



CITY OF MANSFIELD

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

Meeting Agenda Zoning Board of Adjustments

Wednesday, October 7, 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_9InvR79USOOR0oBD1-Vpjjw

by 6:00 pm on Wednesday, October 7, 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: 930 9005 3639

Passcode: 820151

1. CALL TO ORDER

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item and on the following matter:

2. APPROVAL OF MINUTES

[20-3790](#) Minutes - Approval of the September 2, 2020 Zoning Board of Adjustments Meeting Minutes

Attachments: [09-02-20 Meeting Minutes.pdf](#)

3. PUBLIC HEARINGS

[20-3792](#) ZBA#20-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,503 square feet and a height of approximately 22 feet at 898 Newt Patterson Rd.; Sheri Bumgardner, applicant; Laurie McGee, owner

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

[Site Plan and Exhibits.pdf](#)

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

[20-3793](#) ZBA#20-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of

approximately 1,000 square feet and a height of approximately 19 feet at 611 W. Broad St.; Justin Zuckerbrow, property owner/applicant

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

[Site Plan and Exhibits.pdf](#)

[Provisions of Section of 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 October 1, 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.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3790

Agenda Date: 10/7/2020

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

Minutes - Approval of the September 2, 2020 Zoning Board of Adjustments Meeting
Minutes

Description/History

The minutes of the September 2, 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.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, September 2, 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

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

[20-3683](#)

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

Board Member Smith made a motion to approve the minutes of the August 5, 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

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

Steve Shelby, 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 at 6:06.

Chairman Jones read the criteria for approval.

Board Member Aguillard made a motion to approve the request. 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. ADJOURNMENT OF MEETING

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

Kelly Jones, Chair

Lisa Sudbury, Assistant Director of Planning



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3792

Agenda Date: 10/7/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-008: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,503 square feet and a height of approximately 22 feet at 898 Newt Patterson Rd.; Sheri Bumgardner, applicant; Laurie McGee, owner

Description/History

The applicant is replacing an existing barn on the property with a new barn with an area of approximately 1,503 square feet and a height of approximately 22 feet. The applicant is requesting a Special Exception for the height of the barn.

The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

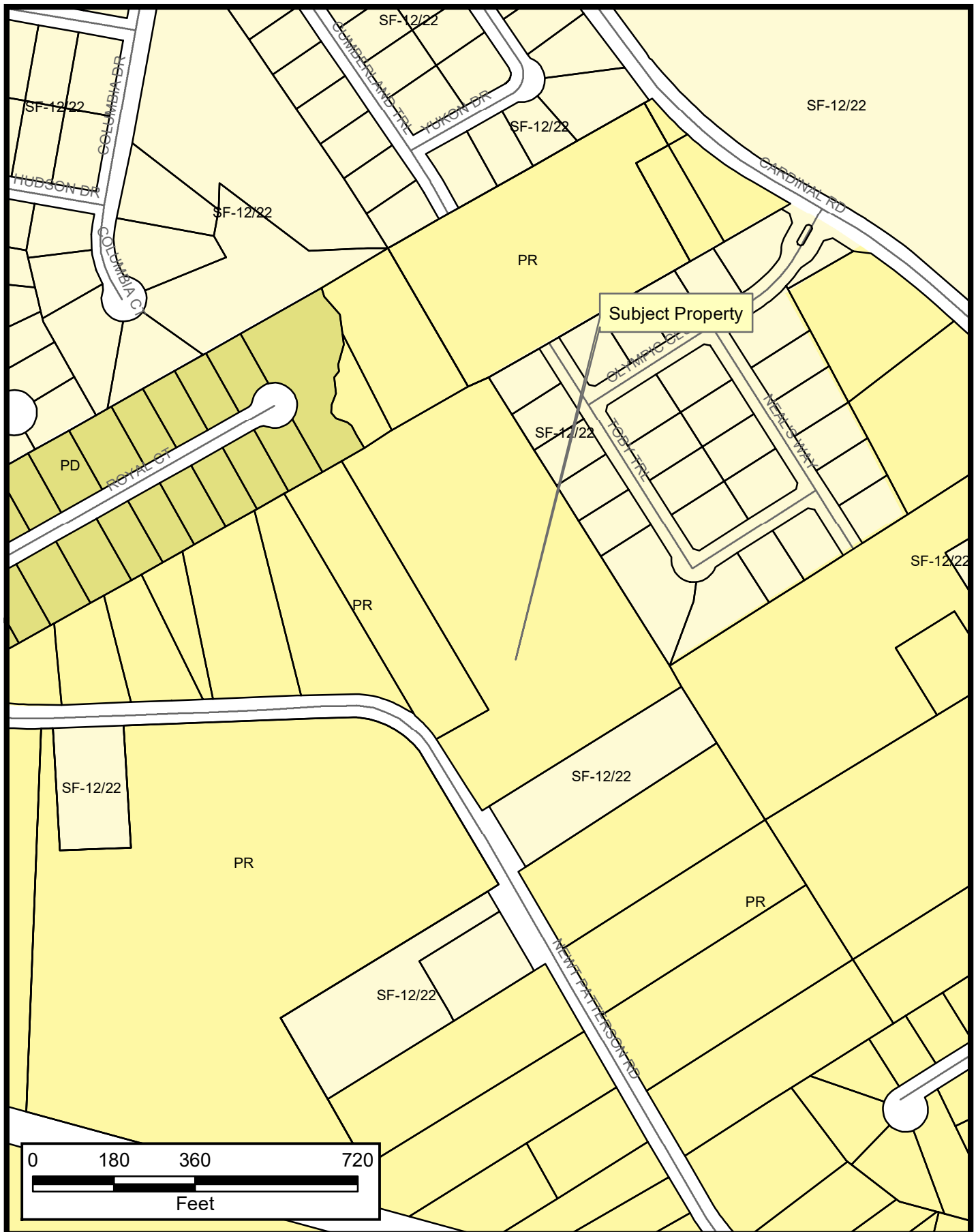
1. The building must be located on a lot of 12,000 square feet in size or larger. According to the plat, the lot is approximately 344,752 square feet (7.914 acres).
2. The applicant is not requesting an exception for the building area. The 1,503 square feet is within the allowable 2% for this lot.
3. The applicant is requesting an exception for the building height. The maximum height allowed for an 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 a structure with a height of approximately 22 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







City of Mansfield- Zoning Board of Adjustment
1200 E. Broad St.
Mansfield, TX 76063

8-29-20

Re: Laurie McGee-Special Exception Request
898 Newt Patterson Rd.
Mansfield, TX. 76063

SPECIAL EXCEPTION FOR ACCESSORY BUILDING

Zoning Board of Adjustment:

I am writing on behalf of Laurie McGee (homeowner at 898 Newt Patterson Rd.) to request a special exception to zoning regulation section 7800.B.5.K, which stipulates a maximum height of 12' for an accessory structure.

Based on special exception 6300(6)(a)(3), a special exception may be granted by the zoning board of adjustments for an accessory building of up to 35' high on a lot of 2 acres or greater. The subject lot is 7.914 acres.

