



CITY OF MANSFIELD

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

Meeting Agenda - Final Zoning Board of Adjustments

Wednesday, November 3, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4372](#) Minutes - Approval of the October 6, 2021 Zoning Board of Adjustments Meeting Minutes

Attachments: [Meeting Minutes 10-06-2021.pdf](#)

3. **PUBLIC HEARINGS**

[21-4373](#) ZBA#21-010: Request for a variance to Section 155.095(C)(1) of the Code of Ordinances to allow a reduction of the minimum set back of 52.5 feet to approximately 20 feet on the southern property line of 2201 FM 157.; Costa Mazidji, applicant, on behalf of Roy English, owner

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

[Site Plans and exhibits.pdf](#)

[Provisions of Section 155.095\(C\)\(1\).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 October 26, 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.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 21-4372

Agenda Date: 11/3/2021

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

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

Description/History

The minutes of the October 6 , 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

Wednesday, October 6, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:05 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

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Board Members:

Present 5 - Joe Glover; Patrick Kelly Jones; Eddilisa Martin; Noel Rendon and Tammy Miller

2. APPROVAL OF MINUTES

[21-4328](#)

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

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

Aye: 5 - Joe Glover; Patrick Kelly Jones; Eddilisa Martin; Noel Rendon and Tammy Miller

Nay: 0

Abstain: 0

3. 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

Chairman Jones opened the public hearing at 6:14p.m.

Trey Spillers, builder/applicant representative, 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 6:15 p.m.

Chairman Jones read the criteria for approval.

Board Member Martin made a motion to approve the request as follows: allow an accessory building with an area of approximately 3,000 square feet and a height of approximately 22 feet. Board Member Glover seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Eddilisa Martin; Noel Rendon and Tammy Miller

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: 21-4373

Agenda Date: 11/3/2021

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#21-010: Request for a variance to Section 155.095(C)(1) of the Code of Ordinances to allow a reduction of the minimum set back of 52.5 feet to approximately 20 feet on the southern property line of 2201 FM 157.; Costa Mazidji, applicant, on behalf of Roy English, owner

Description/History

The property owners are seeking to build a veterinarian office on the 1.14 acre property. The property is bordered by single-family residential zoning on the west and south property lines. The property to the north is zoned C-2, Community Business District.

Section 155.095(C)(1) of the Code of Ordinances, "Zoning", requires the following setback when a commercial property is developed next to existing residential properties:

- Section 155.095(C)(1)(b): A minimum 52.5-foot building setback must be provided along the residential property lines that abut the boundary of the non-residentially zoned property.

To accommodate the proposed veterinarian office, the applicant is requesting a variance to allow a reduction of the minimum set back of 52.5 feet to approximately 20 feet on the southern property line of 2201 FM 157.

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:

