



CITY OF MANSFIELD

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

Meeting Agenda - Final Zoning Board of Adjustments

Wednesday, December 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_RfB9OPh3ROunWb1Y5YdSpQ

**by 6:00 pm on Wednesday, December 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: 935 0695 2567

Passcode: 175562

- 1. CALL TO ORDER**
- 2. EXECUTIVE SESSION**

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:

3. APPROVAL OF MINUTES

[20-3887](#) Minutes - Approval of the November 4, 2020 Zoning Board of Adjustments Meeting Minutes

Attachments: [11-04-2020 Meeting Minutes.pdf](#)

4. PUBLIC HEARINGS

[20-3875](#) ZBA#20-011: 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 13 feet 3 inches at 860 Cardinal Rd.; Caleb Crocker, property owner/applicant

Attachments: [Maps and Supporting Information.pdf](#)
[Site Plan and Exhibits.pdf](#)
[Provisions of Section 6300.E.6.pdf](#)

[20-3876](#) ZBA#20-012: Request for a Special Exception under Section 6300.E.6 of

the Zoning Ordinance to allow an accessory building with an area of approximately 750 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowsert, applicant; Noel Rendon, property owner

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

[Site Plan and Exhibits.pdf](#)

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

20-3878

ZBA#20-013: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 320 square feet and a height of approximately 16 feet 6 inches at 10 Woodland Dr; Mike Farley, applicant; Mr. and Mrs. Bradford, owners

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

[Site Plan and Exhibits.pdf](#)

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

5. ADJOURNMENT OF MEETING

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on November 23, 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.



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3887

Agenda Date: 12/2/2020

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the November 4, 2020 Zoning Board of Adjustments Meeting
Minutes

Description/History

The minutes of the November 4, 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, November 4, 2020

6:00 PM

City Hall Multi-Purpose Room

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, with the following members present:

Staff:

Art Wright

Planner

Jennifer Johnston

Development Coordinator

Commissioners:

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

2. APPROVAL OF MINUTES

[20-3846](#)

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

A motion was made by Aguillard, seconded by Accipiter, that this matter be Approval of Minutes . The motion 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

[20-3845](#)

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

Chairman Jones opened the public hearing.

Adil Sumdani, applicant, asks the Board to approve the request for an accessory building with an area of approximately 1,200 square feet and a height of approximately 16 feet at 2210 N. Main St.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:03.

Chairman Jones read the criteria for approval.

A motion was made by Glover, seconded by Smith, that this matter be Approved . The motion 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 6:06 p.m.

Kelly Jones, Chair

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3875

Agenda Date: 12/2/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-011: 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 13 feet 3 inches at 860 Cardinal Rd.; Caleb Crocker, property owner/applicant

Description/History

The applicant is requesting a Special Exception to allow an accessory building to be used for storage of household items. The new structure will be approximately 1,200 square feet and approximately 13 feet 3 inches in height. There is one existing storage building on the property that will be removed.

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 64,653 square feet (1.484 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The proposed building will not exceed 2% of the square footage of the lot for accessory structures.
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 13 feet 3 inches.
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

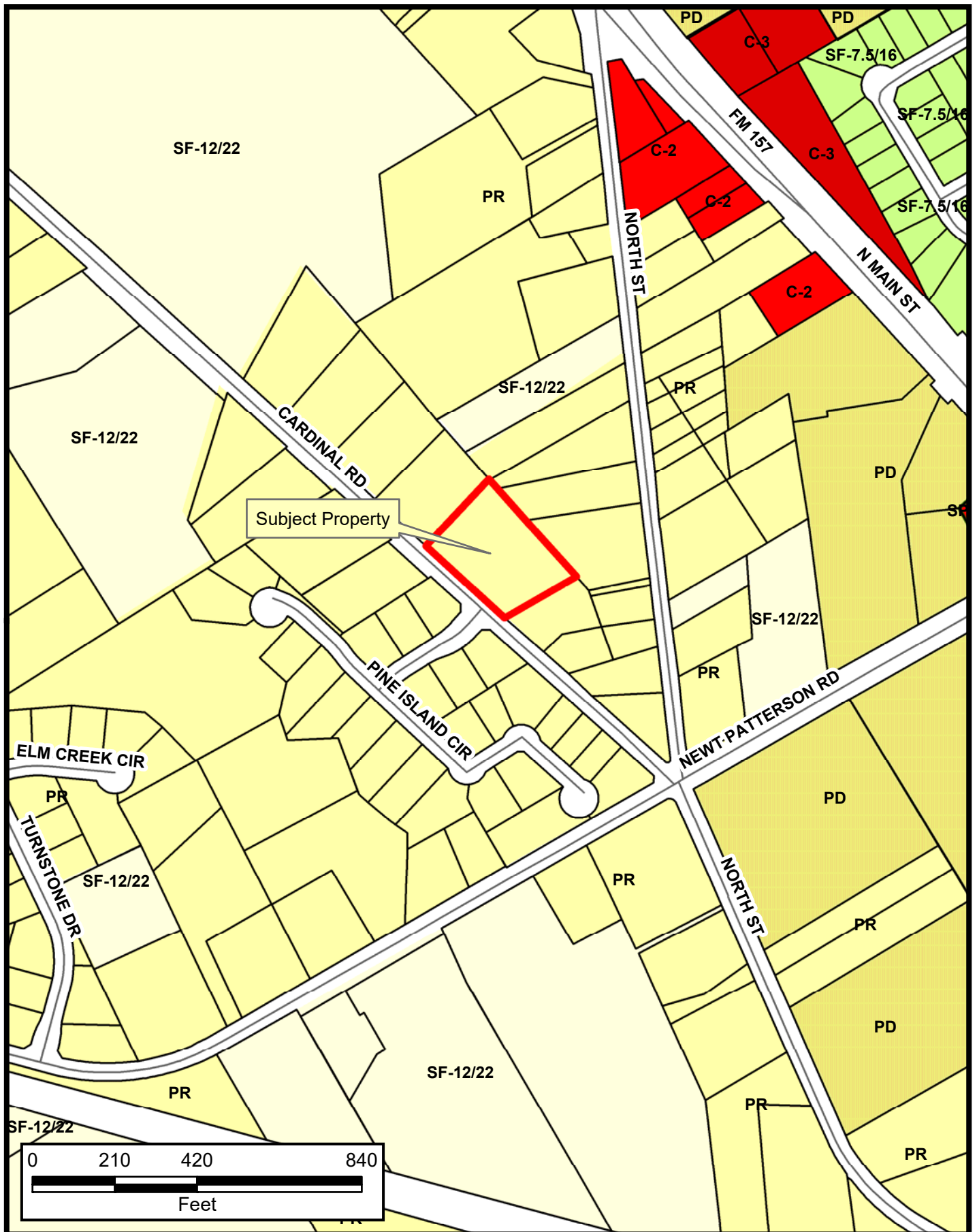
Provisions of Section 6300.E.6



ZBA#20-011

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.

