



CITY OF MANSFIELD

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

Meeting Agenda - Final Zoning Board of Adjustments

Wednesday, August 4, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4198](#)

Minutes - Approval of the July 7, 2021 Zoning Board of Adjustments Meeting Minutes

Attachments: [Meeting Minutes 07-07-21.pdf](#)

3. **PUBLIC HEARINGS**

[21-4199](#)

ZBA#21-008: Request for variances to Section 155.055(B)(1) of the Code of Ordinances allow a new addition to the house to encroach into the required 25-foot rear yard setback and the required 10-foot side yard setback at 3208 Ridge Trace Circle; Matt and Melissa Walters, owners

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

[Site Plan and Exhibits.pdf](#)

[Provisions of Section 155.055\(B\)\(1\).pdf](#)

[Section 155.012.pdf](#)

[Letter of Opposition.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 July 29, 2021, 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: 21-4198

Agenda Date: 8/4/2021

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the July 7, 2021 Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the July 7, 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.
Mansfield, TX 76063
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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, July 7, 2021

6:00 PM

City Hall Council Chambers

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:

Arty Wheaton –Rodriguez, Assistant Director of Planning

Art Wright, Planner

Jennifer Johnston, Development Coordinator

Board Members:

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

2. APPROVAL OF MINUTES

[21-4100](#)

Minutes - Approval of the May 5, 2021 Zoning Board of Adjustments Meeting Minutes

Board Member Smith made a motion to approve the minutes of the May 5, 2021, 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

[21-4097](#)

ZBA#21-003: Request for a Special Exception under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 2607 square feet and a height of approximately 16 feet at 2315 Chaparral Trail Drive; Darrell and Dee Murphy, owners

Chairman Jones opened the public hearing at 6:06 p.m.

Darrel Murphy, property owner/applicant, gave an overview of the request and was available for questions

Stephen Pruitt, 132 Creekside Dr. spoke in support of the project

April Lowry, 1505 Long and Winding Road. spoke in opposition of the project

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:13 p.m.

Chairman Jones read the criteria for approval and called for a motion.

Board Member Smith made a motion to approve the request as presented. Board member Glover seconded the motion, which carried by the following vote:

Aye: 4 - Ann Smith; Joe Glover; Patrick Kelly Jones and Robyn Accipiter

Nay: 1 - Michael Aguillard

Abstain: 0

[21-4098](#)

ZBA#21-004: Request for a variance to Section 155.095(C)(2) of the Code of Ordinances to allow a reduction of the minimum lot width from 120 feet to approximately 111.3 feet and to allow a reduction of the minimum 40 foot side yard setback at 905 N Main St.; Michael Duke, owner/applicant

Chairman Jones opened the public hearing at 6:17 p.m.

Michael Duke, property owner/applicant, gave an overview of the request and was available for questions

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:19 p.m.

Chairman Jones read the criteria for approval and called for a motion

Board Member Aguillard made a motion to approve the request as presented. 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

[21-4099](#)

ZBA#21-005: Request for a Special Exception under Sec 155.101(I) of the Code of Ordinances, Antenna Facility Siting Matrix, of the Code of Ordinances to allow an increase in height of an existing monopole telecommunications tower to approximately 89 feet 1 inch on property within the "FC" Full Commercial land use threshold at 1871 Country Club Road; Janice Manley on behalf of SBA Network Services, applicant

Chairman Jones opened the public hearing at 6:21p.m.

Janice Manley, applicant, gave an overview of the request and was available for questions

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:23 p.m.

Chairman Jones read the criteria for approval and called for a motion.

Board Member Aguillard made a motion to approve the request as presented. Board member Smith 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

[21-4151](#)

ZBA#21-006: Request for a variance to Section 155.055(B)(1) of the Code of Ordinances allow a reduction of the minimum lot width from 90 feet to approximately 88 feet at 909 North St.; Luis Alegria, owner/applicant

Chairman Jones opened the public hearing at 6:27.

Luis Alegria , property owner/applicant, gave an overview of the request and was available for questions through interpreter Crystal Cruz of 2503 Miriam Lane, Arlington.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:20 p.m.

Chairman Jones read the criteria for approval and called for a motion.

Board Member Glover made a motion to approve the request as presented. Board member Aguillard 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

[21-4152](#)

ZBA#21-007: Request for Special Exceptions under Sec 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 2,280 square feet and a height of approximately 18 feet at 1563 Matlock Rd; Janice Lilly, applicant; Danny Green, property owner

Chairman Jones opened the public hearing at 6:30 p.m.

Janice Lilly, applicant, gave an overview of the request and was available for questions

Seeing no one else come forward to speak, Chairman Jones closed the public hearing

at 6:33 p.m.

Chairman Jones read the criteria for approval and called for a motion.

Board Member Accipiter made a motion to approve the request as presented.

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 6:35 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: 21-4199

Agenda Date: 8/4/2021

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#21-008: Request for variances to Section 155.055(B)(1) of the Code of Ordinances allow a new addition to the house to encroach into the required 25-foot rear yard setback and the required 10-foot side yard setback at 3208 Ridge Trace Circle; Matt and Melissa Walters, owners

Description/History

The applicants propose to build a covered patio with an area of approximately 528.2 square feet on the back of the house. The patio will be located approximately 10 feet from the rear property line and approximately 9 feet 7 inches from the side property line. The property is zoned PR, Pre-Development District. By ordinance, lots in the PR District must comply with the same lot dimensions as the SF-12/22 District. SF-12/22 lots must have a minimum 25-foot rear yard setback and 10-foot side yard setback.

On a pie-shaped lot, the method of establishing the rear yard is set out in Section 155.012 of the Code of Ordinances as follows:

LOT LINE, REAR. That lot line which is opposite to and most distant from the front lot line of the lot; in the case of a triangular, pentagon or polygon shaped lot, a line 20 feet in length, entirely within the lot, most parallel to and at the maximum possible distance from the front lot line shall be considered to be the rear lot line.