The new accessory building is 1503 s.f., which does not exceed 4% of the lot footage – which is 344,733 s.f.

The new accessory building is 21'-10" in height, which is below the maximum height of 35' allowed for lots or 2 acres or more.

The new accessory building is 15'-3" from the side property line (farther than the allowable distance of 5') and 348'-5" from the rear property line (farther than the allowable distance of 7.5').

There is no intent to house or contain livestock in the new accessory structure, or to house automobiles. The intended use for the new accessory building is for storage of household goods and to house farm equipment and implements.

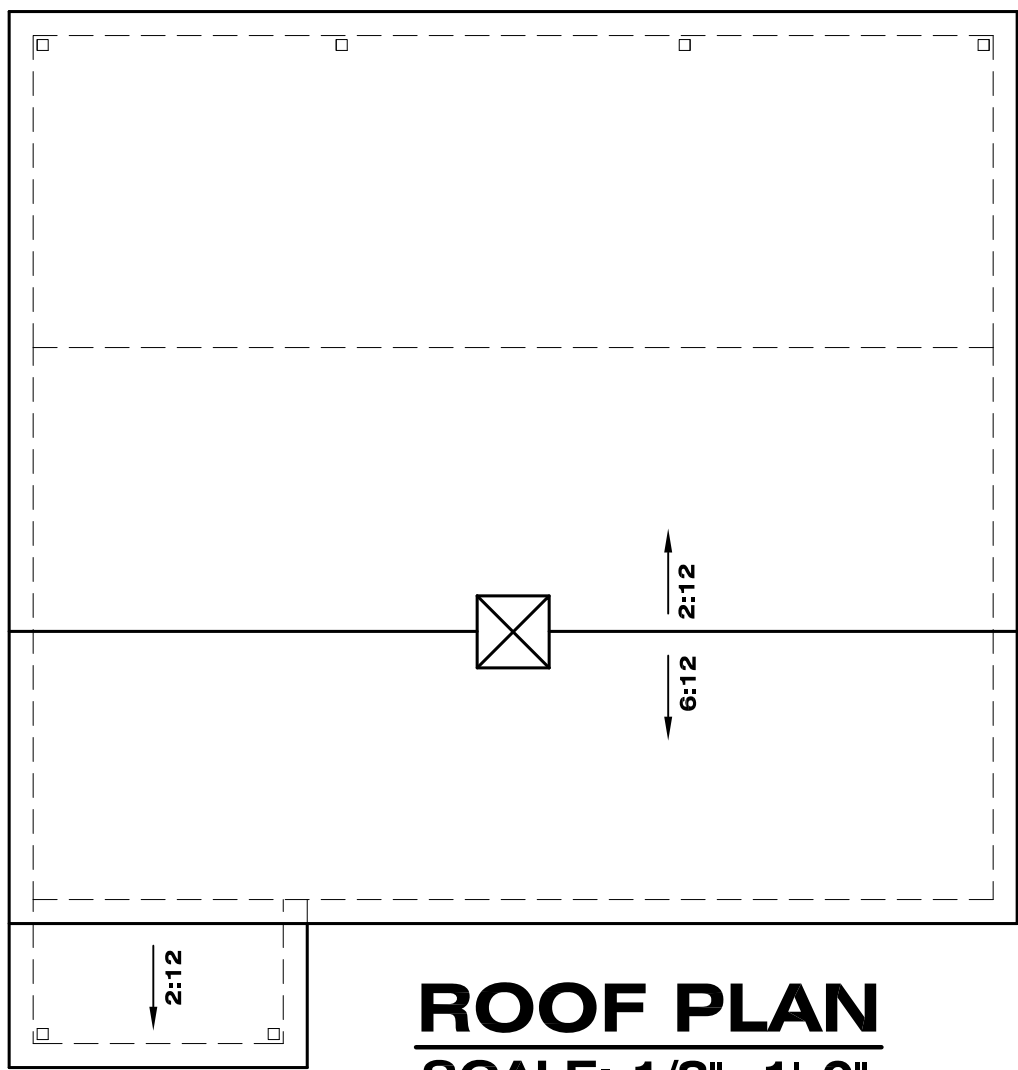
The new accessory building will replace an existing barn of approx. 650 s.f. (which will be demolished upon the approval of the requested special exception and prior to construction of the new accessory building). The existing barn requires replacement as it is within an area of the lot that was on dry ground when originally constructed, but now floods regularly during heavy rains due to the development of surrounding (especially upstream) property.

Ms. McGee asks for the approval of the allowable special exception described above, to allow for replacement of an existing barn with a new accessory structure (plans and site plan provided with this submittal).

Sincerely,
SSB Designs, Inc.

A handwritten signature in blue ink that reads 'Sheri Bumgardner'. The signature is fluid and cursive, with a large 'S' and 'B'.

Sheri Bumgardner
RAS #344



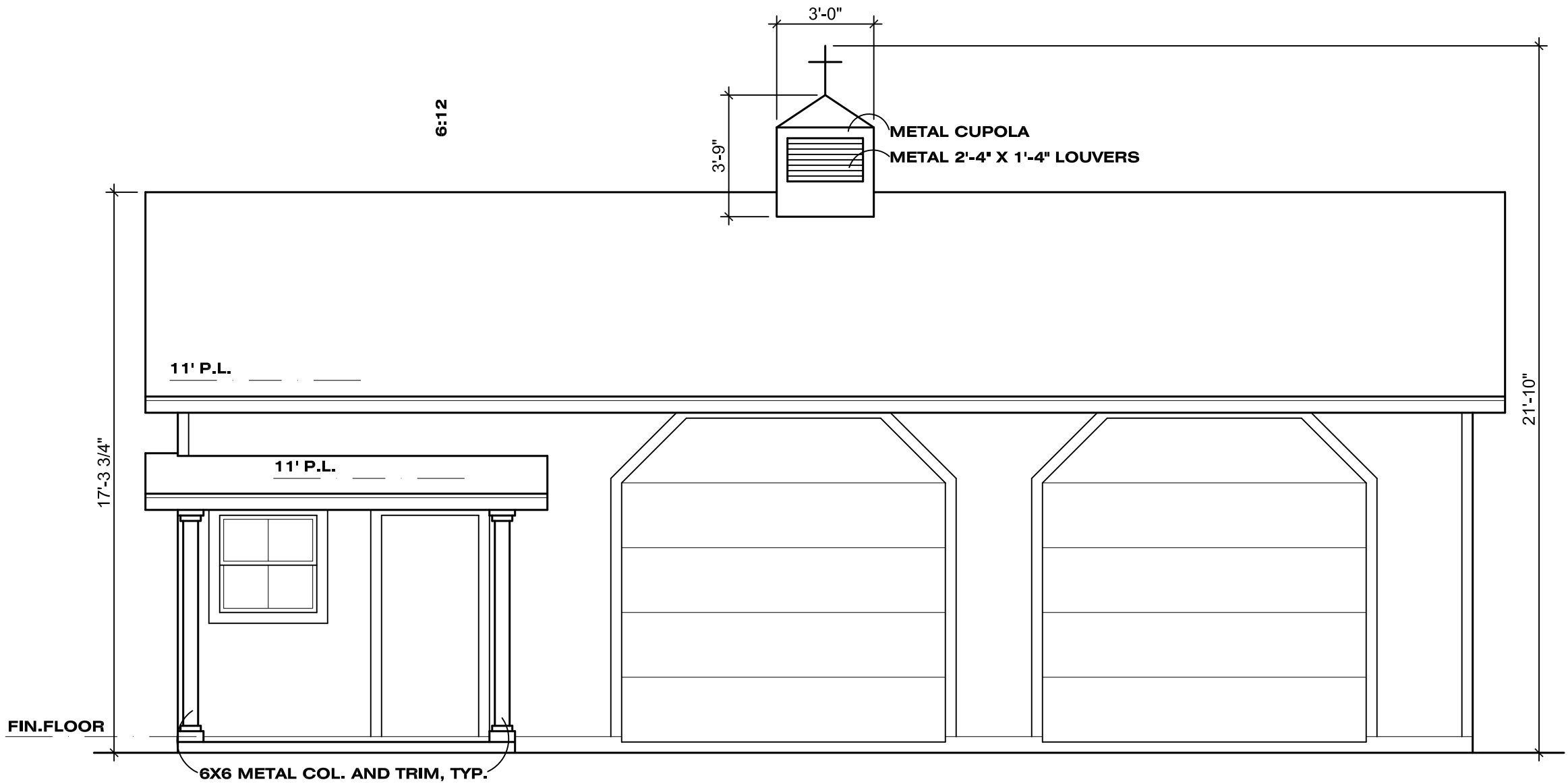
ROOF PLAN
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE				
SYM	QTY	SIZE	DESCRIPTION	REMARKS/NOTES
A	3	30	30 VINYL, S.H., M.L.	46, 4

