



CITY OF MANSFIELD

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

Meeting Agenda - Final

Zoning Board of Adjustments

Wednesday, November 4, 2020

6:00 PM

City Hall Multi-Purpose Room

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_vtdvIMdmQI-OMzO6ICBsmw

by 6:00 pm on Wednesday, November 4, 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: 928 9880 5705

Passcode: 178018

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3846](#) Minutes - Approval of the October 7, 2020 Zoning Board of Adjustments Meeting Minutes

Attachments: [10-07-2020 Meeting Minutes](#)

3. PUBLIC HEARINGS

[20-3845](#) ZBA#20-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 16 feet at 2210 N. Main St.; Adil Sumdani, 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 October 29, 2020, in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

* 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: 20-3846

Agenda Date: 11/4/2020

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

Minutes - Approval of the October 7, 2020 Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the October 7, 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, October 7, 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 Darryl Haynes

2. APPROVAL OF MINUTES

[20-3790](#)

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

Board Member Glover made a motion to approve the minutes of the September 2, 2020, meeting. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

Nay: 0

Abstain: 0

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

Chairman Jones opened the public hearing.

Sheri Bumgardner, applicant, asks the Board to approve the request for the accessory barn on 898 Newt Patterson Road. She stated the existing barn structure would be torn down.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:05.

Chairman Jones read the criteria for approval.

Board Member Haynes made a motion to approve the request. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

Nay: 0

Abstain: 0

[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

Chairman Jones opened the public hearing.

Justin Zuckerbrow, applicant, presented the request for the accessory structure for an RV at 611 W Broad Street. He indicated all the information was in the packet including a drainage area map that showed how they would grade to drain the property.

Scott Perry, an attorney representing Carlos Perez, the adjacent property owner at 615 W Broad Street, spoke in opposition. Mr. Perry stated that according to the county tax roll, the lot was too small to qualify for an exception and submitted information from Tarrant County regarding the lot size. Mr. Perry also stated Mr. Perez has concerns about drainage. Mr. Perry asked that the Board deny the request.

Justin Zuckerbrow stated the lot was recently platted. Nick Zuckerbrow, the applicant's brother and builder, indicated that the drainage pattern on the west side of the lot adjacent to Mr. Perez was not being changed.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:17.

Chairman Jones read the criteria for approval.

Vice-Chair Accipiter made a motion to approve the request. Board member Glover seconded the motion, which failed by the following vote:

Ayes: 3 – Jones, Accipiter, and Glover

Nays: 2 - Smith and Haynes

Abstain: 0

Discussion followed regarding drainage. Board member Smith felt that the applicant

had offered evidence that there could be drainage issues.

Mr. Wright stated that drainage is something that would be looked at by the Engineering Department at the time of building permit.

Vice-Chair Accipiter stated the purpose of the review was to review the size of the proposed accessory structure and that there were other remedies for drainage.

Board Member Glover made a motion to approve the request. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 4 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Darryl Haynes

Nay: 1 - Ann Smith

Abstain: 0

4. ADJOURNMENT OF MEETING

With no further business Chairman Jones adjourned the meeting at 6:28 p.m.

Kelly Jones, Chair

Lisa Sudbury, Assistant Director of Planning



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STAFF REPORT

File Number: 20-3845

Agenda Date: 11/4/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#20-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 1,200 square feet and a height of approximately 16 feet at 2210 N. Main St.; Adil Sumdani, property owner/applicant

Description/History

The applicant is requesting a Special Exception to allow an accessory building to park an RV, boat, motorcycle, and to use as storage for household items. The new structure will be approximately 1,200 square feet and approximately 16 feet in height. There are two existing storage buildings that will remain on the property.

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 33,374 square feet (0.812 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 new building with an area of approximately 1,200 square feet plus the two existing buildings (approx. 209 sq.ft) with a total combined square footage of approximately 1,409 square feet, or 3.59% 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 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