Staff has prepared a diagram to show where the rear lot line and rear yard setback would be located in relation to the proposed covered patio. The applicants are requesting variances to allow the new addition to encroach approximately 15 feet 5 inches into the rear yard setback and approximately 5 inches into the side yard setback.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 155.113 of the Code of Ordinances, the Board may grant a variance if the following conditions are met:

- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of

property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and

- c. That by granting the variance, the spirit of the Zoning Ordinance will be observed and substantial justice will be done.

Attachments:

Maps and supporting information

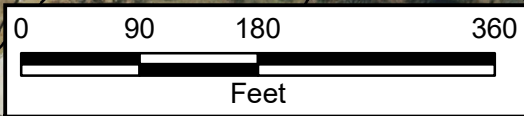
Site plan and exhibits

Provisions of Section 155.055(B)(1) and 155.012

Letter of Opposition



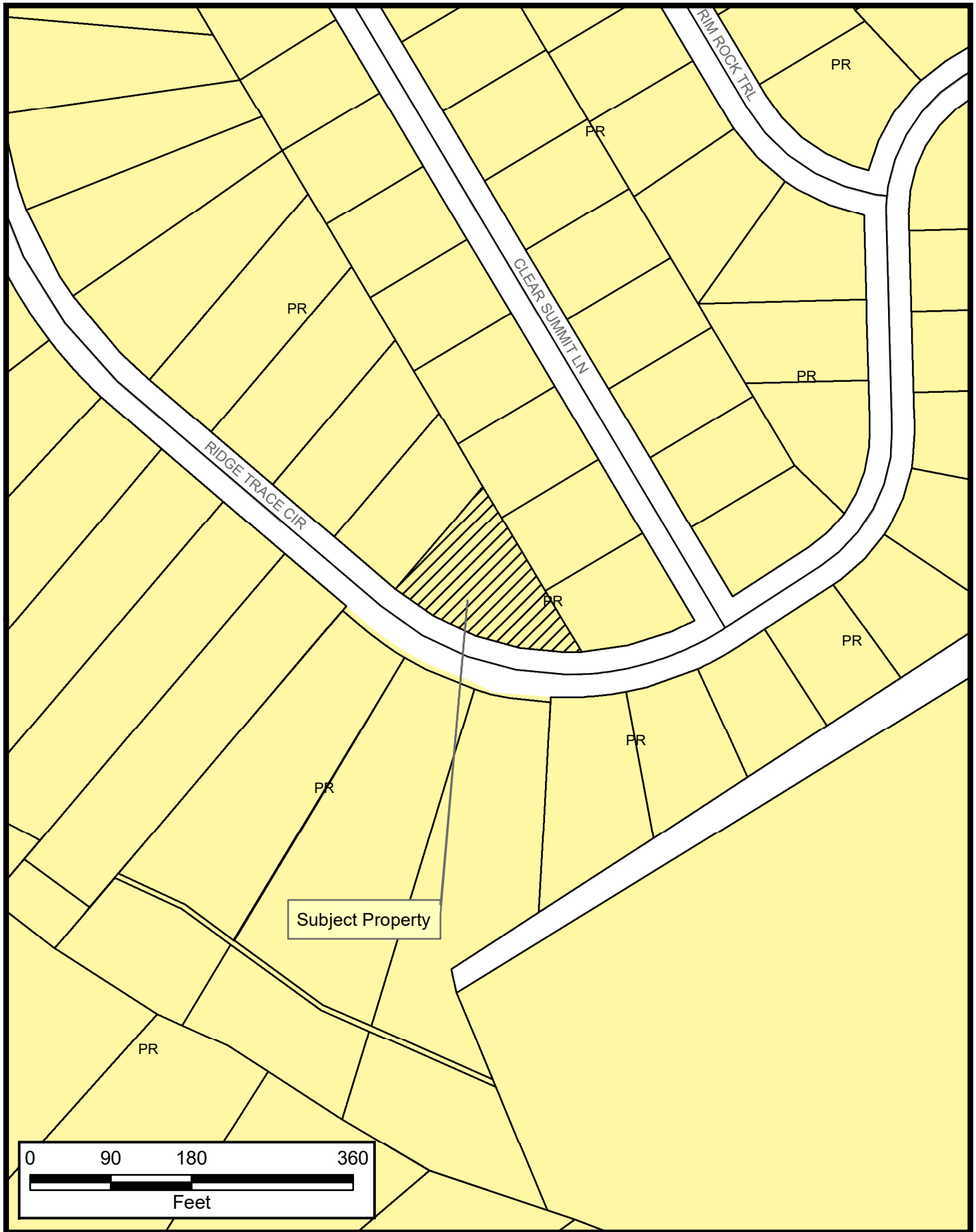
Subject Property

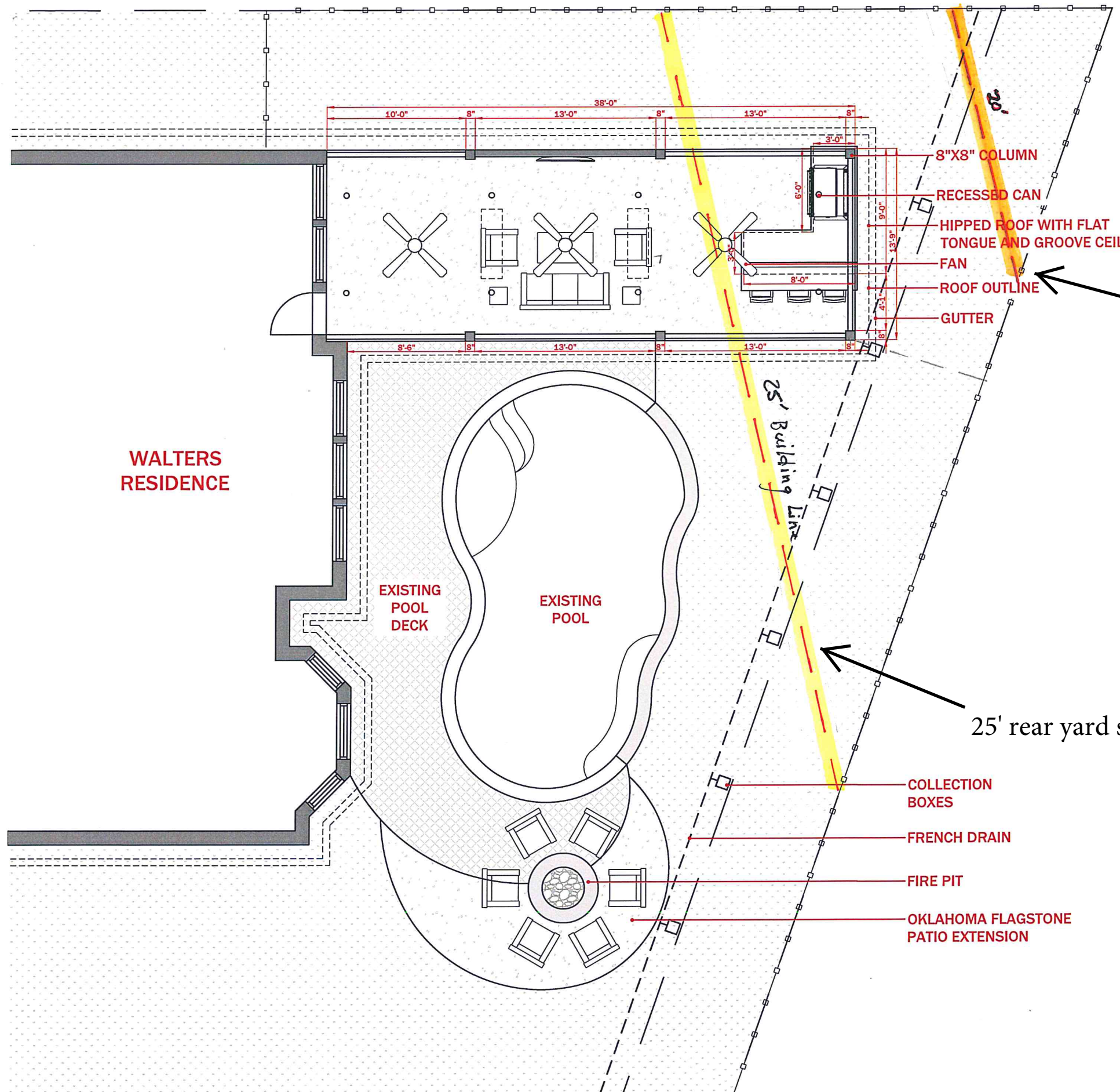


ZBA #21-008

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.

7/9/2021





IMPORTANT NOTE:

CONTRACTOR MUST VERIFY AND COORDINATE DIMENSIONS BETWEEN ALL DRAWINGS IN ORDER TO FIX ANY DISCREPANCY, PRIOR TO START THE PROJECT. ANY DEVIATION OR DISCREPANCY ON THESE DRAWINGS MUST BE ATTENDED AND RESOLVED BEFORE CONTINUING THE CONSTRUCTION.

20' line to establish rear lot line

25' rear yard setback from rear lot line

PROJECT © 2021

WALTERS RESIDENCE

RIDGE TRACE CIR.
MANSFIELD, TX 76063

DATE: 5/6/2021
PROJECT NO. TBD

REVISION	DATE
1	
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NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE. IN THE EVENT OF A DIFFERENCE BETWEEN THE DRAWN AND WRITTEN DIMENSIONS, THE WRITTEN DIMENSIONS SHALL PREVAIL.

ISSUED FOR PERMIT

PLAN VIEW

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

A1

DRAWN BY: NTV

7/5/2021

City of Mansfield

Zoning Board of Adjustments

1200 E Broad Street

Mansfield, Texas 76063

TO WHO IT MAY CONCERN:

We are requesting a variance for an attached patio cover at the address 3208 Ridge Trace. Currently the new attached patio cover is within 10' of rear setback. Currently it shows a 25' setback because the lot is considered a corner lot.

There is a 7.5' utility easement from the rear property line. We are adding 7.9' to the existing concrete patio.

