



CITY OF MANSFIELD

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

Meeting Agenda - Final

Zoning Board of Adjustments

Wednesday, January 6, 2021

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_phKFyo9vQ4-j2GxHYPvmrQ

by 6:00 pm on Wednesday, January 6, 2021 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: 924 6280 8387

Passcode: 106340

1. CALL TO ORDER

3. APPROVAL OF MINUTES

[20-3914](#) Minutes - Approval of the December 2, 2020 Zoning Board of Adjustments Meeting Minutes

Attachments: [Meeting Minutes 2-Dec-2020.pdf](#)

4. PUBLIC HEARINGS

[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 1,000 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowser, applicant; Noel Rendon, property owner (*Tabled from the December 2, 2020, meeting*)

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

[Site Plan and Exhibits.pdf](#)

[Provisions of 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 December 30, 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: 20-3914

Agenda Date: 1/6/2021

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

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

Description/History

The minutes of the December 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.
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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, December 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, with the following members present:

Staff:

Art Wright, Planner II

Shirley Emerson, Planner I

Jennifer Johnston, Development Coordinator

Board Members:

Present 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Eddilisa Martin

2. EXECUTIVE SESSION

Executive Session not conducted

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

Board Member Glover made a motion to approve the minutes of the November 4, 2020, meeting. Board Member Aguillard seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Eddilisa Martin

Nay: 0

Abstain: 0

4. PUBLIC HEARINGS

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

Chairman Jones opened the public hearing.

Steven Cowsert, applicant, and Noel Redon, property owner, asks the Board to table the request for an accessory building with an area of approximately 750 feet and a height of approximately 14 feet 6 inches at 607 W. Broad, as they would like to make changes to their submittal.

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 to table the hearing. Board member Aguillard seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Eddilisa Martin

Nay: 0

Abstain: 0

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

Chairman Jones opened the public hearing.

Caleb Croker, 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 13feet 3 inches at 860 Cardinal Rd.

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. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Eddilisa Martin

Nay: 0

Abstain: 0

[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

Chairman Jones opened the public hearing.

Mike Farley, applicant, asks the Board to approve the request for an accessory building with an area of approximately 320 square feet and a height of approximately 16 feet 6 inches at 10 Woodland Dr.

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. Vice-Chair Accipiter seconded the motion, which carried by the following vote

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Eddilisa Martin

Nay: 0

Abstain: 0

5. ADJOURNMENT OF MEETING

With no further business Chairman Jones adjourned the meeting at 6:09 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3876

Agenda Date: 1/6/2021

Version: 2

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

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 1,000 square feet and a height of approximately 14 feet 6 inches at 607 W. Broad St.; Steven Cowser, applicant; Noel Rendon, property owner (*Tabled from the December 2, 2020, meeting*)

Description/History

This case was tabled at the Board's December 2, 2020, meeting to allow the applicant to make changes to the request. The applicant is now 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 1,000 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 1,000 square feet, or 3.11% 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