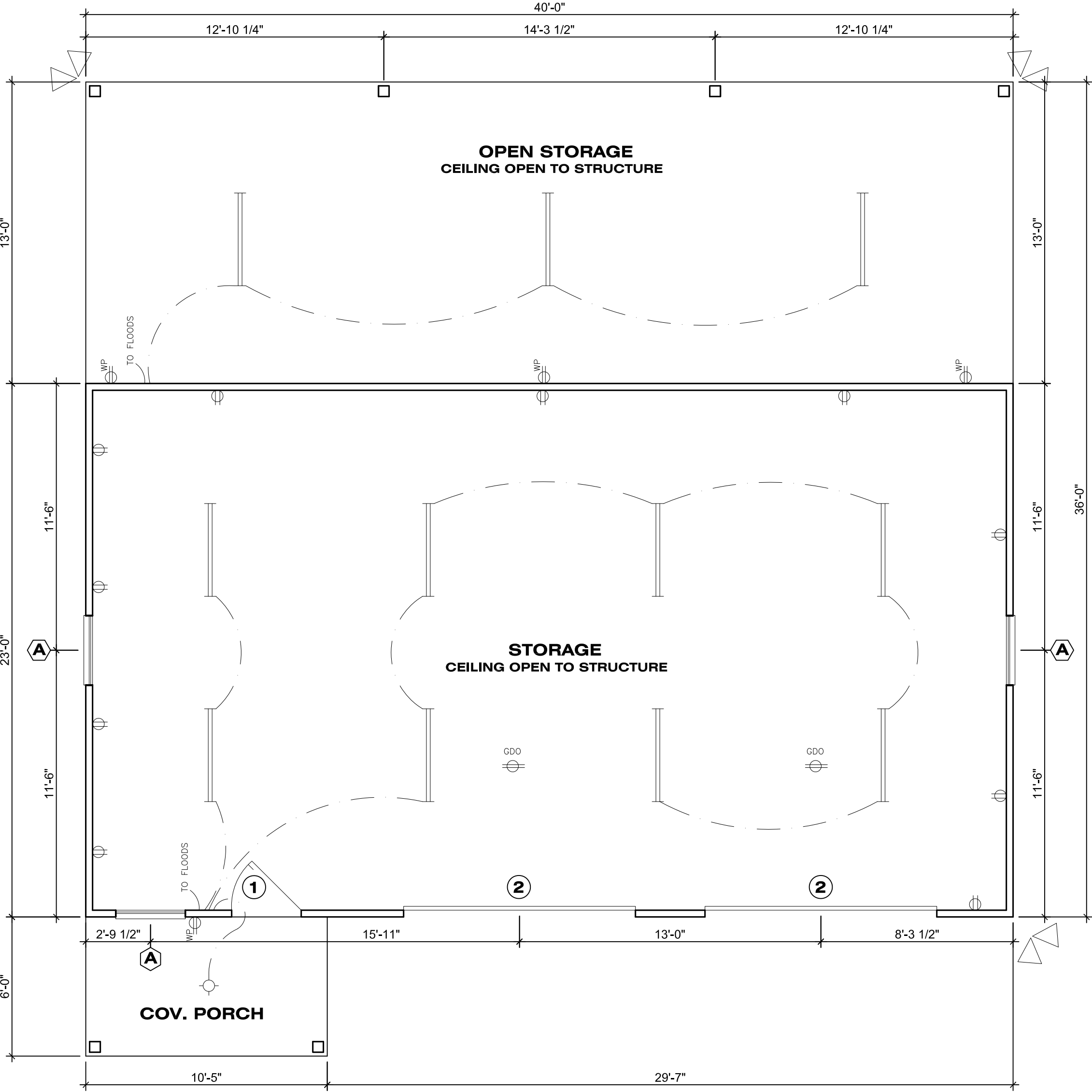
MAX. VALUES ON ALL GLAZING TO BE:
U-FACTOR = 0.65
SHGC = 0.40

DOOR SCHEDULE				
SYM	QTY	TYPE	SIZE	DESCRIPTION
1	1	-	3068	EXT., FIBERGLASS
2	2	-	10'X10'	OVERHEAD SECTIONAL

SYMBOLS	
◇	LED FIXTURE, CEILING MOUNTED
□	INCANDESCENT FIXTURE, RECESSED
○	INCANDESCENT FIXTURE, WALL MOUNTED
○ _{ceiling}	INCAN. FIXTURE, WALL MNT. - 12" A.F.F.
⊕	ELECTRICAL OUTLET, WALL MOUNTED
⊕ _{ceiling}	ELECTRICAL OUTLET, WALL MOUNTED, 220V
⊕ _{ceiling}	ELECTRICAL OUTLET, CEILING MOUNTED
⊕ _{eave}	ELECTRICAL OUTLET, CLG. MNTD. IN EAVE
⊕ _{water}	ELECTRICAL OUTLET, WATER PROOF
⊕ _{cable}	CABLE TELEVISION CONNECTION
□	EXHAUST FAN
+	HOSE BIB (H.B.), FROST PROOF
→	GAS
⊕ _{water}	WATER HEATER
◇	LED FIXTURE
△	FLOOD OR MOTION FIXTURE