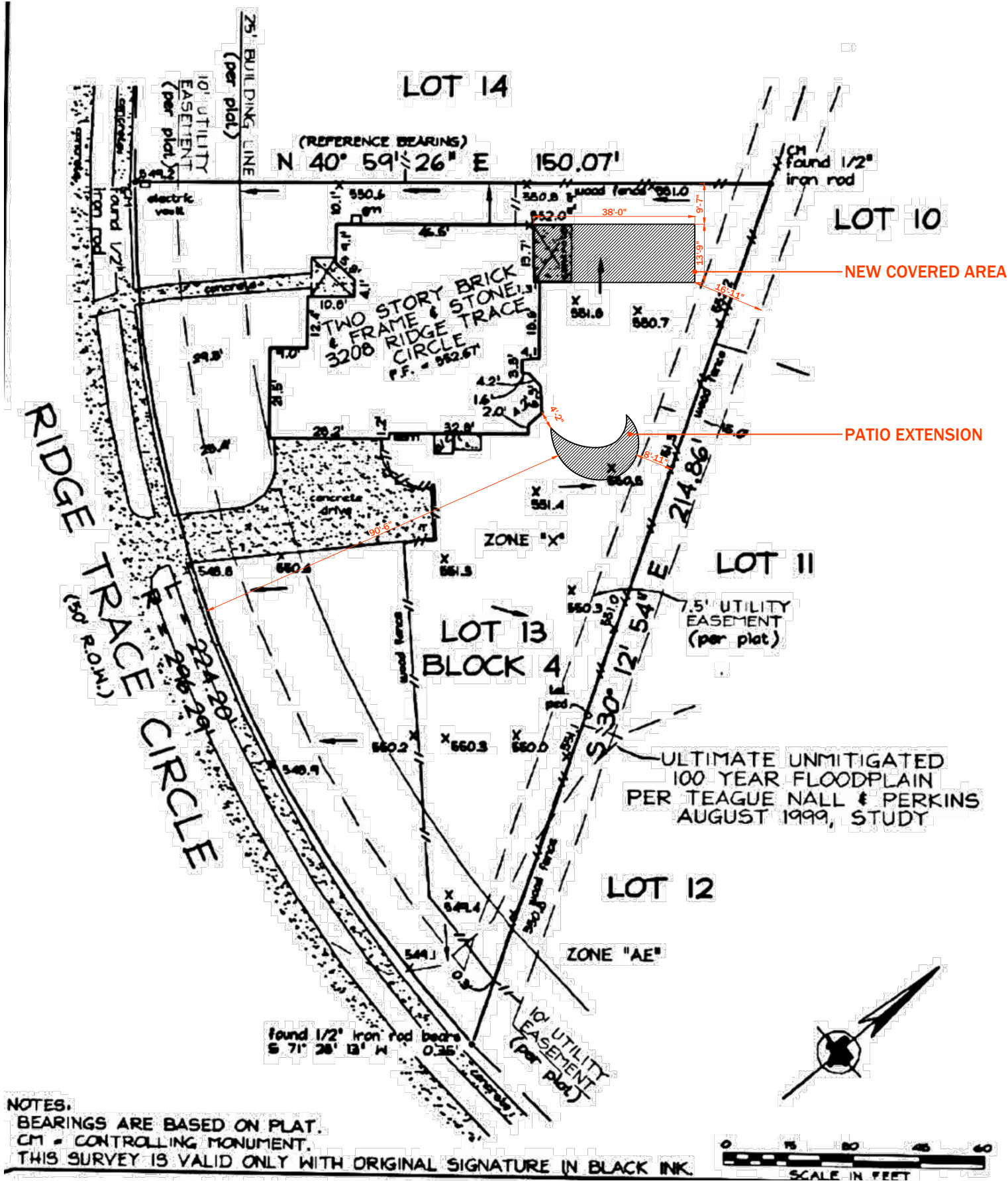
The adjacent yard is currently in the 100 year flood plane and currently the neighborhood drains through the adjacent side in which would not be prudent to move the structure to the opposite side.

Currently there are other homes built adjacent within 10' of the property line.

Request for a special exception under 155.055(A)

Regards,

Mike Hillman



NOTES:
BEARINGS ARE BASED ON PLAT.
CM = CONTROLLING MONUMENT.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

1 SITE SURVEY
SCALE: 1"=30'-0"

PROJECT © 2021

WALTERS RESIDENCE

RIDGE TRACE CIR,
MANSFIELD, TX 76063

DATE: 5/6/2021
PROJECT NO. TBD

REVISION	DATE
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ISSUED FOR PERMIT



SITE SURVEY

SCALE: 1"=30'-0"

A7

DRAWN BY: NTV 13-

LOT 14

CE BEARING)

59° 26" E

150.07'

