



**Zoning Board of Adjustments - Regular Meeting Minutes
July 2, 2025 - 5:30 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chairman Jones called the meeting to order at 5:35 p.m. in the Multi-Purpose 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 present:

Staff Present:

*Shirley Emerson, Planner
Art Wright, Planning Manager
Victor Flores, City Attorney*

Board Members:

Present: Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney

2. WORK SESSION - 5:30 P.M.

Multipurpose Room, City Hall

A. Presentation by the City Attorney regarding the Roles and Responsibilities of the Zoning Board of Adjustments

Mr. Flores, City Attorney, made a presentation on the duties and responsibilities of the Board and was available for questions.

After the presentation, Chairman Jones recessed the meeting at 6:08 p.m.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Council Chambers, City Hall

Chairman Jones reconvened the meeting in the Council Chambers at 6:14 p.m.

4. ELECTION OF VICE-CHAIR

Chairman Jones called for a nomination for Vice-Chair of the Zoning Board of Adjustments.

Board Member Rendon made a motion to nominate Board Member Martin as Vice-Chair. Board Member D. Jones seconded the motion, which carried by the following vote:

Aye: 5 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0 None
Abstain: 0 None

5. APPROVAL OF MINUTES

25-881 Minutes - Approval of the September 4, 2024, Zoning Board of Adjustments Meeting Minutes
Attachments:
1. 9-4-24 DRAFT Minutes

Chairman Jones called for a motion on the minutes of the September 4, 2024, meeting.

Board Member Martin made a motion to approve the minutes as presented. Board Member Rendon seconded the motion which carried by the following vote:

Aye: 5 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0 None
Abstain: 0 None

6. PUBLIC HEARINGS

Chairman Jones administered the oath to the applicants and audience members wishing to speak during the public hearings.

25-882 ZBA#25-001: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 11 feet to have a side setback of 5 feet on property located at 2082 Harris Ln.; Chris Barakat, owner
Attachments:
1. Maps and Supporting Information
2. Site Plan and Exhibits
3. Provisions of Section 155.082(E)(6)

Chairman Jones called for case number ZBA#25-001.

Ms. Emerson made a staff presentation and was available for questions.

Chris Barakat, applicant, 2082 Harris Lane, presented his case and was available for questions.

Jackie Peace, 2055 Turtle Cove Drive, spoke in opposition.

Juan Figueroa, 2053 Turtle Cove Drive, spoke in opposition.

Mr. Barakat made a rebuttal to the comments in opposition.

After reviewing the criteria for approval, Chairman Jones called for a motion on the request for a Special Exception.

Board Member Martin made a motion to approve the Special Exception. Board Member D. Jones seconded the motion. After discussion, the Board voted on the motion, which failed by the following vote:

Aye: 2 David Jones, Stacy Penney
Nay: 3 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin
Abstain: 0 None

25-883 ZBA#25-002: Request for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances to allow an attached carport to encroach approximately 4.5 feet into the required 7.5-foot side yard setback on property located at 1527 Inverness Road; Mr. and Mrs. Slawson, owners

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Photo
3. Regulatory Compliance Violation Notice
4. Provisions of Section 155.055(B)(1)

Chairman Jones called for case number ZBA#25-002.

Ms. Emerson made a staff presentation and was available for questions.

Montie Slawson, applicant, 1527 Inverness Road, presented his case and was available for questions.

Kenton White, 1526 Inverness Road, spoke in favor of the request.

After reviewing the criteria for approval, Chairman Jones called for a motion on the request for a variance.

Board Member Martin made a motion to approve the variance. The motion failed for lack of a second.

Board Member D. Jones made a motion to deny the request for a variance. Board Member Martin seconded the motion, which carried by the following vote:

Aye: 5 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0 None
Abstain: 0 None

7. ADJOURN

With no further business, Chairman Jones adjourned the meeting at 7:04 p.m.

Kelly Jones, Chair

ATTEST:

Art Wright, Planning Manager