



CITY OF MANSFIELD

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

Meeting Agenda Zoning Board of Adjustments

Wednesday, September 2, 2020

6:00 PM

City Hall Council Chambers

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

https://mansfieldtexas.zoom.us/webinar/register/WN_efKTi6G2SeGgK2otmBjptw

**by 6:00 pm on Wednesday, September 2, 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: 972 5883 7828

Password: 497770

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3683](#) Minutes - Approval of the August 5, 2020 Zoning Board of Adjustments
Meeting Minutes

Attachments: [08-05-20 Meeting Minutes.pdf](#)

3. PUBLIC HEARINGS

[20-3709](#) ZBA#20-007: Request for Special Exceptions to allow an accessory
building with an area of approximately 441 square feet and height of
approximately 16 feet and a second accessory building with an area of
approximately 225 square feet and height of approximately 15 feet at 3308
Abbey Road; Steve and Trisha Solby, property owners

Attachments: [Maps and Supporting Information](#)

[Site Plan and Exhibits](#)

[Section 6300.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 August 27, 2020, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Planner II

* 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: 20-3683

Agenda Date: 9/2/2020

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the August 5, 2020 Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the August 5, 2020 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.
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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, August 5, 2020

6:00 PM

City Hall Council Chambers

This meeting was open to the public and conducted by video conferencing with access to the public.

1. CALL TO ORDER

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.

Staff Present:

Art Wright, Planner II

Lisa Sudbury, Assistant Director of Planning

Board Members:

Present 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

2. APPROVAL OF MINUTES

3. 20-3650 Minutes - Approval of the July 1, 2020 Zoning Board of Adjustments Meeting Minutes

Board Member Aguillard made a motion to approve the minutes of the July 1, 2020, meeting. Board Member Glover seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

Nay: 0

Abstain: 0

4. PUBLIC HEARINGS

20-3656

ZBA#20-004: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 672 square feet at 203 Graves St.; Ken Voisard and Vivian Schmitz, property owners

Ken Voisard, the applicant, requested the Board approve his 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 Aguillard made a motion to approve the request. Board Member Smith seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

Nay: 0

Abstain: 0

[20-3657](#)

ZBA#20-005: 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 737 Seeton Rd.; Larry Bouie, property owner/applicant

Jody Sanders, representing the applicant, requested the Board approve this 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:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

Nay: 0

Abstain: 0

[20-3658](#)

ZBA#20-006: Request for a Variance to Section 4500.B of the Zoning Ordinance to allow an addition to the house to encroach approximately 15 feet into the required 25-foot rear yard setback at 3205 Penny Lane; Adam and Ashley Coffman

Adam Coffman, the applicant, requested the Board approve this 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

Smith seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Michael Aguillard

Nay: 0

Abstain: 0

5. ADJOURNMENT OF MEETING

With no further business Chairman Jones adjourned the meeting at 6:13 p.m.

Kelly Jones, Chair

Lisa Sudbury, Assistant Director of Planning



CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3709

Agenda Date: 9/2/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#20-007: Request for Special Exceptions to allow an accessory building with an area of approximately 441 square feet and height of approximately 16 feet and a second accessory building with an area of approximately 225 square feet and height of approximately 15 feet at 3308 Abbey Road; Steve and Trisha Solby, property owners

Description/History

The applicant is requesting Special Exceptions to allow two detached patio covers, one with an area of approximately 225 square feet and a height of approximately 15 feet and the other an area of approximately 441 square feet and a height of approximately 16 feet. There is an existing detached patio cover that will need to be removed where the smaller of the two proposed structures will be constructed. The property is zoned PR.

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. The property is approximately 27,670 square feet according to the plat.
2. The applicant requesting an exception for the total building area. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting two patio covers with a total area of approximately 666 square feet, or 2.41% of the property area.
3. The applicant is requesting exceptions for the building height. The maximum height allowed for a accessory building is 12 feet. The Board may grant a Special Exception to allow accessory buildings up to 24 feet in height for properties one-half to two acres in size. The applicant is requesting structures with heights of approximately 15 feet and 16 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 business purposes.