11/5/2020



ZBA#20-011

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11/5/2020

Property Owner Notification for ZBA#20-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
CARDINAL HILL ESTATES	BLK 1	JESKE, JERRI	900 CARDINAL RD	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	BALDWIN, GRANT	510 PINE ISLAND	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	SMITH, DAVID	508 PINE ISLAND CIRCLE	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	KONNERT, JEFFREY	402 CLEAR CREEK DR	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	SILLS, WILLIAM	400 CLEAR CREEK DR	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	ROGERS, KEITH ANDRE	403 CLEEAR CREEK DR	MANSFIELD, TX	76063
CARDINAL PARK ESTATES	BLK 1	SPEECE, JAY	401 CLEAR CREEK DR	MANSFIELD, TX	76063
GLOVER ADDITION	BLK A	GLOVER, RANDALL	PO BOX 1916	MANSFIELD, TX	76063
LOYD SON ADDITION	BLK 1	RUSSELL, DAVID	815 NORTH ST	MANSFIELD, TX	76063
PARKER ESTATES	BLK 1	CERVANTES, BERNARDO	911 NORTH ST	MANSFIELD, TX	76063-1642
RAY, CONNIE ADDITION	BLK 1	EDWARDS, PATRICE	880 CARDINAL RD	MANSFIELD, TX	76063
ROCKERFELLOW, MARGARET SURVEY	A 1267	ALEGRIA, ALFREDO	8629 COUNTY ROAD 509	ALVARADO, TX	76009-6579
ROCKERFELLOW, MARGARET SURVEY	A 1267	ALEGRIA, LUIS	512 PLAINVIEW DR	MANSFIELD, TX	76063-2168
ROCKERFELLOW, MARGARET SURVEY	A 1267	JENNINGS, LINDA L JOHNSTON	905 NORTH ST	MANSFIELD, TX	76063-1642
ROCKERFELLOW, MARGARET SURVEY	A 1267	RUSSELL, CHARLES	817 NORTH ST	MANSFIELD, TX	76063-1640
ROCKERFELLOW, MARGARET SURVEY	A 1267	GRIFFIN, DOROTHY L	881 CARDINAL RD	MANSFIELD, TX	76063-6319
ROCKERFELLOW, MARGARET SURVEY	A 1267	CASSIO, LUIS A	811 NORTH ST	MANSFIELD, TX	76063-1640
ROCKERFELLOW, MARGARET SURVEY	A 1267	RUSSELL, BRYAN	809 NORTH ST	MANSFIELD, TX	76063

Thursday, November 05, 2020

Page 1 of 2

Property Owner Notification for ZBA#20-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ROCKERFELLOW, MARGARET SURVEY	A 1267	CASSIO, LUIS A	811 NORTH ST	MANSFIELD, TX	76063-1640
RUSSELL, R D ADDITION	BLK 1	RUSSELL, ROY D	206 DAWSON ST	MANSFIELD, TX	76063-1944
RUSSELL, R D ADDITION	BLK 1	MILLER, JAMES	816 CARDINAL RD	MANSFIELD, TX	76063
CROCKERTOWN	BLK 1	CROCKER, CALEB	860 CARDINAL RD	MANSFIELD,TX	76063

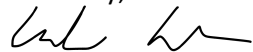
Caleb Crocker
860 Cardinal Road
Mansfield, TX 76063

11/02/2020

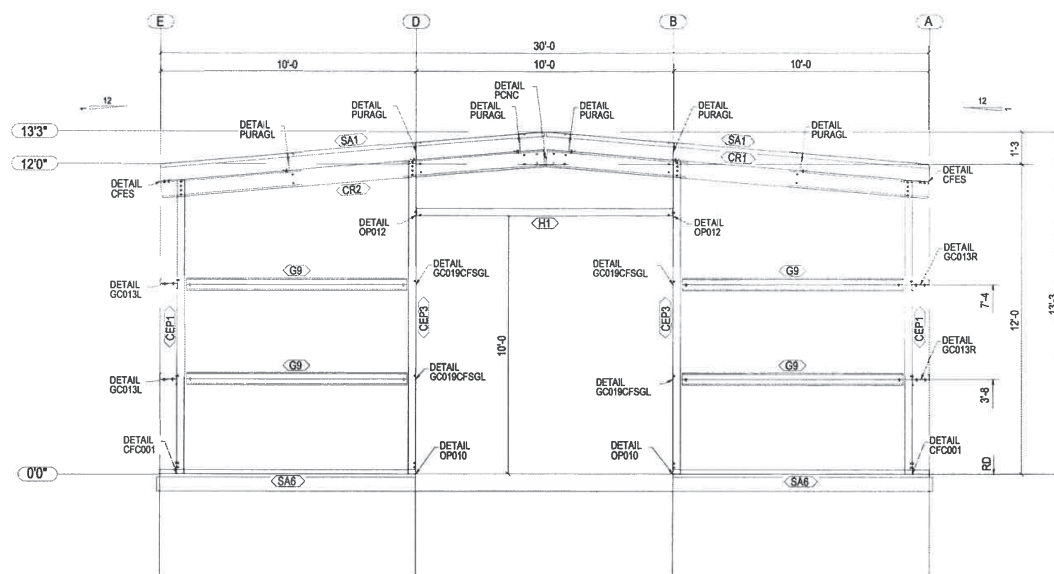
Zoning Board of Adjustments,

I am requesting that a special exception be granted with respect to the height of an accessory building that I would like to build at 860 Cardinal Rd. The building will be used as storage of household items. The lot size is 64,653 square feet. The total height of the proposed building is 13'3", which is in excess of the 12' allowed by code. In reference to the conditions of approval, the lot satisfies the condition of being in excess of ½ acre in size. The proposed building is 1,200 square feet, which is not in excess of 2% of the square footage of the lot. The requested increase in the height of the building is within the 24' for buildings or structures located on lots of .5 to 2 acres. The building is within the required setback, with a 10' setback from the side and a 11.5' setback from the rear. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caleb Crocker', with a stylized flourish at the end.

Caleb Crocker



LEW ELEVATION ON GRID 1

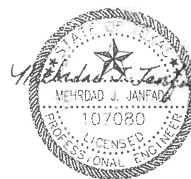
GENERAL NOTES:

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL PANELS BE FIELD CUT TO MATCH ROOF SLOPE.

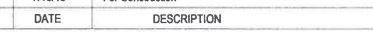
****CAUTION****
THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE MEASURED (HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE ENDWALL PANELS.

LEFT ENDWALL: 0

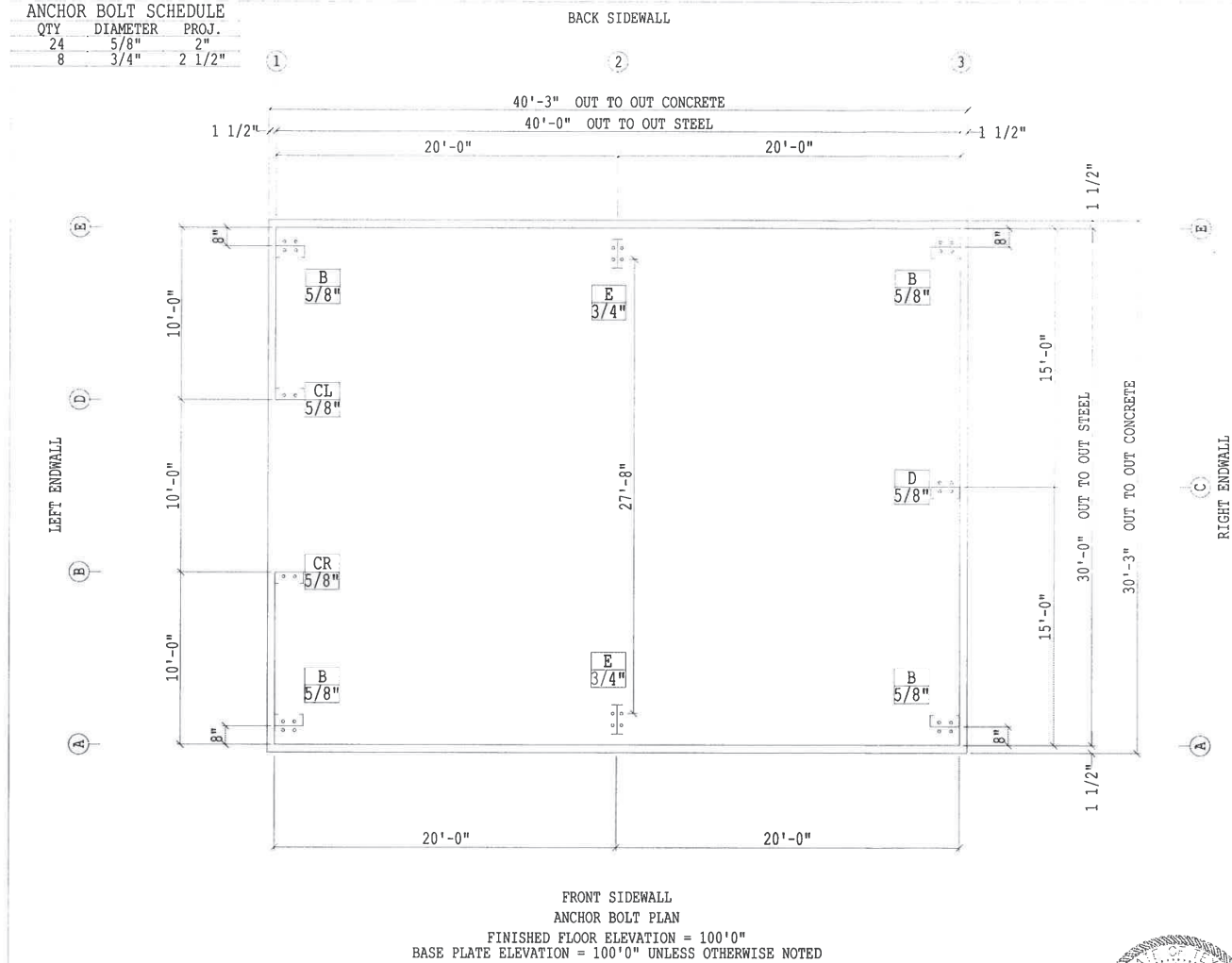
ALL ENDWALL COLUMNS AND JAMBS ARE DESIGNED AS "POSTS" AS DEFINED BY OSHA AND ARE NOT INTENDED TO BE CLIMBED ON UNTIL FULLY BRACED.