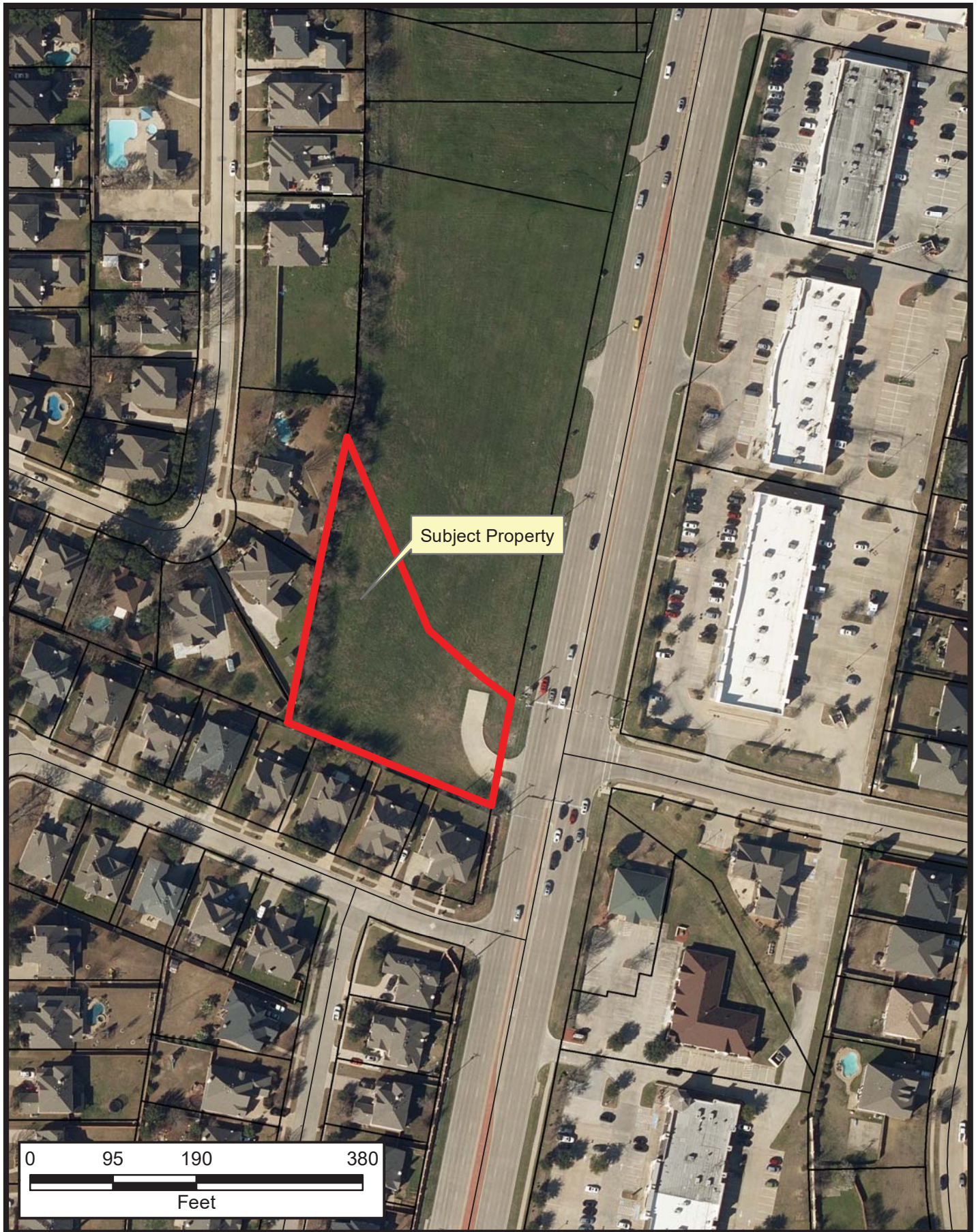
- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical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