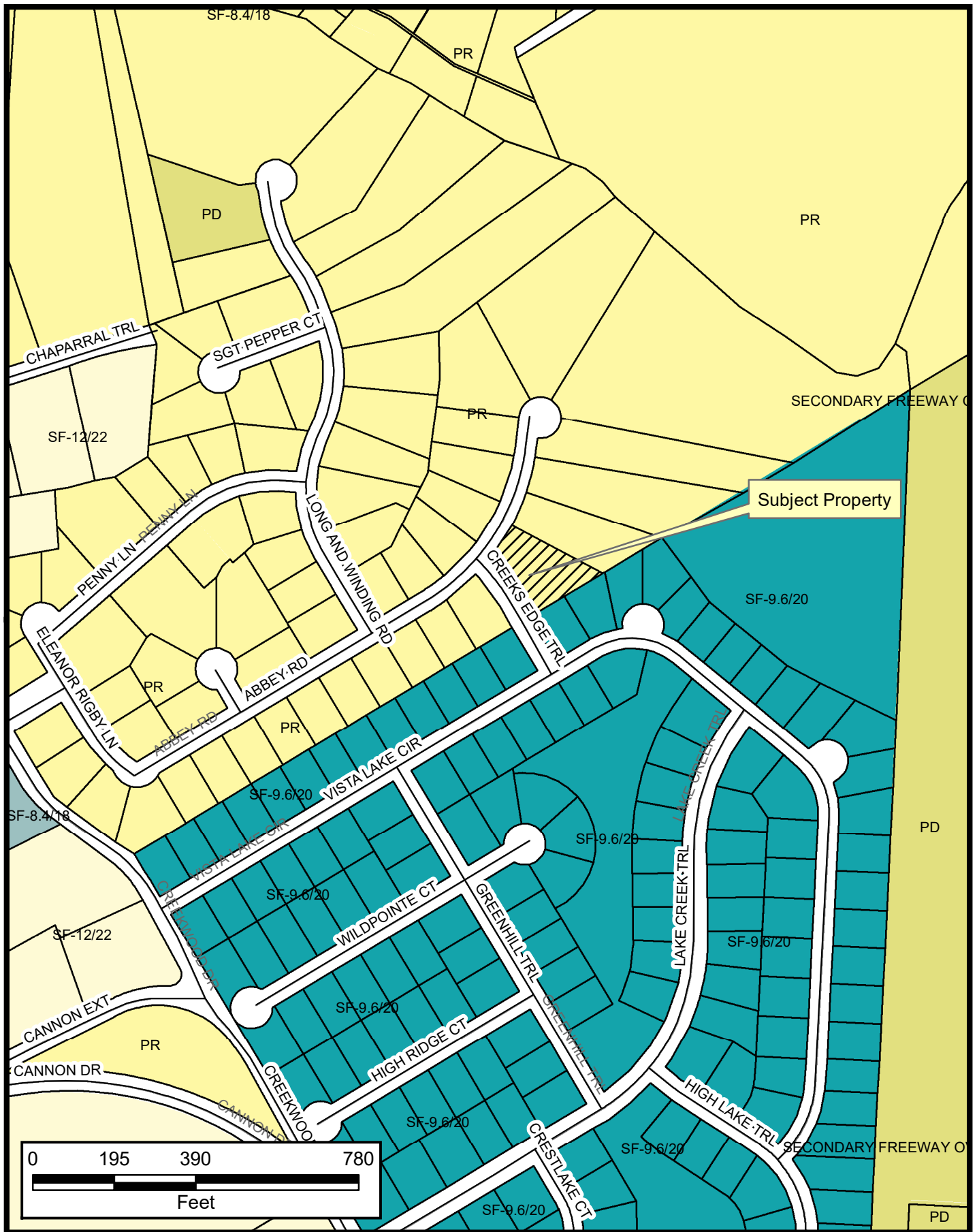
Attachments:

Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.6





ZBA#20-007

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.

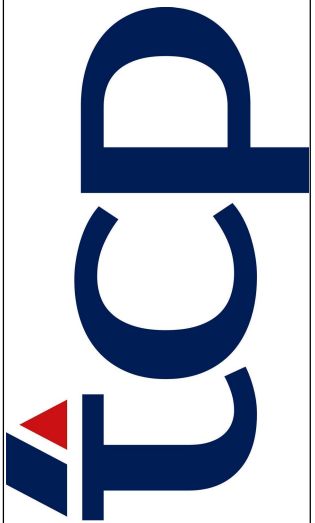
8/7/2020

City of Mansfield,

When we bought this lot, it was with the intention of building a free-standing patio cover with a high roof line. We have seen homes with projects over 12' and ones that have been built under 12'. We live in a 2 story home with high ceilings and to build a structure under 12' would not look properly scaled with our property. We are requesting to build a structure with 16' and a 15' roof height instead of the normal 12'. We are also requesting to have a 21'x21' concrete slab poured with a 20'x20' patio and to tear down the existing pergola on an existing concrete slab and build a matching 15'x15' patio cover on that existing slab. We bought this home specifically for this project because we needed a large lot size in order to build a structure this high.