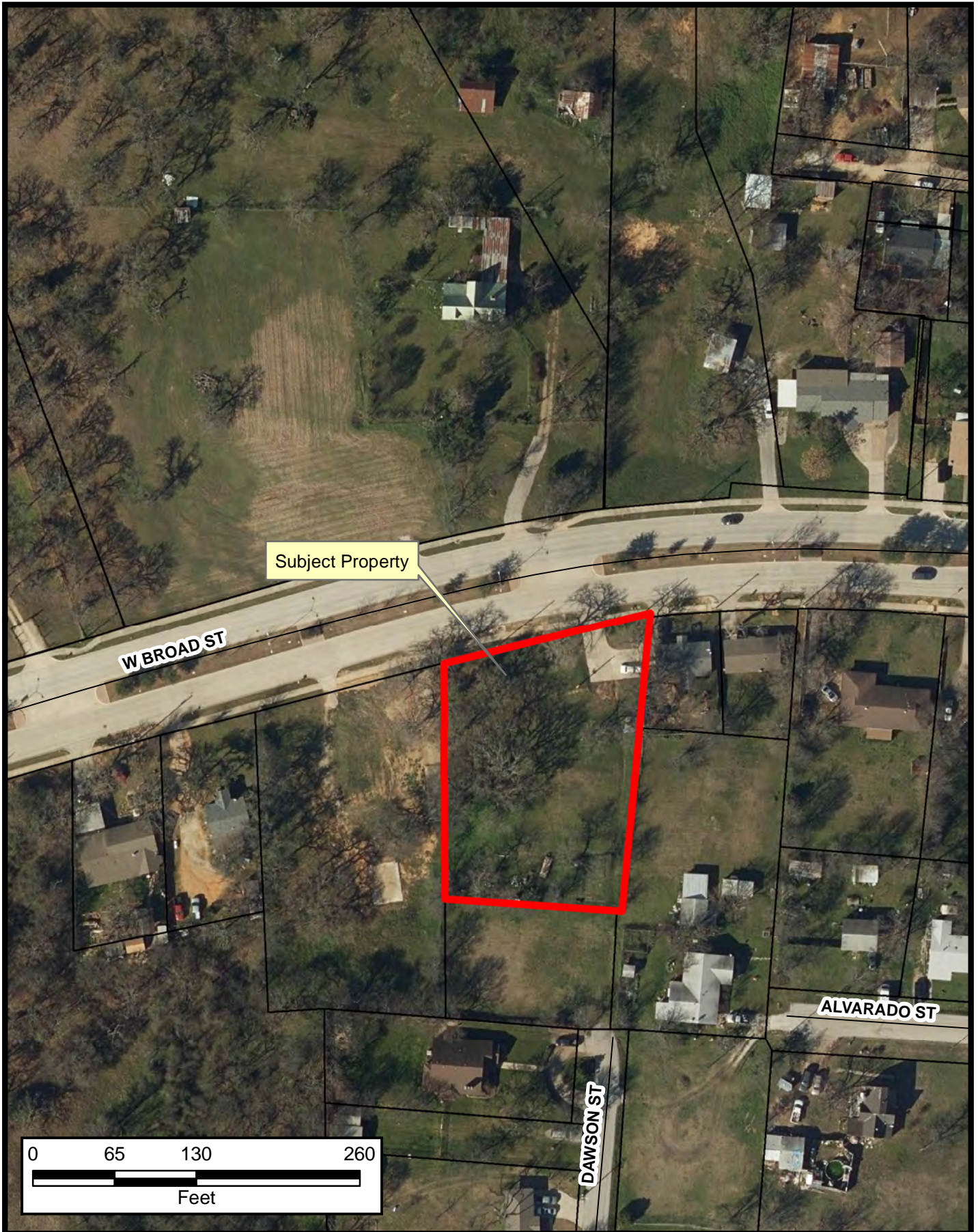
accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments