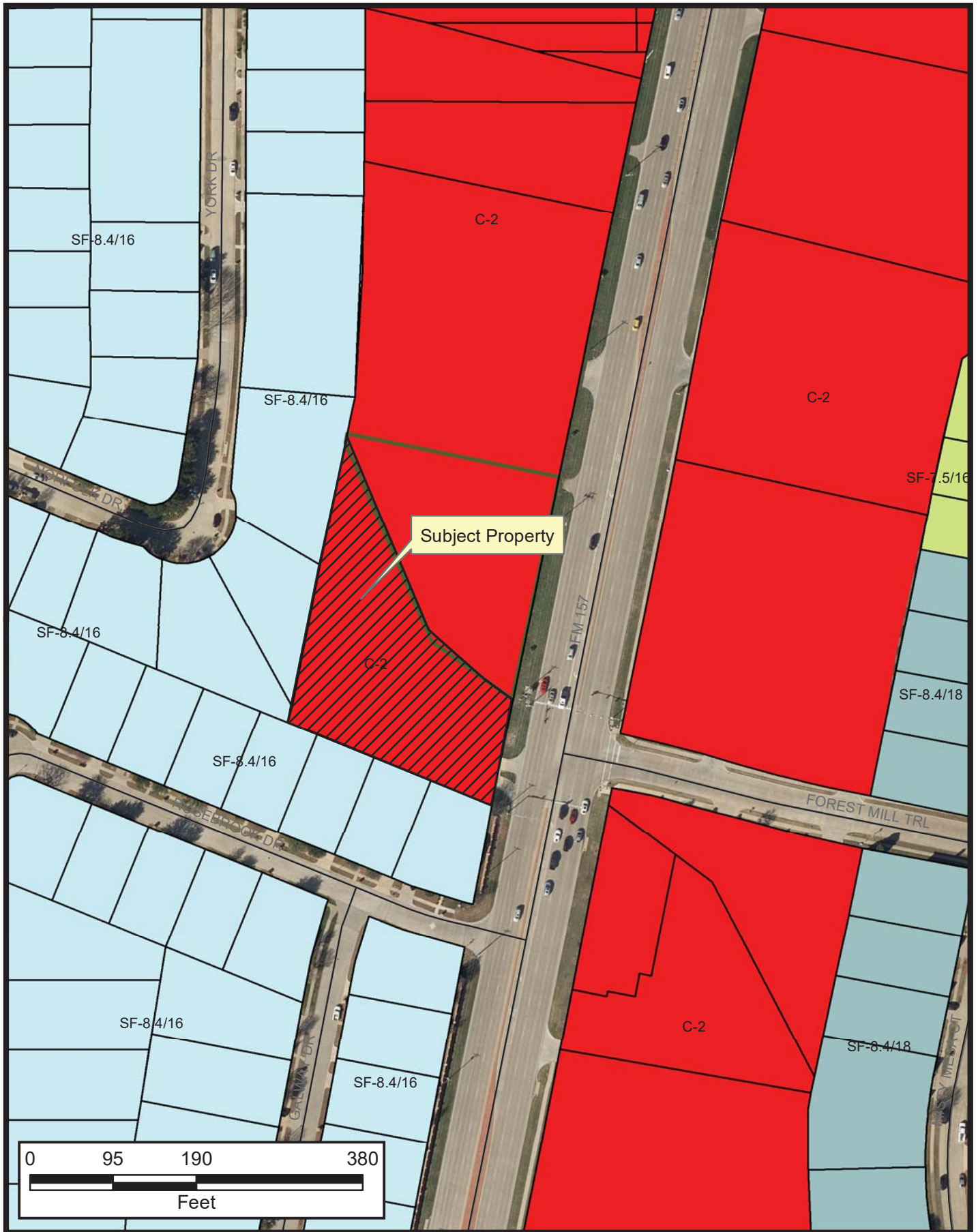
Provisions of Section 155.095(C)(1)



ZBA 21-010

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.

10/20/2021



October 4, 2021

Zoning Board of Adjustment
City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063

RE: Request for Variance Letter
Corner Lot of the Samuel West Survey
S. Cooper Street – FM HWY 157
Mansfield, Tarrant County, Texas
Mazidji Group Project No. MG335

Dear Sir/Madam,

We are writing to request a variance from the Subdivision Zoning Ordinance Section 4500B as related to the C-2 Zoning District for the 1.14-Acre Corner Lot of the Samuel West Survey, located North of the Tanglewood residential area and fronting the West side of South Cooper Street. The variance request is to allow for the placement of a proposed veterinarian office building with a setback of 20 feet from the Southern property line that separates the commercially zoned corner lot from the residential zoned lots to the South. This 20-Foot building setback from the Southern property line is requested in lieu of the 52.5 Feet setback required by the zoning ordinance.

Our argument for the request for variance is that the constructible portion of the subject lot is only 67 percent of the overall lot area due to the presence of a 50 Ft gas easement diagonally crossing the lot from East to West. In addition to the loss of constructible areas, the presence of the gas easement results in an odd shaped triangular lot that makes it undevelopable under current zoning regulations that require a 52.5 FT building setback from the southern property line.

Because of the presence of the gas easement and the resulting shape of the above-referenced property a hardship to the owner would result if the strict letter of these regulations is carried out.

It is our belief that the development of this parcel will not be possible without the reduction of the building setback line to the Southern property boundary. Having outlined the constraints of the existing site on the property, we believe that this request is consistent with the City's objectives, and therefore kindly request the Zoning Board of Adjustment review and consideration for approval of our variance request.

Please feel free to contact me at 214-663-1068 should you have any questions or if you need clarifications regarding the present communication.

