



# CITY OF MANSFIELD

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

## Meeting Agenda - Final Zoning Board of Adjustments

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Wednesday, October 6, 2021

6:00 PM

City Hall Council Chambers

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1. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

[21-4328](#) Minutes - Approval of the August 4, 2021 Zoning Board of Adjustments Meeting Minutes

**Attachments:** [Meeting Minutes for 08-04-2021.pdf](#)

4. **PUBLIC HEARINGS**

[21-4329](#) ZBA#21-009: Request for Special Exceptions under Section 155.082(E) (6) of the Zoning Ordinance to allow an accessory building with an area of approximately 3,000 square feet, a height of approximately 22 feet and to allow a reduction in the side setback to approximately 8.5 feet at 2024 Newt Patterson Rd.; Chris and Jackie Horan, property owner/applicant

**Attachments:** [Maps and Supporting Information.pdf](#)  
[Site plan and exhibits.pdf](#)  
[Section 155.082\(E\)\(6\).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 September 30, 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: 21-4328

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**Agenda Date:** 10/6/2021

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Zoning Board of Adjustments

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the August 4, 2021 Zoning Board of Adjustments Meeting Minutes

**Description/History**

The minutes of the August 4 , 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  
mansfieldtexas.gov

## Meeting Minutes - Draft

### Zoning Board of Adjustments

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Wednesday, August 4, 2021

6:00 PM

City Hall Council Chambers

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#### 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*

**Present** 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin and Noel Rendon

#### 2. APPROVAL OF MINUTES

[21-4198](#)

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

**Board Member Accipiter made a motion to approve the minutes of the July 7, 2021, meeting. Board Member Glover seconded the motion, which carried by the following vote:**

**Aye:** 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin and Noel Rendon

**Nay:** 0

**Abstain:** 0

#### 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

*Chairman Jones opened the public hearing at 6:04 p.m.*

*Matt Walters, property owner/applicant, gave an overview of the request and were available for questions*

*Margareta Martinez, 1803 Clear Summit Lane spoke in opposition of the project*

*Al Covina, with the HOA, spoke in opposition of the project*

*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*

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

**Aye:** 4 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter and Noel Rendon

**Nay:** 1 - Eddilisa Martin

**Abstain:** 0

#### **4. ADJOURNMENT OF MEETING**

**With no further business Chairman Jones adjourned the meeting at 6:28 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: 21-4329

**Agenda Date:** 10/6/2021

**Version:** 1

**Status:** Public Hearing

**In Control:** Zoning Board of Adjustments

**File Type:** Zoning Board  
Request

**Agenda Number:**

### Title

ZBA#21-009: Request for Special Exceptions under Section 155.082(E)(6) of the Zoning Ordinance to allow an accessory building with an area of approximately 3,000 square feet, a height of approximately 22 feet and to allow a reduction in the side setback to approximately 8.5 feet at 2024 Newt Patterson Rd.; Chris and Jackie Horan, 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 RV. The new structure will be approximately 3,000 square feet, approximately 22 feet in height and will be located approximately 8.5 feet from the side property line. A new home is being constructed on the property and the existing accessory buildings have been removed.

The Board may grant a Special Exception under Section 155.082(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 91,040 square feet (1.93 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will not exceed 4% 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 22 feet.
4. The applicant is requesting a reduction to the setback requirements for the proposed building. The minimum side setback for an accessory building with a height of 12 feet or more is 9 feet from the side property line. The applicant proposes to locate the new building approximately 8.5 feet from the side property line.
5. The Board must find that there will be no negative impact to abutting properties.