Thank you,

Trisha and Steve Solby



PROJECT PROPOSAL

Plan View
SCALE = 1/4"

Approved By:

Purchaser Rep

Prepared by
DSJ GROUP
TEXAS CUSTOM PATIOS
8412 STERLING ST. #100
IRVING, TX 75063
972-915-2727

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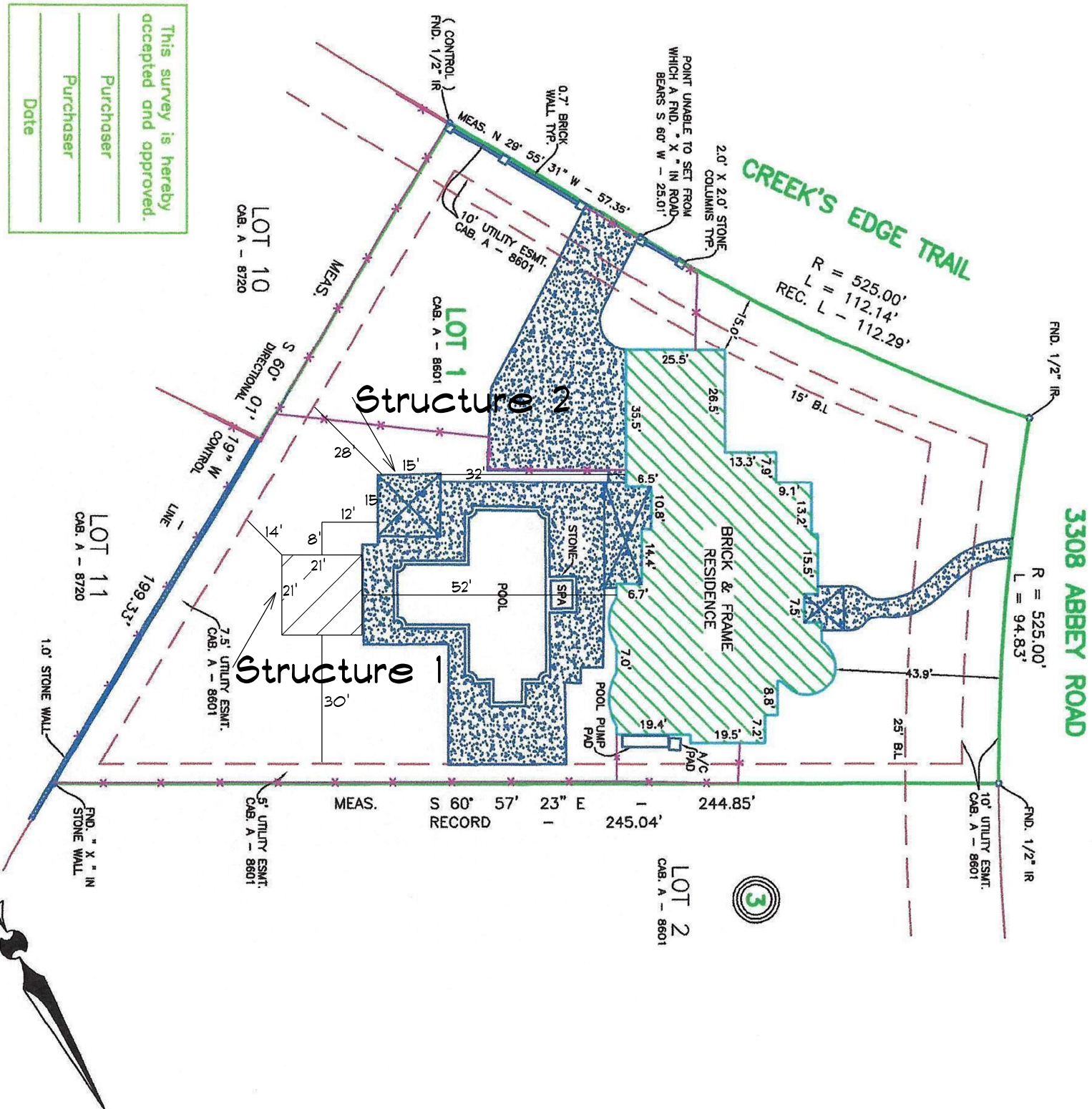
0202EBF69

Steve and Trisha Solby
3308 Abbey Road
Mansfield, TX. 76063

Reference No: 1808063308 G.F. No: 1828994-ARDA
Title Co: INDEPENDENCE TITLE COMPANY
Purchaser: SOLBY

PROPERTY DESCRIPTION

Lot 1, Block 3, STRAWBERRY FIELDS, PHASE ONE, an Addition to the City of Mansfield, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 3601, Plat Records, Tarrant County, Texas.



This survey is hereby
accepted and approved.