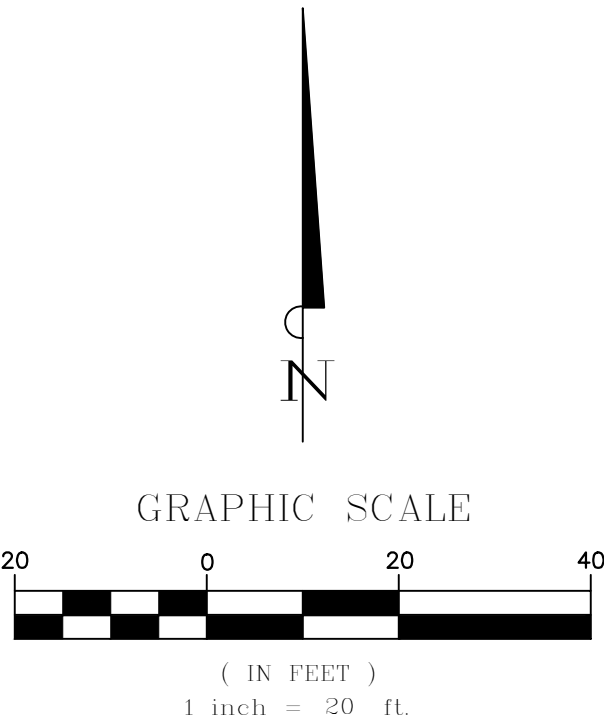
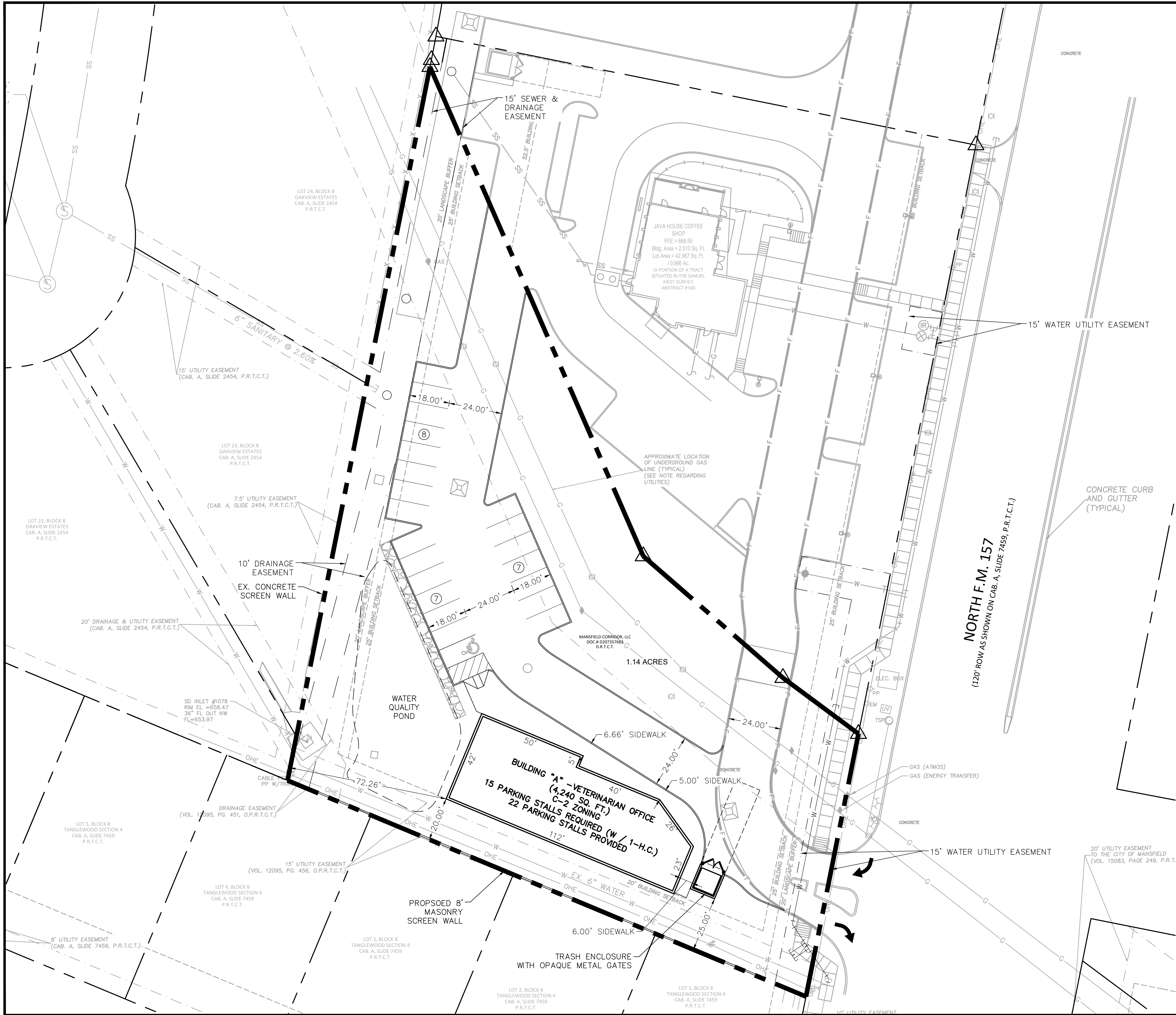
Sincerely,
Mazidji Group
TBPE Firm No. F-10158