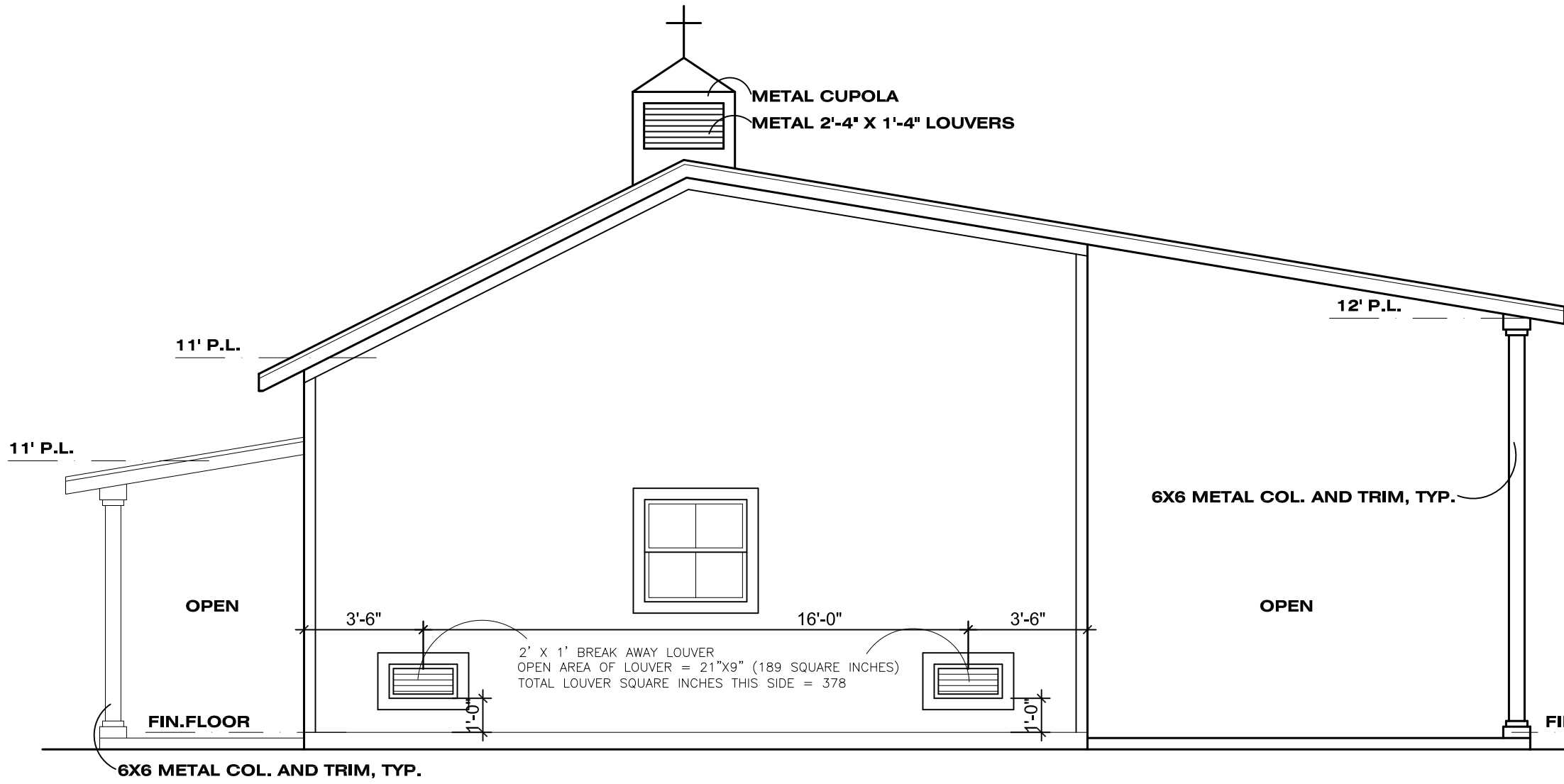
FRONT ELEVATION
SCALE: 1/4"=1'-0"



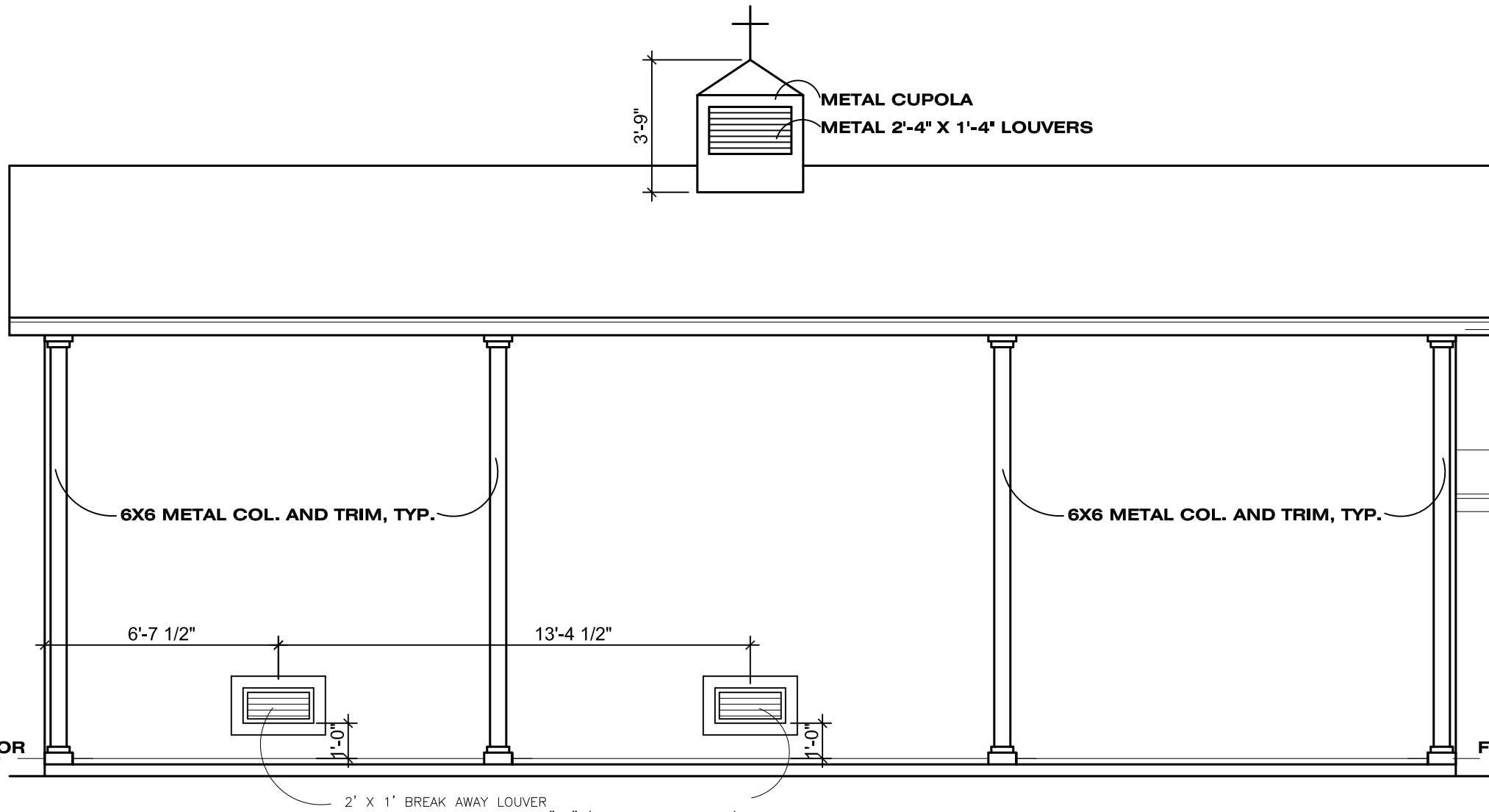
FLOOR PLAN
SCALE: 1/4"=1'-0"