Maps and supporting information

Site plan and exhibits

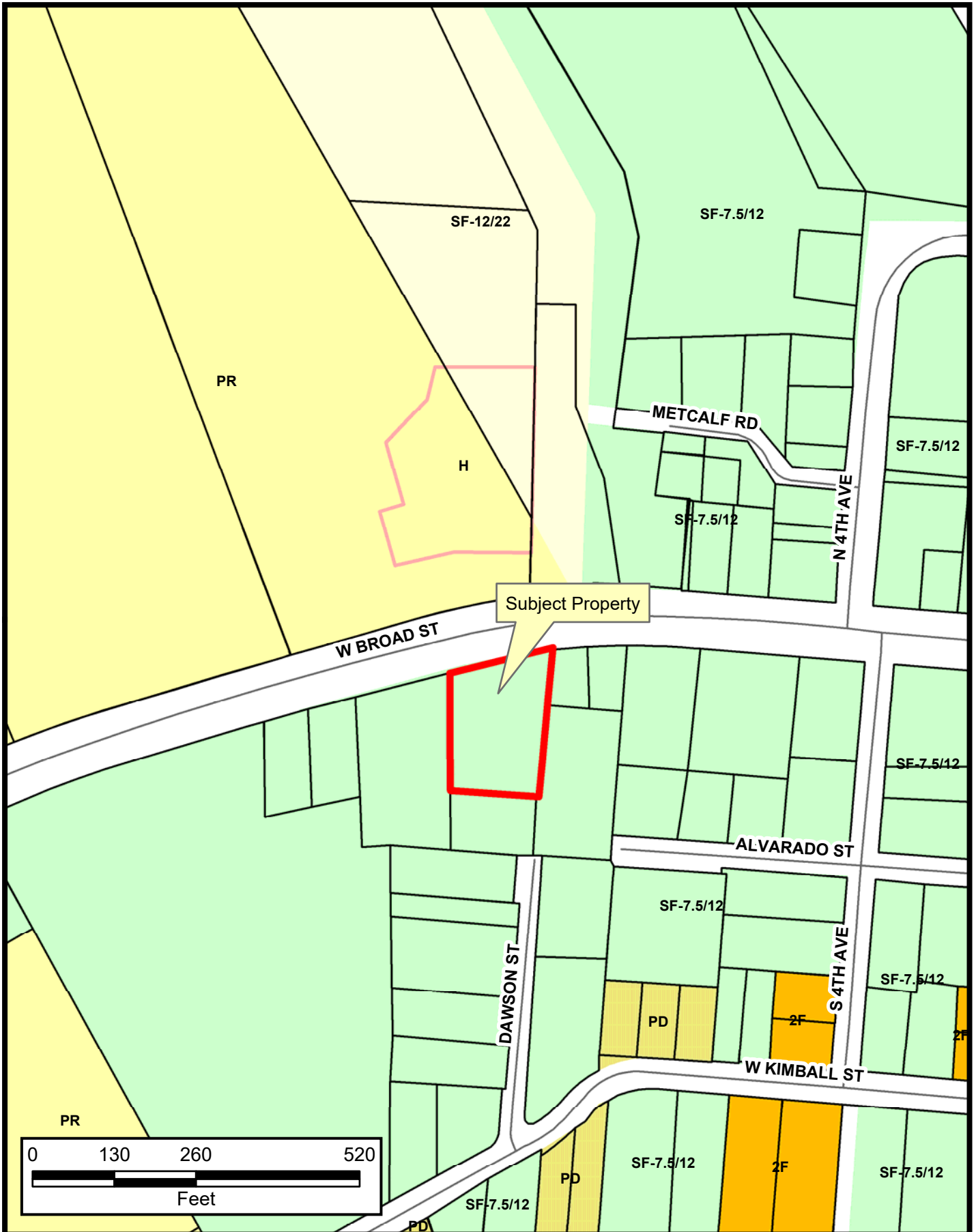
Provisions of Section 6300.E.6



ZBA#20-012

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.

11/4/2020



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 40' (1000 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.

