



# CITY OF MANSFIELD

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

## Meeting Agenda Zoning Board of Adjustments

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Wednesday, July 1, 2020

6:00 PM

City Hall Council Chambers

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### Amended Agenda

**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at**

<https://mansfieldtexas.zoom.us/j/99513122953?pwd=VTRWRTVEOUZVak1aSmxrdzJROGcxQT09>

**by 6:00 pm on Wednesday, July 1, 2020 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:**

**Webinar ID: 995 1312 2953**

**Password: 1234567**

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[20-3602](#)

Minutes - Approval of the April 1, 2020 Zoning Board of Adjustment Meeting Minutes

**Attachments:** [04-01-20 Meeting Minutes](#)

3. **PUBLIC HEARINGS**

[20-3601](#)

ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 3200 York Dr.; Phuong Nguyen, property owner/applicant

**Attachments:** [Maps and Supporting Information.pdf](#)

[Site plan and exhibits.pdf](#)

[Provisions of Section 6300.E.6.pdf](#)

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 June 25, 2020, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, Secretary

\* 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: 20-3602

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**Agenda Date:**

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Zoning Board of Adjustments

**File Type:** Meeting Minutes

### Title

Minutes - Approval of the April 1, 2020 Zoning Board of Adjustment Meeting Minutes

### Description/History

The minutes of the April 1, 2020 Zoning Board of Adjustment Meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.

**ZONING BOARD OF ADJUSTMENT  
CITY OF MANSFIELD**

**April 1, 2020**

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
Joe Glover	Board Member
Michael Aguillard	Board Member

**Absent:**

Ann Smith	Board Member
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**Staff:**

Art Wright	Planner
Delia Jones	Secretary

Chairman Jones called the meeting to order at 6:00 p.m.

**Approval of Last Meeting Minutes**

Board Member Aguillard made a motion to approve the minutes of the February 5, 2020, meeting. Board Member Glover seconded the motion, which carried by the following vote:

**Ayes: 4** – Jones, Accipiter, Glover and Aguillard  
**Nays: 0**  
**Abstain: 0**

**ZBA#20-002: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 576 square feet at 509 N. Parkridge Drive**

Shawn Malley, the applicant, gave an overview of the request and was available for questions.

Chairman Jones opened the public hearing.

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

Chairman Jones read the criteria for approval.

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

**Ayes: 4** – Jones, Accipiter, Glover and Aguillard  
**Nays: 0**  
**Abstain: 0**

**Adjournment**

With no further business Chairman Jones adjourned the meeting at 6:08 p.m.

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Kelly Jones, Chairman

ATTEST:

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Delia Jones, Secretary





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## STAFF REPORT

File Number: 20-3601

**Agenda Date:** 7/1/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Zoning Board of Adjustments

**File Type:** Zoning Board  
Request

### Title

ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 3200 York Dr.; Phuong Nguyen, property owner/applicant

### Description/History

The applicant is requesting a Special Exception to allow a detached garage with an area of approximately 625 square feet. There is an existing storage building on the property that will be removed. The property is zoned SF-8.4/16, Single-Family Residential District.

The Board may grant a Special Exception under Section 6300.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. According to the Tarrant Appraisal District, the property is 17,695 square feet.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot or tract for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a building with an area of approximately 625 square feet, or 3.53% of the property area. The applicant states in his letter that the existing shed will be removed before the new building is constructed.
3. The applicant is not requesting an exception for the building height. Unless the lot is at least one-half acre in size, the maximum height allowed for a accessory building is 12 feet. The proposed building will comply with the 12-foot height limitation.
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 business

