



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Zoning Board of Adjustments

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Wednesday, May 5, 2021

6:00 PM

City Hall Council Chambers

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**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\\_Sb4MyhntTAKxa3MI3Ej5BA](https://mansfieldtexas.zoom.us/webinar/register/WN_Sb4MyhntTAKxa3MI3Ej5BA)**

**by 6:00 pm on Wednesday, May 5, 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: 964 9324 6516**

**Passcode: 446086**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[21-4059](#) Minutes - Approval of the March 3, 2021 Zoning Board of Adjustments Meeting Minutes

**Attachments:** [Meeting Minutes 03-03-2021..pdf](#)

**3. PUBLIC HEARINGS**

[21-4057](#) ZBA#21-002: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 5,000 square feet and a height of approximately 21 feet 6 inches at 8 Woodland Drive; Todd and Shelley Cleveland, 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 April 26, 2021, in accordance with Chapter 551 of the Texas Government Code.

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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: 21-4059

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**Agenda Date:** 5/5/2021

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Zoning Board of Adjustments

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the March 3, 2021 Zoning Board of Adjustments Meeting Minutes

**Description/History**

The minutes of the March 3, 2021 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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mansfieldtexas.gov

## Meeting Minutes - Draft

### Zoning Board of Adjustments

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Wednesday, March 3, 2021

6:00 PM

City Hall Council Chambers

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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 6:08 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.*

*Jennifer Johnston, Development Coordinator.*

*Board Members:*

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

#### 2. APPROVAL OF MINUTES

[20-3921](#)

Minutes - Approval of the January 6, 2021 Zoning Board of Adjustments Meeting Minutes

**Board Member Smith made a motion to approve the minutes of the January 6, 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

[21-3970](#)

ZBA#21-001: Request for a Special Exception under Section 6300.E.7 of the Zoning Ordinance to allow a detached accessory dwelling at 861 Tate Street.; Reggie E. York, York Builders, Inc., applicant; Darrel and Venetia Sneed, property owners

*Chairman Jones opened the public hearing.*

*Darrell Sneed, the applicant, gave an overview of the request and was available for questions. Reginald York, builder, was also available for questions.*

*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 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 6:18 p.m.*

\_\_\_\_\_  
Kelly Jones, Chairman  
ATTEST:

\_\_\_\_\_  
Jennifer Johnston, Development Coordinator



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 21-4057

**Agenda Date:** 5/5/2021

**Version:** 1

**Status:** Public Hearing

**In Control:** Zoning Board of Adjustments

**File Type:** Zoning Board  
Request

**Agenda Number:**

### Title

ZBA#21-002: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 5,000 square feet and a height of approximately 21 feet 6 inches at 8 Woodland Drive; Todd and Shelley Cleveland, property owner/applicant

### Description/History

The applicant is requesting a Special Exception to allow an accessory building to be used to store lawn equipment, personal storage, and a camper. The new structure will be approximately 5,000 square feet and approximately 21 feet 6 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 334,540 square feet (7.995 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 21 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.