10/7/2020

0	7/16/13	For Construction
REV	DATE	DESCRIPTION
		
MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS		
1913 Hutchins Ave. Boling, TX 76821		
(800) 527-1087		
DRAWING DESCRIPTION: LOW ELEVATION ON GRID 1		
SUBMITTAL	BUILDING DESCRIPTION:	ROOF SLOPE
claytorn	30 X 40 X 12	1:12
ADDRESS:	IBC 12 UTILITY KIT	SIGN
Caleb Crocker	Mansfield TX (Texas) 76063	NONE
DETAILS	JOB #	REV.
CHECKER	5968961	0
DATE	DWG #	E5
07/20/2012		

ANCHOR BOLT SCHEDULE		
QTY	DIAMETER	PROJ.
24	5/8"	2"
8	3/4"	2 1/2"



Not To Scale



10/7/2020

0	7/16/13	For Construction
REV	DATE	DESCRIPTION
MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087		
DRAWING DESCRIPTION: ANCHOR BOLT PLAN		
SALESMAN Clayton	BUILDING DESCRIPTION 30 X 40 X 12	ROOF SLOPE 1:12
CUSTOMER NAME Caleb Crocker	ADDRESS Mansfield TX (Texas) 76063	SCALE NONE
DETAILER JIMJ	CHECKER DATE 10/7/2020	JOB # 5968961
		DWG # AB1
		REV 0



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: 20-3876

Agenda Date: 12/2/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-012: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 750 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowsert, applicant; Noel Rendon, property owner

Description/History

The applicant is requesting a Special Exception to allow an accessory building to be used for parking a boat and as storage for lawn equipment and household items. The new structure will be approximately 750 square feet and approximately 14 feet 6 inches in height.

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

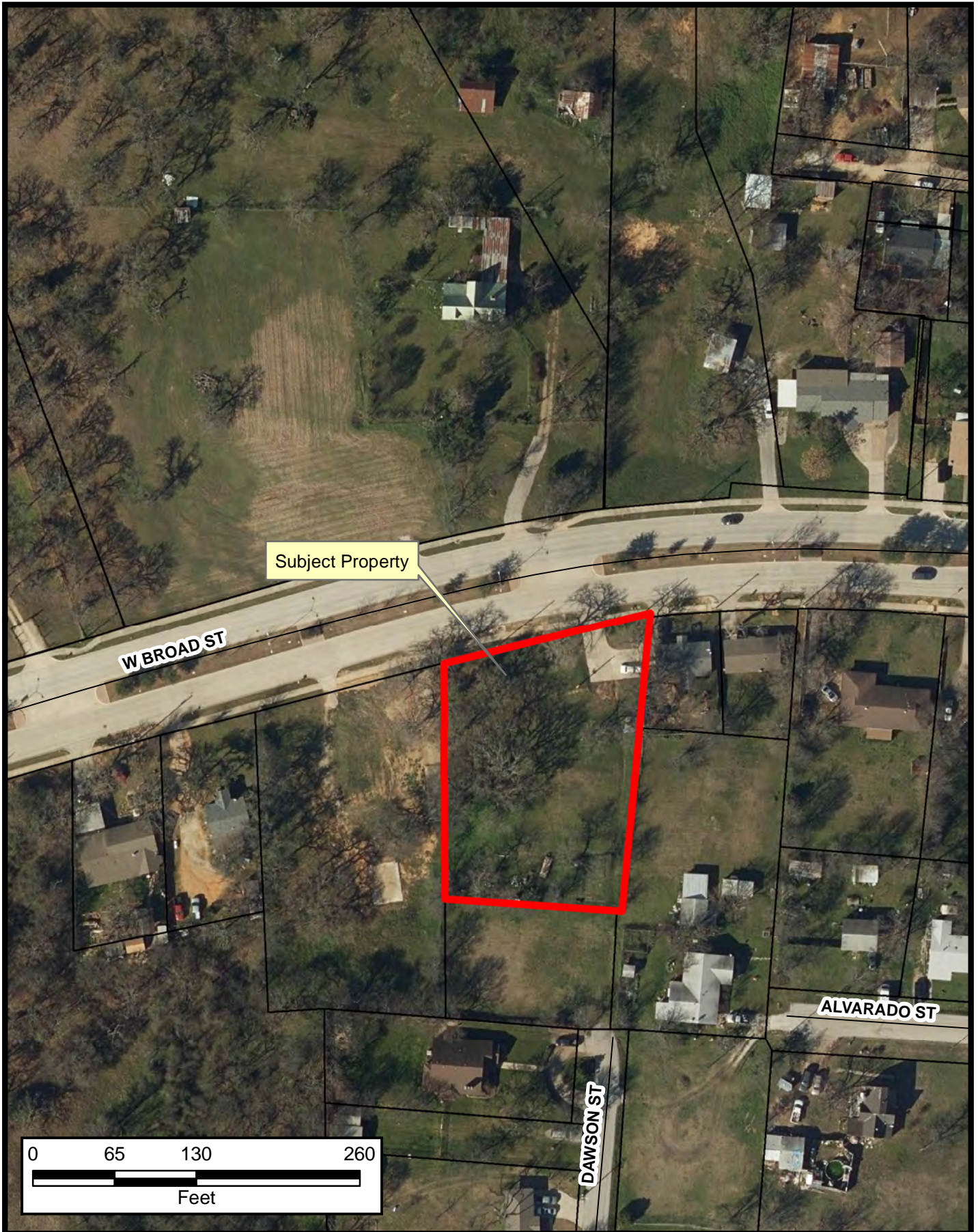
1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 32,126 square feet (0.737 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the 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 750 square feet, or 2.33% 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 14 feet 6 inches.
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