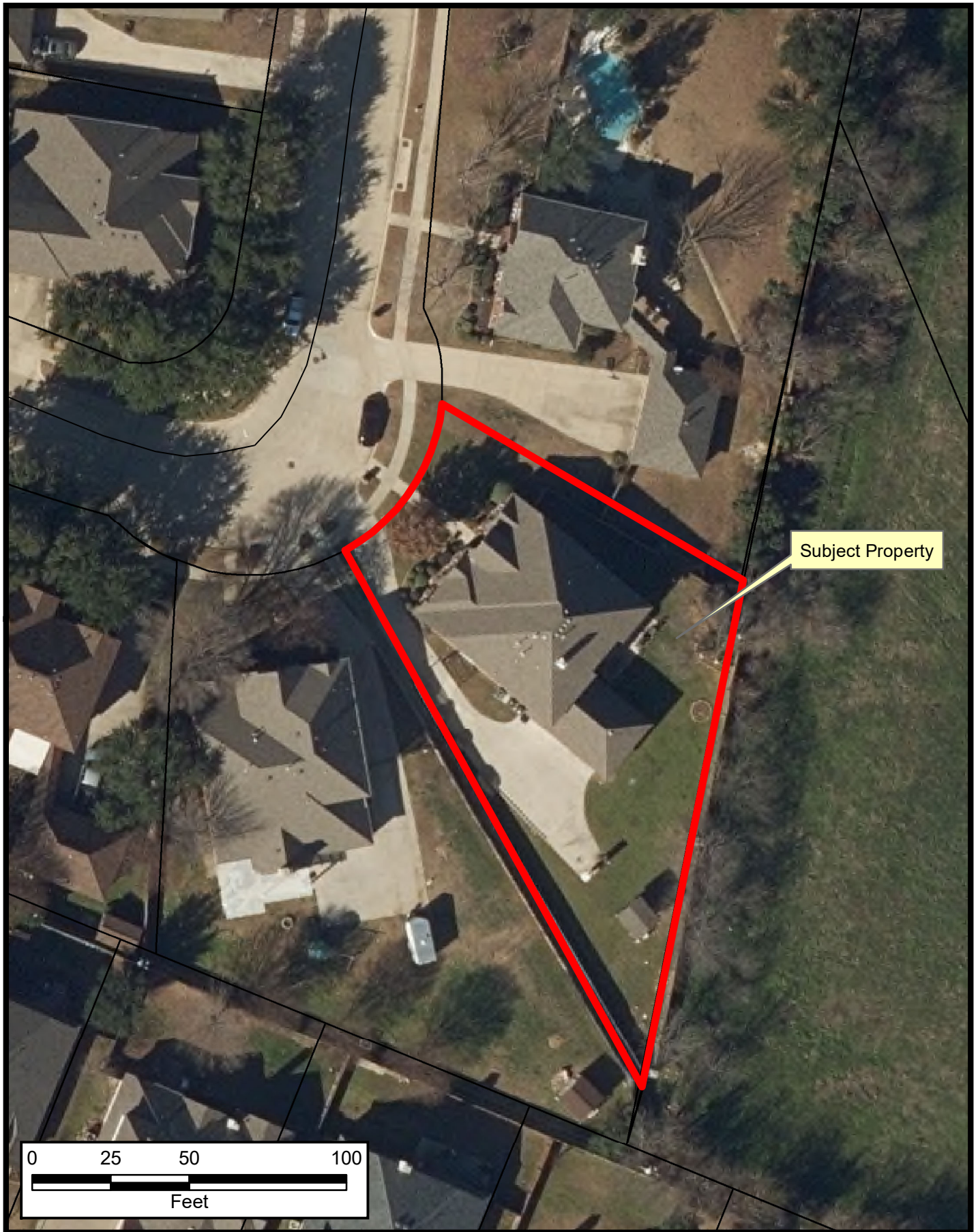
purposes.

