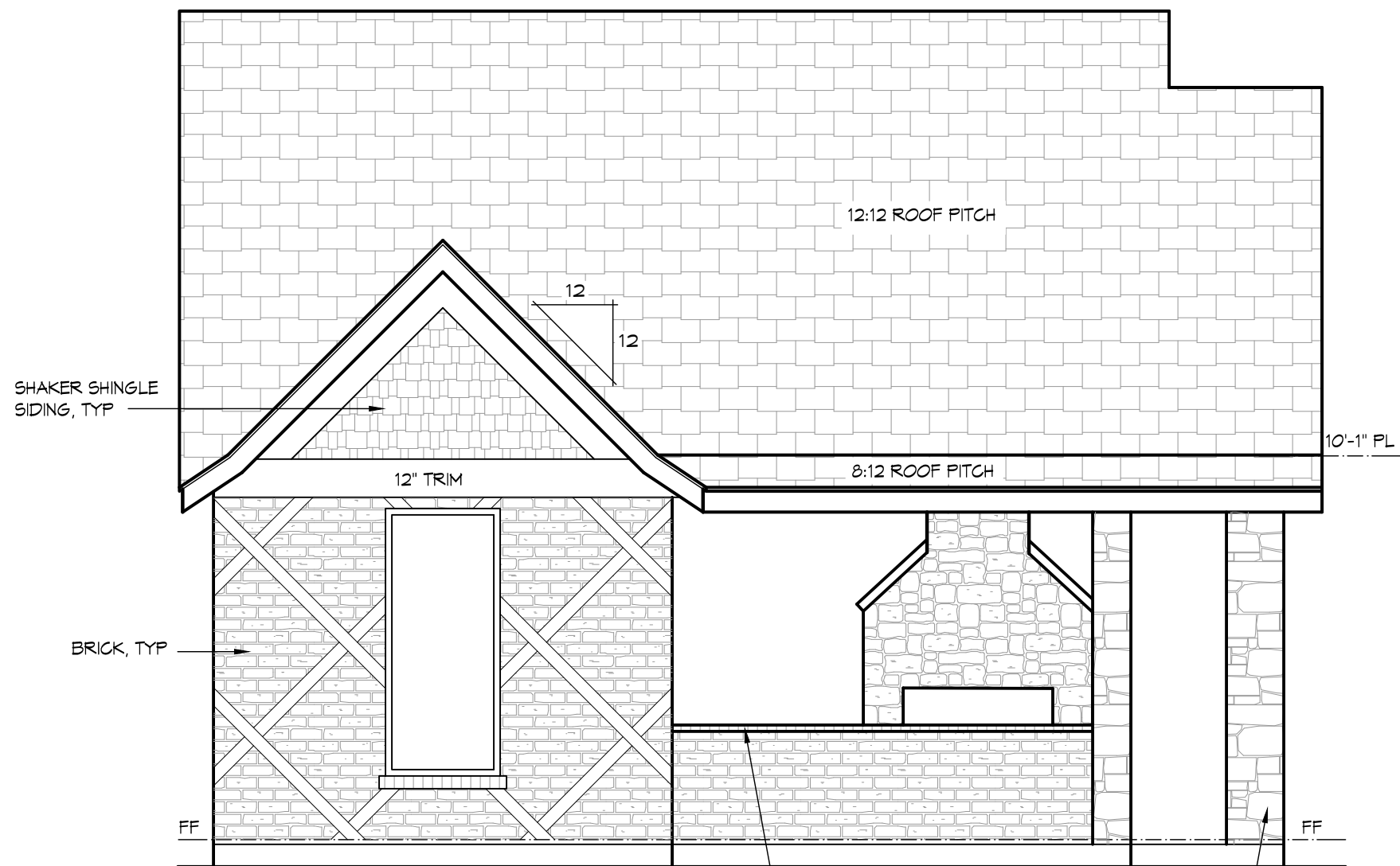
© COPYRIGHT 2023 NO. 10 DESIGN GROUP

SHEET No.:

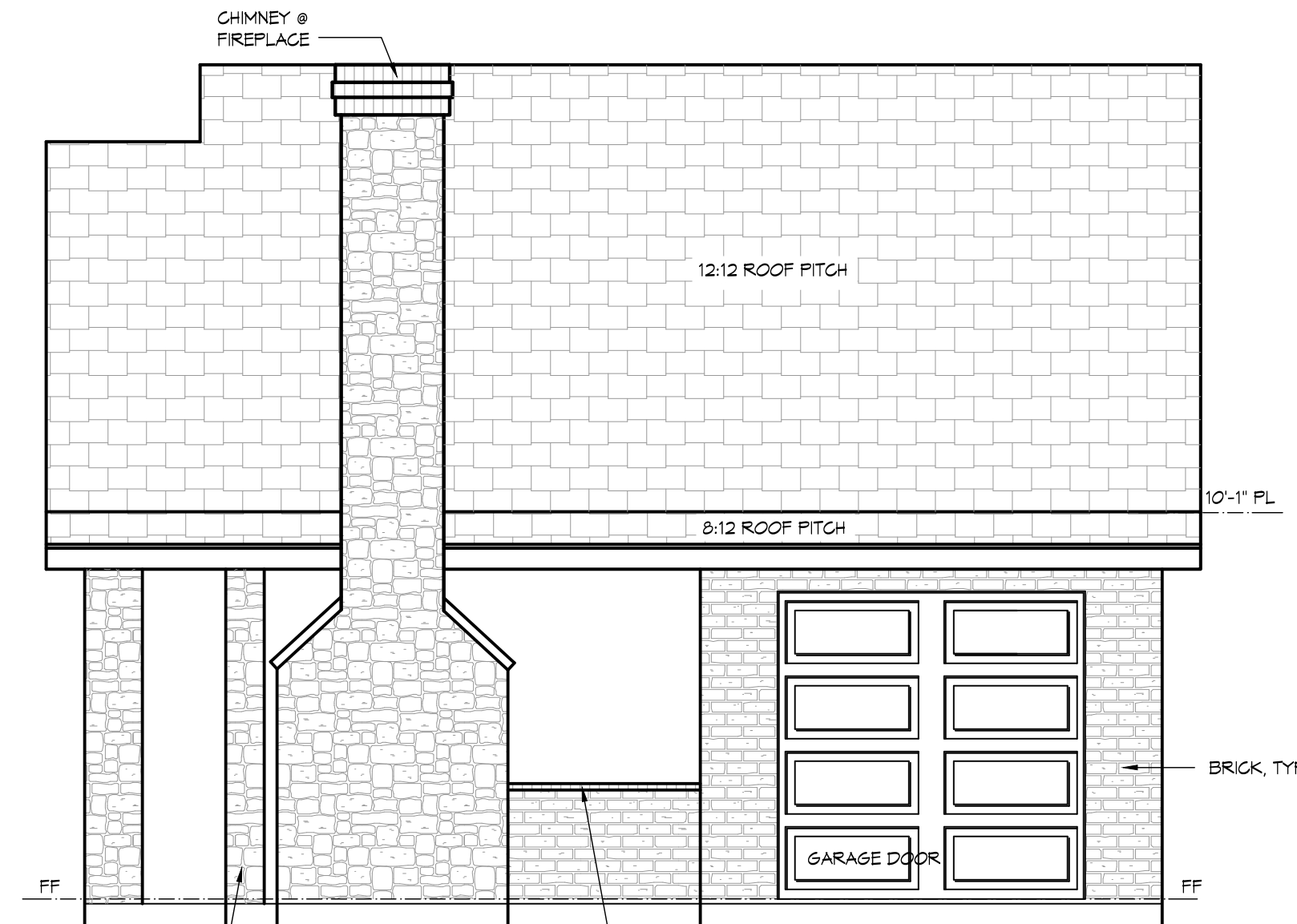
A2-1



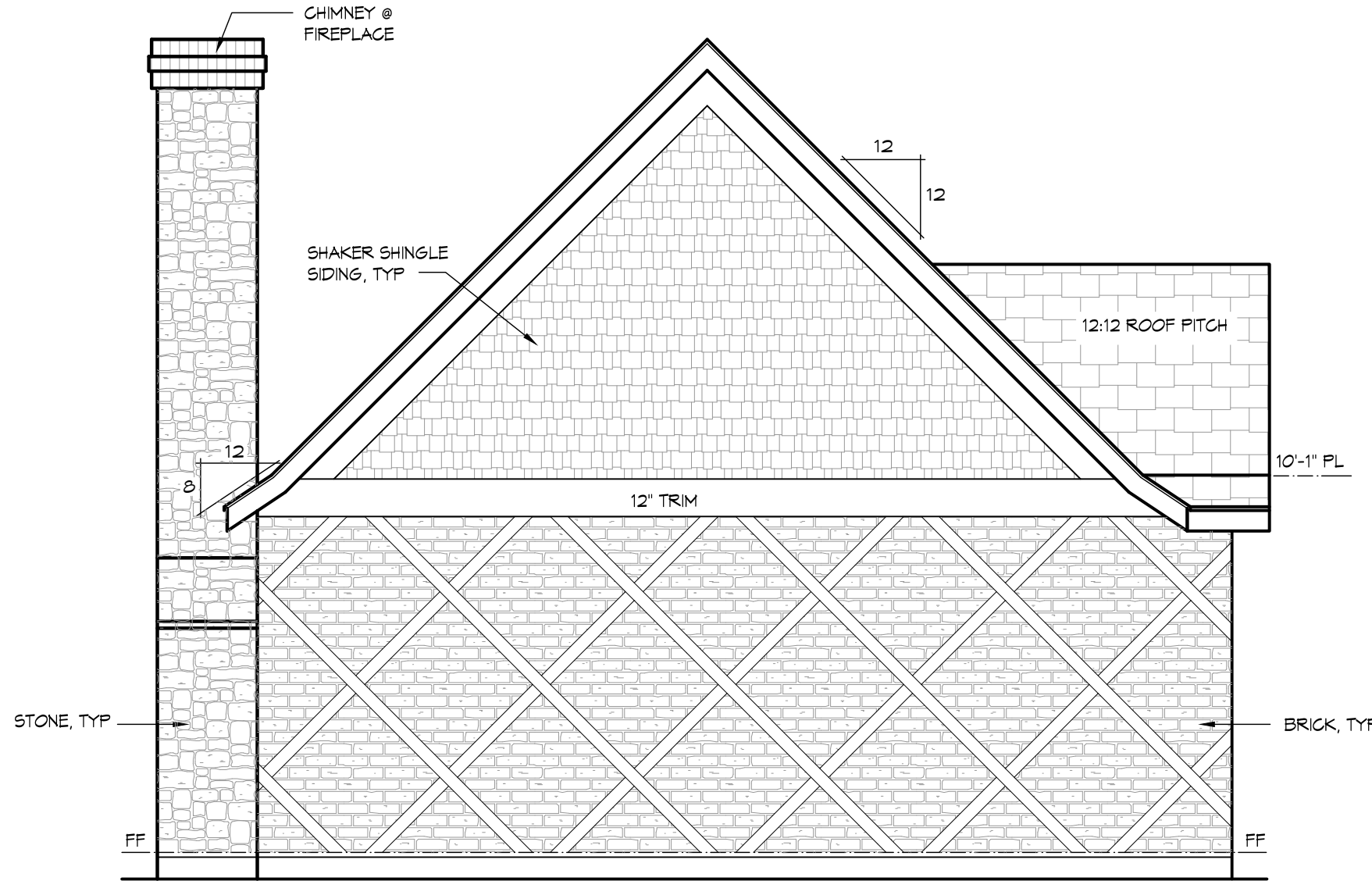
ROOF PLAN
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