SQ. FOOTAGE	
ENCLOSED STORAGE	920
FRONT PORCH	63
COVERED STORAGE	520
FOUNDATION	1503

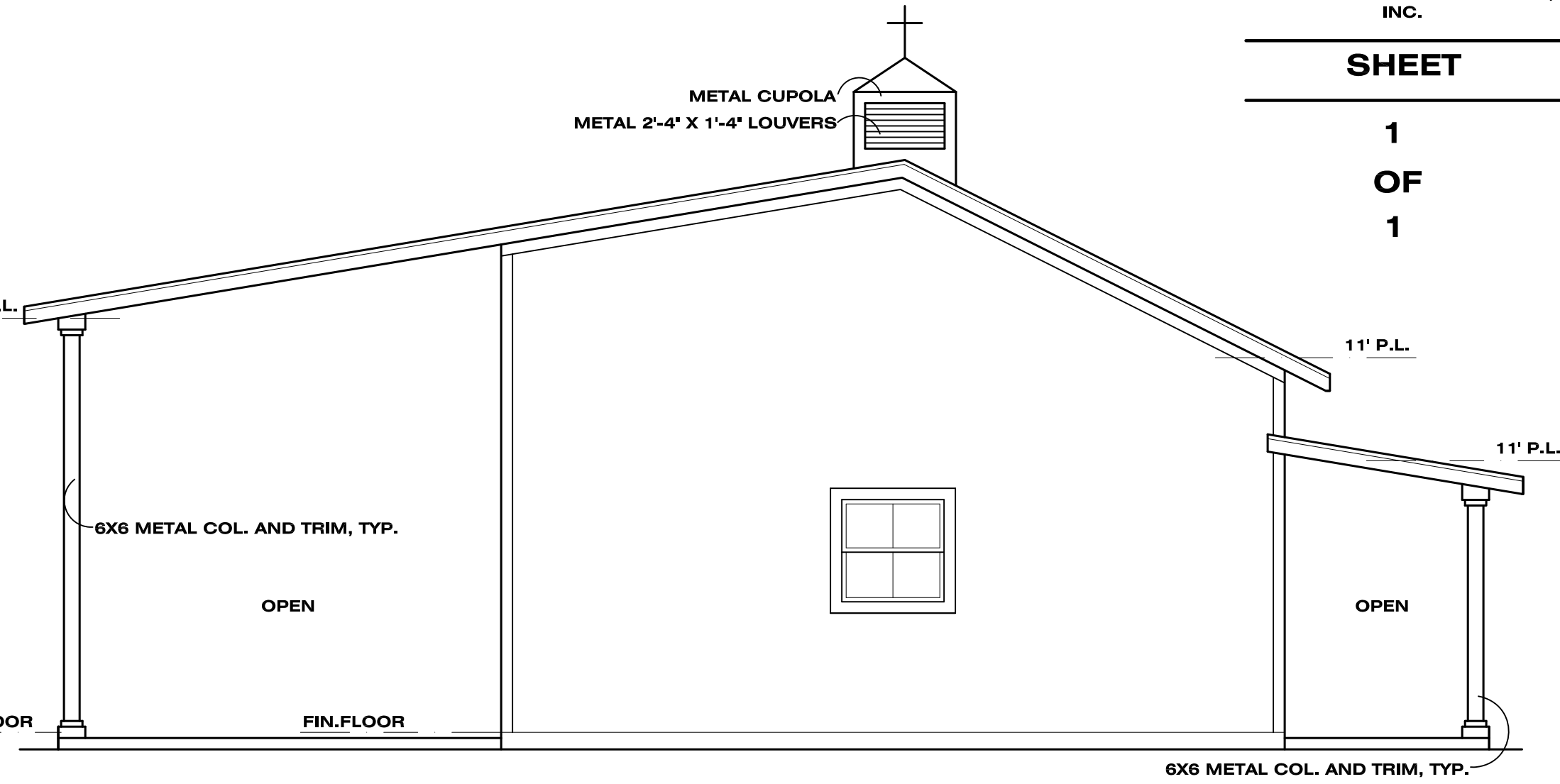
- NOTES: 1. SEE ROOF PLAN FOR ROOF PITCHES.
2. ROOF OVERHANG TO BE 12" U.N.O.
3. ROOFING MATERIAL TO BE METAL.
4. ALL ELEVATIONS TO BE METAL PANELS.
5. BUILDING DETAILS - SEE METAL BUILDING DRAWINGS.
6. BUILDING FOR STORAGE ONLY - NO OCCUPANCY.



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

SSB
DESIGNS, INC.
900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
ARLINGTON, TX. 76013
PH: (817)300-7052
sheri@ssbdesigns.com

McGEE BARN
898 NEWT PATTERSON RD.
MANSFIELD-76063

PROJECT NUMBER
McGEE BARN

COPYRIGHT © 2020 SSB DESIGNS, INC.
SSB DESIGNS RESERVES
COPYRIGHTS FOR ALL OF THESE
PLANS, IDEAS AND DESIGNS.
THESE PLANS, IDEAS AND
DESIGNS ARE NOT TO BE
COPIED OR CHANGED IN ANY
MANNER OR FORM
WHATSOEVER WITHOUT
OBTAINING PRIOR WRITTEN
CONSENT FROM SSB DESIGNS,
INC.

SHEET

1
OF
1

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.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3793

Agenda Date: 10/7/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,000 square feet and a height of approximately 19 feet at 611 W. Broad St.; Justin Zuckerbrow, property owner/applicant

Description/History

The applicant is requesting a Special Exception to allow a detached garage to park a motorhome. The new structure will be approximately 1,000 square feet and will be approximately 19 feet in height. This lot is currently vacant and is zoned SF-7.5/12. The applicant will be applying for a building permit to construct a new single family residence on the lot in the next few weeks.

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 37,627 square feet (0.864 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot 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 1,000 square feet, or 2.65% 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 accessory buildings up to 24 feet in height for properties one-half to two acres in size. The applicant is requesting a height of approximately 19 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#20-009

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.