**Attachments:**

Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.6



Subject Property

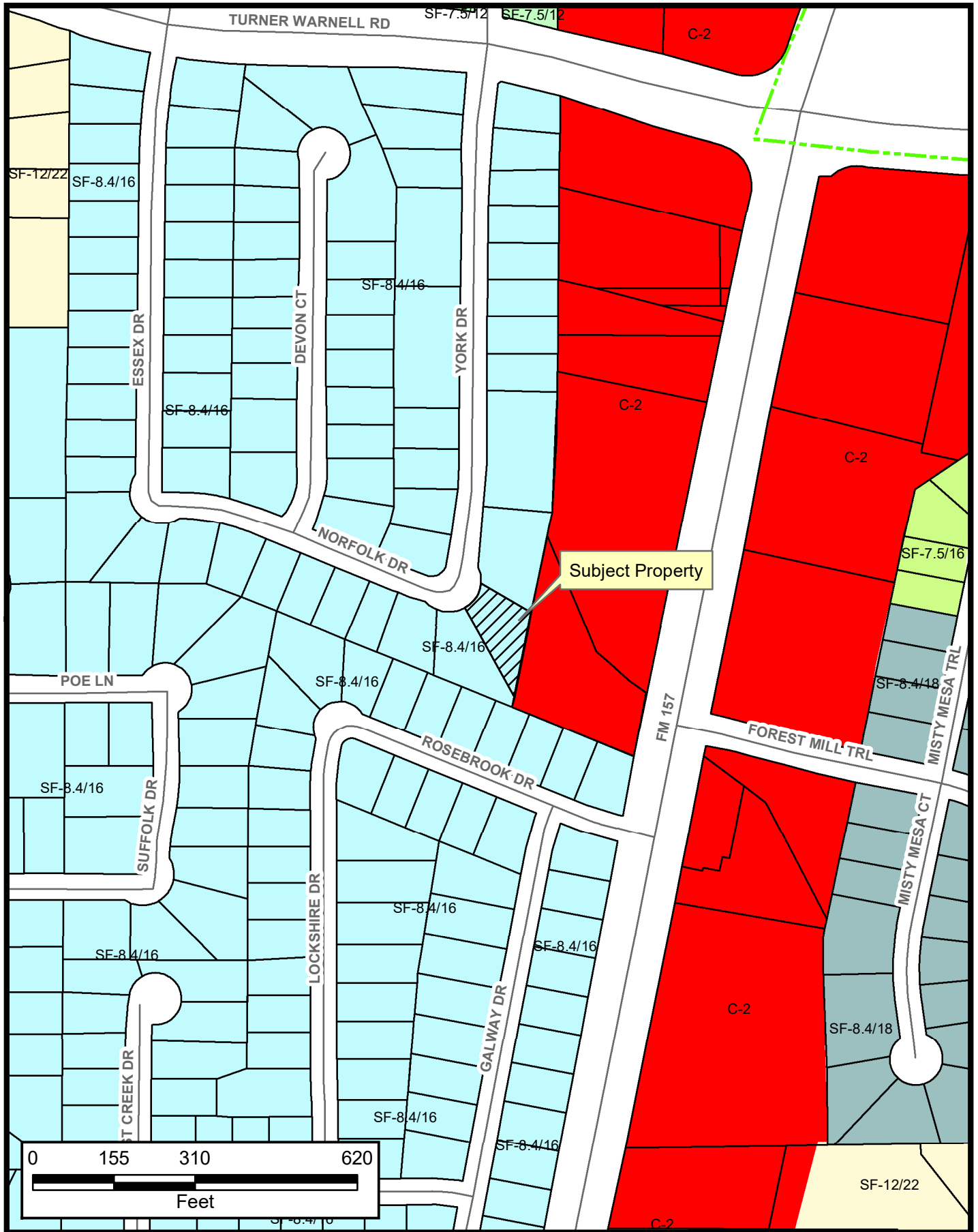
0 25 50 100  
Feet



**ZBA#20-003**

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.