Costa Mazidji

Costa Mazidji, PhD, PE
Principal

CC: Dr. Hany Azer
Roy English

Letter via email: Hany.Azer@hotmail.com
Letter via email: JudgeRoyEnglish@AOL.com



LEGEND		
PROPOSED WATER	— W —	— W —
PROPOSED SEWER	— SS —	— SS —
EXISTING WATER	— W —	— W —
EXISTING SAN. SEWER	— SS —	— SS —
EXISTING FIRE HYDRANT		FH
PROPOSED FIRE HYDRANT		●

SITE DATA

ZONING: C-2
USE: VETERINARIAN OFFICE
PARKING REQUIRED: (1 SP : 300 SF) = 15 SPACES
PARKING PROVIDED: 22 SPACES

OWNER

MANSFIELD CORRIDOR, LLC

1019 WALNUT FALLS CIRCLE
MANSFIELD, TX 76063
PHONE: (817) 456-4302
CONTACT: ROY ENGLISH
JUDGEROYENGLISH@AOL.COM

DEVELOPER

ST. MINA ANIMAL HOSPITAL, PLLC

4196 STONEBRIAR TRAIL
MANSFIELD, TX 76063
PHONE: (817) 891-3313
CONTACT: DR. HANY AZER
AZER.HANY@HOTMAIL.COM

FIRM REGISTRATION F-10158

CITY OF MANSFIELD, TX

CORNER LOT
VETERINARIAN OFFICE
CONCEPTUAL SITE PLAN

BEING A PORTION OUT OF THE
SAMUEL WEST SURVEY, ABSTRACT #1648
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 06/01/2021

1.14 ACRES

1 COMMERCIAL LOT

MAZIDJI GROUP

CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED CM	SCALE: AS SHOWN	JOB NO.
DRAWN JDB	DATE: SEPTEMBER 2021	MG335
CHECKED CM		

EXHIBIT A

Section 155.095(C)(1)

(1) *Non-residential use.*

- (a) Structures in an I-1 or I-2 zoning classification shall setback a minimum of 40 feet from the boundary of any abutting property in a residential zoning classification. The same setback requirement shall apply to all outside storage, loading docks, truck berths, and routine parking or storage of tractor-trailers, and vehicles that are rated to have a carrying capacity over one ton.
- (b) Structures in an OP, C-1, **C-2** or C-3 zoning classification shall comply with the minimum setback from the boundary of any abutting property in a residential zoning classification as depicted in the table below in conjunction with the specifications in both the "Maximum Height" and "No. of Stories" columns.

<u>Zoning Min.</u>	<u>Setback (ft.)</u>	<u>Max. Ht. (ft.)</u>	<u>No. of Stories</u>
OP & C-1	20	20	1
OP & C-1	35	35	2 or less
C-2 & C-3	52.5	35	1
C-2 & C-3	60	40	2 or less
C-2 & C-3	67.5	45	3 or less
C-2 & C-3	75	50	1 or more