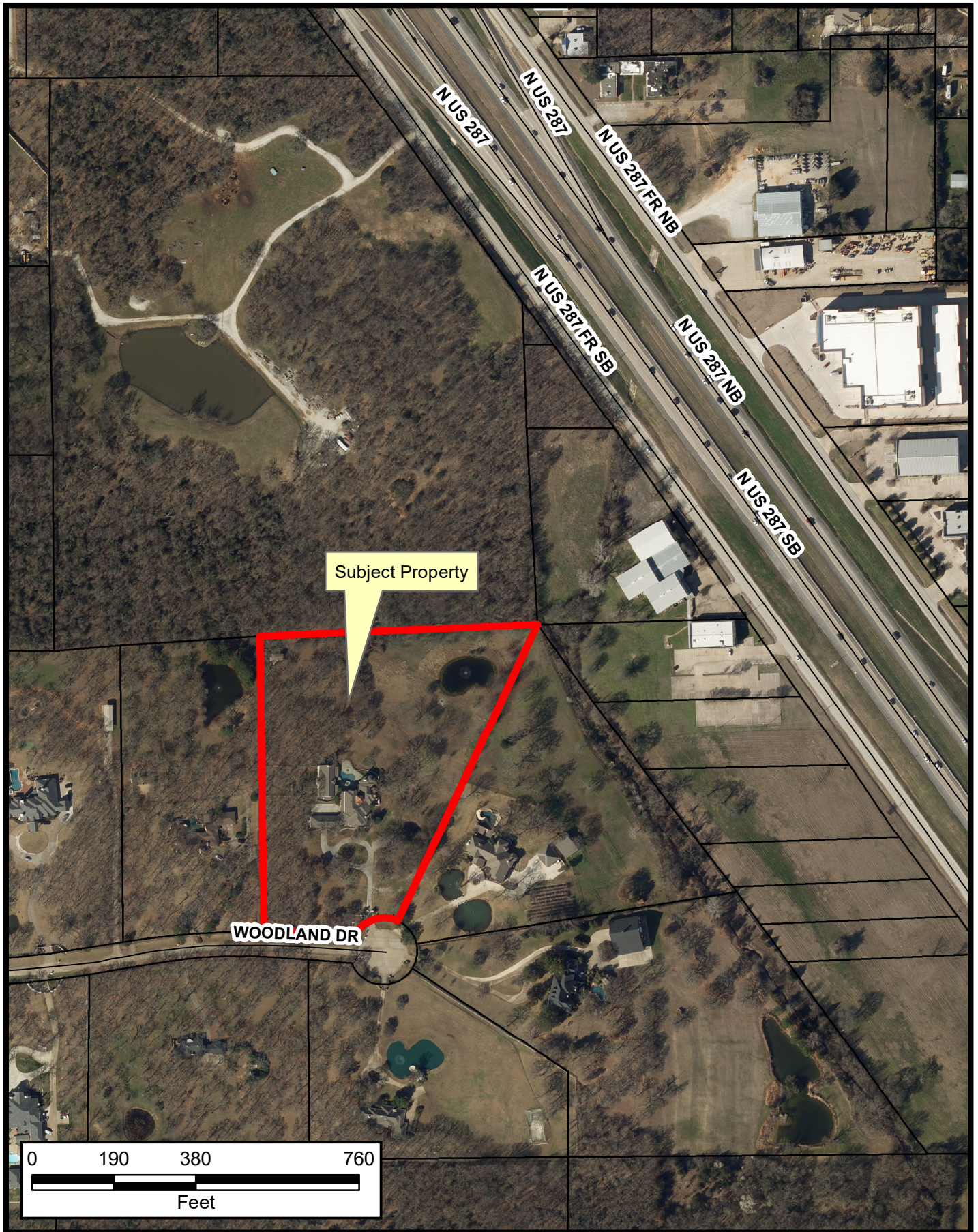
**Attachments**

Maps and supporting information

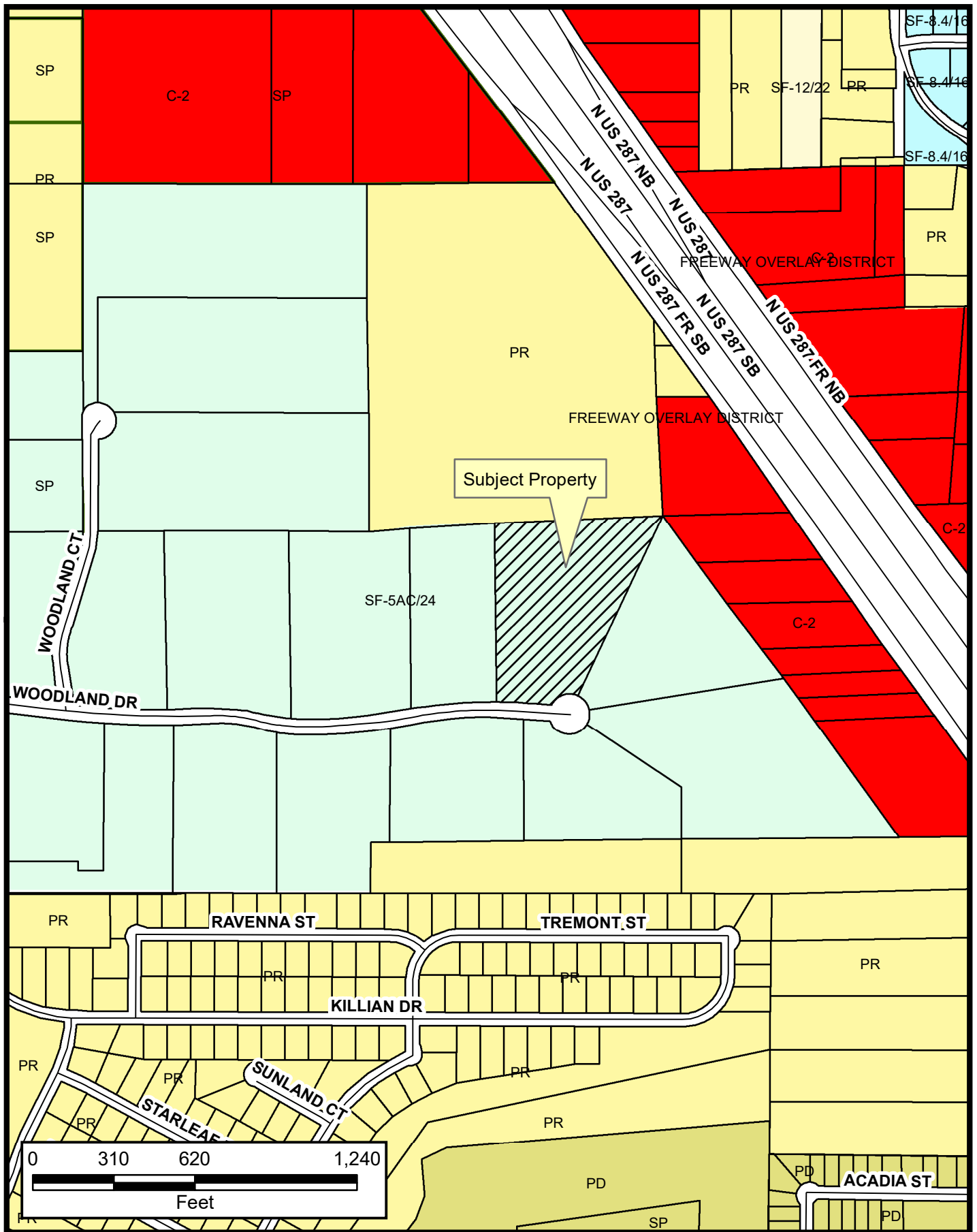
Site plan and exhibits

Provisions of Section 6300.E.6









**ZBA#21-002**

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.

4/19/2021

## Property Owner Notification for ZBA#21-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LYNN, WILLIAM SURVEY	A 984	HORNING-LOCKWOOD, S	20 WOODLAND CT	MANSFIELD, TX	76063-6033
LYNN, WILLIAM SURVEY	A 984	MOUSER FAMILY LP #1	PO BOX 170872	ARLINGTON, TX	76003
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 17A	MOUSER FAMILY LP #1	PO BOX 170872	ARLINGTON, TX	76003
WOODLANDS ADDN, THE (MANSFIELD	LOT 17AR1	MOUSER FAMILY LP #1	PO BOX 170872	ARLINGTON, TX	76003
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: Whom it may concern,

We are requesting to build an accessory building on the property of 8 Woodland Drive at the residence of Todd & Shelley Cleveland. The building is a 50' x 100' (5000 sq. ft.) steel constructed bolt up structure standing 20' 6" from ground to the peak including a 6" concrete foundation with 2' 6" grade beams on 10' centers. The building sits on a 7+ acre lot 65' from the west property line, 39' from the rear of property, and 80 yards from the closest structure.

Using R-panel siding, we would like the side walls at the eaves to be 18' in height to have a 1:12 roof pitch. The ONLY intent on this building is for personal storage, gardening prep, and equipment/camper storage.

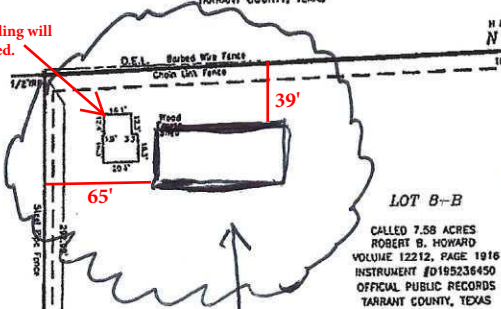
Thank you,

Todd & Shelley Cleveland

CALLED 30.367 ACRES  
 STEPHEN CLARE MORRIS-LOCKWOOD  
 ET U X, SALLY BOLTON MORRIS-LOCKWOOD, CPROS  
 INSTRUMENT #0199178215  