9/11/2020

SF-12/22

SF-12/22

SF-7.5/12

PR

Subject Property

H

METCALFE RD

W OAK ST

SF-7.5/12

SF-7.5/12

SF-7.5/12

PR

W BROAD ST

SF-7.5/12

ALVARADO ST

SF-7.5/12

PD

2F

2F

PR

W KIMDALL ST

DAWSON ST

SF-7.5/12

PD

SF-7.5/12

2F

SF-7.5/12

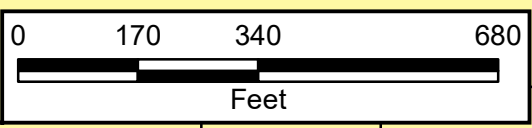
PD

PHILLIPS CT

PD

SF-7.5/12

SF-7.5/12



ZBA#20-009

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.

9/29/2020

Proposed Motorhome Garage/Accessory Building

Address: 611 West Broad, Mansfield, Texas 76063

To Whom it May Concern,

Justin and Keri Zuckerbrow will be building a 3,932 living sqft house at the above referenced address with Lakeland Custom Homes (Nick Zuckerbrow). The slab sqft will be 5,007. We are in the process of applying for the proper loan documents and submitting for a permit the week of 9/14/20.

Per the Civil plan we would like to plan on putting a 20' wide X 50' long X 19' tall metal building to store our motorhome. The flatwork will be 16' wide from front to back to access the back portion with a fire truck.

Under the current code accessory buildings can not be taller than 12' and cannot be larger than 750 SQFT or 2% of the size of the lot. Based on the size of our lot (37,627 SQFT) we would like the 4% SQFT accessory building to be considered. In this case the maximum size would be 1,505 SQFT. This building will be 1,000 SQFT. Our motorhome is 13' tall and will not fit underneath the current maximum allowable height. We are requesting the maximum height to be 19' measured from top of slab to the top of the metal building. The building will be located 10' from the East side property line and 49' at the rear of the property.

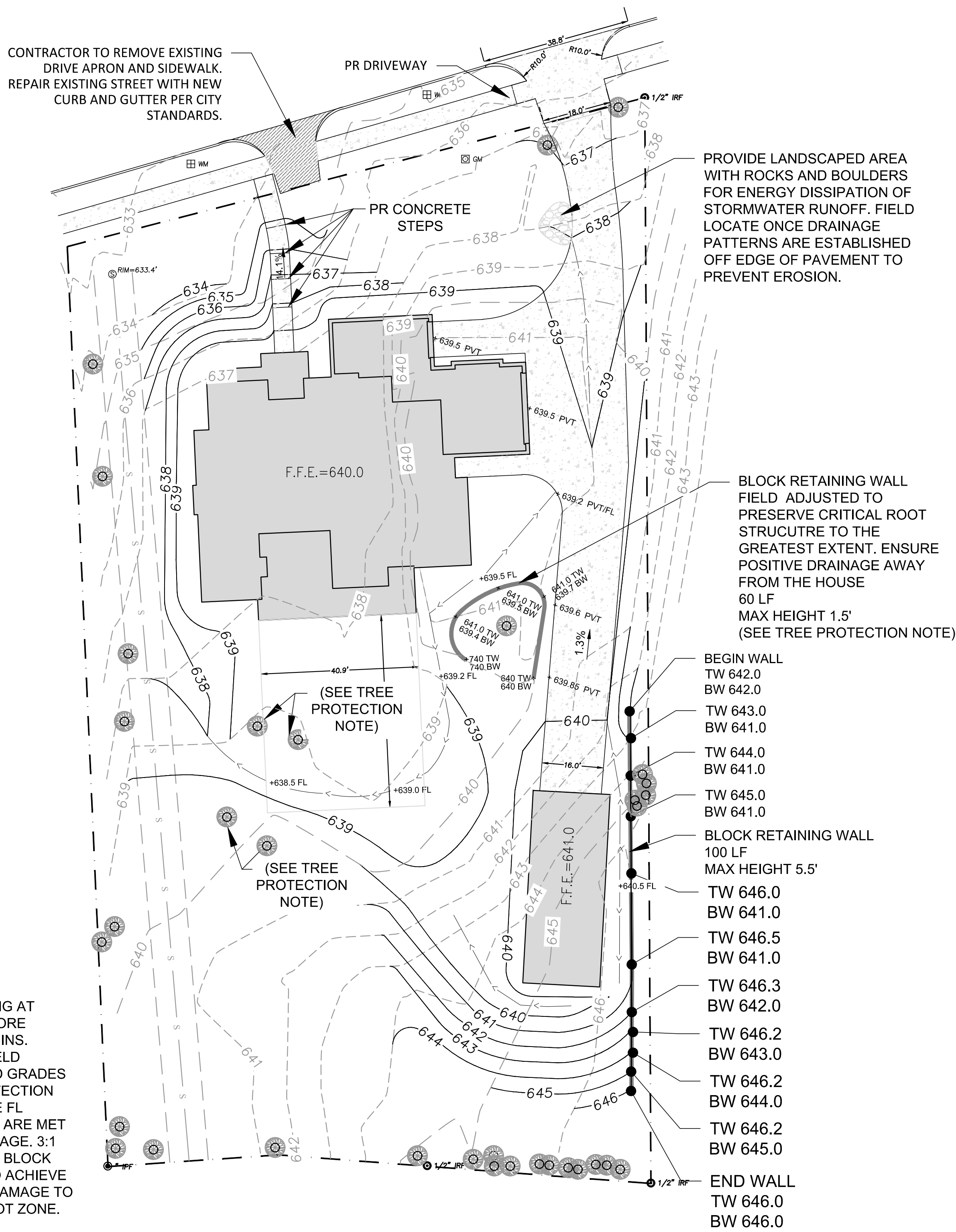
To limit the impact of the neighbors on the South side and the East side we are lowering the grade and building a rock retaining wall ranging from 1'-4' in height. In addition, we are going to put up a 6' board on board with cap stained fence along the property line including next to the motorhome garage.