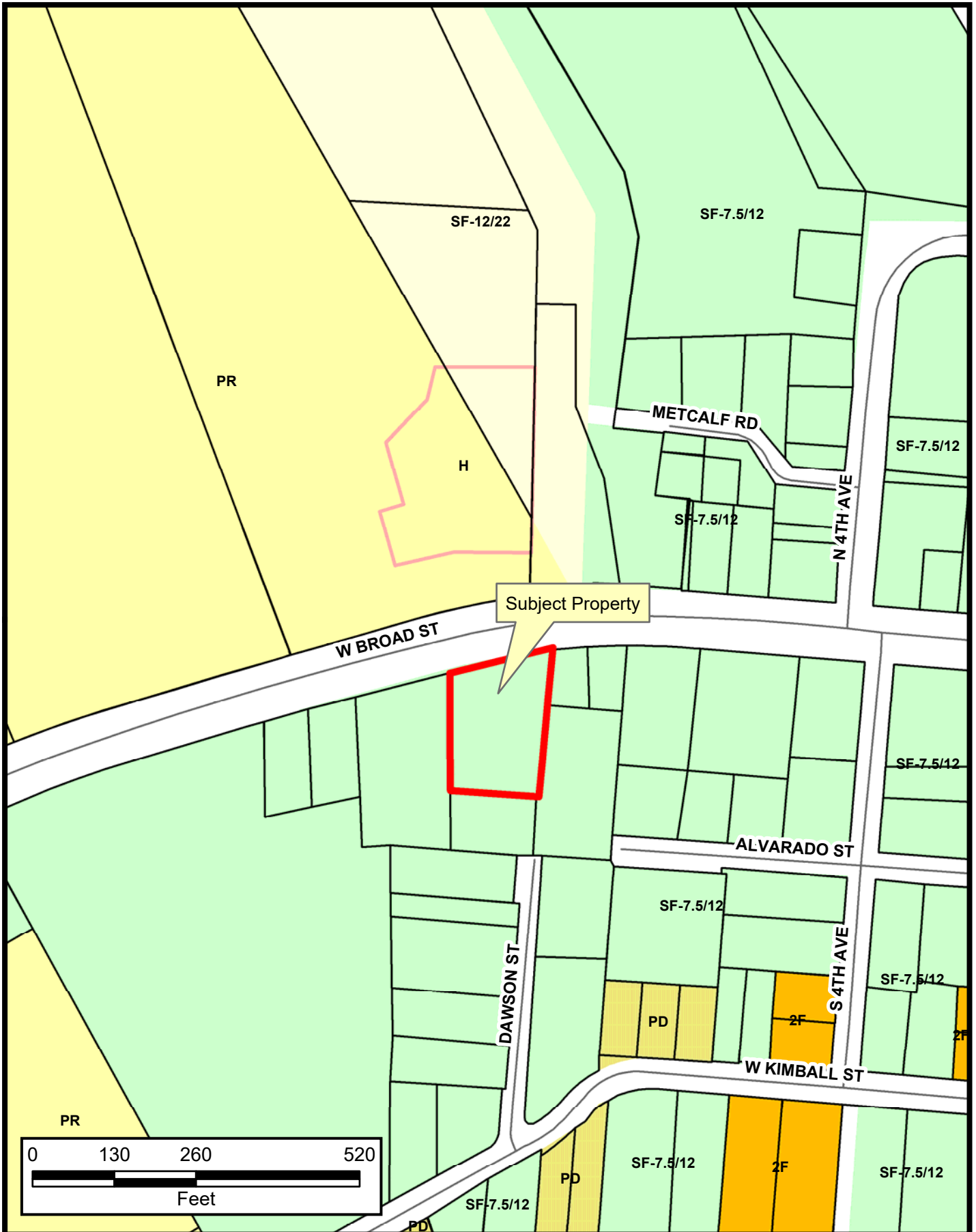
Maps and supporting information
Site plan and exhibits
Provisions of Section 6300.E.6



ZBA#20-012

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11/4/2020



ZBA#20-012

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11/4/2020

Property Owner Notification for ZBA#20-012

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	ZETINA, DELORES	603 W BROAD ST	MANSFIELD, TX	76063-1616
HANKS, THOMAS J SURVEY	A 644	PORTILLO, FRANCISCA GARCIA	705 LATHAM BLVD	VENUS, TX	76084
HANKS, THOMAS J SURVEY	A 644	PEREZ, CARLOS	615 W BROAD ST	MANSFIELD, TX	76063-1616
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	COMER, JIMMIE D	PO BOX 266	MANSFIELD, TX	76063-0266
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	MAXWELL, SALLIE GRAY	600 ALVARADO ST	MANSFIELD, TX	76063-1939
HANKS, THOMAS J SURVEY	A 644	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944
MANSFIELD, CITY OF	BLK 35A	RASCON, THOMAS	505 W BROAD ST	MANSFIELD, TX	76063-1614
MANSFIELD, CITY OF	BLK 35A	GARCIA, PABLO EST	504 ALVARADO ST	MANSFIELD, TX	76063-1976
MANSFIELD, CITY OF	BLK 36	HARTMAN, BEN	500 ALVARADO ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	PATTON, NELDA	PO BOX 186	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 40	PATTON, BILLY	313 ARNOLD AVE	BURLESON, TX	76028
PORTILLO-BROAD ADDITION	BLK 1	RENDON, NOEL	1812 EMPIRE CIR	ARLINGTON, TX	76002-6602
PORTILLO-BROAD ADDITION	BLK 1	RENDON, NOEL	607 W. BROAD ST	MANSFIELD, TX	76063
ZANE ADDITION	BLK 1	CARTER, LAWRENCE ZA	202 DAWSON ST	MANSFIELD, TX	76063-1944
ZUCKERBROW ADDITION	BLK 1	LAKELAND CUSTOM HOMES LLC	752 N MAIN ST # 1513	MANSFIELD, TX	76063

Wednesday, November 04, 2020

Page 1 of 1

To: Whom it may concern,

We are requesting to build an accessory building on the property of 607 W. Broad St. at the residence of Noel Rendon. The building is a 25' x 30' (750 sq ft.) steel constructed bolt up structure on a roughly 36,000 sq. ft. lot next to Noels house.

Using R-Panel siding, we would like the side walls at the eaves to be 12' in height to have a 2:12 pitch using R-Panel roofing and gutters. Which would be 14' 6" at the peak with the 6" concrete foundation. It will be 8' from the corner of his house, 15' from the east property line and 30' from the back-property line. He will be using to store his boat, lawn equipment and other household items.