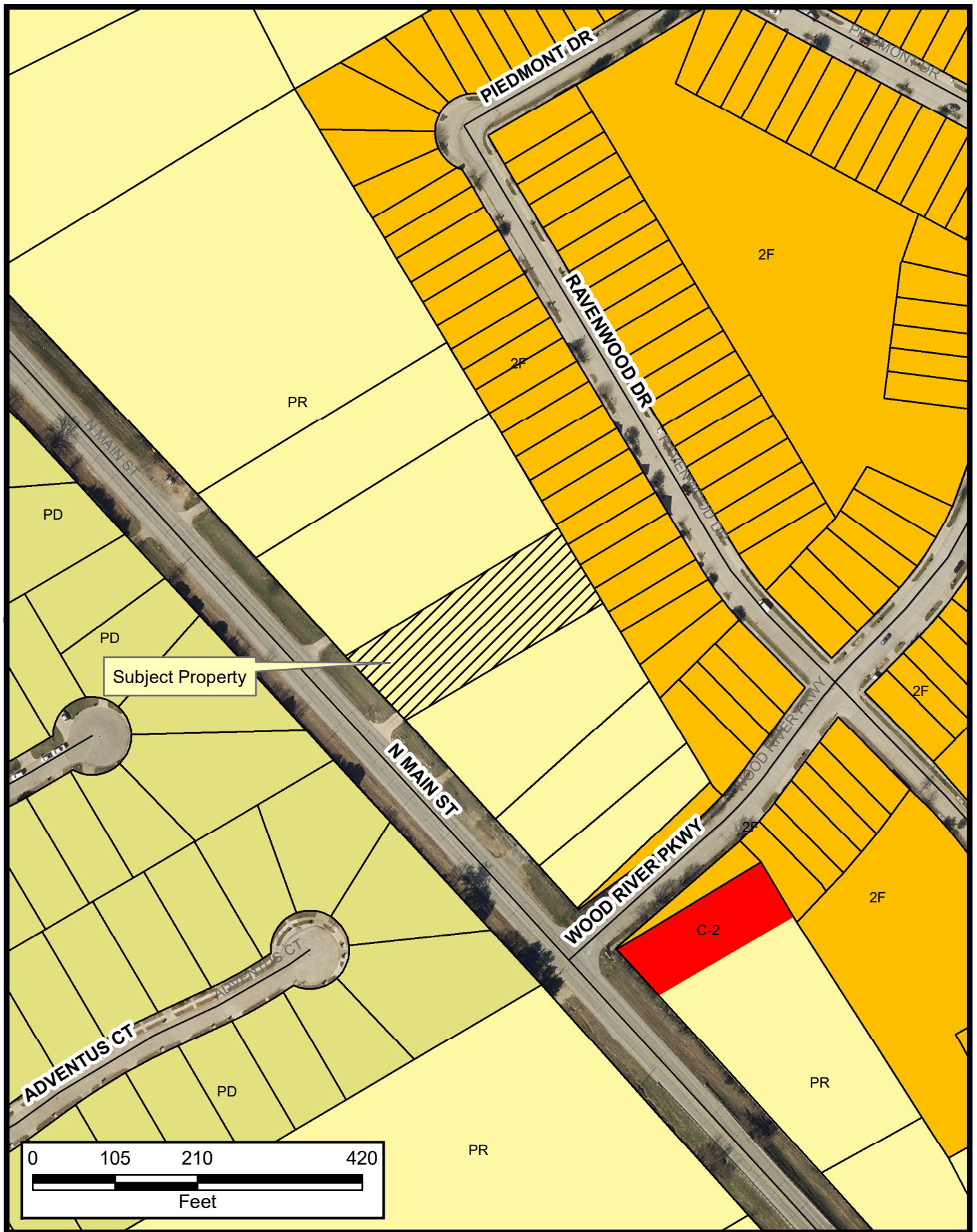
Provisions of Section 6300.E.6



ZBA#20-010

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.