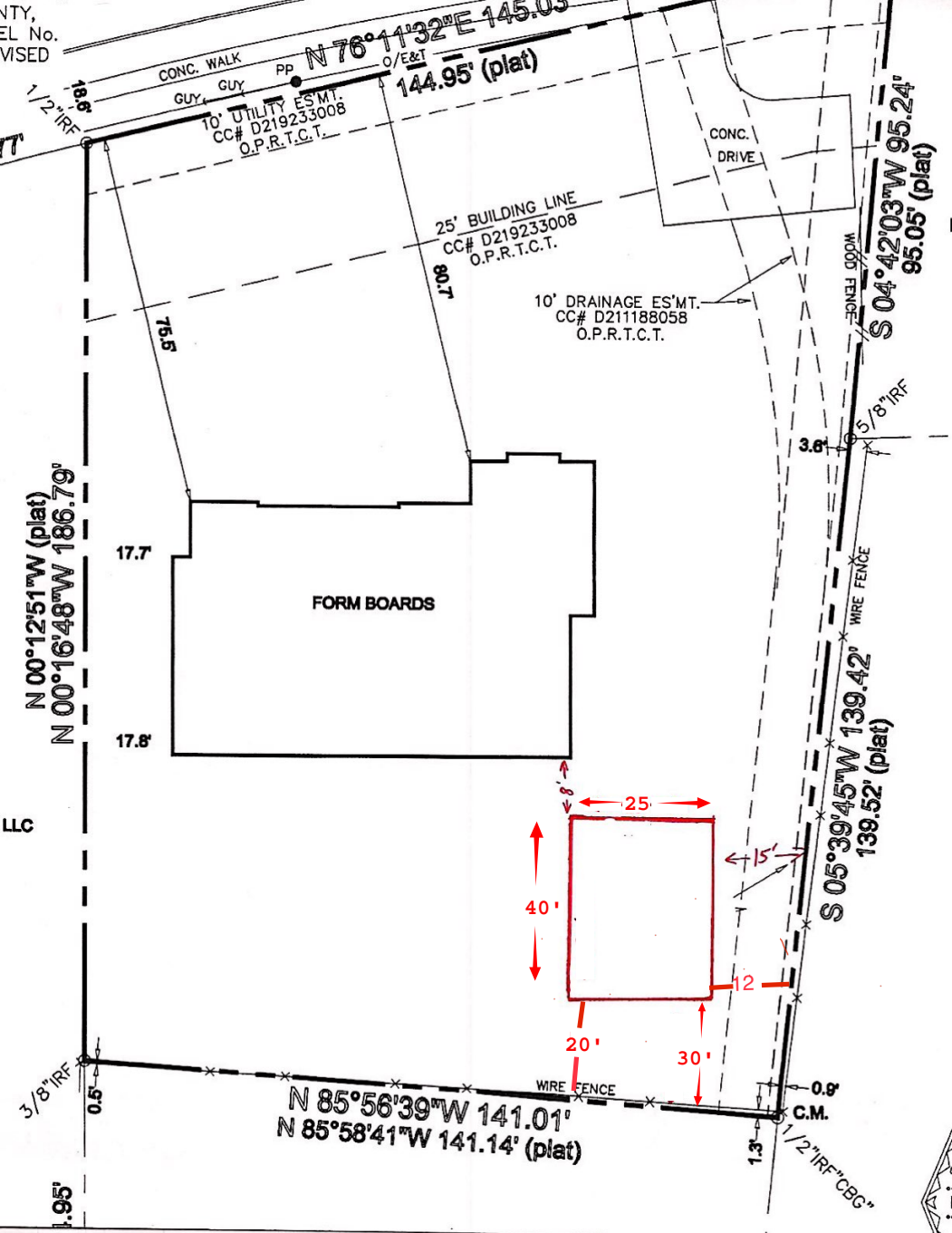
Thank you,

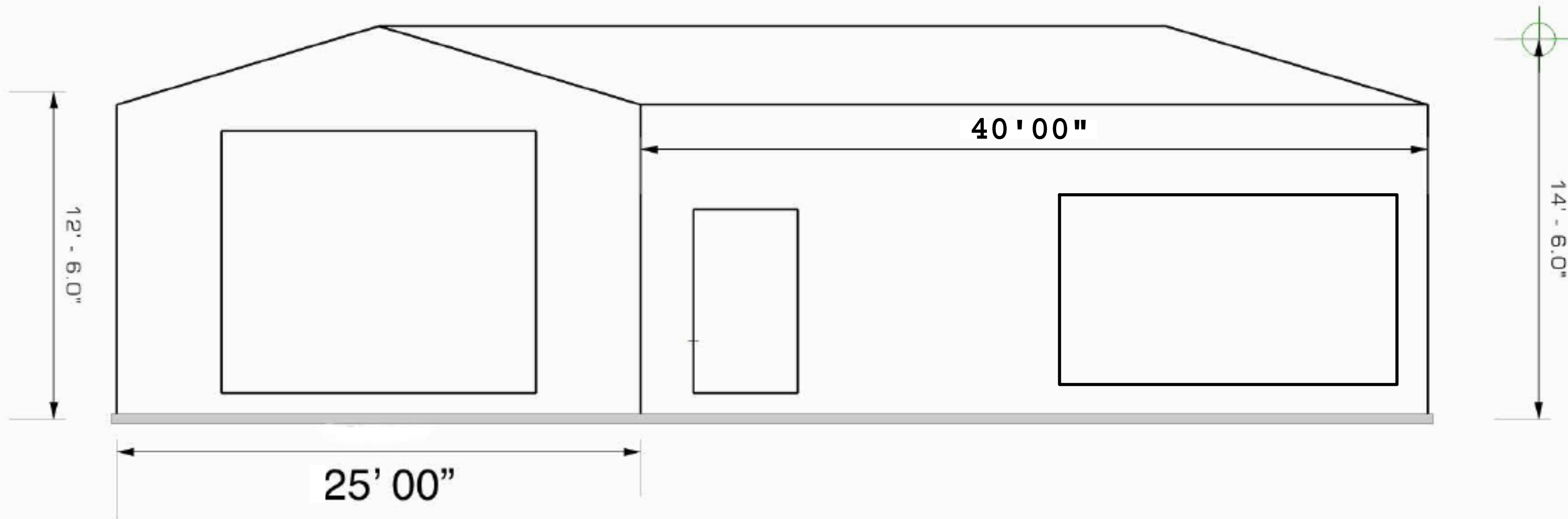
Steven Cowsert

Texas Fence & Outdoors

469-600-4858

texasfenceandoutdoors@gmail.com





25'X 40' METAL BUILDING 1000 SQ FT
6" CONCRETE FOUNDATION
12' SIDES AND 14'6" AT THE PEAK
2:12 ROOF PITCH

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.