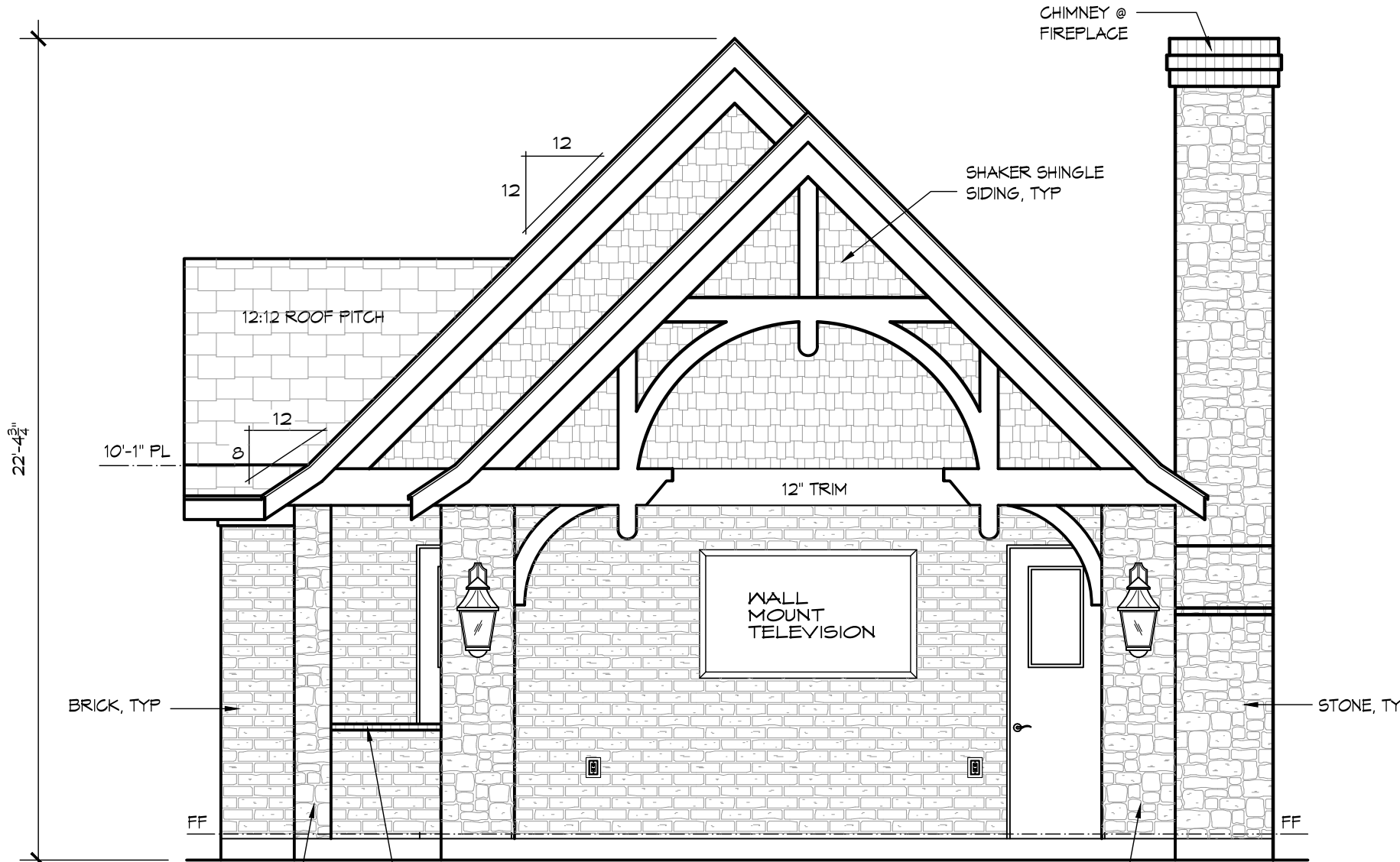
LEFT ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



RIGHT ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



REAR ELEVATION
1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



FRONT ELEVATION
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

SECTION 155.082(E)(6)

(6) An increase in the maximum allowable area or height, or a reduction in the minimum setback requirements for accessory buildings or structures.

(a) Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of twelve thousand (12,000) square feet in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.