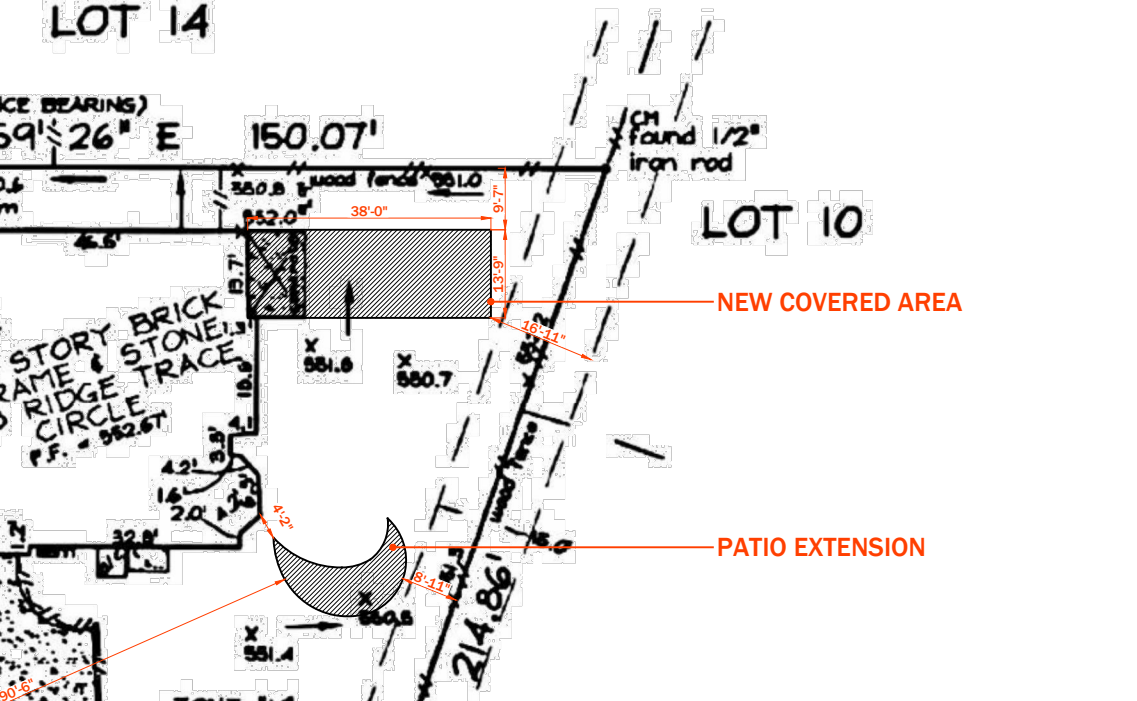
1cm
found 1/2"
iron rod

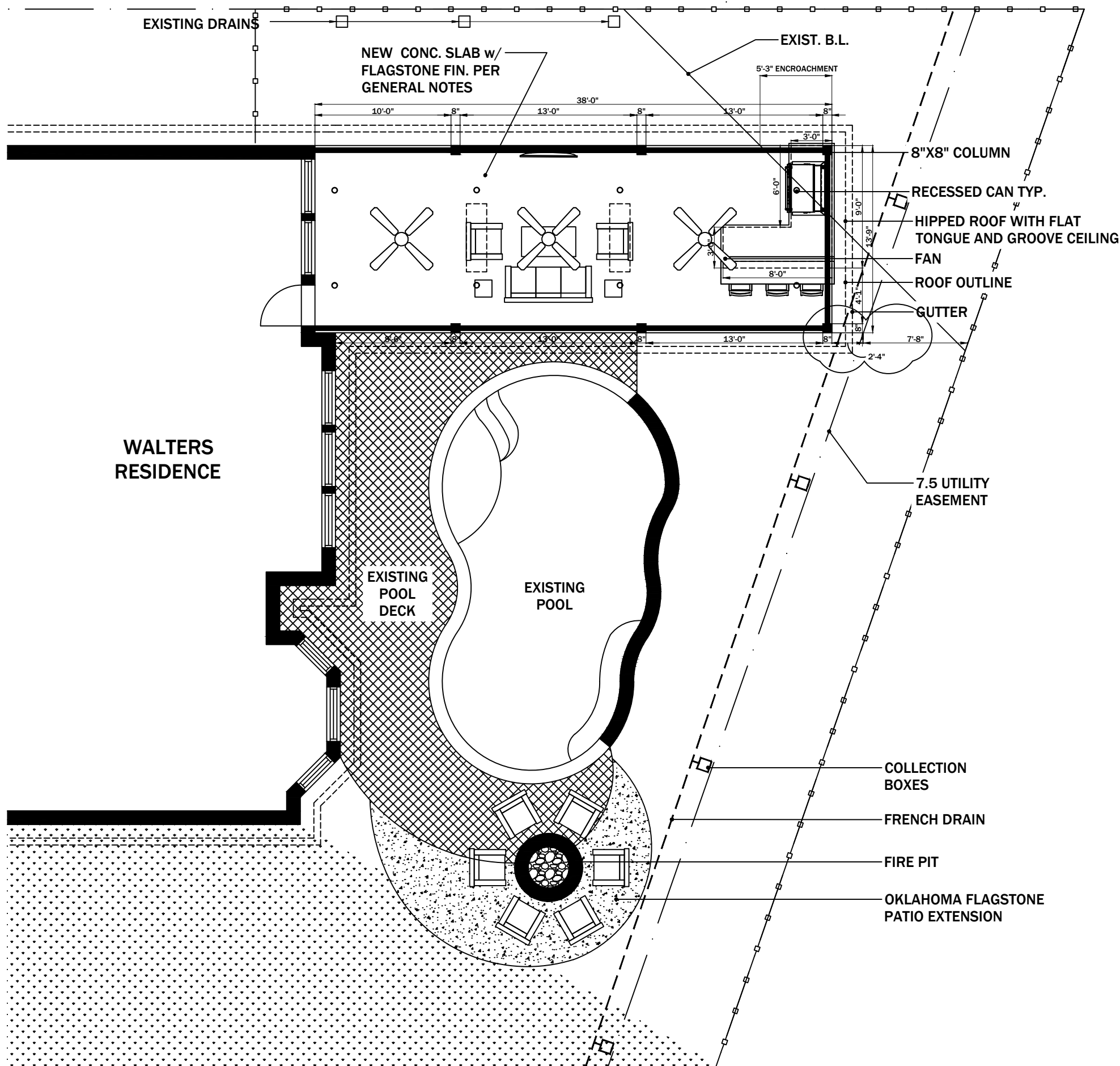
LOT 10

NEW COVERED AREA

PATIO EXTENSION

STORY BRICK
FRAME & STONE
RIDGE TRACE
CIRCLE
P.F. = 952.67





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COORDINATE DIMENSIONS BETWEEN ALL
DRAWINGS IN ORDER TO FIX ANY
DISCREPANCY, PRIOR TO START THE
PROJECT. ANY DEVIATION OR DISCREPANCY
ON THESE DRAWINGS MUST BE ATTENDED
AND RESOLVED BEFORE CONTINUING THE
CONSTRUCTION.



PROJECT © 2021

**WALTERS
RESIDENCE**

RIDGE TRACE CIR,
MANSFIELD, TX 76063

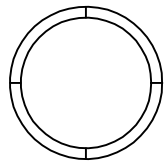
DATE: 5/6/2021
PROJECT NO. TBD

REVISION	DATE
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NOTES:

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ARE APPROXIMATE. IN
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ISSUED FOR PERMIT

