



CITY OF MANSFIELD

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

Meeting Agenda Zoning Board of Adjustments

Wednesday, September 4, 2024

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[24-6166](#)

Minutes - Approval of the October 4, 2023, Zoning Board of Adjustments Meeting Minutes

Attachments: [10-4-23 DRAFT Minutes](#)

3. **PUBLIC HEARINGS**

[24-6165](#)

ZBA#24-001: Request for a variance to Section 155.055(C)(12) and Section 155.099(B)(5)(k) of the Code of Ordinances to allow an accessory building in the required front yard and to allow a reduction in the minimum 75' setback from the front property line for an accessory building at 1102 Palm Street; Tuan Dao, Owner

Attachments: [Maps and Supporting Information](#)
[Site Plan and Exhibits](#)

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 August 29, 2024, prior to 4:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Administrative Assistant II

* 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: 24-6166

Agenda Date: 9/4/2024

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the October 4, 2023, Zoning Board of Adjustments Meeting Minutes



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1200 E. Broad St.
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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, October 4, 2023

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 present:

Staff Present:

Shirley Emerson, Planner

Art Wright, Principal Planner

Board Members:

Present 5 - Patrick Kelly Jones; Tammy Miller; Eddilisa Martin; Noel Rendon and Eric Peterson

2. APPROVAL OF MINUTES

[23-5627](#)

Minutes - Approval of the June 7, 2023, Zoning Board of Adjustments Meeting Minutes

Board Member Martin made a motion to approve the minutes of the June 7, 2023, meeting. Board Member Miller seconded the motion which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Tammy Miller; Eddilisa Martin; Noel Rendon and Eric Peterson

Nay: 0

Abstain: 0

3. PUBLIC HEARINGS

[23-5533](#)

ZBA#23-005: Request for a variance to Section 155.055(B)(1) of the Code of Ordinances to allow a reduction of the minimum lot depth from 110 feet to approximately 100 feet at 900 Cope St.; Jordan Riness, owner/applicant

Jordan Riness, applicant, 7460 Dillon Cir., Midlothian, TX - presented the case.

Chairman Jones opened the public hearing at 6:03 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Jones closed the public hearing at 6:03 p.m.

Board Member Miller made a motion to approve the request for a variance to allow a reduction of minimum lot depth. Board Member Martin seconded the motion which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Tammy Miller; Eddilisa Martin; Noel Rendon and Eric Peterson

Nay: 0

Abstain: 0

4. ADJOURNMENT OF MEETING

With no further business, Chairman Kelly adjourned the meeting at 6:04 p.m.

Kelly Jones, Chairman

ATTEST:

Shirley Emerson, Planner



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STAFF REPORT

File Number: 24-6165

Agenda Date: 9/4/2024

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#24-001: Request for a variance to Section 155.055(C)(12) and Section 155.099(B)(5)(k) of the Code of Ordinances to allow an accessory building in the required front yard and to allow a reduction in the minimum 75' setback from the front property line for an accessory building at 1102 Palm Street; Tuan Dao, Owner

Description/History

The applicant proposes to build an approximately 400 square-foot detached carport in the front yard, approximately 5 feet from the front property line. According to Section 155.012 of the Code of Ordinance, the "Lot Line, Front" states on a corner lot is defined as the line on the side of the lot with the narrowest street frontage, regardless of which street the house faces.

The applicant is requesting two variances from the Code of Ordinance regulations to allow a detached carport located approximately 5 feet from the front property line:

- *Section 155.055(C)(12) Every part of a required yard shall be open and unobstructed except for accessory buildings or use as permitted herein, and the ordinary projection of window sills, belt courses, fences, cornices, and roof eaves not exceeding 24 inches into the required yard. No accessory building or use shall be allowed in the required front or side yard except as provided in § [155.099](#) (B).*

This property is zoned SF-7.5/12, requiring a 25-foot building setback from the front property line, creating the "required front yard" for the lot. The carport will encroach approximately 20 feet in the required front yard setback. The applicant is requesting a variance to allow a detached structure to be constructed within the front yard setback.

- *Section 155.099(B)(5)(k) Accessory buildings or structures may be located in the side yard provided that they meet the minimum height/setback requirements described in division (B)(5)(j) of this section and that they are at least 75 feet from the front property line or behind the rear facade of the main residential building that is furthest from the street.*

Section 155.099(B)(5)(k) requires detached buildings or structures must setback at least 75 feet from the front property line. The applicant is requesting a variance

from the required 75-foot setback requirement. However, the applicant's exhibit does not include measurements showing the distance from the proposed structure to the front property line.

