



CITY OF MANSFIELD

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

Meeting Agenda - Final Zoning Board of Adjustments

Wednesday, December 1, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[21-4411](#) Minutes - Approval of the November 3, 2021 Zoning Board of Adjustments Meeting Minutes

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

3. **PUBLIC HEARINGS**

[21-4412](#) ZBA#21-011: Request for Special Exceptions under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,750 square feet, a height of approximately 16 feet and to allow a reduction in the side setback to approximately 6 feet at 900 Cardinal Rd.; Richard Jeske Jr., owner.

Attachments: [Maps and Supporting information.pdf](#)
[Site plans and exhibits.pdf](#)
[Section 155.082\(E\)\(6\).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 November 24, 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: 21-4411

Agenda Date: 12/1/2021

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

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

Description/History

The minutes of the November 3 , 2021 Zoning Board of Adjustments meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, November 3, 2021

6:00 PM

City Hall Multipurpose Room

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:00 p.m. in the Multipurpose Room 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

Board Members:

Present 5 - Ann Smith; Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin and Noel Rendon

2. APPROVAL OF MINUTES

[21-4372](#)

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

Board Member Rendon made a motion to approve the minutes of the October 6, 2021, meeting. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 5 - Ann Smith; Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin and Noel Rendon

Nay: 0

Abstain: 0

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

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

Roy English, owner, 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 6:10 p.m.

Chairman Jones read the criteria for approval.

After a brief discussion Vice – Chair Accipiter made a motion to approve the request as presented. Board Member Smith seconded the motion, which carried by the following vote:

Aye: 4 - Ann Smith; 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 6:16 p.m.

Kelly Jones, Chairman
ATTEST:

Jennifer Johnston, Development Coordinator



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STAFF REPORT

File Number: 21-4412

Agenda Date: 12/1/2021

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#21-011: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,750 square feet, a height of approximately 16 feet and to allow a reduction in the side setback to approximately 6 feet at 900 Cardinal Rd.; Richard Jeske Jr., owner.

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 1,750 square feet with a height of approximately 16 feet. The applicant is requesting to locate the building approximately 6 feet from the side property line. There is one existing storage building on the property that will be 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 43995 square feet (1.01 acres) according to the Tarrant County Appraisal District.
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 1,750 square feet or 3.98% 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 16 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 6 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 dwelling or business purposes.

Attachments

Maps and supporting information

Site plan and exhibits

Provisions of Section 155.082(E)(6)



ZBA 21-011

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.

11/18/2021

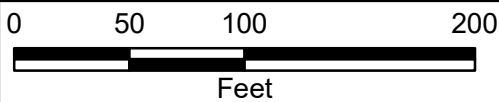
SF-12/22

SF-12/22

PR

PR

Subject Property



ZBA 21-011

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11/18/2021

To whom it may concern,

We are requesting to build a new metal building with a covered extension.

Dimensions of the building would be 25 ft. wide by 40 ft. long by 16 ft. height or 1,000 sq. ft.

The covered extension would stick out 30 ft. to accommodate our 30 ft. long RV.

We are asking for a special exception to the height so that the walls may be 14 feet to accommodate our RV which is 12 feet high.

We are also asking for a special exception for the setback on the side to be reduced to 6 feet due to the proximity to our house. Our propane tank limits how far to the rear we can place the building.

There is currently a 10 by 20 foot wood shed where the metal building is to be built. That wooden shed will be removed from my property prior to building the metal building.