Purchaser

Date

SURVEYORS CERTIFICATION
I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROWWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY FROM TITLE COMPANY, AND THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN, AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com
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LEGEND	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

DRAWN BY: PW

DATE: 8-7-2018

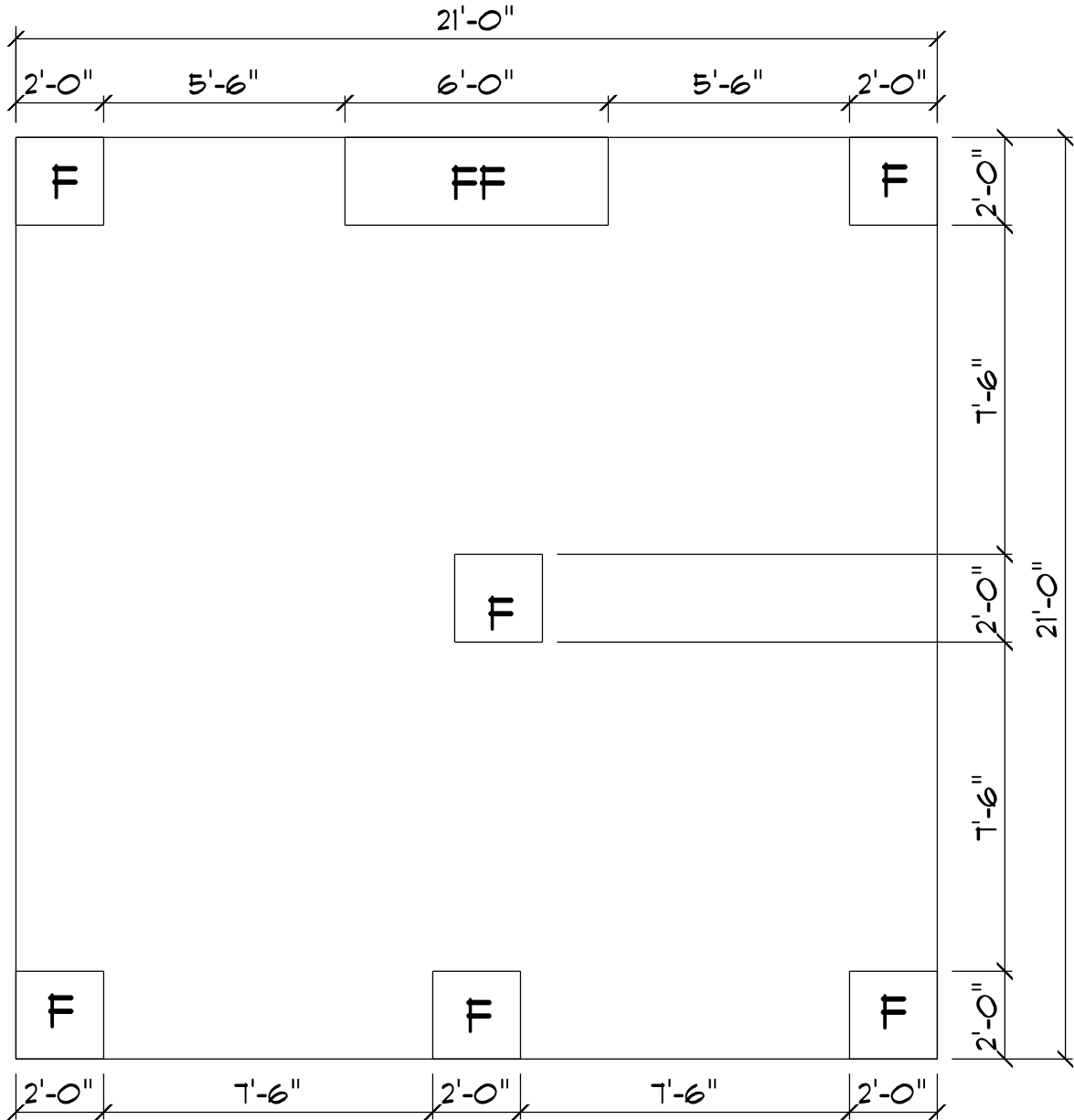
SURVEY ONLY VALID WITH ORIGINAL SIGNATURE



STATE FIRM REGISTRATION NUMBER 10193797

SCALE: 1" = 30'