The purpose of a variance is to alleviate hardship, not to grant 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:

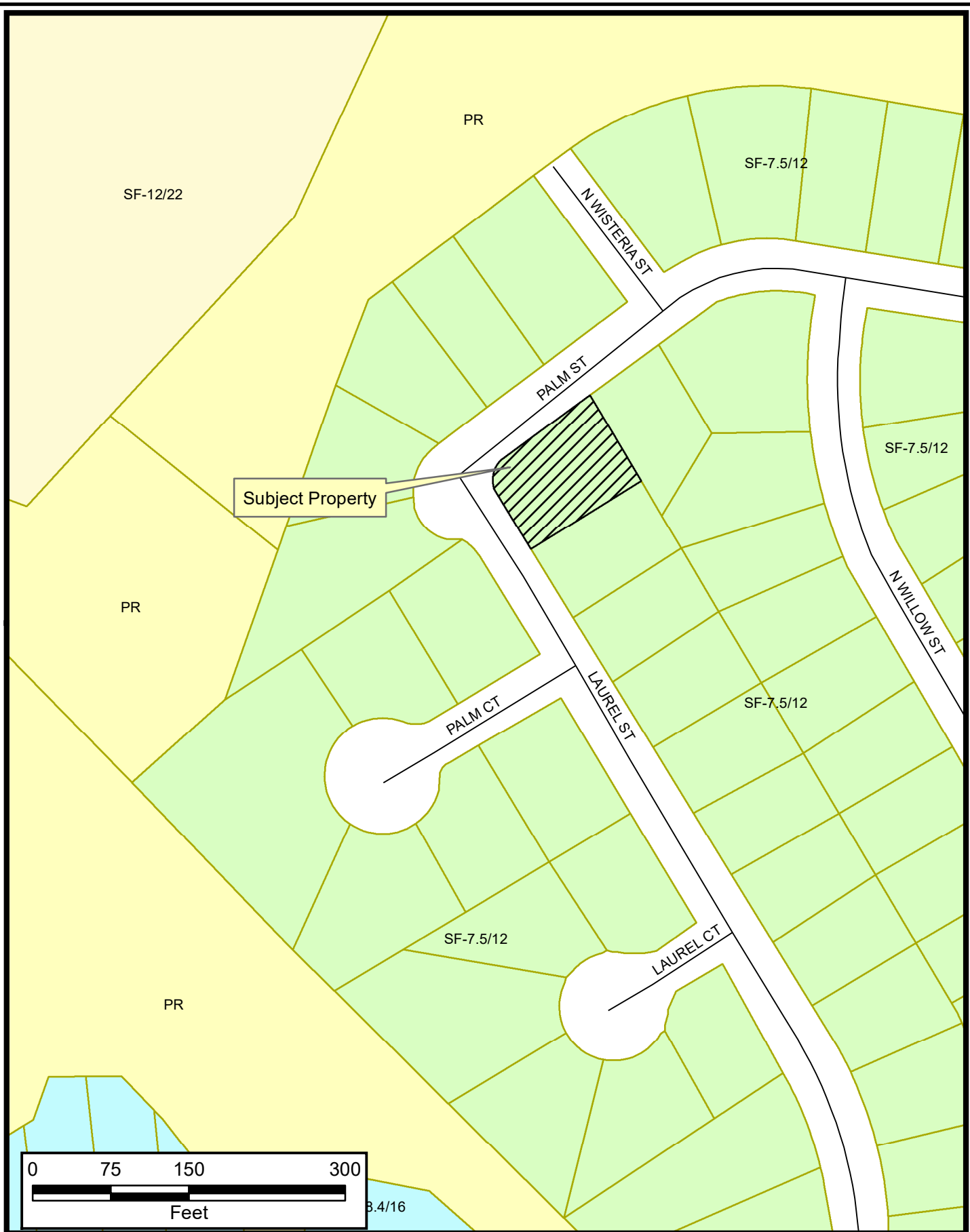
- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical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





ZBA#24-001

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.