 OFFICIAL PUBLIC RECORDS  
 TARRANT COUNTY, TEXAS

CALLED 3.57 ACRES  
 MOUSER FAMILY LIMITED PARTNERSHIP #1  
 ET U X, SALLY BOLTON MORRIS-LOCKWOOD, CPROS  
 INSTRUMENT #0204207317  
 OFFICIAL PUBLIC RECORDS  
 TARRANT COUNTY, TEXAS

This building will be removed.



LOT 8-B  
 CALLED 7.58 ACRES  
 ROBERT B. HOWARD  
 VOLUME 12212, PAGE 1916  
 INSTRUMENT #0195236450  
 OFFICIAL PUBLIC RECORDS  
 TARRANT COUNTY, TEXAS

EASEMENT AND RIGHT-OF-WAY  
 TEXAS ELECTRIC SERVICE COMPANY  
 VOLUME 8416, PAGE 2191  
 OFFICIAL PUBLIC RECORDS  
 TARRANT COUNTY, TEXAS

NOTE:  
 The location of said easement as depicted on this survey  
 sketch is per the deed copy of said easement. The surveyor  
 takes no responsibility for the accuracy or location of said  
 easement.

BORROWER: MICHAEL N. WOOD and  
 CINDY A. WOOD  
 ADDRESS: 8 WOODLAND DRIVE  
 MANSFIELD, TEXAS  
 TITLE CO.: REUNION TITLE  
 G/F NO.: 10R18101

#### NOTES:

1. This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plot does not constitute such. This survey plot reflects only the easements and rights-of-way which have been reported to this Surveyor by the Title Commitment Schedule B, File No. 10R18101, issued June 24, 2010, from Reunion Title.
2. The property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), according to the Flood Insurance Rate Map, Map No. 49439C0460 K, Map Revised: September 25, 2009. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.
3. The Agreement and Easement for Underground Service Lateral as recorded in Volume 8377, Page 2078 of the Official Public Records of Tarrant County, Texas is a blanket easement and affects the hereon described tract of land. The location of said easement cannot be determined by said document.