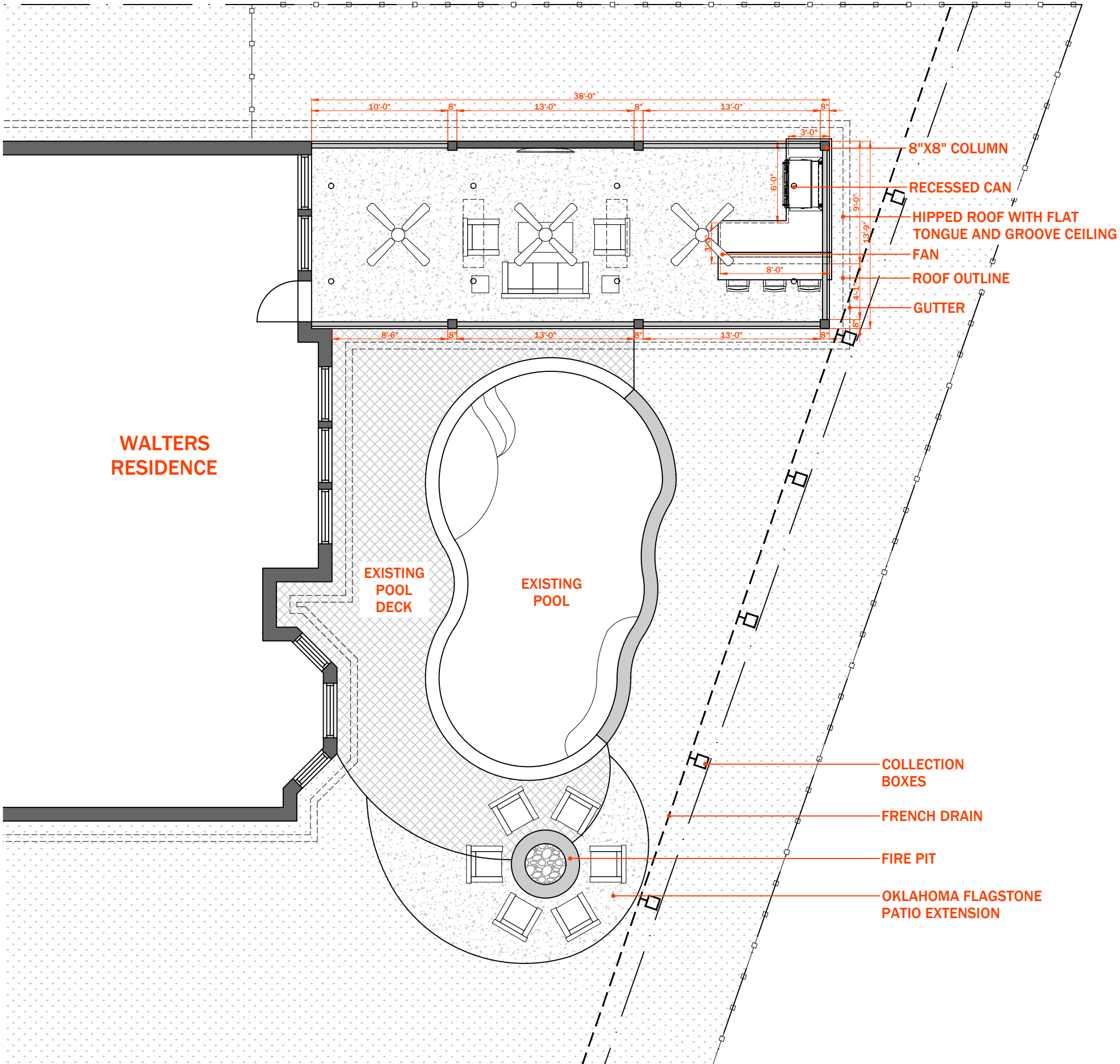


PLAN
VIEW

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

A1

DRAWN BY: **15-**
JAG



IMPORTANT NOTE:

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PROJECT © 2021

WALTERS RESIDENCE

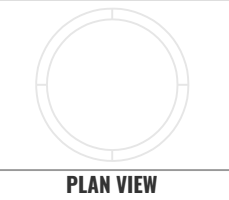
RIDGE TRACE CIR,
MANSFIELD, TX 76063

DATE: 5/6/2021
PROJECT NO. TBD

REVISION	DATE
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NOTES:
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ISSUED FOR PERMIT



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

A1

DRAWN BY: NTV 16

WALTERS RESIDENCE

RIDGE TRACE CIR,
MANSFIELD, TX 76063

DATE:5/6/2021

PROJECT NO.TBD

REVISION	DATE
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ISSUED FOR PERMIT



ELEVATIONS

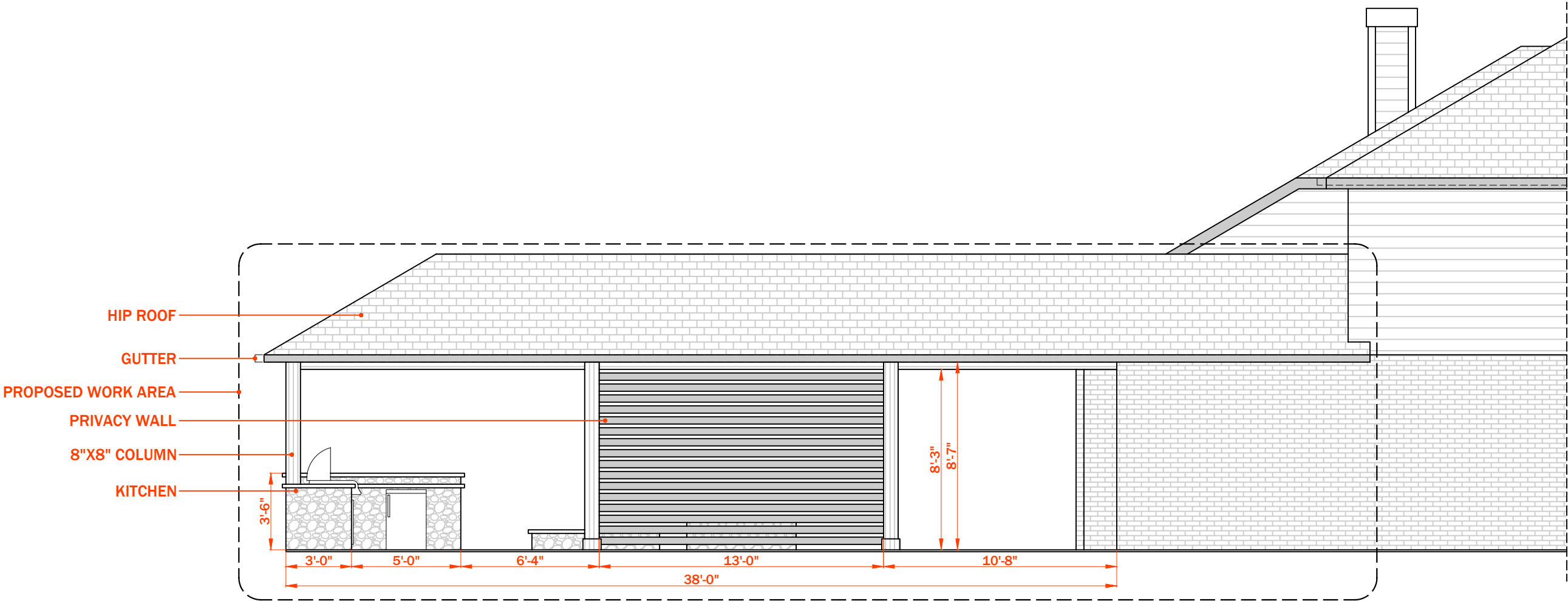
SCALE: 3/16"=1'-0"