8/22/2024

Property Owner Notification for ZBA#24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 36	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
HILLCREST ADDITION - MANSFIELD	BLK 42	GARDNER, MICHAEL R	1106 PALM ST	MANSFIELD, TX	76063-1824
HILLCREST ADDITION - MANSFIELD	BLK 42	YANDELL, BAILEY	1104 PALM ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 42	DAO, TUAN	1102 PALM ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 42	MCCOY, TONY	227 N WILLOW ST	MANSFIELD, TX	76063-1833
HILLCREST ADDITION - MANSFIELD	BLK 42	STEEN, BILLY	224 LAUREL ST	MANSFIELD, TX	76063-1817
HILLCREST ADDITION - MANSFIELD	BLK 42	CARPENTER, KAREN	225 N WILLOW ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 42	LILLY JANICE P FOX	222 LAUREL ST	MANSFIELD, TX	76063-1817
HILLCREST ADDITION - MANSFIELD	BLK 42	FYR SFR BORROWER LLC	PO BOX 4090	SCOTTSDALE, AZ	85261
HILLCREST ADDITION - MANSFIELD	BLK 42	KIPER, PAMELA	220 LAUREL ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 44	SHORES, KENNY JOE	1105 PALM ST	MANSFIELD, TX	76063-1823
HILLCREST ADDITION - MANSFIELD	BLK 44	SEYTOL PROPERTIES LLC	13422 ORB DR	FRISCO, TX	75035
HILLCREST ADDITION - MANSFIELD	BLK 44	ANDERSON, LACEY	1101 PALM ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 44	HUBBARD, WILLIAM J	PO BOX 516	MANSFIELD, TX	76063-0516
HILLCREST ADDITION - MANSFIELD	BLK 44	GROSS, BONNIE	225 LAUREL ST	MANSFIELD, TX	76063-1864
HILLCREST ADDITION - MANSFIELD	BLK 44	ROBERTS, PAUL A	1097 PALM CT	MANSFIELD, TX	76063-1830
HILLCREST ADDITION - MANSFIELD	BLK 44	DIAMOND PYRAMID LLC	1001 RED WING CT	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 44	HAMMETT, SHIRLEY MAJORIE	1096 PALM CT	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 44	ETCHISON, BO	1094 PALM CT	MANSFIELD, TX	76063

Thursday, August 22, 2024

Page 1 of 2

Property Owner Notification for ZBA#24-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 50	BASSHAM, BRITTANY	1109 PALM ST	MANSFIELD, TX	76063-1865
HILLCREST ADDITION - MANSFIELD	BLK 50	WOODS, KARYN	135 HILLTOP DR	HOLLISTER, CA	95023

August 1, 2024

Tuan Dao
1102 Palm Street
Mansfield, TX 76063

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

Dear Board of Zoning and Adjustment,

My name is Tuan Dao and I am a new resident of Mansfield. I am a Deputy of the Tarrant County Sheriff's Office, and my current duty is Fugitives/Swat. I am writing to you in the hope that you will consider a setback variance for a portion of the home I recently purchased in your city.

My formal request to build a professional 20x20 carport in my driveway was initially denied, as the house was built in a manner that exceeded the property line. The front of the house is facing Palm St, and the garage is facing Laurel St. After speaking with multiple contractors, the option to build the carport on the other side of my house is not feasible due to the 45-degree slope of the area. As a first-responder for Tarrant County, this has created a hardship due to the vehicle requirements of my profession.