#### LEGEND

CWT = CAPPED IRON ROD FOUND  
 CWS = CAPPED IRON ROD SET  
 SPT = IRON ROD FOUND  
 O.E.L. = OVERHEAD ELECTRIC LINE  
 P.P. = POWER POLE  
 W.M. = WATER METER  
 T.P. = TELEPHONE PEDESTAL  
 R.S. = RIVER STONE  
 C.C. = CONCRETE  
 P.P.L. = REGISTERED PROFESSIONAL LAND SURVEYOR

#### SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, in July 2010, of the property hereon described, and do declare there are no conflicts of overlapping of improvements or possession known to me except as shown

PRELIMINARY, THIS DOCUMENT  
 SHOULD NOT BE  
 RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5614



#### Property Description

Being Lot 8B, of  
**WOODLANDS ADDITION,**  
 an Addition to the City of Mansfield,  
 Tarrant County, Texas, according to the  
 Map thereof recorded in  
 Volume 395-186, Page 55,  
 of the Map Records of Tarrant County, Texas

Scale: 1"=50'	Drawn by: dmb	Approved by: JDB
Job No. 10310	Date drawn: 7/21/10	Date App'd: 7/21/10

Sheet 1 of 2

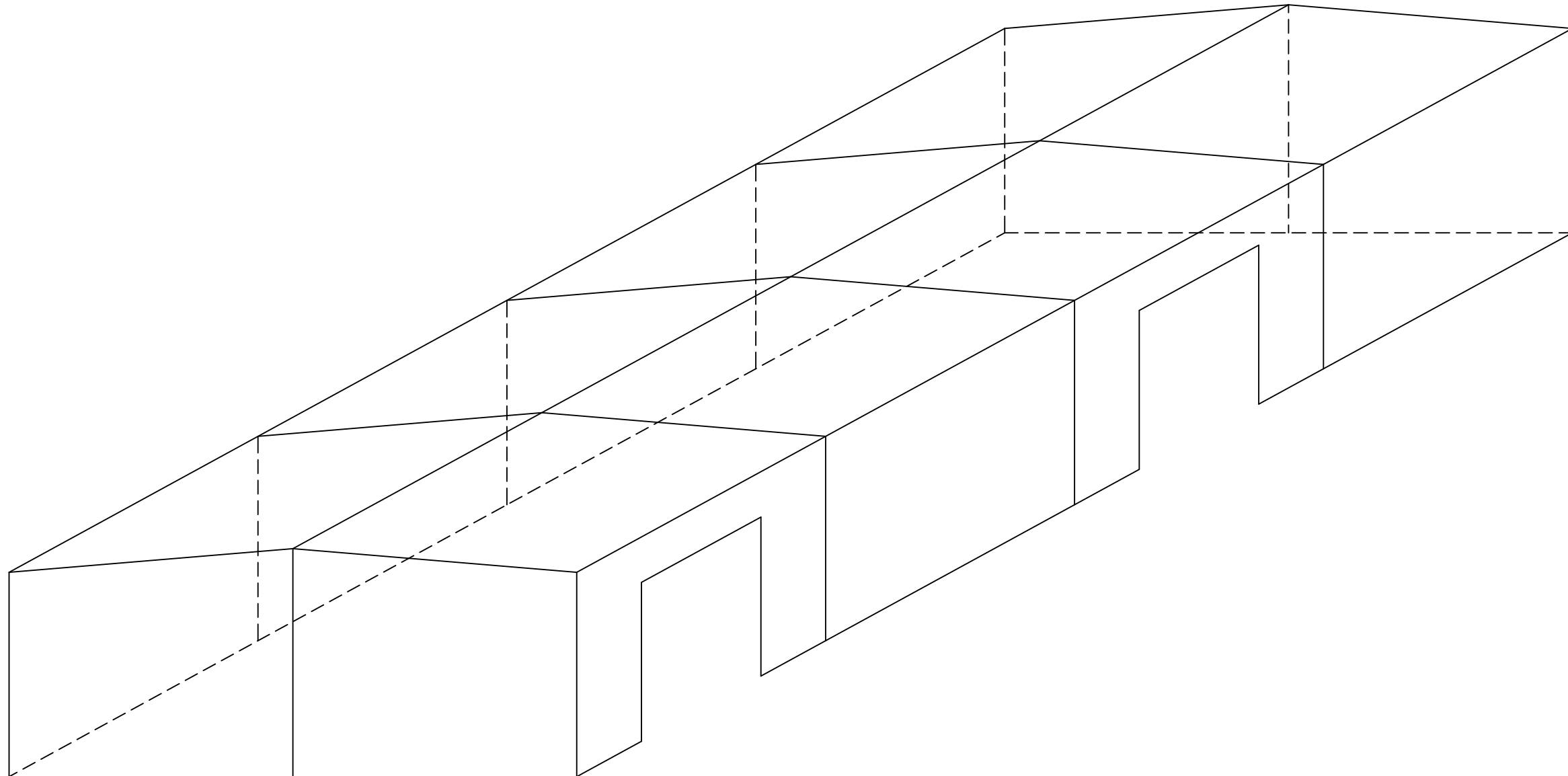
BUFFALO CREEK SURVEYOR, LLC  
 709 S Walnut Street, P.O. Box 1143  
 Cleburne, Texas 76033  
 Phone 817-774-3338  
 Fax 817-774-3339  
 Email: surveying@exasland.com