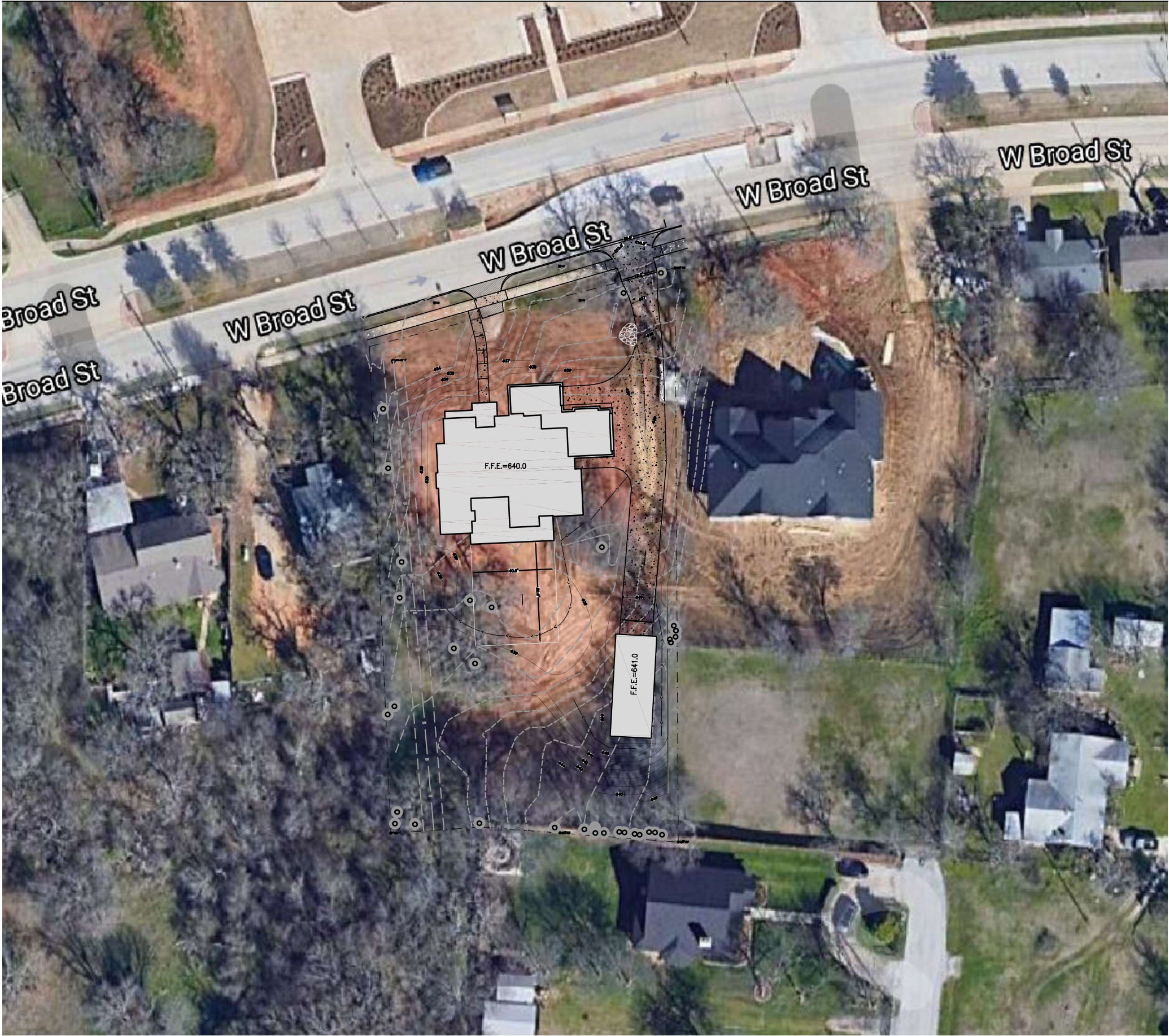
If you have any further questions, please let me know.