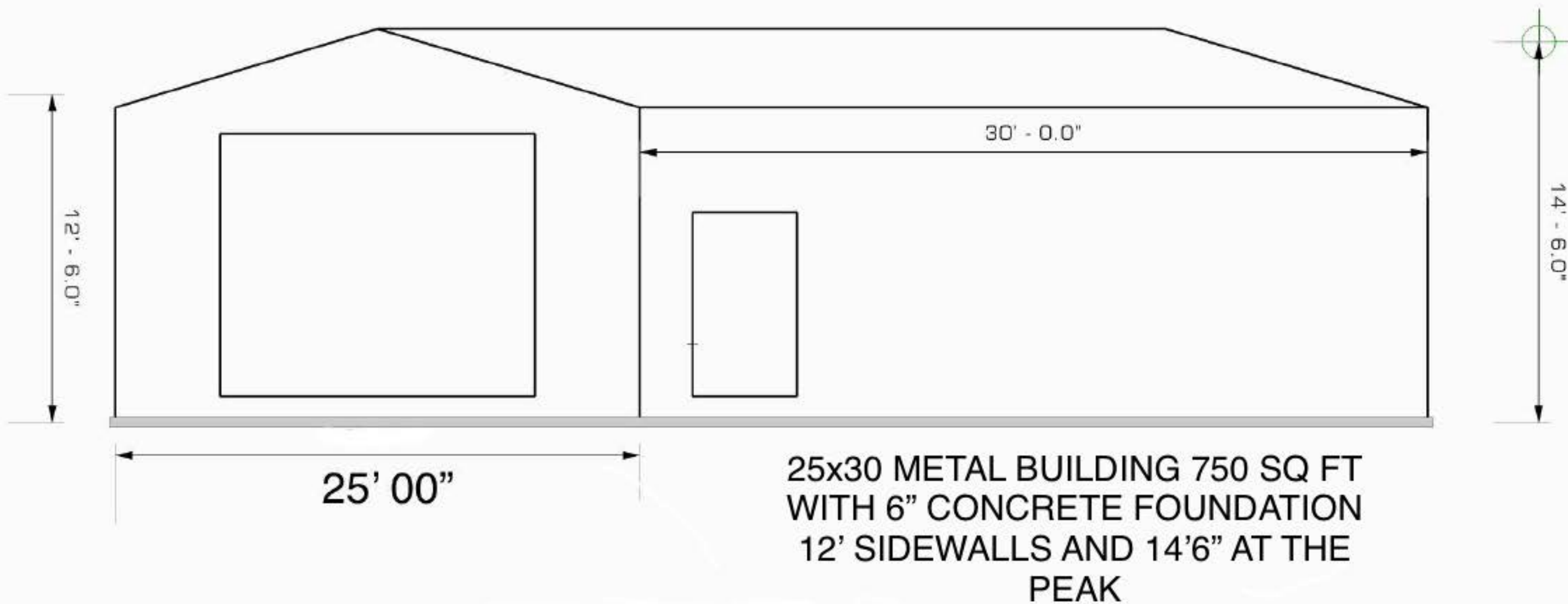
Thank you,

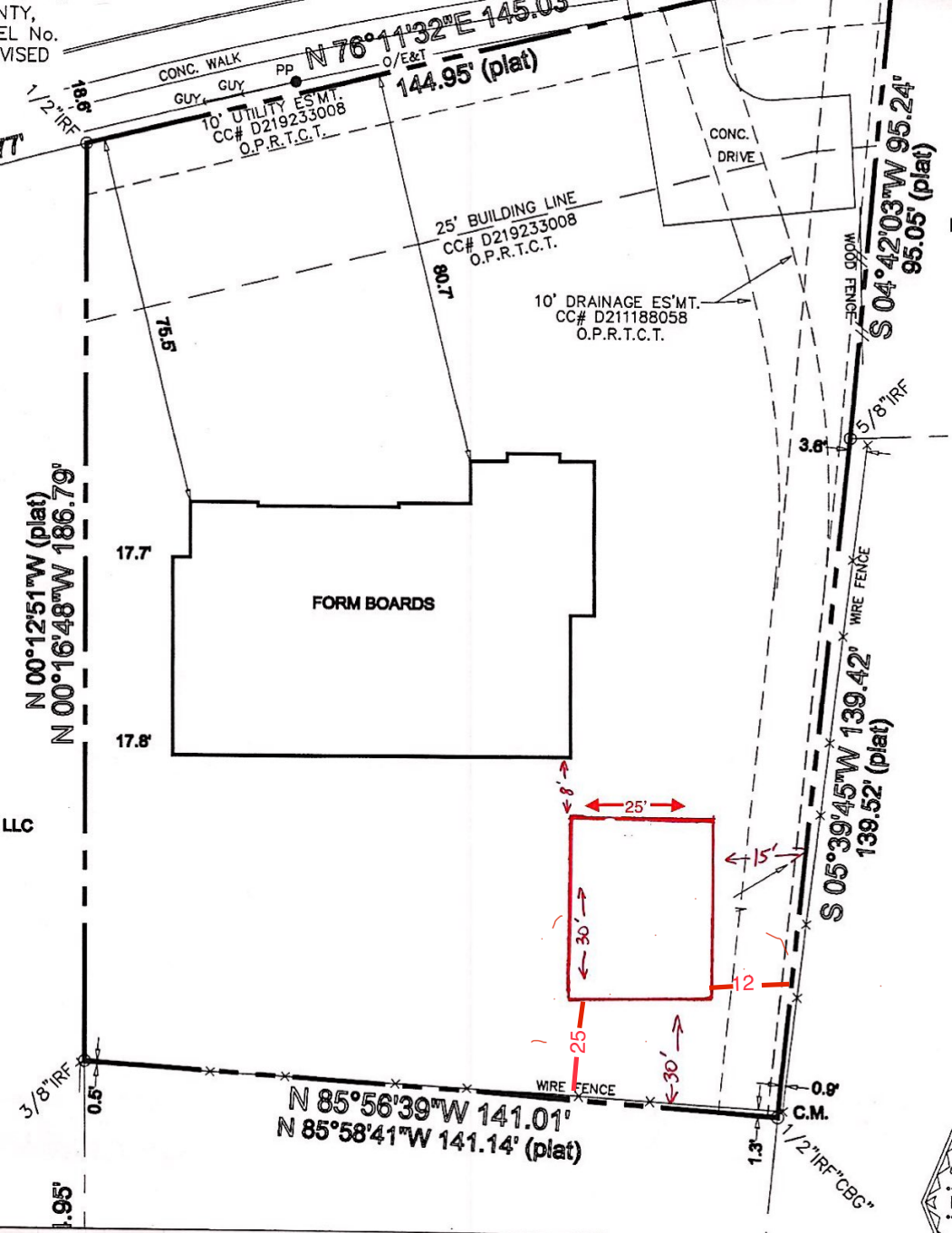
Steven Cowsert

Texas Fence & Outdoors

469-600-4858

texasfenceandoutdoors@gmail.com





BUILDING DETAILS

BUILDING TYPE: STRAIGHT COLUMN RIGID FRAME
WIDTH: 25 LENGTH: 30
SIDEWALL BAY SPACING: 2 at 15

	FAVE HT	ROOF P
FRONT SIDE:	<u>12</u>	<u>2.0:</u>
BACK SIDE:	<u>12</u>	<u>2.0:</u>

BUILDING CODE

DESIGN CODE: <u>IBC 15</u>	IMPORTANCE FACTORS
CLOSED/OPEN: <u>Closed</u>	WIND: <u>1.00</u>
EXPOSURE: <u>C</u>	SEISMIC: <u>1.00</u>
SEISMIC COEF.: <u>0.136</u>	
SEISMIC ZONE: <u>B</u>	

BUILDING LOADS

DEAD LOAD: <u>2.5</u>	psf
LIVE LOAD: <u>20</u>	psf
GROUND SNOW LOAD: <u>5</u>	psf
COLLATERAL: <u>3</u>	psf
WIND LOAD: <u>115</u>	mph

ROOF EXTENSIONS

LEFT EW: _____ FRONT SW: _____ RIGHT EW: _____ BACK SW: _____

SHEETING & TRIM

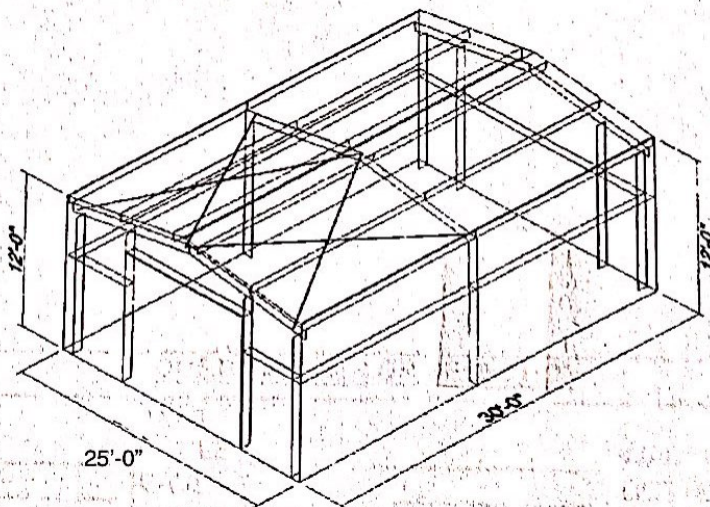
ROOF	WALL	SOFFIT
FINISH: <u>Galvalume +</u>	FINISH: <u>SIL-POLY</u>	FINISH: _____
PANEL: <u>PBR</u>	PANEL: <u>R</u>	PANEL: _____
GAUGE: <u>26</u>	GAUGE: <u>26</u>	GAUGE: _____