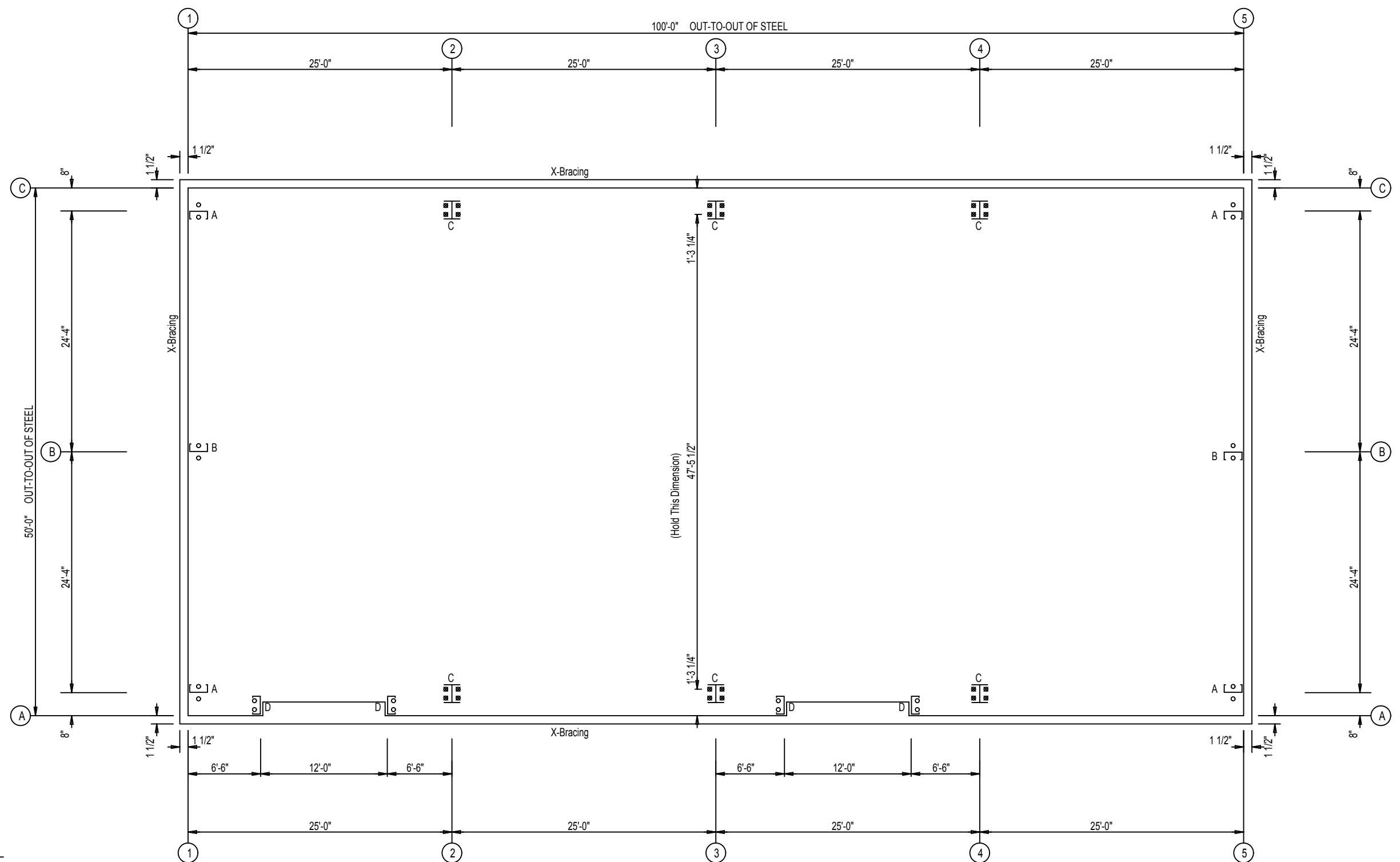
D.B.A.  
 SURVEYING TEXAS LAND



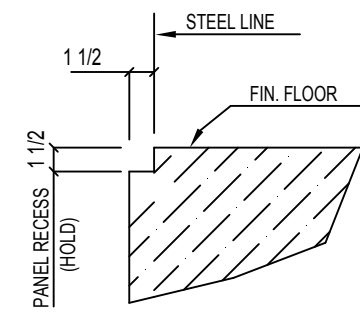








ANCHOR BOLT PLAN