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

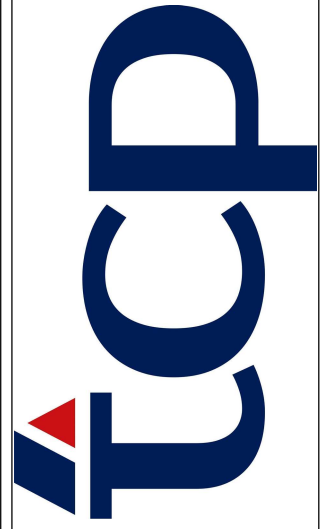
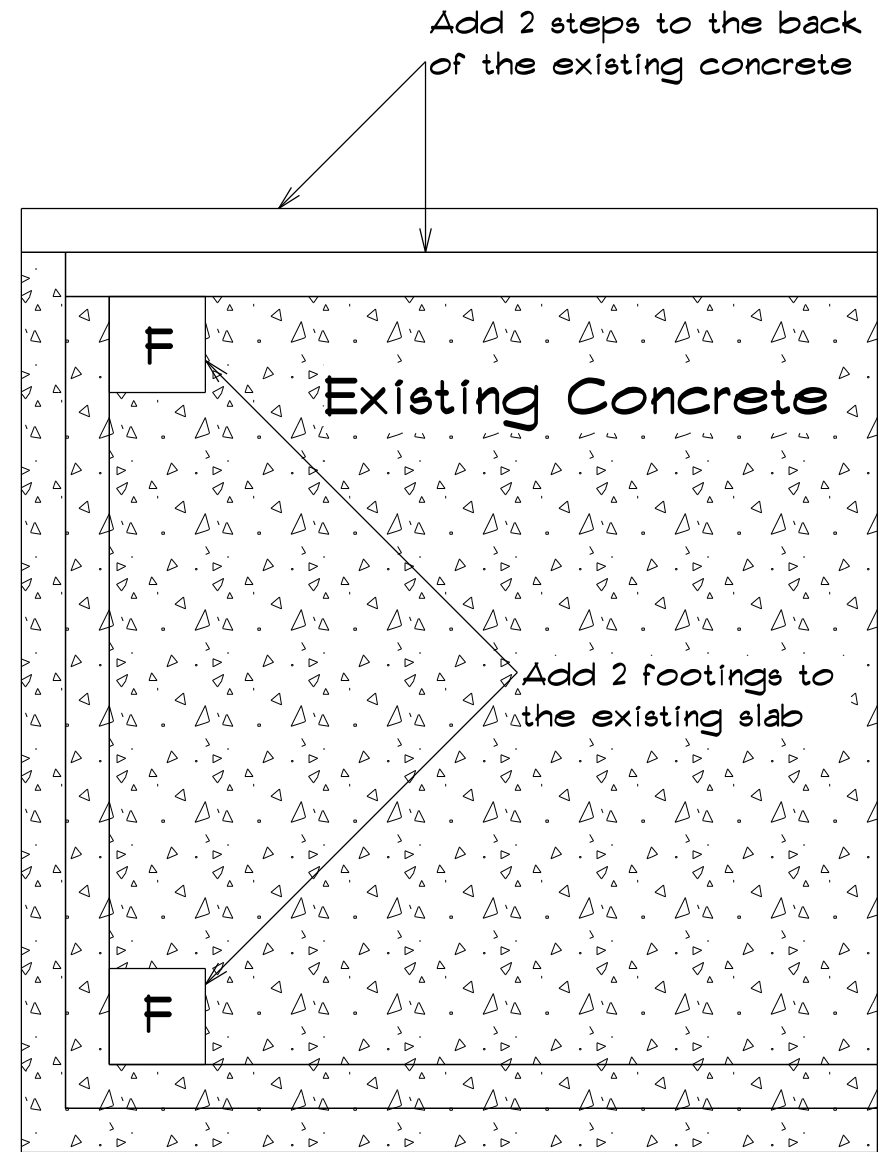


Structure 1

F - 2'x2'x2' Footings
FF - 2'x2'x6' Footing

#3 Rebar 16" on center
400 Square Feet of new concrete

Structure 2



PROJECT PROPOSAL

Plan View

SCALE = 1/4"

Approved By:

Purchaser

Rep

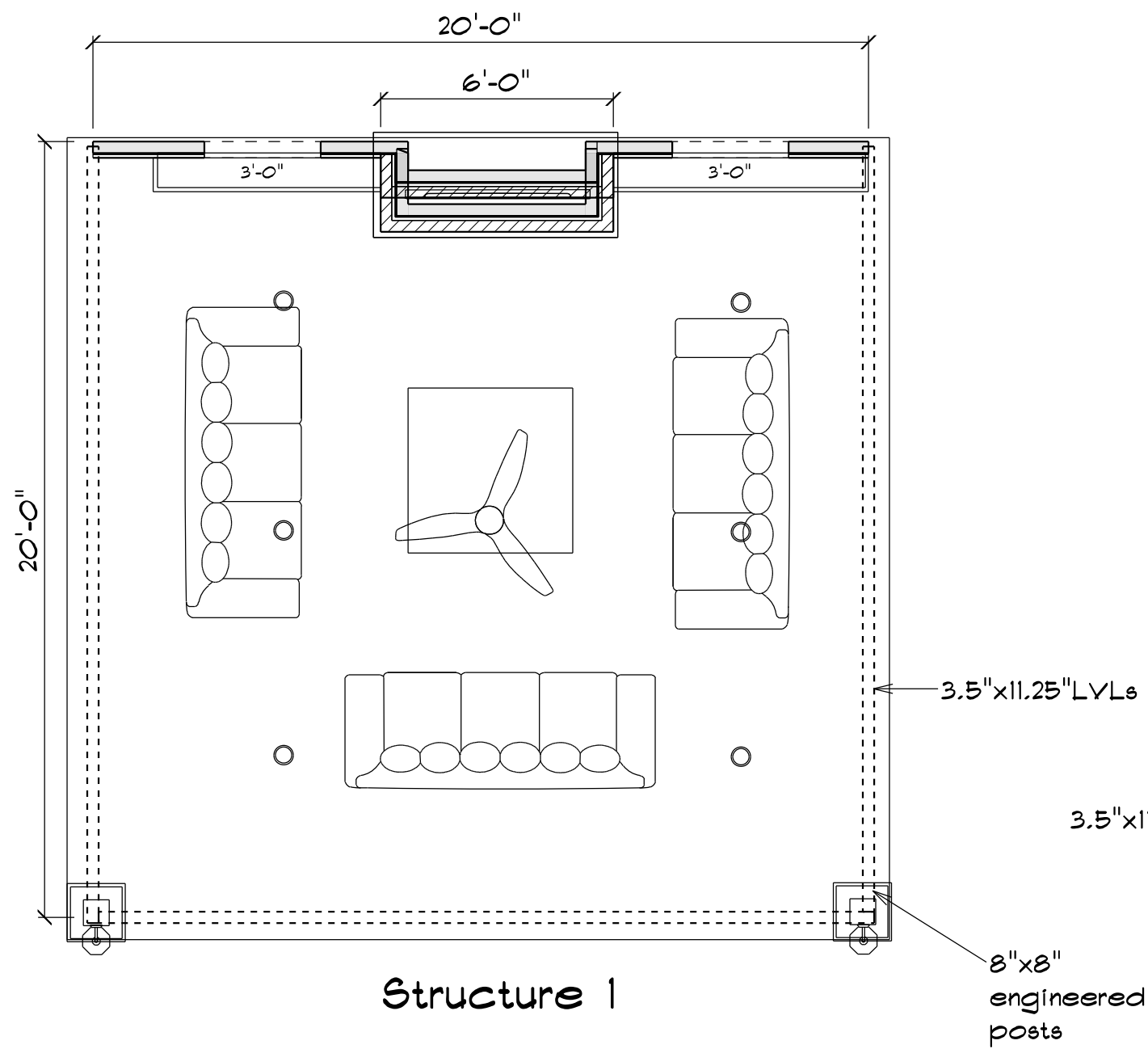
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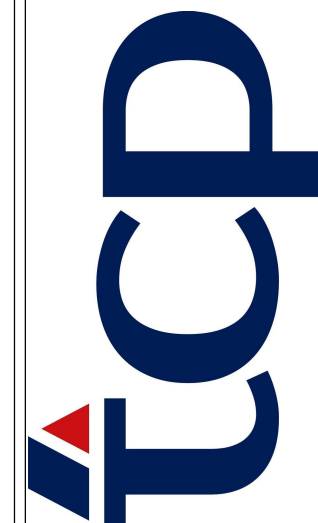
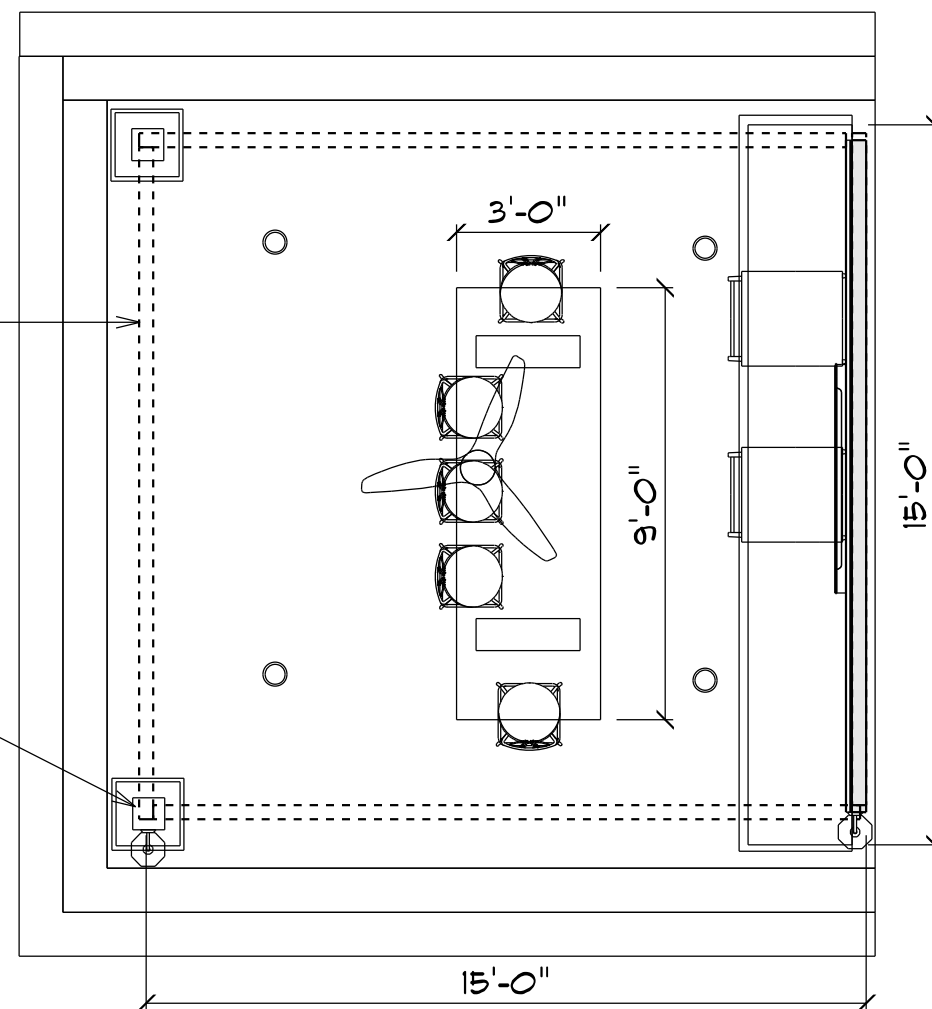
Steve and Trisha Solby
3308 Abbey Road
Mansfield, TX. 76063