ACCESSORIES

FRONT SW: _____ BACK SW: _____
GUTTERS: _____
DOWNSPOUTS: _____

FRAMED OPENINGS

LEFT ENDWALL: (1) 10 W x 10 H
FRONT SIDEWALL: none
RIGHT ENDWALL: none
BACK SIDEWALL: none



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: 20-3878

Agenda Date: 12/2/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-013: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 320 square feet and a height of approximately 16 feet 6 inches at 10 Woodland Dr; Mike Farley, applicant; Mr. and Mrs. Bradford, owners

Description/History

The applicant is requesting a Special Exception to allow a detached cabana and outdoor kitchen. The new structure will be approximately 320 square feet and approximately 16 feet 6 inches in height. There is an existing gazebo in front of the house 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 250,470 square feet (5.75 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The proposed building and the existing building combined will not exceed 2% of the square footage of the lot for accessory structures.
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 6 inches.
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

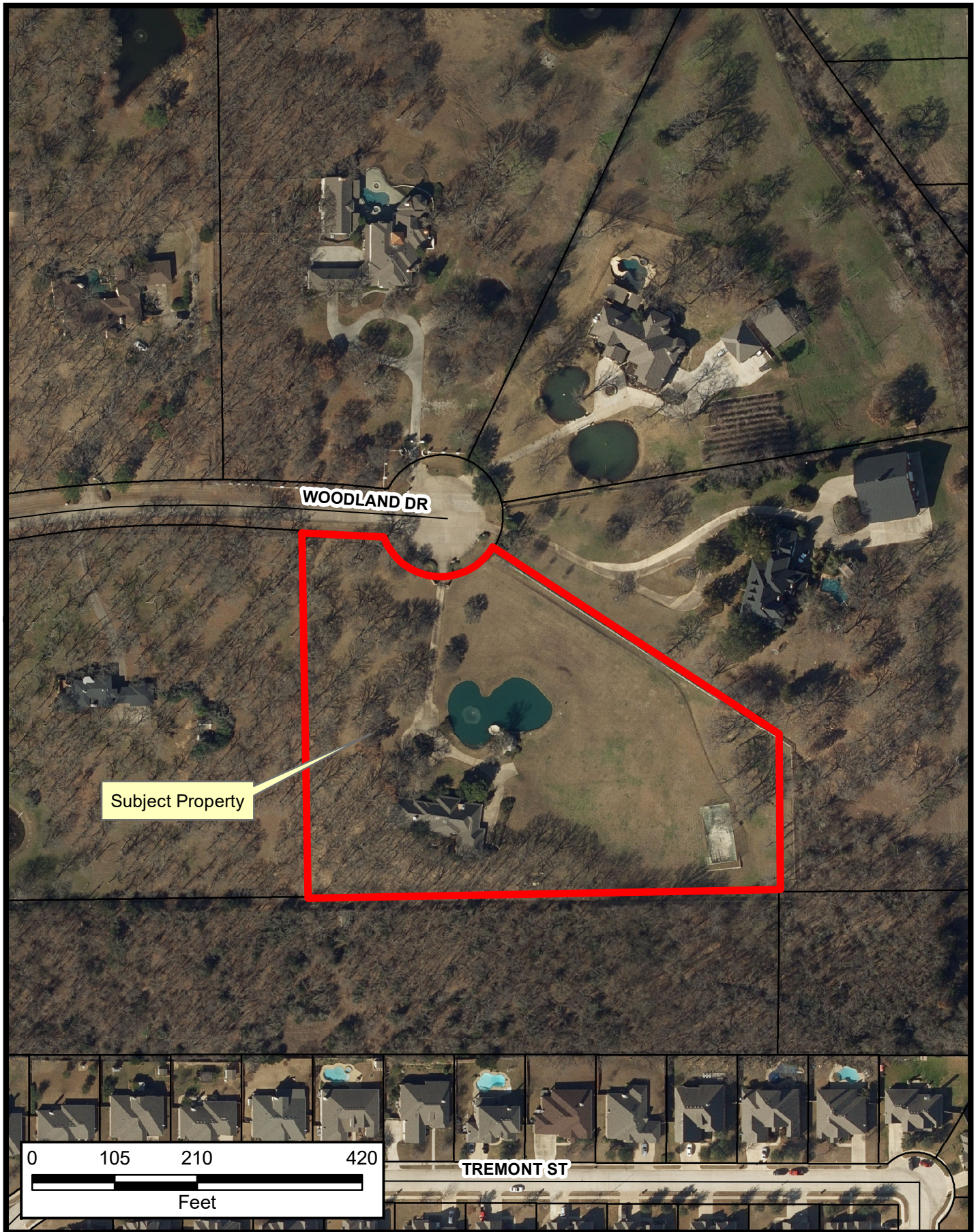
accessory building. If approved, the accessory building may not be used for business purposes.

Attachments

Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.6



ZBA#20-013

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.

11/11/2020

Property Owner Notification for ZBA#20-013

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LYNN, WILLIAM SURVEY	A 984	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
LYNN, WILLIAM SURVEY	A 984	BRADFORD, DARIEN	10 WOODLAND DR	MANSFIELD, TX	76063
WOODLAND ESTATES	BLK 9	ROMERO, STEVE	1004 TREMONT ST	MANSFIELD, TX	76063-6074
WOODLAND ESTATES	BLK 9	WHITFIELD, EARL	1002 TREMONT ST	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD)	LOT 10A	BRADFORD, DARIEN	10 WOODLAND DR	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD)	LOT 11	SHAFI, SHAKOT A	11 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLANDS ADDN, THE (MANSFIELD)	LOT 7	MANN, ROBERT W	7 WOODLAND DR	MANSFIELD, TX	76063-6086
WOODLANDS ADDN, THE (MANSFIELD)	LOT 8A	WHEELESS, MICHAEL	8 WOODLAND DR UNIT A	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD)	LOT 8B	LENAMOND, SHELLEY	8 WOODLAND DR	MANSFIELD, TX	76063
WOODLANDS ADDN, THE (MANSFIELD)	LOT 9	SMITH, DONALD R	9 WOODLAND DR	MANSFIELD, TX	76063



To: City of Mansfield; Zoning Board of Adjustments
From: Mike Farley with Claffey Pools
Subject: 10 Woodland Drive Mansfield, TX 76063
Date: November 2nd, 2020

I, Mike Farley with Claffey Pools am representing the home owners of: 10 Woodland Drive in Mansfield Texas, Mr. & Mrs. Darien Bradford. I would like to submit for a special exception through the Zoning Board of Adjustment for an increased height to 16'-6" for an accessory structure.