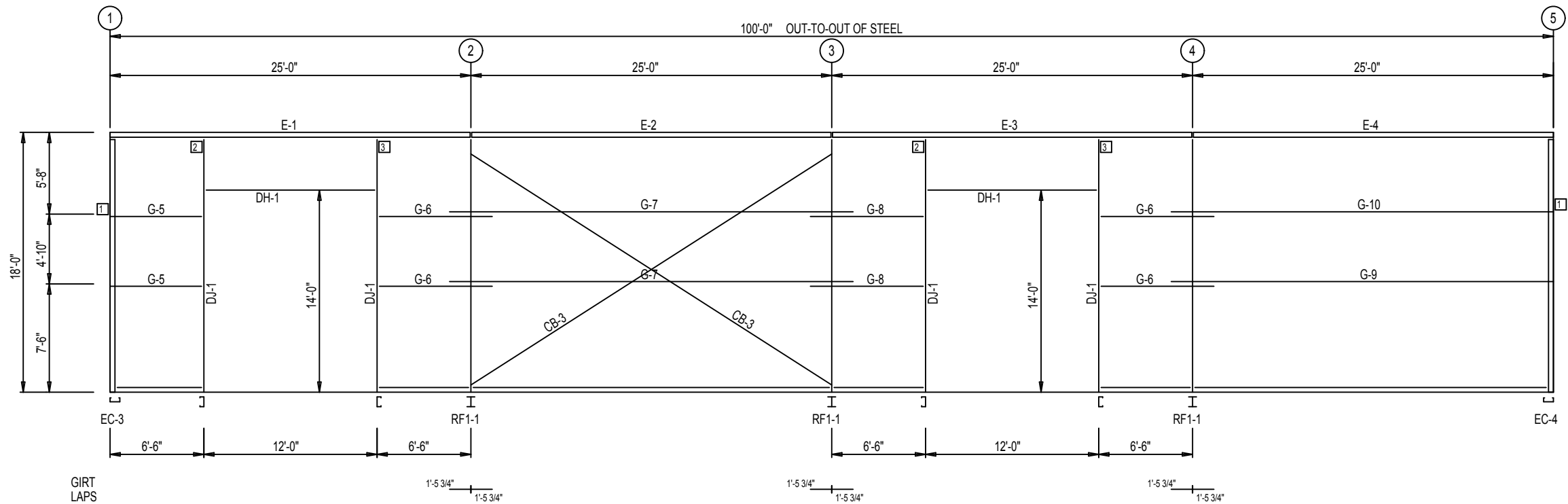


CONCRETE NOTCH DETAIL

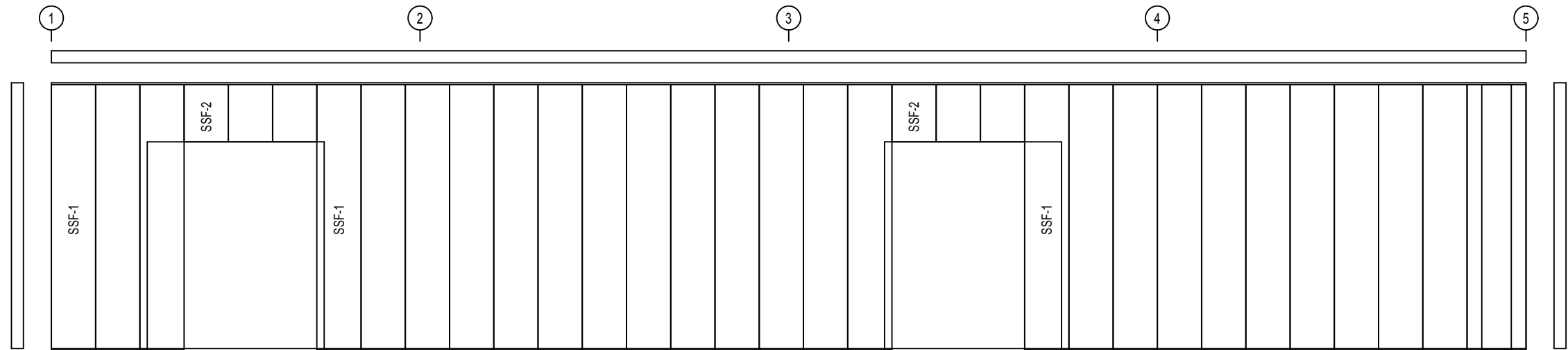
○ Dia= 5/8"  
 ⊠ Dia= 3/4"