10/14/2020



Property Owner Notification for ZBA#20-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
CORR ADDITION	BLK 1	THAI, AMY	2210 N MAIN ST	MANSFIELD, TX	76063
CORR ADDITION	BLK 1	ONYANGO, CLARA I	2240 N MAIN ST	MANSFIELD, TX	76063-3939
CORR ADDITION	BLK 1	BIAN, LIANGQIAO	2242 N MAIN ST	MANSFIELD, TX	76063-3939
MCDONALD, JAMES SURVEY	A 997	BALDERAS, EDUARDO	2170 N MAIN ST	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	MORGAN, WILLIAM REX	603 SUNSET DR	CLEBURNE, TX	76033
MEADOWSIDE ADDITION	BLK 1	BROWN, KEVIN M	220 COUNTRY MEADOW CT	MANSFIELD, TX	76063-8534
MEADOWSIDE ADDITION	BLK 1	BARHAM, BOBBY L	222 COUNTRY MEADOW CT	MANSFIELD, TX	76063-8534
MEADOWSIDE ADDITION	BLK 1	MORELAND, MICHAEL	221 COUNTRY MEADOW CT	MANSFIELD, TX	76063-8535
WINDMERE ESTATES ADDITION	BLK 1	RIPPER, BEVERLY	222 ADVENTUS CT	MANSFIELD, TX	76063-8552
WINDMERE ESTATES ADDITION	BLK 1	BROWN, NEAL	221 ADVENTUS CT	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 1	PHILLIPS, CHESTER	5631 JENNIFER LN	MIDLOTHIAN, TX	76065
WOODLAND ESTATES	BLK 1	JONES ELLIS E III & KIMBERLY G W JONES REVOCABLE LIVING TRUST	2121 WINDSOR AVE	CLOVIS, CA	93611
WOODLAND ESTATES	BLK 1	ARBELAEZ INVESTMENTS LLC	4101 W GREEN OAKS BLVD STE 305-126	ARLINGTON, TX	76016
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WOODLAND ESTATES	BLK 1	MORRISON, REBEKAH	1421 RAVENWOOD DR	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 1	LESHER, LESLIE	1423 RAVENWOOD DR	MANSFIELD, TX	76063-6062
WOODLAND ESTATES	BLK 1	CANO, EDWIN	1401 RAVENWOOD DR	MANSFIELD, TX	76063-6062

Property Owner Notification for ZBA#20-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WOODLAND ESTATES	BLK 1	ENGLISH, SUSAN E	1403 RAVENWOOD DR	MANSFIELD, TX	76063-6062
WOODLAND ESTATES	BLK 1	CAMP, MARNEE	2 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLAND ESTATES	BLK 1	CAMP, MARNEE	2 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLAND ESTATES	BLK 1	JONES ELLIS E III & KIMBERLY GW JONES REVOCABLE LIVING TRUST	2121 WINDSOR AVE	CLOVIS, CA	93611
WOODLAND ESTATES	BLK 1	BLUEPRINT TRUST	16 DORSET RD	SCARSDALE, NY	10583-4704
WOODLAND ESTATES	BLK 1	REDDY, VISHWANATH M	47 CANVASBACK DR	OXFORD, AL	36203-3964
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WOODLAND ESTATES	BLK 1	BLUEPRINT TRUST	16 DORSET RD	SCARSDALE, NY	10583-4704
WOODLAND ESTATES	BLK 3	SIMENI, ISABELLE	1416 RAVENWOOD DR	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 3	ROY, LEIGH ANN	1400 RAVENWOOD DR	MANSFIELD, TX	76063-6054
WOODLAND ESTATES	BLK 3	LANDRY, ANDREA	1402 RAVENWOOD DR	MANSFIELD, TX	76063-6054
WOODLAND ESTATES	BLK 3	CAMP, MARNEE C	2 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLAND ESTATES	BLK 3	CAMP, MARNEE C	2 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLAND ESTATES	BLK 3	WESLEY, CURTIS L	2400 BUSINESS CENTER DR STE 2312	PEARLAND, TX	77584
WOODLAND ESTATES	BLK 3	LEMMONS, ROBERT S	2216 CAINS LN	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 3	GRIFFIN, DAVID D	PO BOX 1026	MIDLOTHIAN, TX	76065
WOODLAND ESTATES	BLK 3	BOSSALLER, JAMIE	1414 RAVENWOOD DR	MANSFIELD, TX	76063

10/05/2020

ZONING BORAD OF ADJUSTMENT

1200 E. BROAD ST || MANSFIELD TX || 76063

This is a letter of request for adding a new accessory/ detached garage to my properly located on 2210 N Main St. Mansfield TX 76063 with a lot size of 0.81 acres. There currently are two other sheds with a combined square footage of approx. 209 sq. ft. There also is a treehouse built into a tree which is 10' above ground and is 87 sq. ft.

Based on my lot size, my request does not exceed the 4% allowance on square footage and will not exceed 24' in height. It will have 1200 sq. ft. and will be 16' at the tallest point from the ground. The dimension for the shop is 30'x40'x16'. It will be located approx. 150' from the front property line, approx. 100' from the rear property line and another approx. 10' from the side property line. There is an existing concrete driveway that circles the house, as shown in the survey plan. The shop will be built on a concrete slab that will connect to the existing concrete driveway. It is intended to store our RV, boat, motorcycles, vehicles and household goods.