A3

DRAWN BY: NTV 17-

IMPORTANT NOTE:

CONTRACTOR MUST VERIFY AND COORDINATE DIMENSIONS BETWEEN ALL DRAWINGS IN ORDER TO FIX ANY DISCREPANCY, PRIOR TO START THE PROJECT. ANY DEVIATION OR DISCREPANCY ON THESE DRAWINGS MUST BE ATTENDED AND RESOLVED BEFORE CONTINUING THE CONSTRUCTION.



1

N ELEVATION

SCALE: 3/16"=1'-0"

§ 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(A) No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables in division (B) of this section.

(B) See tables on following page.

(1) *Residential districts.*

Zoning District ⁶	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) ¹	Minimum Interior Side Yard (Feet) ¹	Minimum Exterior Side Yard (Feet)		Max. Height (Feet)	Min. Masonry Construction ⁶
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See §155.056
SF-12/22	12,000	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 ⁵	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 ⁵	20	15	35	

Footnotes:

1. Refer to § 155.095(C) for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

2. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

3. Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF- 1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in §155.092 that may affect the building setback.

4. Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

5. For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in §155.055(C).

6. The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.

7. Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District

§ 155.033 PR, PRE-DEVELOPMENT DISTRICT REGULATIONS.

(A) *General purpose and description.* To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the city's zoning ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the city's then current land use plan, thoroughfare plan, and the developer's projected uses.

(B) *Permitted uses.* Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.

(C) *Area and height regulations.* Area and height regulations in the PR District shall be the same as those provided for the SF-12/22 District.

(Ord. 671, passed 4-15-86)

Section 155.012, Definitions

LOT LINE, FRONT. In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specifies another line as the front lot line.

LOT LINE, REAR. That lot line which is opposite to and most distant from the front lot line of the lot; in the case of a triangular, pentagon or polygon shaped lot, a line 20 feet in length, entirely within the lot, most parallel to and at the maximum possible distance from the front lot line shall be considered to be the rear lot line.

LOT LINE, SIDE. Any lot line not a front lot line or rear lot line. Where a lot has only three lot lines, those lot lines which do not front upon a street shall be deemed side lot lines.

LOT OF RECORD. A lot which is part of a subdivision plat which has been recorded in the office of the County Clerk of Tarrant County or Johnson County or Ellis County.

LOT WIDTH. The length of a line, drawn perpendicular to the lot depth line at its point of intersection with the front setback line, connecting the side lot lines; however, in zoning districts requiring less than a 25 foot front setback, lot width shall be measured as if said front setback were 25 feet.

MAINTENANCE AND REPAIR SERVICES FOR BUILDINGS. An establishment and related open storage yard for supplies and operational equipment for building maintenance, but not constituting a junk, wrecking or salvage yard.

MANUFACTURED HOME, HUD-CODE. A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MANUFACTURED HOME RENTAL COMMUNITIES. A plot or tract of land which is separated into two or more spaces or lots which are rented or leased or offered for rent or lease to persons for the installation of manufactured homes for use and occupancy as residences; provided that the lease or rental agreement is for a term of less than 60 months and contains no purchase option.

MANUFACTURED HOME SUBDIVISION. A unified development of mobile home sites on lots platted for such purposes, which lots may be sold to the owners of a mobile home situated thereon, meeting all of requirements of applicable zoning and subdivision ordinances and designed to accommodate mobile homes on a permanent basis.

MASONRY CONSTRUCTION MATERIALS. Masonry construction materials include brick; natural or manufactured stone; structural clay tile; indented, hammered or split-face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two inches thick.

MASONRY-LIKE CONSTRUCTION MATERIALS. Masonry-like construction materials include fiber reinforced cement exterior siding, stucco, Exterior Insulated Finish Systems (E.I.F.S.), or similar exterior cladding; and concrete tilt wall, pour-in-place concrete wall and pre-cast wall that are at least two inches thick and that are profiled, sculptured, fluted, exposed-aggregated or have other non-smooth architectural concrete finish.

MEDICAL WASTE PRODUCT FACILITY. An establishment that receives, processes, treats, transfers, collects or stores medical waste products.

MEMBERSHIP SPORT OR RECREATIONAL CLUB. A private recreational club with restricted membership, usually of less area than a country club, which may include a club house, a swimming pool, tennis courts, or similar recreational facilities none of which are available to the general public.

MINI-WAREHOUSE. A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. No outside storage, sales, service, or repair activities other than the rental of dead storage units are permitted on the premises.

MOBILE HOME. A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MANUFACTURED HOME LOT OR PAD. A plot of ground within a manufactured home rental community or subdivision designed for the accommodation of one manufactured home, with an area of not less than 4,500 square feet and meeting all setbacks contained herein.