6/17/2020

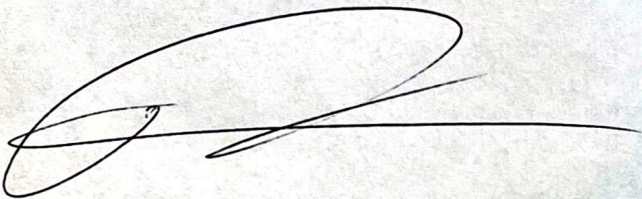




To Whom it May concern ,

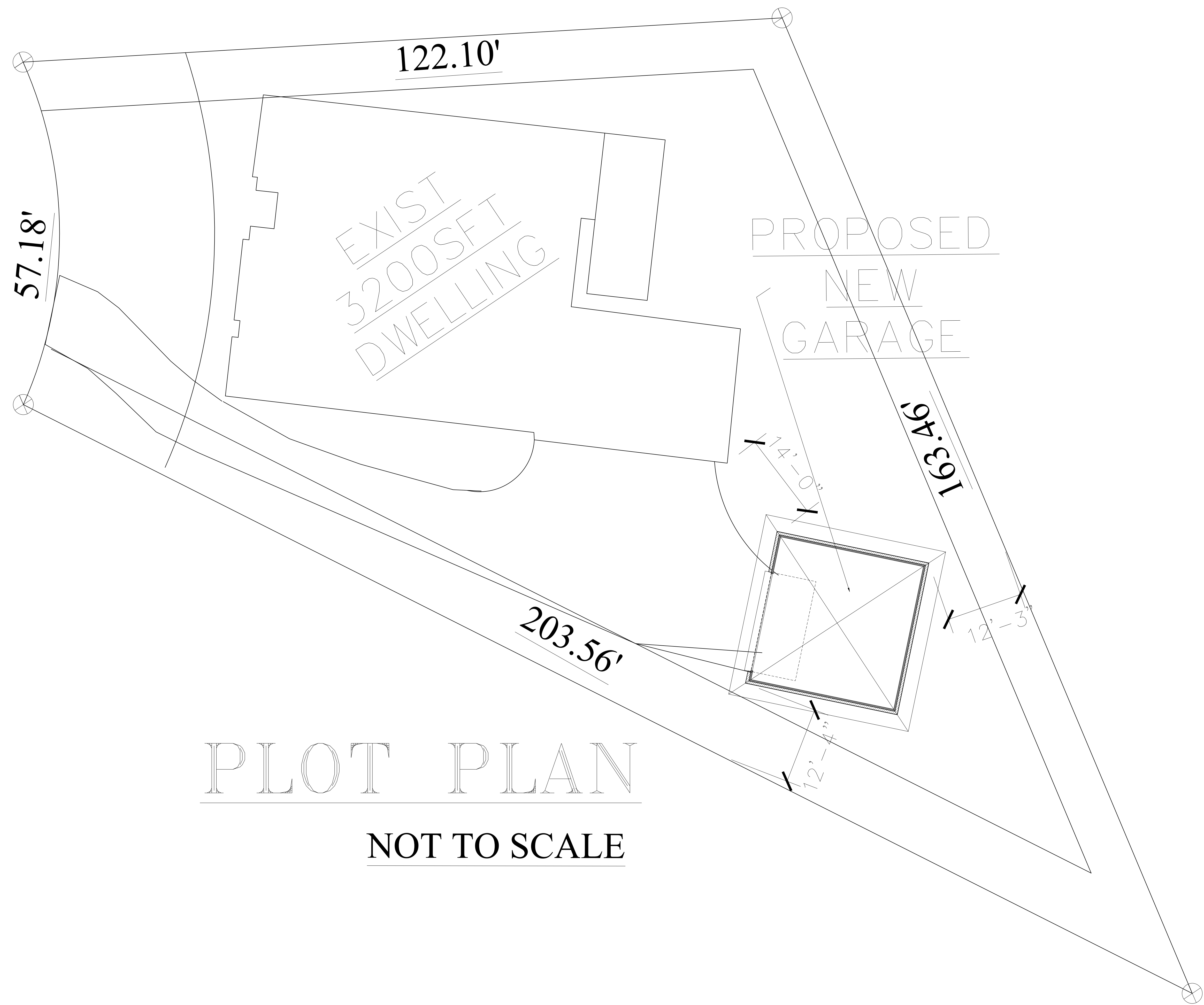
I would like to make a formal request to have a detached garage built on my property at 3200 York Dr . The proposed garage will be 25' by 25', making it a total of 625 sqft , at which the property is currently approved for a 20' by 20' garage . Please rest assure that the new detached garage will be very similar to the current detached garages in the neighborhood and will blend in perfectly to the sub division of Oakview Estates , with that being said It will be also be built in accordance to all of the requirements set forth by the city of Mansfield . Your approval will be much appreciated !

Thank you ,

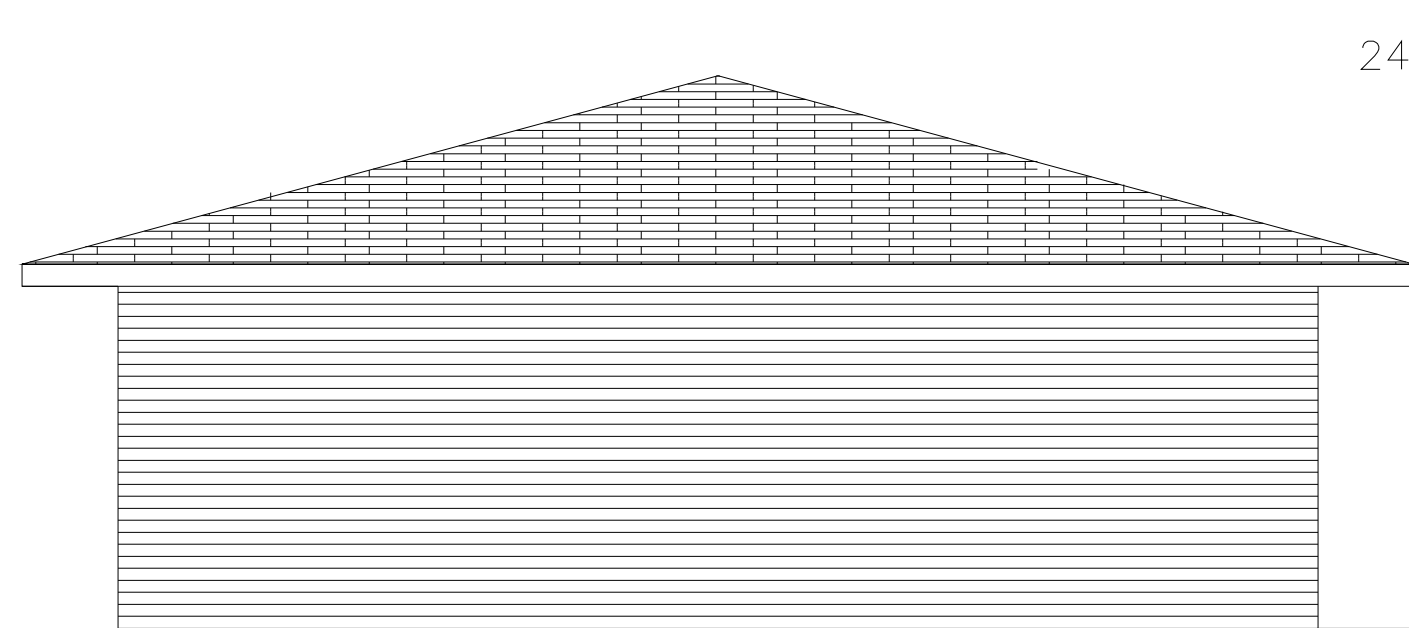
A handwritten signature in black ink, featuring a large, stylized 'P' and 'N' that are connected, with a horizontal line extending to the right.