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8"x8" engineered posts

Structure 2



PROJECT PROPOSAL

Plan View

SCALE = 1/4"

Approved By:

Purchaser

Rep

Prepared by
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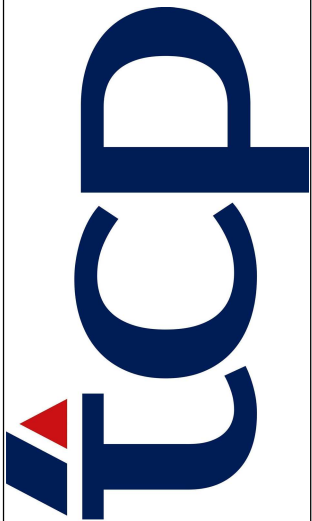
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Structure 1

Structure 2



PROJECT PROPOSAL
Plan View
SCALE = 1/4"

Approved By:

Purchaser Rep

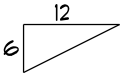
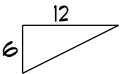
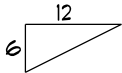
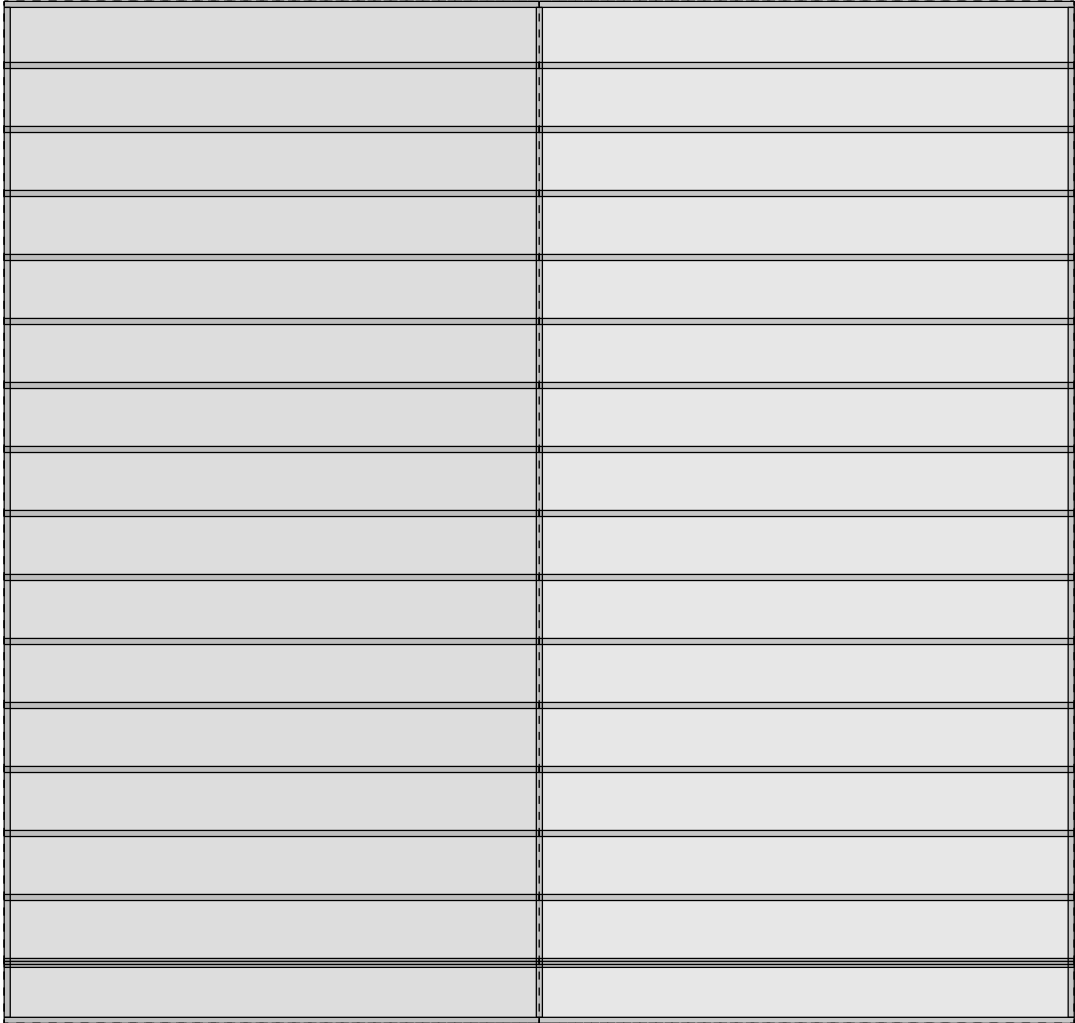
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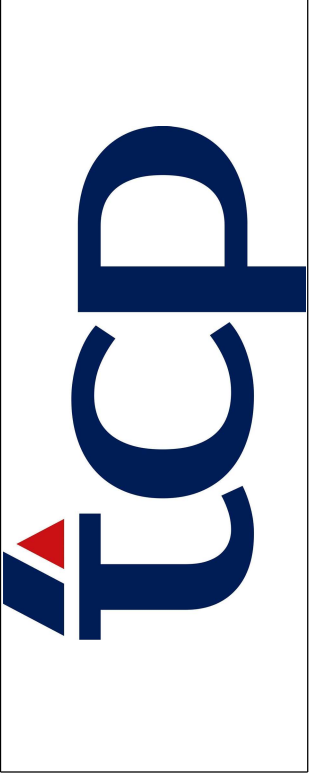
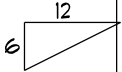
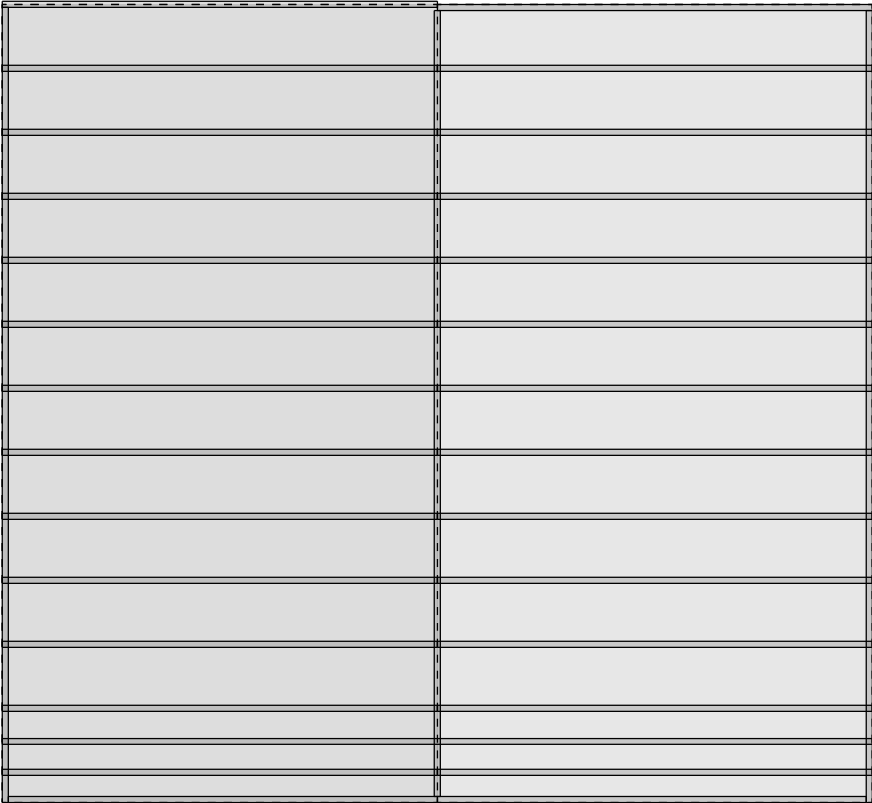
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Structure 1

Ridge Beams - 1.75"x11.25" LVLs
Joists - 2x8

Structure 2



PROJECT PROPOSAL

Plan View

SCALE = 1/4"

Approved By:

Purchaser

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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.