**NOT FOR CONSTRUCTION**

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	SC-5
2	SC584_L
3	SC584_R



SIDEWALL FRAMING: FRAME LINE A

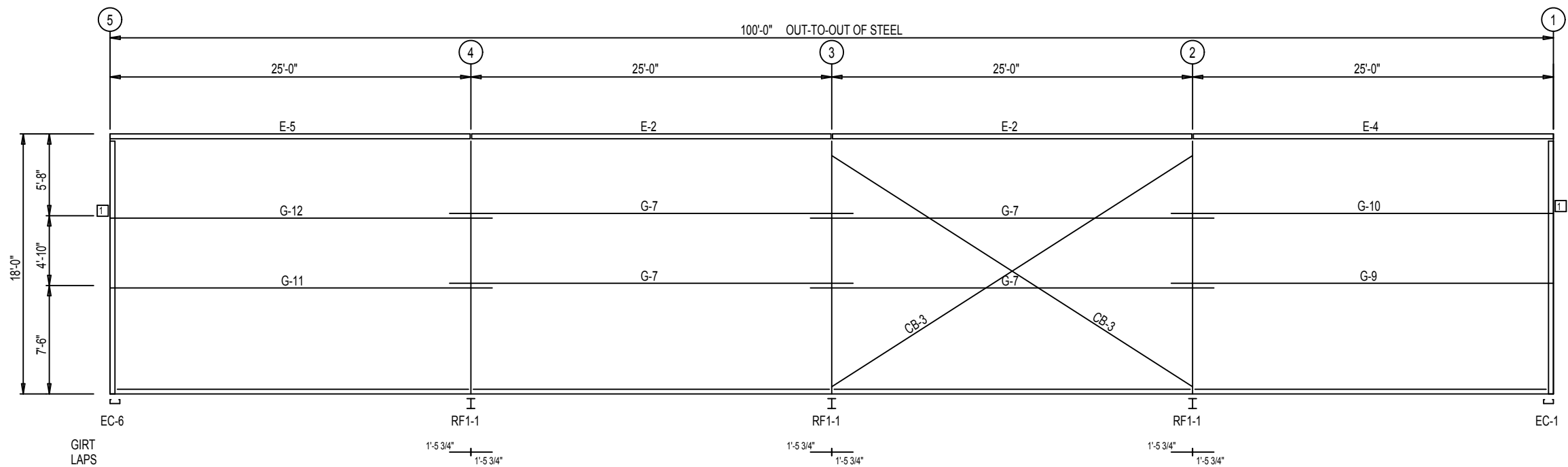


SIDEWALL SHEETING & TRIM: FRAME LINE A

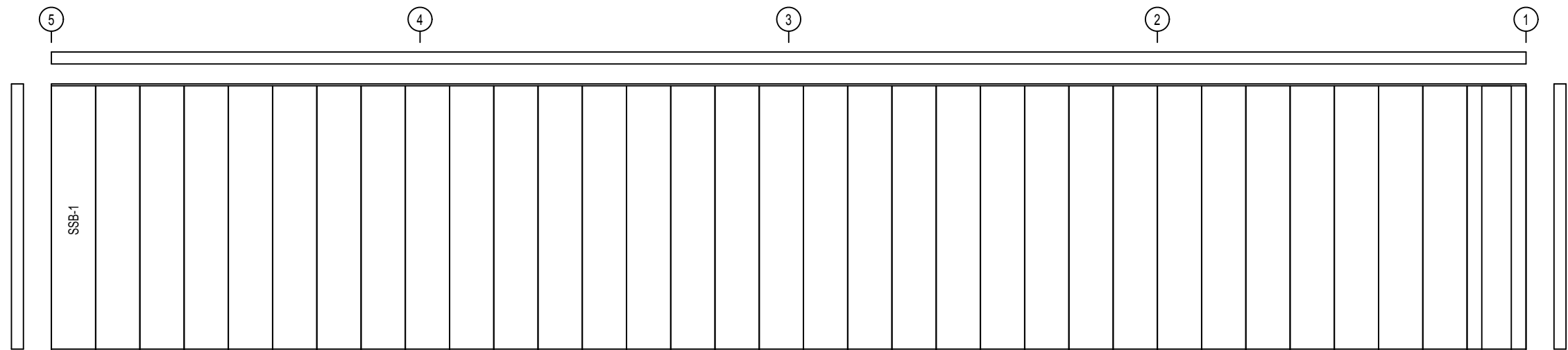
PANELS: 26 Gauge PBR - Ash Gray

NOT FOR CONSTRUCTION

CONNECTION PLATES	
FRAME LINE C	
ID	MARK/PART
1	SC-5



SIDEWALL FRAMING: FRAME LINE C

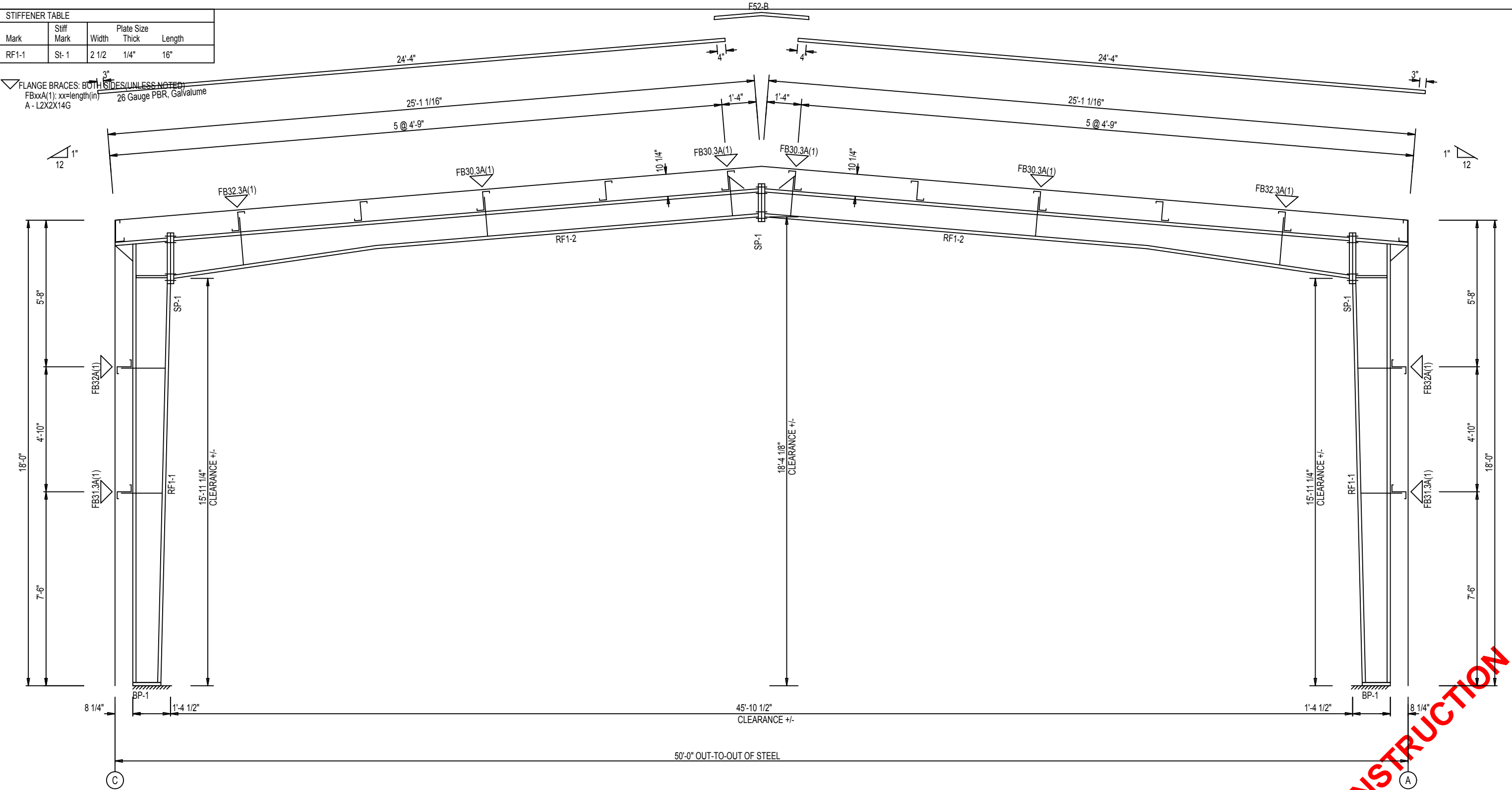


SIDEWALL SHEETING & TRIM: FRAME LINE C  
PANELS: 26 Gauge PBR - Ash Gray

NOT FOR CONSTRUCTION

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF1-1	St- 1	2 1/2	1/4"	16"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)  
 FBxxA(1): xx=length(in)  
 A - L2X2X14G  
 26 Gauge PBR, Galvalume



FRAME CROSS SECTION: FRAME LINE 2 3 4

NOT FOR CONSTRUCTION



# Standard Features & Specifications

Free (Initial) Certified Building Plans for ALL 50 states.

- Letter of Certification
- 2 sets of certified stamped erection plans
- 2 sets of certified stamped anchor bolt plans

## Key Features Included

- *40 Yr. Warranty on Colored Walls and Trim*
- *Solid I-Beam Construction*
- *Clear span design (no interior columns)*
- *Lifetime Structural Warranty*
- *Complete Trim Package for walls, roof and doors (base angles and base closures in lieu of base trim)*
- *Framed Openings Fully Flashed*
- *25 Yr. Warranty Galvalume Plus Roof Finish or 40 Yr. Warranty on Colored Roof*
- *26 Gauge sheeting -80,000 p.s.i. tensile strength*
- *1 1/4" sheeting profile*
- *Purlin bearing rib (PBR panels – larger overlap than R panels- All panels incorporate the purlin bearing profile*
- *Lifetime warranty roof fasteners | All bolts, screws, closures, weather stripping, sealants, fasteners as required to erect structure*
- *The pre-punched connecting clips for the structural members, including endwall columns, are welded in place and then primed during fabrication*
- *All structural elements for the specified framed openings (jamb, girts and headers) are pre-cut and pre-punched and the necessary clips are welded on during fabrication*
- *Anchor bolts and erection services by other. Manufacturer is an AISC (American Institute of Steel Construction) certified plant as well as an MBMA (Metal Building Manufacturer Association) member.*

## PRIMARY FRAMING

### (Mainframes)

**SOLID I-BEAM CONSTRUCTION** Material used is 34,000 and 55,000 p.s.i. yield strength. (Some manufacturers use only 34,000 p.s.i. yield strength material). Frames are single bead, continuous submerged arc welded by automatic welding machines to help ensure quality. A factory-applied rust

## **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.