Phuong (Tommy ) Nguyen

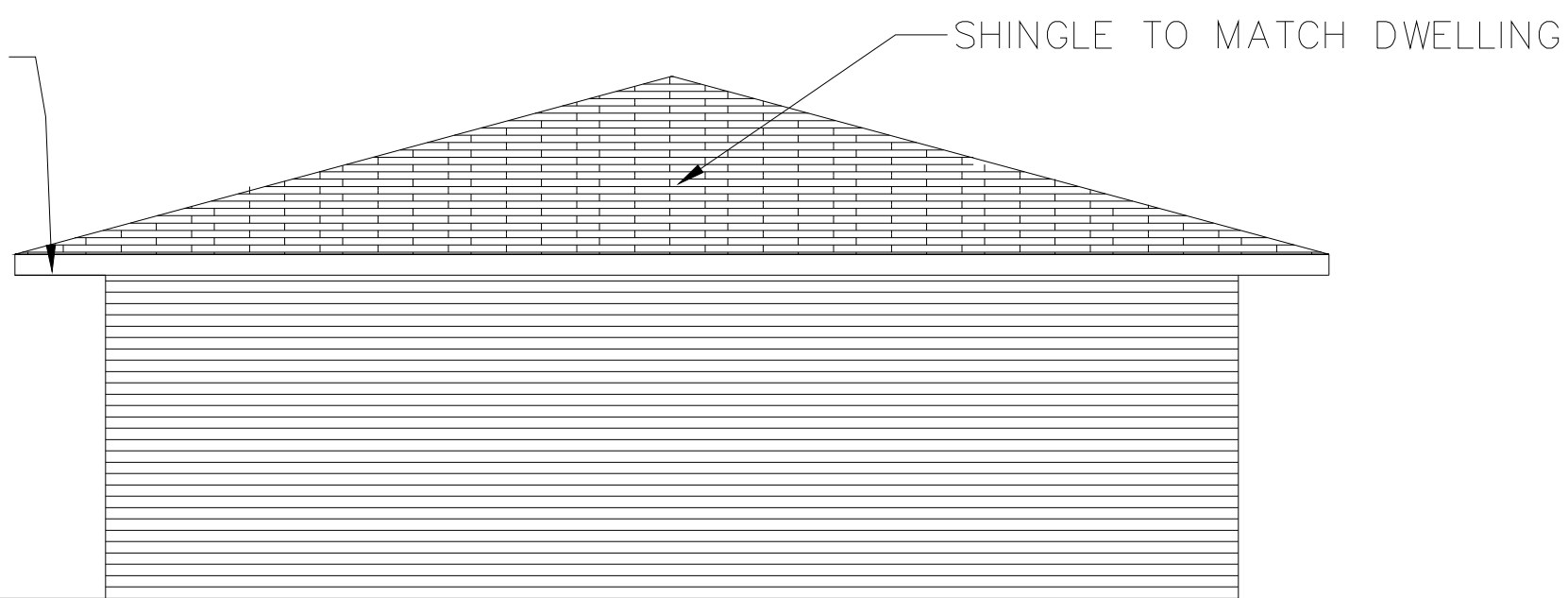
PROPOSED LOCATION FOR THE NEW DETACHED GARAGE