MODEL HOME. A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

MOTOR/RAILROAD FREIGHT TERMINAL. A building or area in which freight brought by motor truck or railroad car is assembled and is stored for interstate and/or intrastate shipment by motor truck or railroad car. A motor freight terminal is a truck terminal.

MULTI-TENANT OFFICE OR RETAIL STRIP BUILDING. A building with two or more office or retail tenants in a single structure on the same lot with each tenant having its own separate entrance on the building's exterior.

NONCONFORMING BUILDING, LAWFUL. A building, structure, or portion thereof which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

Section 155.012, Definitions

LOT LINE, FRONT. In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specifies another line as the front lot line.

LOT LINE, REAR. That lot line which is opposite to and most distant from the front lot line of the lot; in the case of a triangular, pentagon or polygon shaped lot, a line 20 feet in length, entirely within the lot, most parallel to and at the maximum possible distance from the front lot line shall be considered to be the rear lot line.

LOT LINE, SIDE. Any lot line not a front lot line or rear lot line. Where a lot has only three lot lines, those lot lines which do not front upon a street shall be deemed side lot lines.

LOT OF RECORD. A lot which is part of a subdivision plat which has been recorded in the office of the County Clerk of Tarrant County or Johnson County or Ellis County.

LOT WIDTH. The length of a line, drawn perpendicular to the lot depth line at its point of intersection with the front setback line, connecting the side lot lines; however, in zoning districts requiring less than a 25 foot front setback, lot width shall be measured as if said front setback were 25 feet.

MAINTENANCE AND REPAIR SERVICES FOR BUILDINGS. An establishment and related open storage yard for supplies and operational equipment for building maintenance, but not constituting a junk, wrecking or salvage yard.

MANUFACTURED HOME, HUD-CODE. A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MANUFACTURED HOME RENTAL COMMUNITIES. A plot or tract of land which is separated into two or more spaces or lots which are rented or leased or offered for rent or lease to persons for the installation of manufactured homes for use and occupancy as residences; provided that the lease or rental agreement is for a term of less than 60 months and contains no purchase option.

MANUFACTURED HOME SUBDIVISION. A unified development of mobile home sites on lots platted for such purposes, which lots may be sold to the owners of a mobile home situated thereon, meeting all of requirements of applicable zoning and subdivision ordinances and designed to accommodate mobile homes on a permanent basis.

MASONRY CONSTRUCTION MATERIALS. Masonry construction materials include brick; natural or manufactured stone; structural clay tile; indented, hammered or split-face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two inches thick.

MASONRY-LIKE CONSTRUCTION MATERIALS. Masonry-like construction materials include fiber reinforced cement exterior siding, stucco, Exterior Insulated Finish Systems (E.I.F.S.), or similar exterior cladding; and concrete tilt wall, pour-in-place concrete wall and pre-cast wall that are at least two inches thick and that are profiled, sculptured, fluted, exposed-aggregated or have other non-smooth architectural concrete finish.

MEDICAL WASTE PRODUCT FACILITY. An establishment that receives, processes, treats, transfers, collects or stores medical waste products.

MEMBERSHIP SPORT OR RECREATIONAL CLUB. A private recreational club with restricted membership, usually of less area than a country club, which may include a club house, a swimming pool, tennis courts, or similar recreational facilities none of which are available to the general public.

MINI-WAREHOUSE. A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. No outside storage, sales, service, or repair activities other than the rental of dead storage units are permitted on the premises.

MOBILE HOME. A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

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Jennifer Johnston <jennifer.johnston@mansfieldtexas.gov>

Public Hearing Notice dated July 23, 2021

1 message

Hugh Chauvin <hugh@chauvinglobal.com>

Wed, Jul 28, 2021 at 1:52 PM

To: "jennifer.johnston@mansfieldtexas.gov" <jennifer.johnston@mansfieldtexas.gov>

Cc: Elizabeth Chauvin <eachauvin@sbcglobal.net>

Jennifer Johnston

Development Coordinator

City of Mansfield, Texas

Dear Ms. Johnston:

I am writing in regard to the public hearing notice I received concerning a zoning ordinance variance request for [3208 Ridge Trace Circle](#) owned by the Walters family. Specifically the letter states they have requested a variance "ZBA#21-008: Request for variance to Section 155.055(B)(1) of the Code of Ordinances allow a new addition to the house to encroach on the required 25-foot rear yard setback and the required 10-foot side yard setback at [3208 Ridge Trace Circle](#)."

My house is immediately next door to [3208 Ridge Trace Circle](#) and would be affected if this variance is approved.

I will be out of the country due to commitments of my consulting company for a large construction project in Saudi Arabia from August 1, 2021 until December 23, 2021 and will not be able to attend the hearing as an interested party. I am submitting this letter of objection for consideration during the hearing to be entered into the record.

Approval of this variance and allowing construction of an addition as shown in the drawings submitted to the City by Hillman Outdoor Living contractor could have a negative effect on the value of my property in addition to the encroachment. I bought the house at [3206 Ridge Trace Circle](#) fifteen years ago specifically because of the distance between houses, the high standards of the homes, the fact that there are only ninety seven homes on a fifty acre development, the proximity to recreation facilities, large lots and neighborhood ambiance. My concern over devaluation of my property due to approving this variance and allowing the Walters to build their addition, in my opinion is valid. I would encourage the board to reject this request and tell the requesting parties to shrink the footprint of their proposed addition to fit within the lawfully allowed setback restrictions.

If the variance is approved, I will seek the advice of counsel as to how to proceed in order to block this variance that could devalue my property.

Thank you in advance for your consideration.

Regards,

7/28/2021

City of Mansfield, Texas Mail - Public Hearing Notice dated July 23, 2021

Arlin H. Chauvin, owner

[3206 Ridge Trace Circle](#)

[Mansfield, Texas](#)

682-553-1053