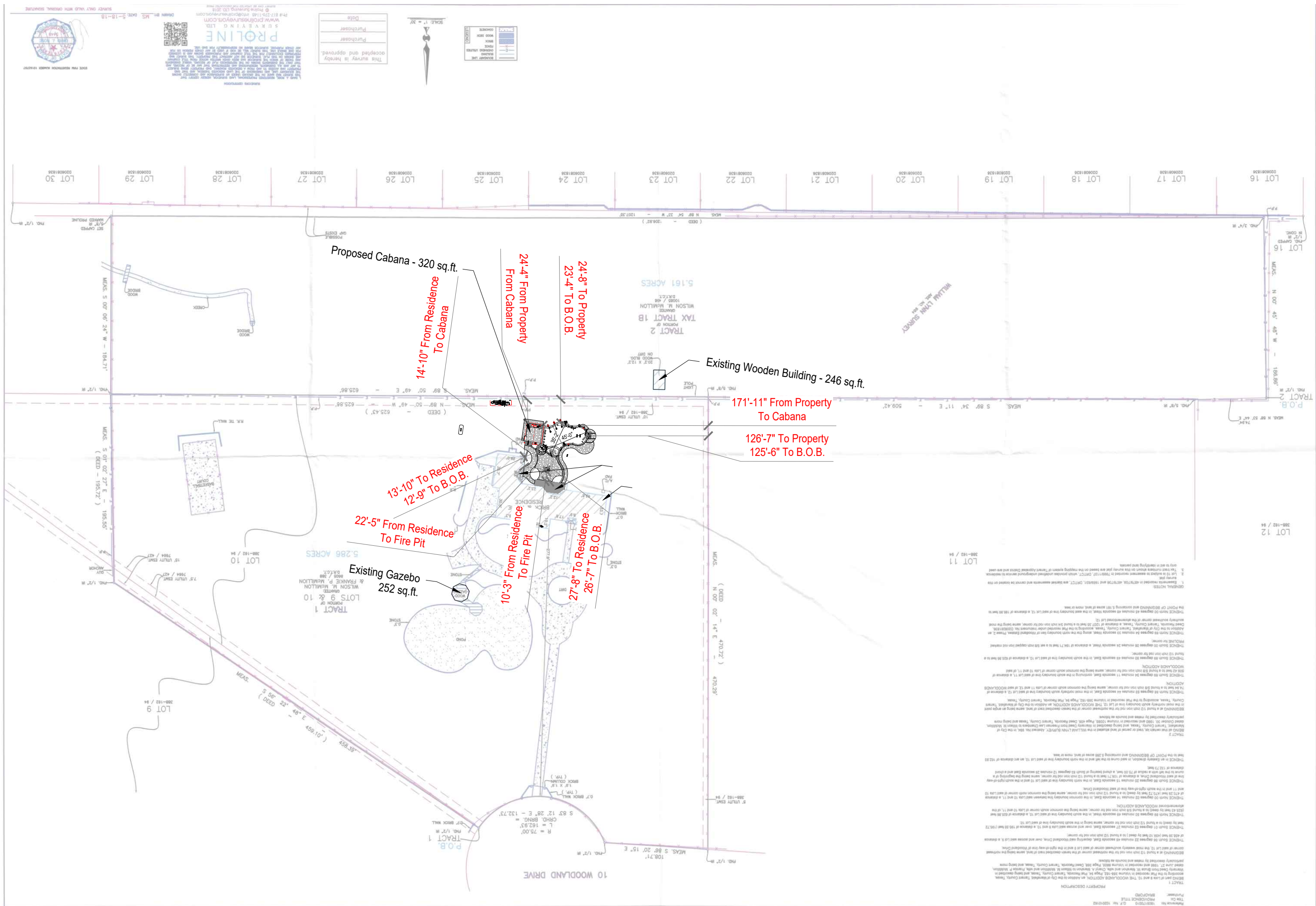
RESIDENTIAL ACCESSORY AND STORAGE BUILDING GUIDELINES states "Accessory or storage buildings are limited to one story and can be no more than 12 feet in height"

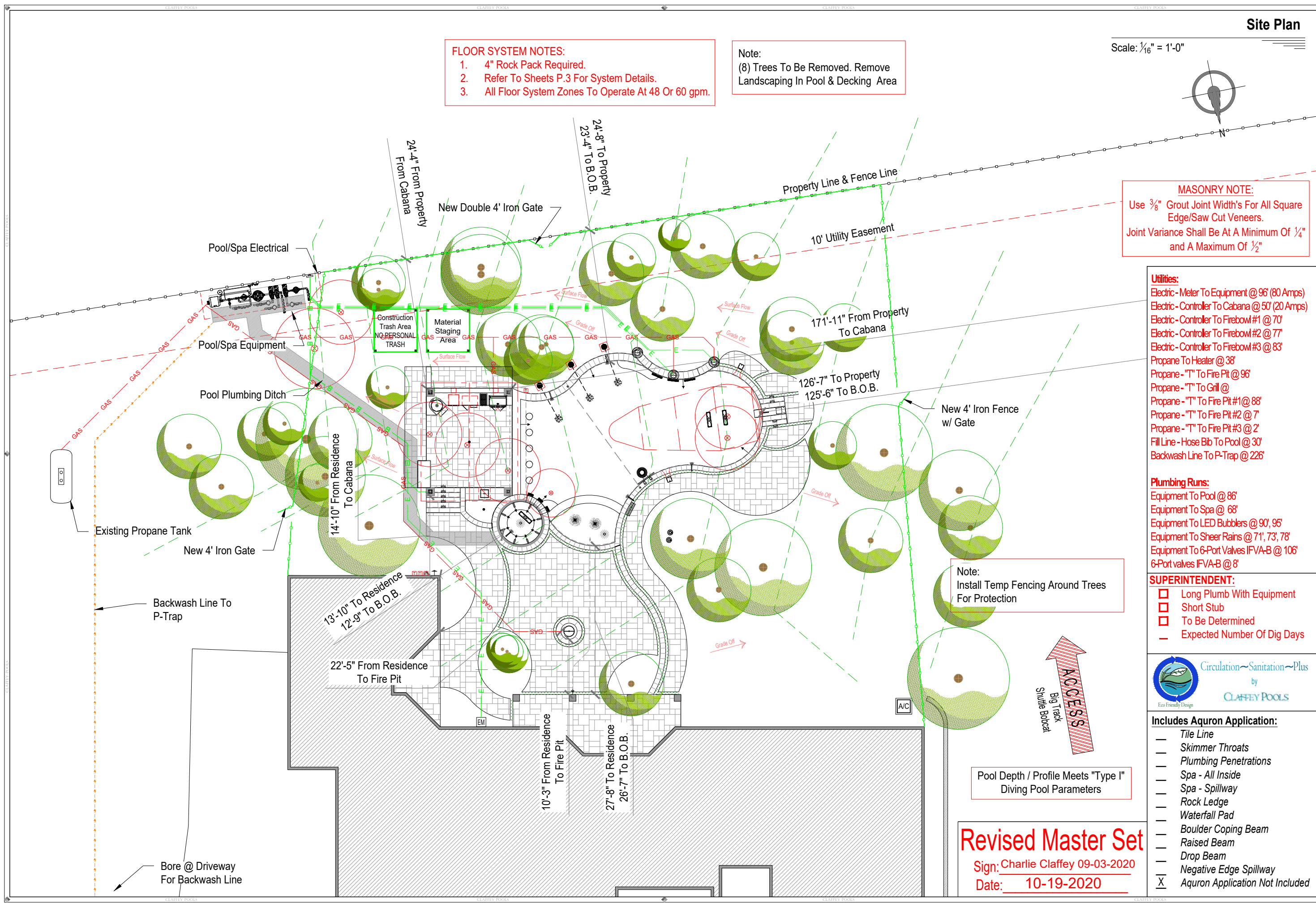
The max height of the proposed detached, gabled cabana at the address stated above is 16'-6" with the measurement taken from the base of the cabana to the tallest point (ref. O.5). This cabana was designed to work with the restrictions of an existing hillside. The structure is considered a sunken cabana (ref.O.4/01) in which the finished floor sets below the top of the pool beam. In order to achieve this design type there needs to be enough clearance for a person to enter, without restriction, into the structure. With a max height of 12' this would not be possible as it would only allow of clearance 5'-5" from the base to the bottom plate of the cabana and even less upon entry from the pool level at the top of the steps.