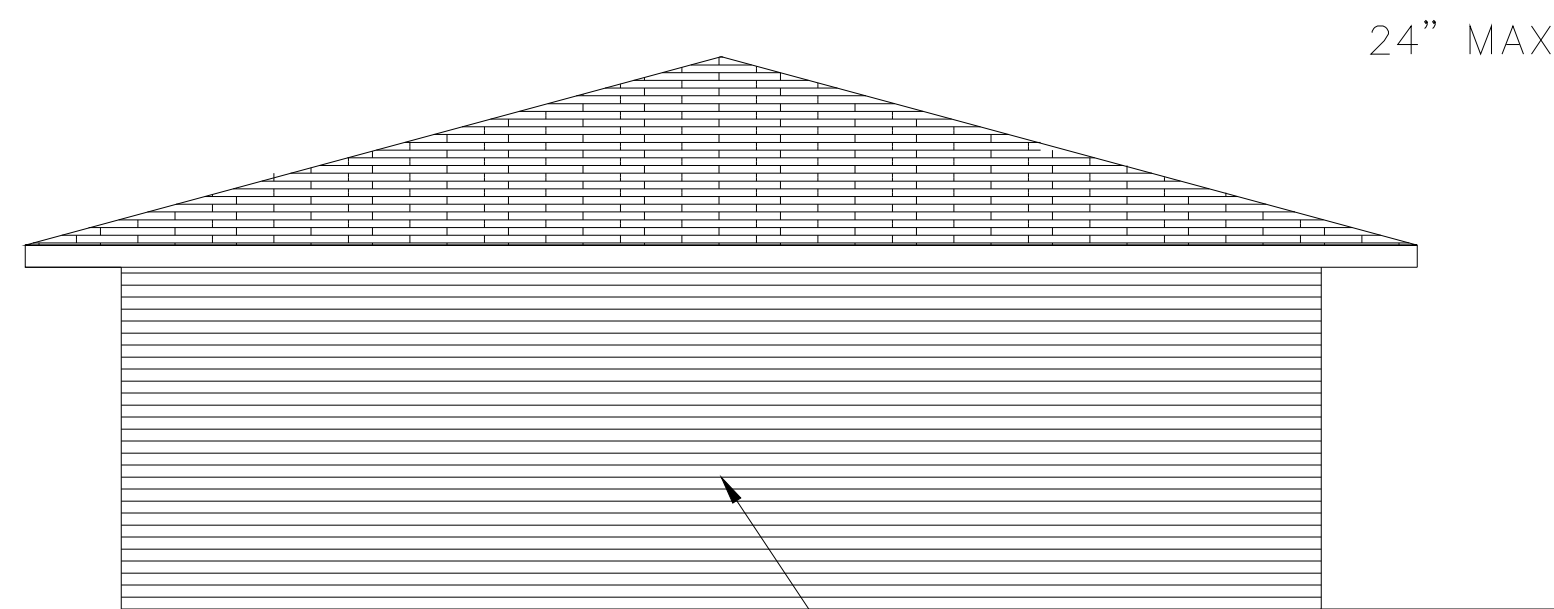




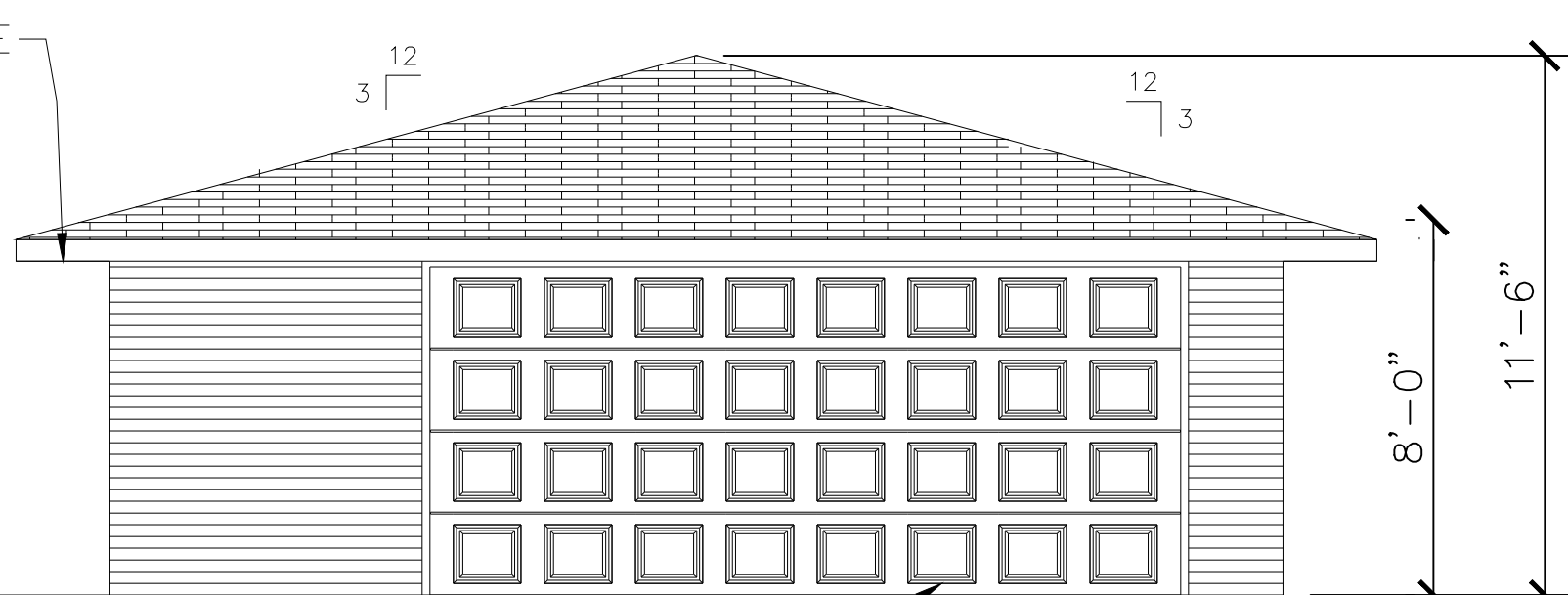
REAR ELEVATION



RIGHT ELEVATION