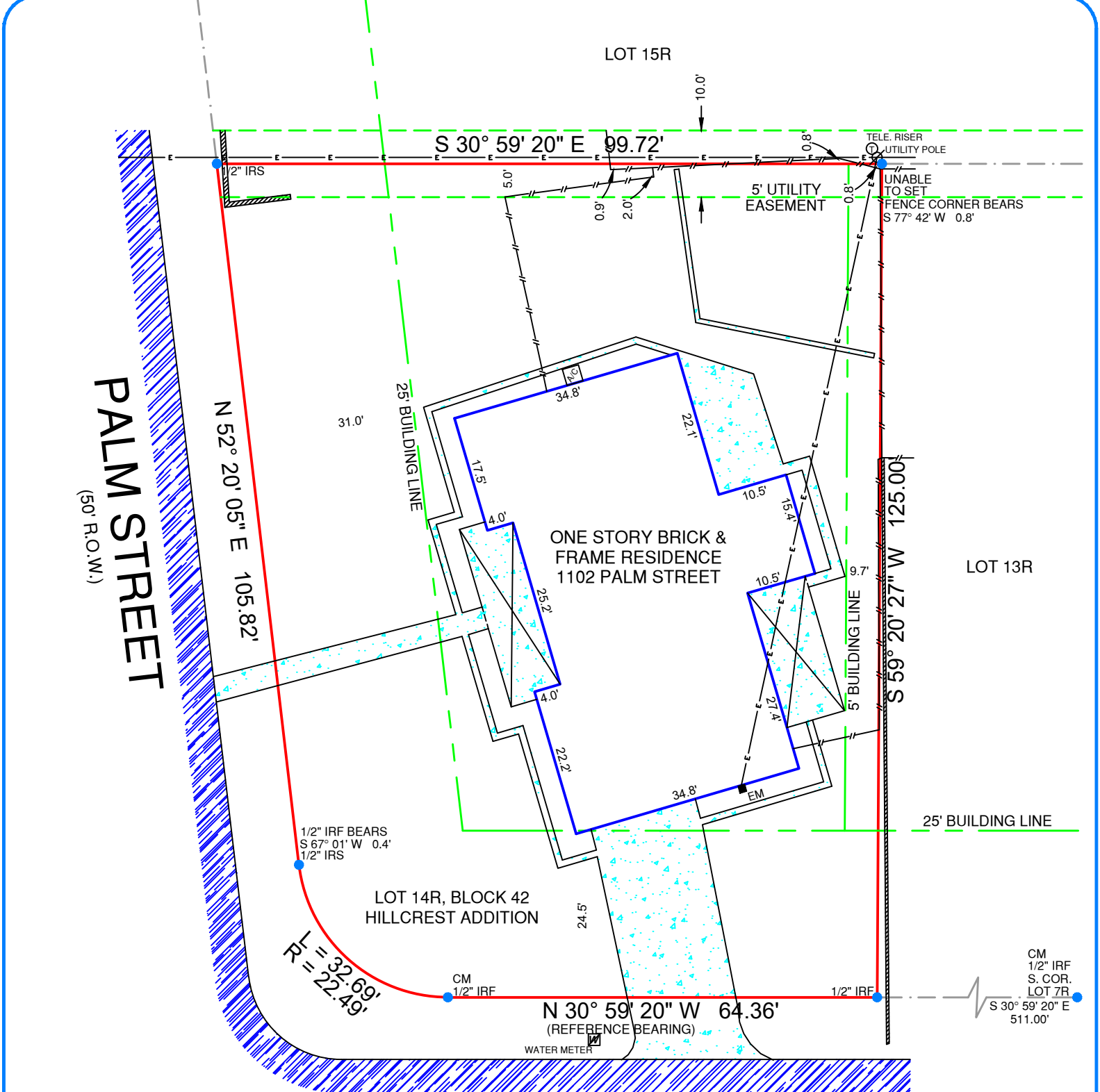
Without access to a carport, my county-issued vehicle is exposed to environmental elements that may break down or damage my unit. I am also on call seven days a week and the option to place our family vehicles behind the unit creates logistical issues and delays response times.

With many other houses in my neighborhood having carports, I am formally requesting a setback to accommodate a 20x20 carport that allows my county-issued vehicle to be placed under a carport in my driveway for quick emergency response times and coverage from environmental elements. The driveway measurements are 38 feet L, and 16 feet W.

Thank you for your time and consideration in this matter. Documentation and specifications of the residence has been included with this letter for your review.

Respectfully,

Tuan Dao



LEGEND:

—x—x—

—o—o—

—□—□—

—//—//—

—v—v—

—E—E—

GM = GAS METER

EM = ELECTRIC METER

IPF = IRON PIPE FOUND

IRS = IRON ROD SET WITH "PREMIER" CAP

IRF = IRON ROD FOUND

CM = CONTROLLING MONUMENT

ASPHALT =

CONCRETE =

GRAVEL =

TILE =

WOOD =

BRICK =

STONE =

(WOOD) RAILROAD TIE =

NOTES:
THE HOUSE EXTENDS BEYOND THE FRONT 25' BUILDING LINE AS SHOWN ABOVE.
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 14R, BLOCK 42, HILLCREST ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-84, PAGE 2, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	24-780603-BL
BORROWER	TUAN DAO
TITLE CO.	CAPITAL TITLE
TECH	JS
FIELD	PC

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0460 K, DATED SEPTEMBER 25, 2009.