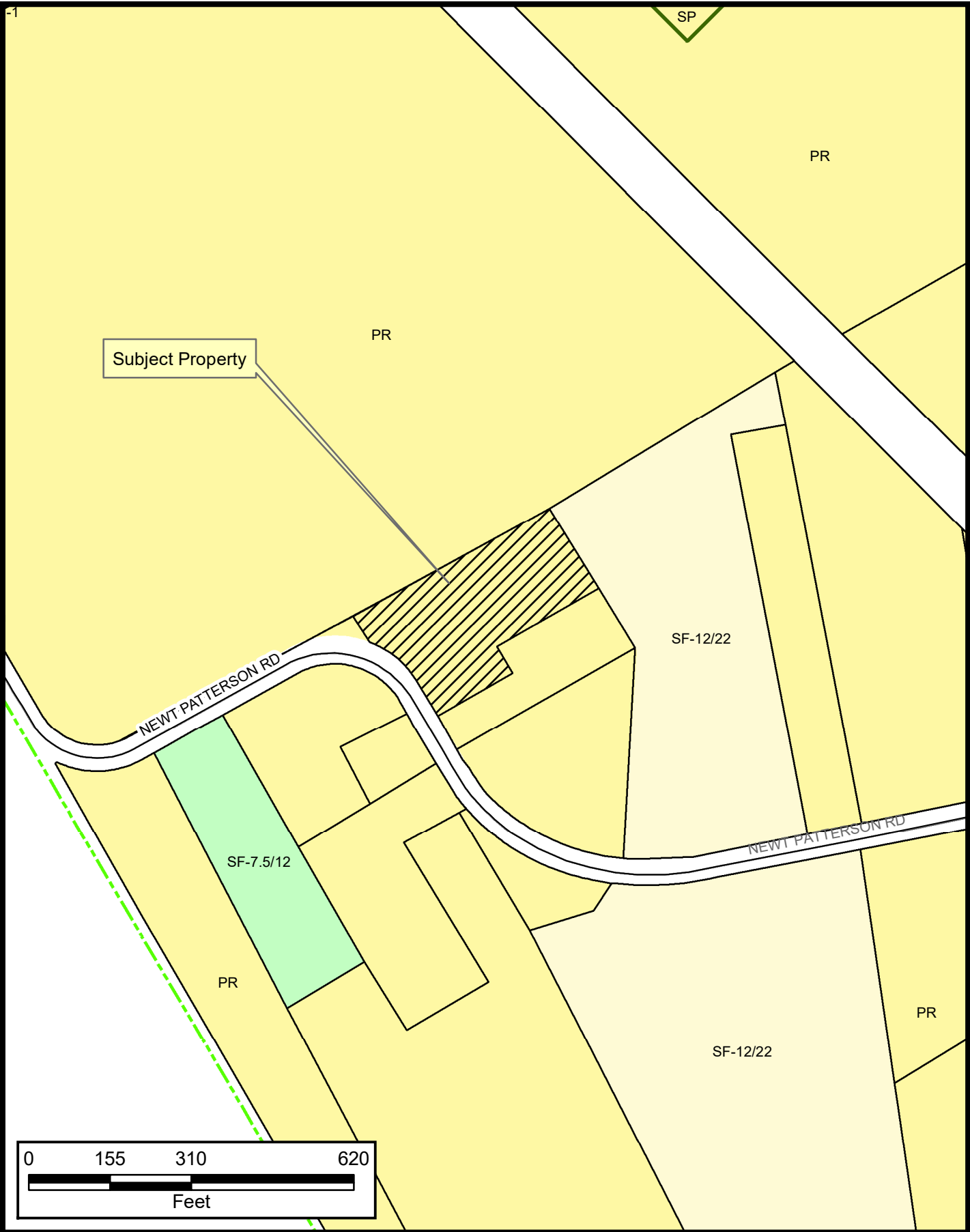
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

**Attachments**

Maps and supporting information

Site plan and exhibits

Provisions of Section 155.082(E)(6)







**ZBA#21-009**

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.

9/29/2021



To: Whom it may concern,

We are requesting to build an accessory building on the property of 2024 Newt Patterson Road at the residence of Chris and Jackie Horan.

We are requesting special exceptions for the size and height of the structure. The building is a 50' x 60' (3000 sq. ft.) steel constructed bolt up structure standing 22 feet from ground to the peak.

The building sits on a 1.93 acre.

The building is for personal storage, gardening prep, and equipment/camper storage.

Thank you,

Chris and Jackie Horan

# PROPERTY OWNER REPRESENTATION FORM

09/3/2021

Date: \_\_\_\_\_

I, the undersigned, being the owner of the property described in the application, do hereby authorize Chris Horan to act in my behalf before the Zoning Board of Adjustment of the City of Mansfield, Texas for the purpose of requesting a variance, Special Exemption, or appeal for said property.