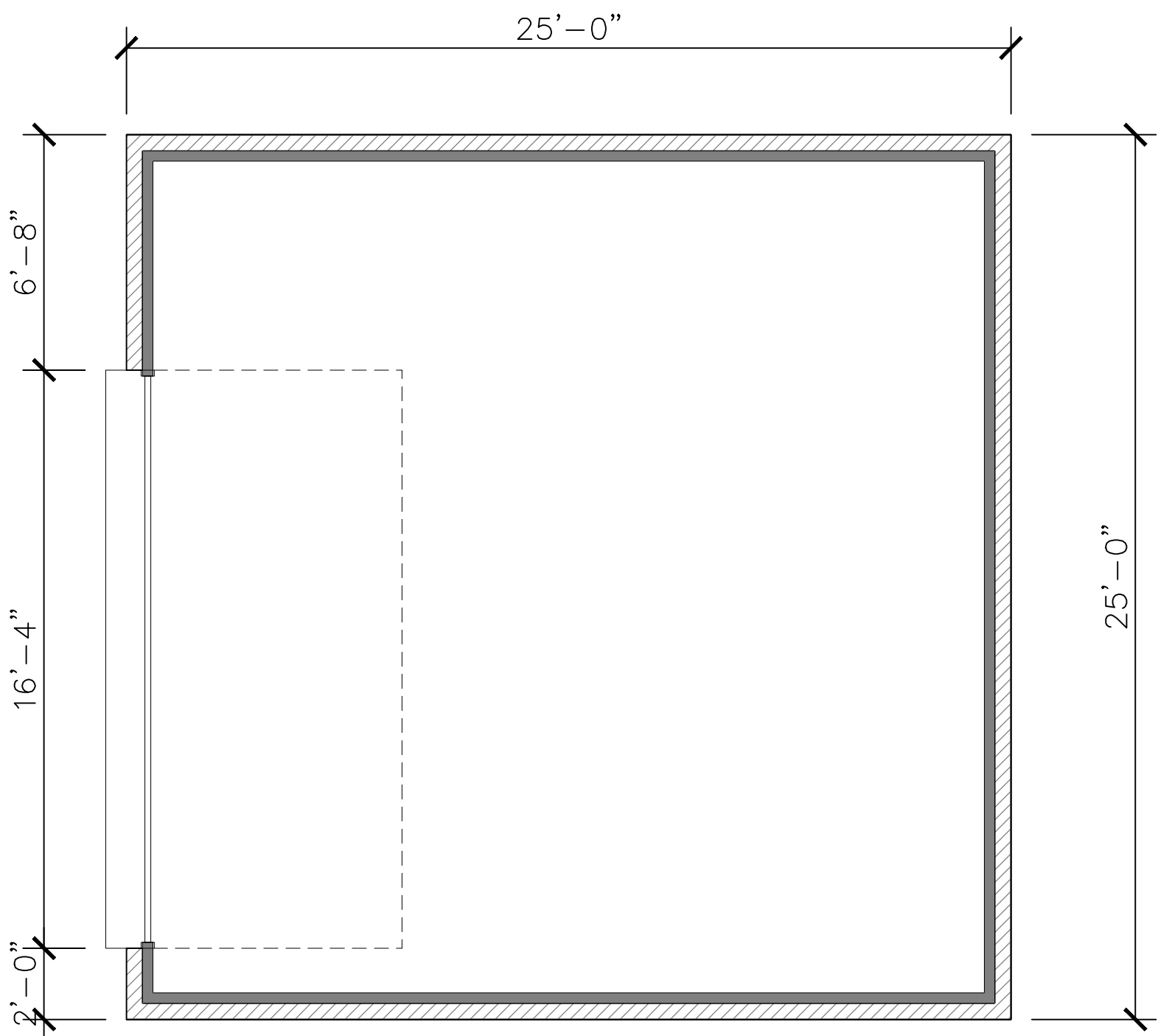


LEFT ELEVATION

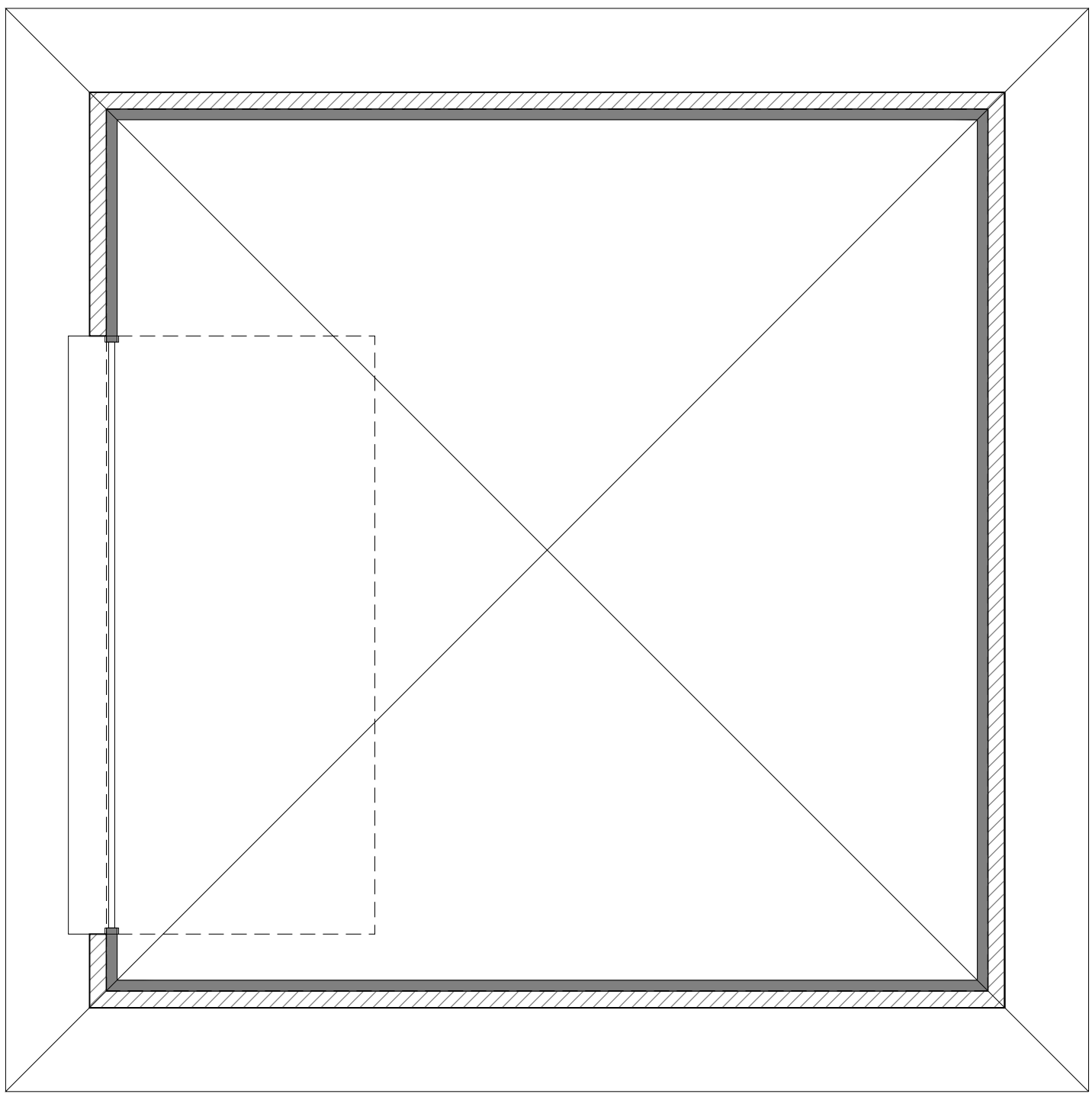


FRONT ELEVATION

SCALE: 11x17 1/8" = 1'-0" 34x22 1/4" = 1'-0"



FLOOR PLAN



ROOF PLAN















## **SECTION 6300.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.