Thank you,

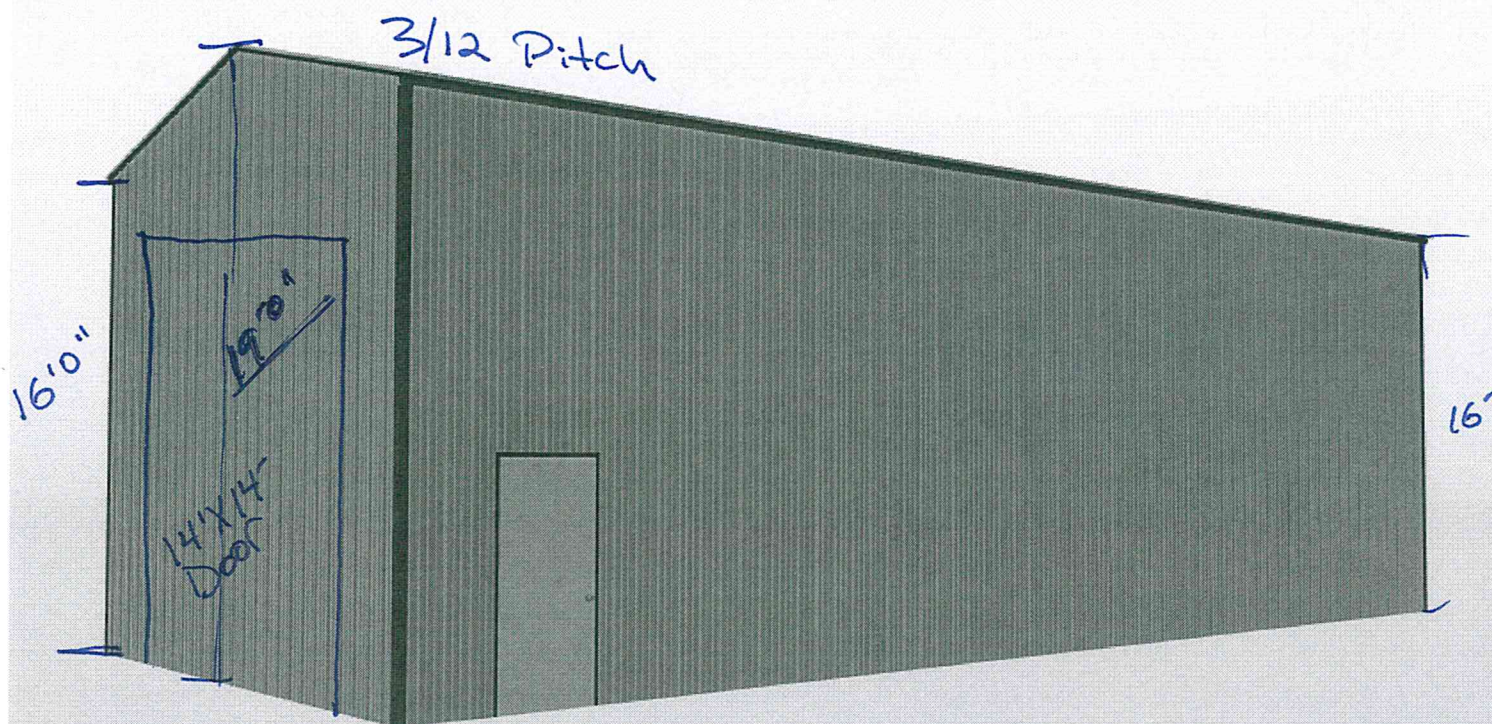
Justin Zuckerbrow

817-944-0440



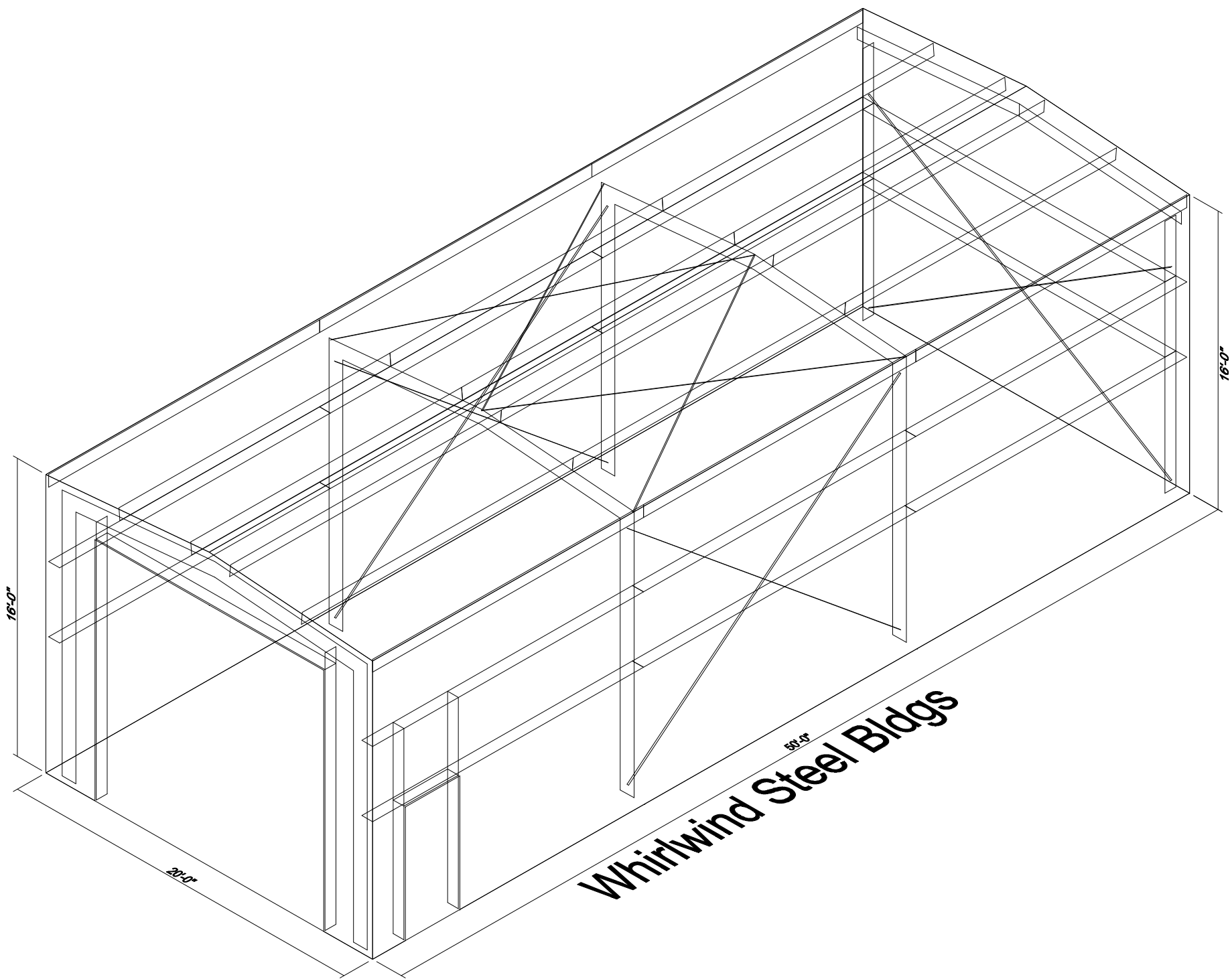


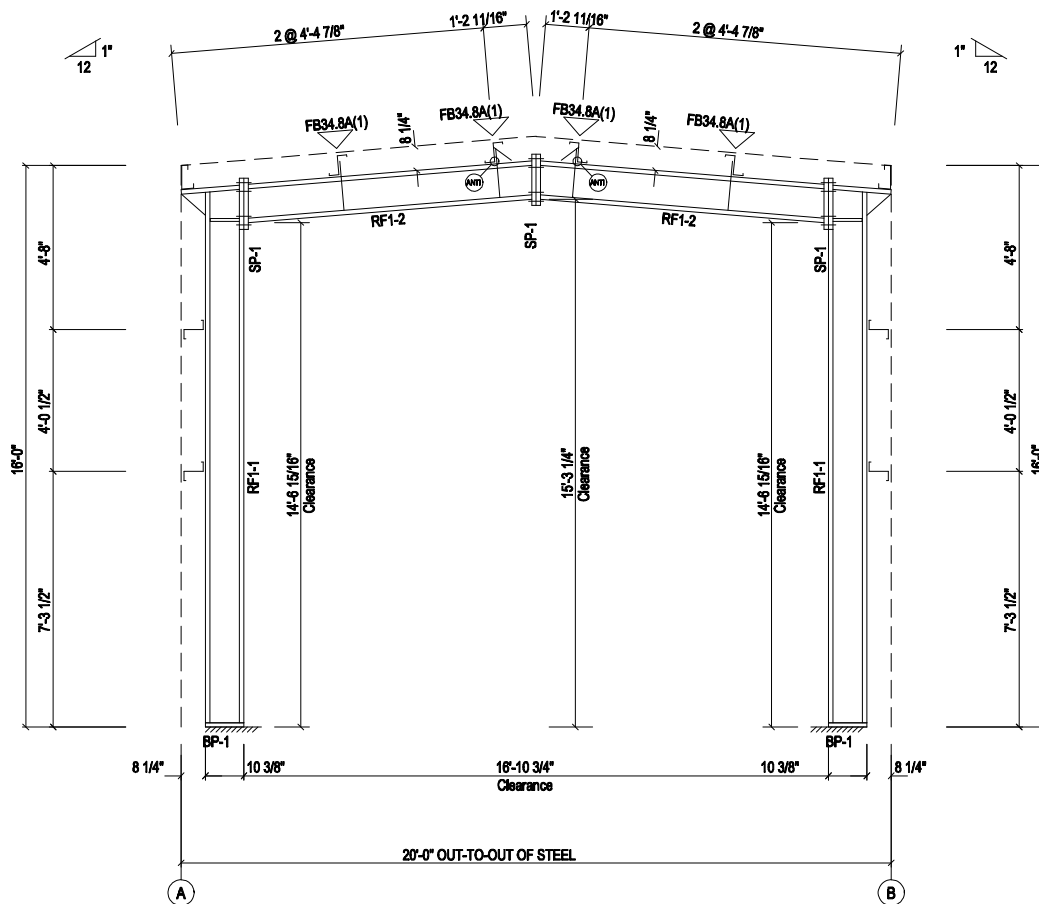
611 West Broad street



20' W x 50' L x 16' H

Approximate center clearance: 18' 6"





RIGID FRAME ELEVATION: FRAME LINE 1

Whirlwind Steel Bldgs				
PROJECT	Mansfield	RIGID FRAME ELEVATION		
ID	BG20-Mansfield-01	DESIGN:	DRAFT:	CHECK:
PROJECT	811 West Broad ST	DATE: 8/12/20	SHEET	OF
ADDRESS	Mansfield, TX 76063			

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.