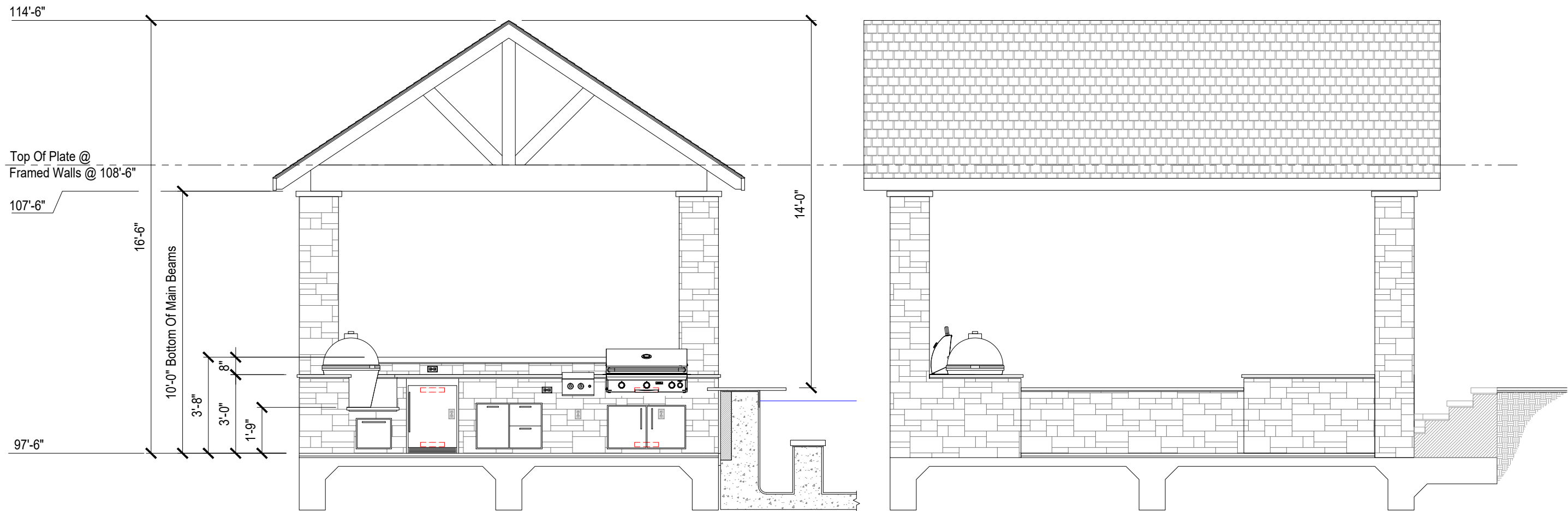
Mr. & Mrs. Bradford owners of subject property: 10 Woodland Drive; Woodlands Addition, Lot 10A make up 5.286 acres. They also own the tract of land immediately South (LYNN, WILLIAM SURVEY Abstract 984 Tract 1B) which is an additional 5.161 acres making a total of 10.447 acres.

We are requesting an increased height to 16'-6" for an accessory structure. The height restriction has a significant impact on the design for this project. With consideration of the design of the accessory structure, and the size of the properties owned by the homeowner, this decision should have no negative consequences for the City or surrounding neighbors. Thank you for your consideration.

Mike Farley
Claffey Pools







CLAFFEY POOLS

(817) 488-5795 Phone
(817) 421-2670 Fax
P.O. Box 92278

1625 Brumlow Ave.
Southlake, Texas
76092

THE BRADFORD RESIDENCE
10 WOODLAND DRIVE
MANSFIELD, TEXAS 76063
WOODLANDS ADDITION
LOT 9 & 10

Plan Number:	16734
Sold Date:	05-15-2020
Initial Plan Set Issue:	06-09-2020
Master Plan Set Issue:	09-03-2020
Sales Contact:	Mike Farley/Maegan King
Drafted By:	Amber Whitaker
Checked By:	Charlie Claffey
Revisions:	
10-19-2020	

Page Number:

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Revised Master Set
Sign: Charlie Claffey 09-03-2020
Date: 10-19-2020

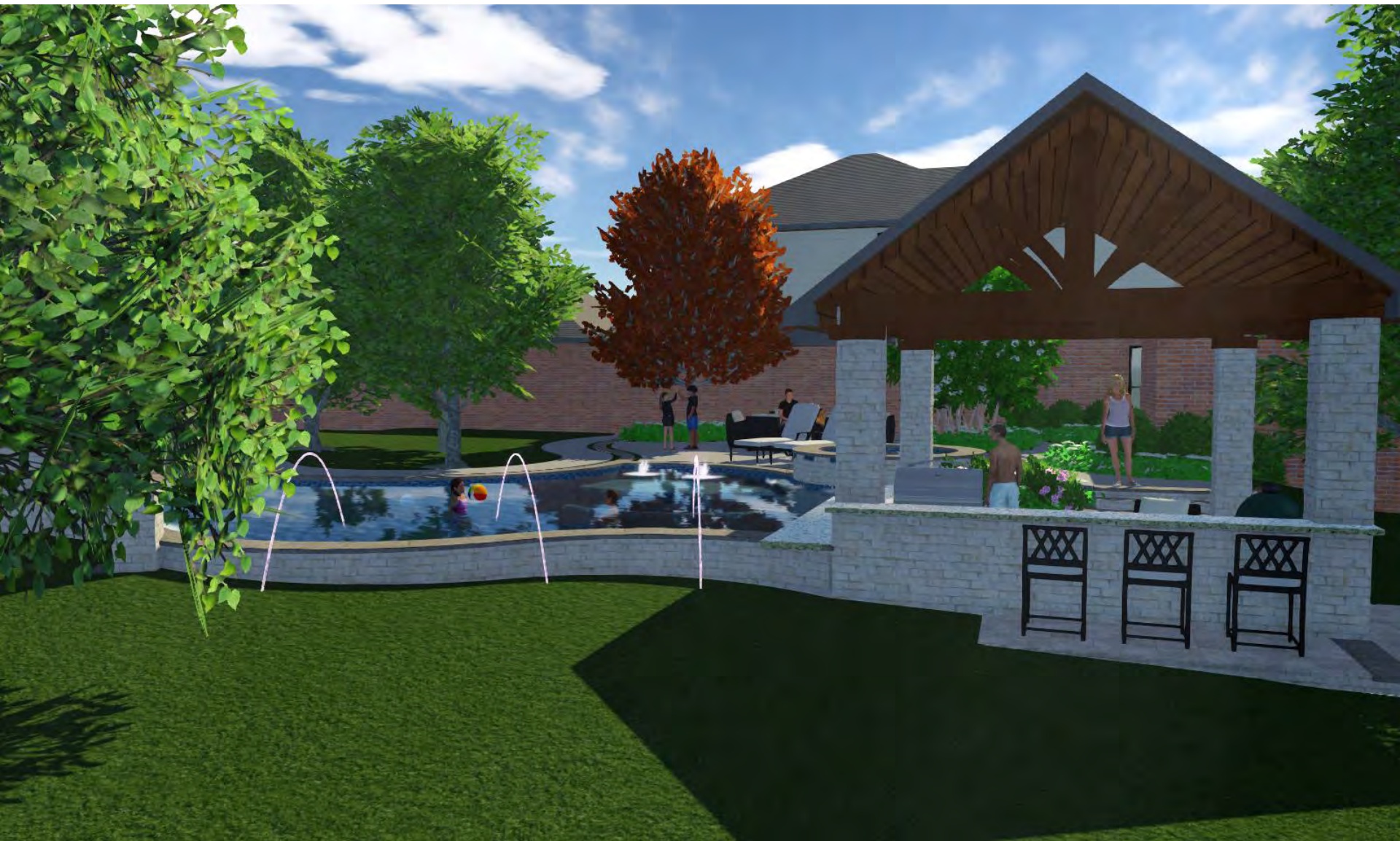












SECTION 6300.E.6

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.