Shaw

Signature \_\_\_\_\_

Chris Horan

Printed Name \_\_\_\_\_

Title  
2024 NEWT PATTERSON RD

Street Address  
817-996-7009

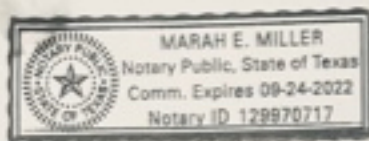
Phone Number

Company	
MANSFIELD TX	76063

City	State	Zip Code
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Fax

Subscribed and sworn to before me this 3 day of September, 2021.



Marah E. Miller  
Notary Public

**BRASS KEY**  
CUSTOM HOME

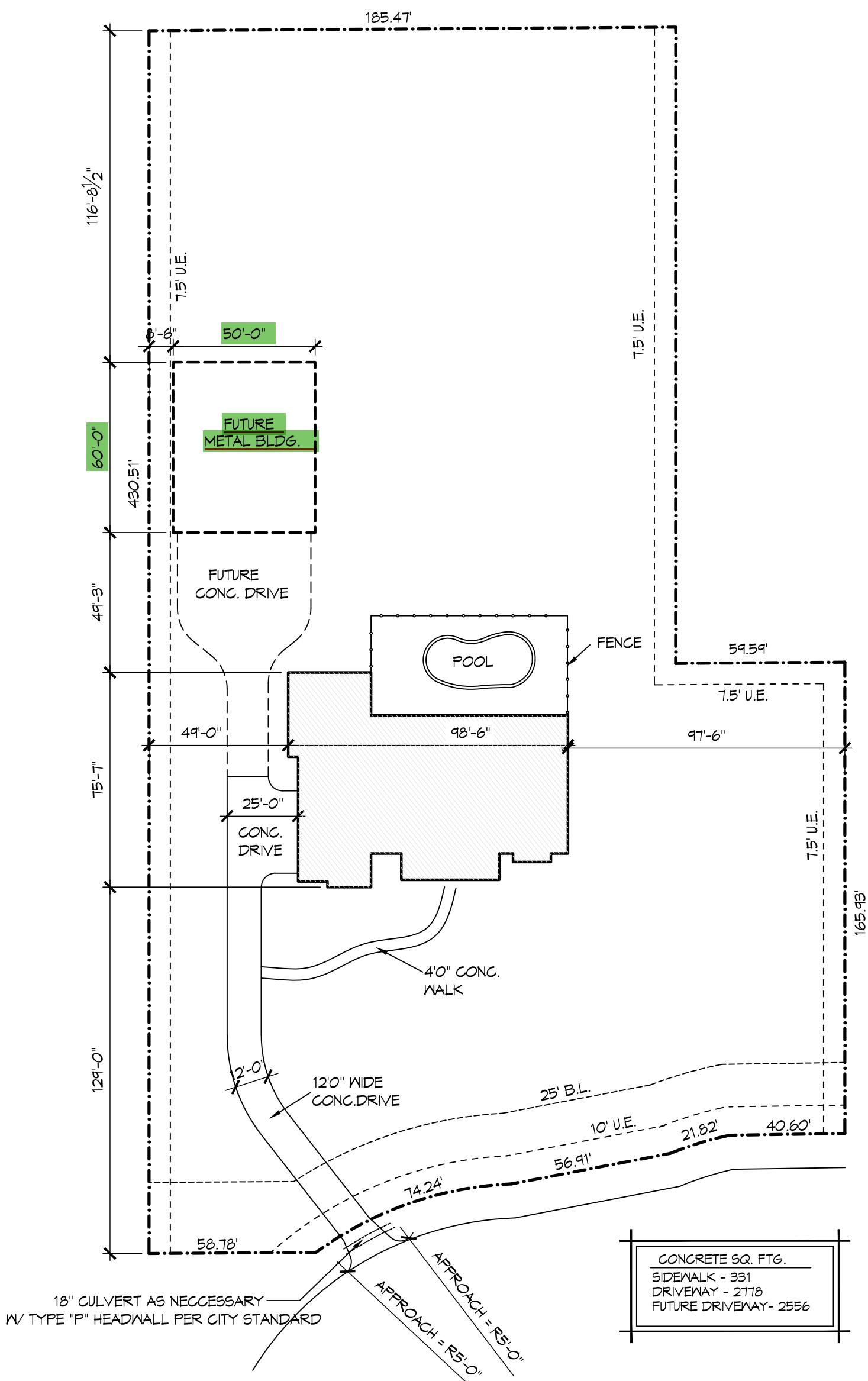
2024 NENT PATTERSON RD  
LOT 1 BLOCK 1  
JOHN AND WILLIAMS ADDITION  
MANSFIELD, TEXAS  
TARRANT COUNTY