DATE: 02/06/24

JOB NO.: 24-00632

FIELD: 02/06/24

David Apple
Registered Professional Land Surveyor

1102 PALM STREET, MANSFIELD, TX 76063

LOT 14R, BLOCK 42, HILLCREST ADDITION

Capital Title
A Shaddock Company

DATE: _____

ACCEPTED BY: _____

Premier
Surveying LLC

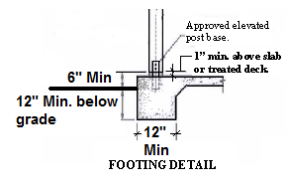
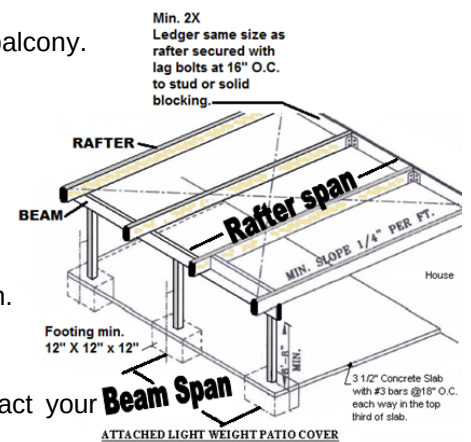
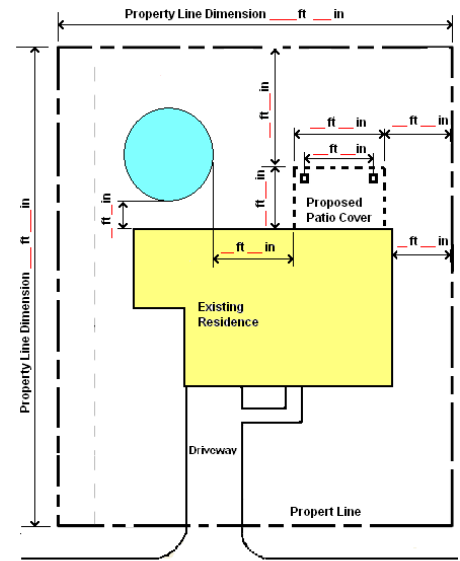
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

QUESTIONNAIRE:

- What is the size of the patio cover/carport/arboret?
Width _____ Length _____ Height _____
- Type of building material to be used:
_____ Wood _____ Metal _____ Masonry _____ Other _____
- Type of building material to be used on the roof:
_____ Composition _____ Wood _____ Other _____
- Type of existing foundation: (house)
_____ Post Tension _____ Rebar _____ Other _____
- Posts: (wood minimum 4"x 4")
_____ size _____ material _____ maximum spacing _____
- Joist/Rafter:
_____ size _____ material _____ spacing on center _____
- Beam:
_____ size _____ material _____ span (post to post) _____

INFORMATION: Check with the Planning Department before permit submittal.

- The patio cover cannot be attached to manufactured homes and must be designed by a Texas Licensed Engineer if **ANY** of the following apply:
 - The roof of the structure will be occupied. An example is used as a balcony.
 - The rafter span exceeds 22'-0".
 - The structure has a tile or concrete roof covering.
 - The structure has support posts that exceed 14 feet in height.
 - Patio covers of non-conventional wood framing see tables below or **metal** construction.
- Available at <http://www.awc.org/> you can find a span calculator for wood joists & rafters that may be a helpful guide. If used, please submit with the application.
- A patio cover cannot be located in the Building/Zoning setback(s).
- Posts must be attached with suitable anchors and brackets.
- The City does not enforce deed restrictions and covenants, if in doubt contact your Homeowner's Association.
- A footing is required supporting post see detail. Concrete mix for footings shall have a minimum compressive strength of $f'c = 2,500$ psi.
- The below span tables are for your use. Keep in mind that these are minimums for the spacing indicated.



Maximum Beam Span		
Beam Size (Inches)	Max Span of Beam Rafter span less 8'-0"	Max Span of Beam Rafter span more than 8'-0" and less 14'-4"
(2)-2X6	7'-6"	5'-8"
(2)-2X8	10'-1"	7'-7"
(2)-2X10	12'-4"	9'-4"
(2)-2X12	14'-4"	10'-10"

Maximum Accessory Building Height	Typical Minimum Setbacks	
	Minimum Rear Yard	Minimum Side Yard
8' or less	5'	5'
9' to 10'	7'	7'
11'-12'	9'	9'

Rafter Spacing (Inches On Center)	Maximum Rafter Span					
	Species #2	2x4	2x6	2x8	2x10	2x12
12"	Western Cedar	8'-1"	12'-3"	15'-7"	19'-1"	22'-1"
	S. Y. Pine	8'-7"	12'-11"	16'-4"	19'-5"	22'-10"
16"	Western Cedar	7'-1"	10'-8"	13'-6"	16'-6"	19'-2"
	S. Y. Pine	7'-6"	11'-2"	14'-2"	16'-10"	19'-10"
24"	Western Cedar	5'-11"	8'-9"	11'-0"	11'-6"	15'-7"
	S. Y. Pine	6'-1"	9'-2"	11'-7"	13'-9"	16'-2"







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