4% of .81 acres = 1,418.80 sq. ft.

Current Accessory Building Square Footage: 209 sq. ft.

Requested Square Footage: 1,200 sq. ft

SINCERELY,



ADIL SUMDANI

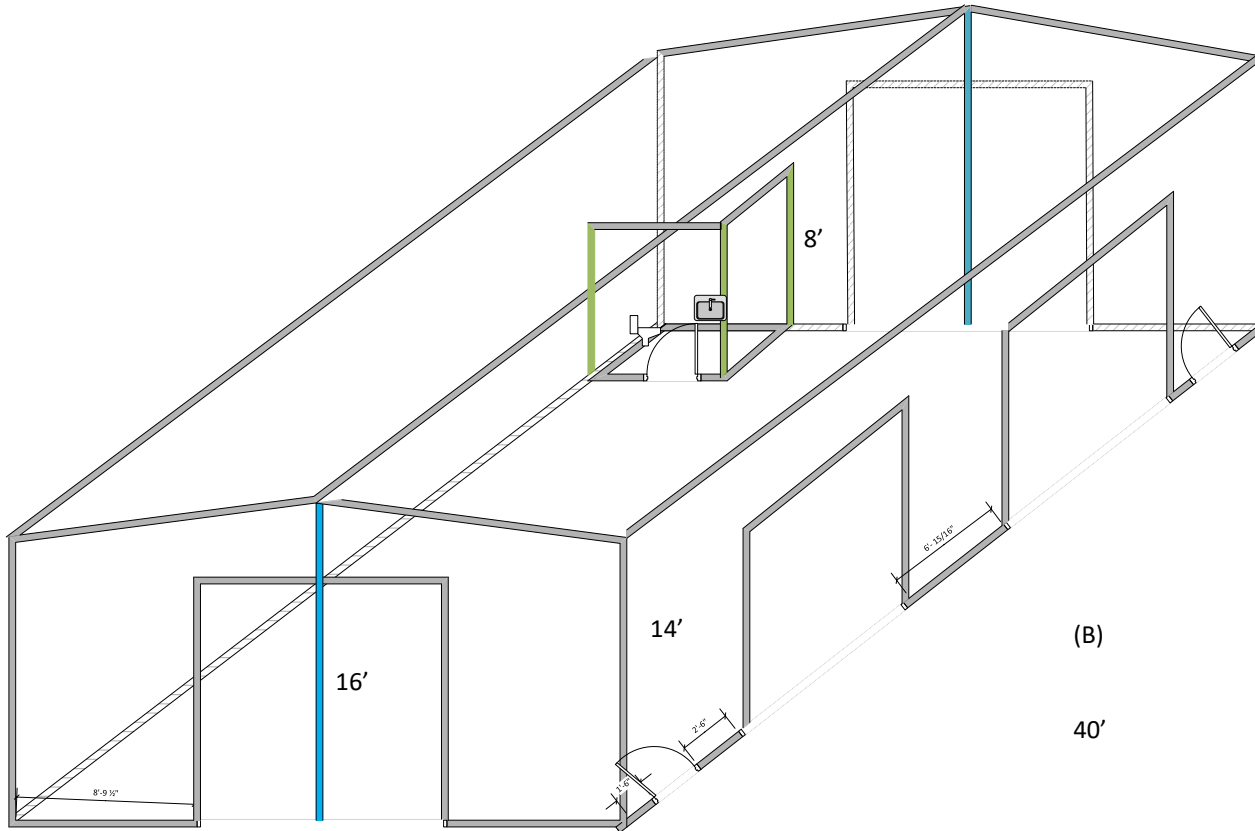
ADILSUMDANI@AOL.COM

817-729-0884

(C)

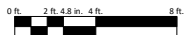
Elevation / Site Plan

2210 N Main St
Mansfield, TX 76063



(A)

30'



Scale: 1/48 : 1

Accessory Building/ Detach Garage:

1200 sqft

30' x 40' x 16'

Concrete Slab

(1) 12' x 12' Garage Bay Side (A)

(1) 12' x 12' Garage Bay Side (C)

(2) 10' x 10' Garage Bay Side (B)

(2) 36" x 80" Side (B)

Intended For Storage:

RV Storage

Boat Storage

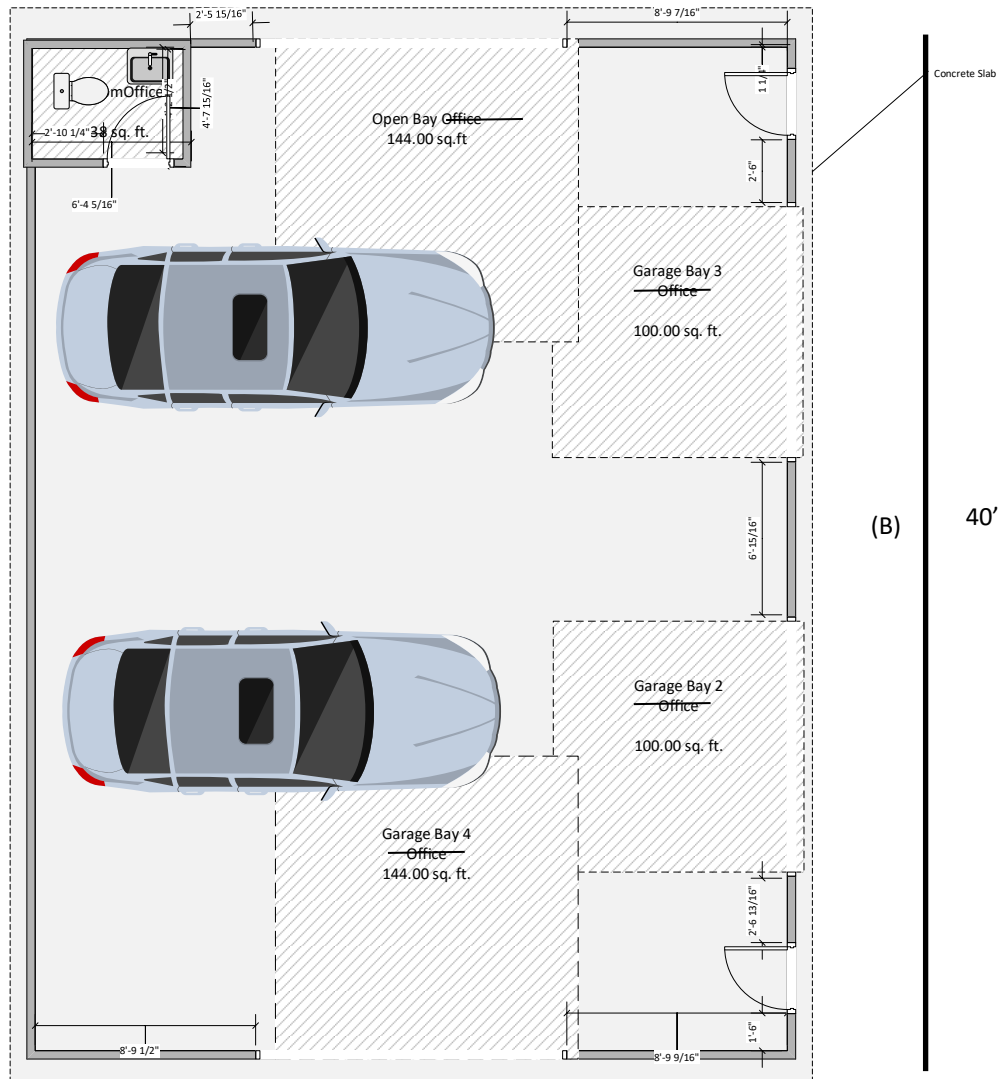
Motorcycle Storage

Misc Household Goods

Floor Plan

2210 N Main St
Mansfield, TX 76063

(C)



(B)

40'

(A)

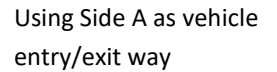
30'

Accessory Building / Detached Garage:

- Single Story
- Concrete Slab
- 1200 sq. ft.
- 30' x 40' x 16'
- (2) 10' x 10' Garage Roll Up Doors
- (2) 12' x 12' Garage Roll Up Doors
- (2) Standard Entry Doors
- Bathroom (26.38 sq. ft.) with Toilet and Wall mount Sink
- Green Shaded area shows Roll Up Garage Door Clearance
- "Office": Couldn't remove the label. Crossed out to show its not a room. There will no rooms with the exception of the bathroom.



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.