GENERAL NOTES

**SITE  
PLAN**  
1" = 40'0"



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SHEET No.:







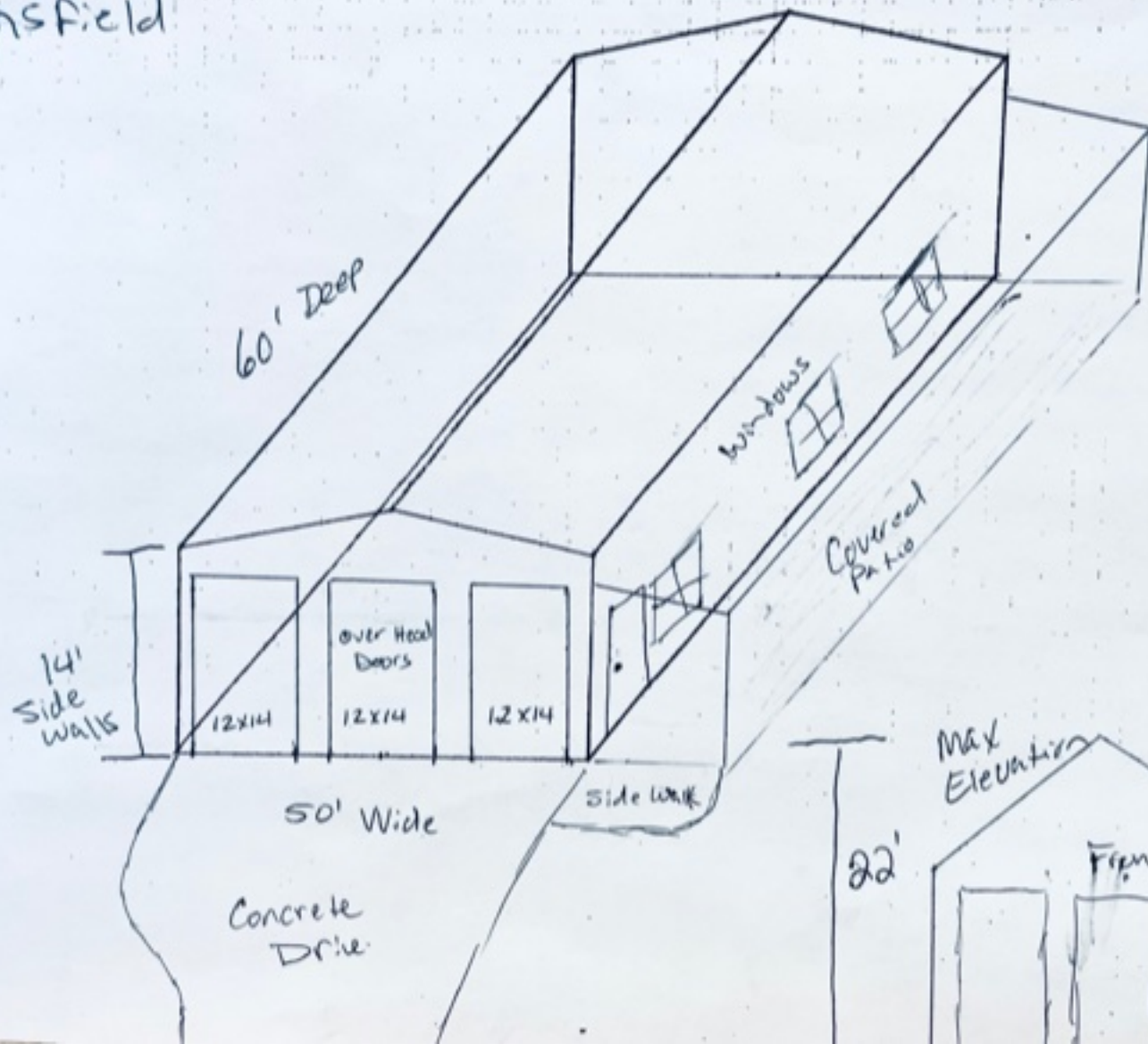








2024 Newt Patterson  
mansfield



## **SECTION 155.082(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 155.099(B)(12) shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.