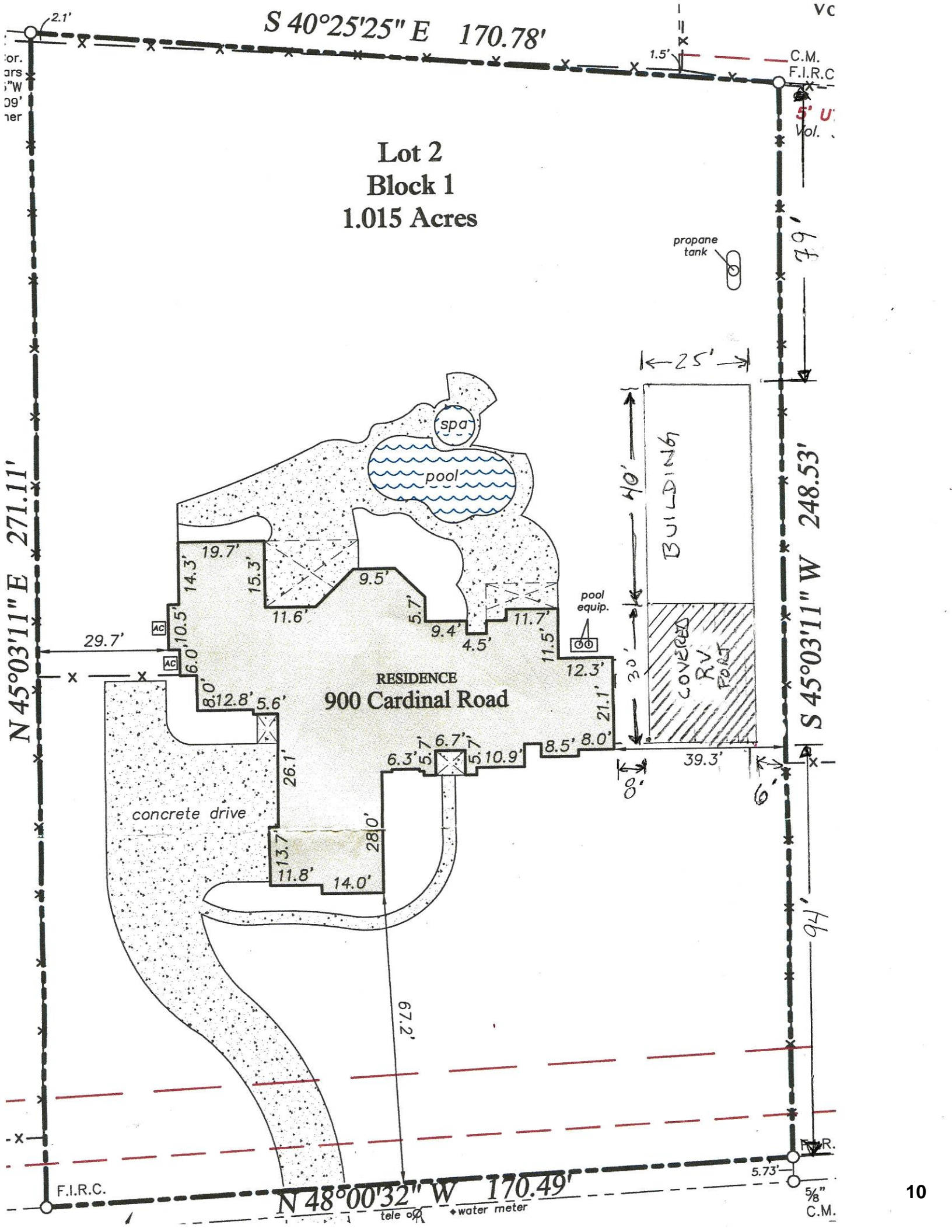
Thank you for your consideration,

Richard A. Jeske Jr.

900 Cardinal Rd.

Mansfield, Texas 76063

817-917-6916

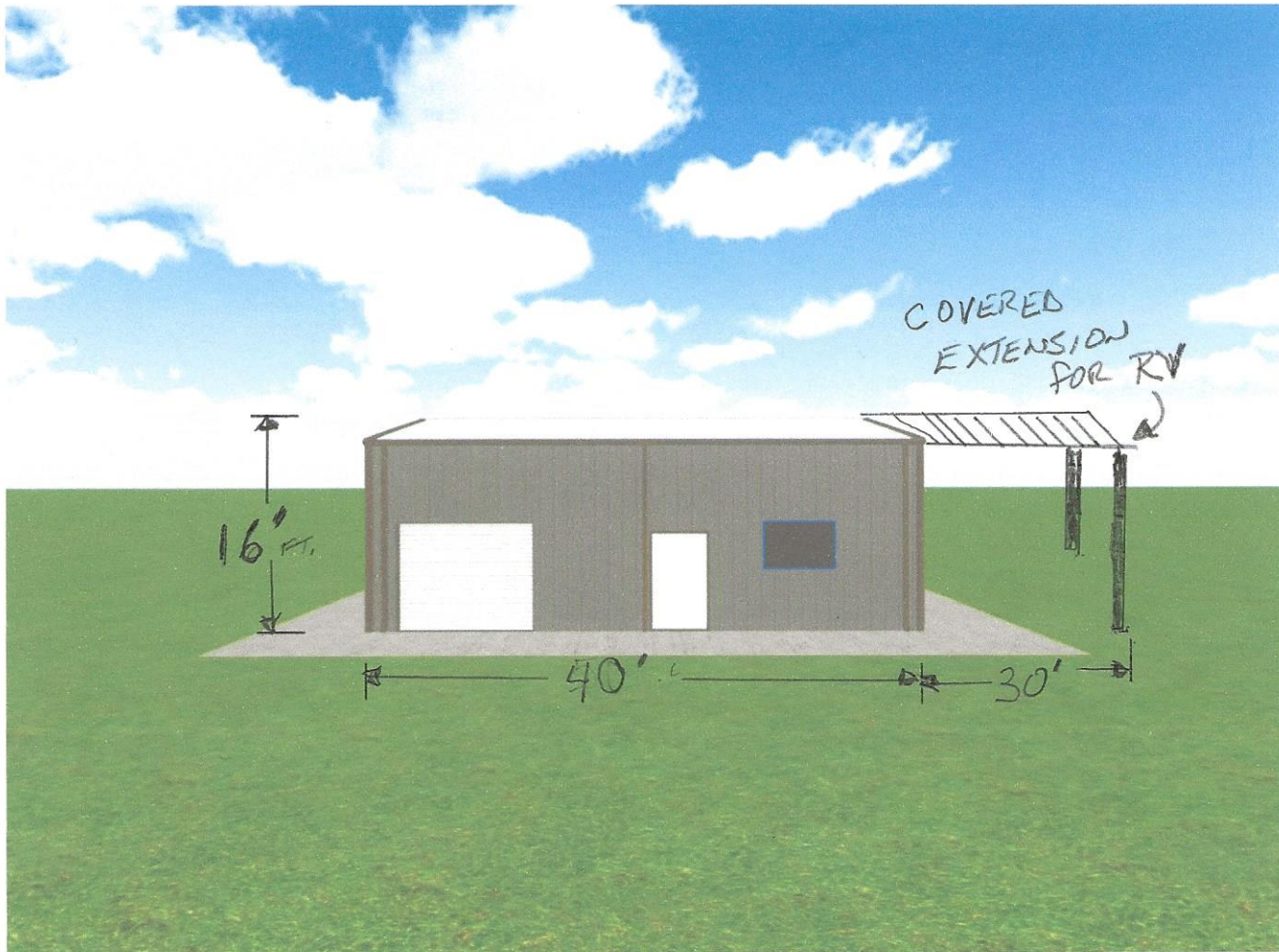


Left Side view

Door : Roll door 8ft. wide by 8 ft. high

Standard entry door to open inside, hinges on left

Window





TIX LINE

940.315.9719

TIX LINE

10' 0" MAX. CLEARANCE

10' 0" MAX. CLEARANCE

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 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.