



Zoning Board of Adjustments - Regular Meeting

September 3, 2025 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

25-1193 Minutes - Approval of the August 6, 2025, Zoning Board of Adjustments Meeting
Minutes

Attachments:

1. 08-06-25 DRAFT Minutes

3. PUBLIC HEARINGS

25-1191 ZBA#25-004: Request for a Special Exception under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 15 feet to have a side setback of 5 feet on property located at 2150 McDonald Lane; Jaime Sarabia, owner

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.082(E)(6)

25-1192 ZBA#25-005: Request for a variance to Section 155.055(D) of the Code of Ordinances to allow a dumpster enclosure less than 50 feet from a public street at 940 S. 6th Avenue; Standard Paints, Inc., owner

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.055(D)

4. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on August 27, 2025, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

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
Staff Report**

Item ID: 25-1193

Agenda Date: September 3, 2025

Title

Minutes - Approval of the August 6, 2025, Zoning Board of Adjustments Meeting Minutes

Description/History

Minutes - Approval of the August 6, 2025, Zoning Board of Adjustments Meeting Minutes

Strategic Initiative

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

Art Wright, Planning Manager - (817) 276-4226



**Zoning Board of Adjustments - Regular Meeting Minutes
August 6, 2025 - 6:00 PM
Draft**

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

1. CALL MEETING TO ORDER

Chairman Jones called the meeting to order at 6:00 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*

Board Members:

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

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

2. APPROVAL OF MINUTES

Chairman Jones called for a motion on the minutes of the July 2, 2025, meeting.

25-1090 Minutes - Approval of the July 2, 2025, Zoning Board of Adjustments Meeting Minutes

Presenters:

Attachments:

1. 7-2-25 DRAFT Minutes

Board Member Penney made a motion to approve the minutes as presented. 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

3. PUBLIC HEARINGS

25-1091 ZBA#25-003: Request for a variance to Section 155.055(B)(1) of the

Mansfield Code of Ordinances (side yard setback) at 1022 St Andrews Drive.

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.055(B)(1)

Chairman Jones called for case number ZBA#25-003.

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

Darcy Cox, 1022 St. Andrews Dr., applicant, made a presentation and was available for questions.

Tiffany Young, 1 Meera Ct., spoke in favor of the request.

Chuck Knudson, 1024 St. Andrews Dr., spoke in opposition to the request.

Jorge Gil, 1017 St. Andrews Dr., spoke in opposition to the request.

Barbara Gil, 1017 St. Andrews Dr., spoke in opposition to the request.

Bob Lommel, 1018 St. Andrews Dr., spoke in opposition to the request.

Kelly McClanahan, 1100 St. Andrews Dr., spoke in opposition to the request

Barbara Knudson, 1024 St. Andrews Dr., requested to speak. Having not previously taken the oath, Chairman Jones administered the oath to her. Ms. Knudson spoke in opposition to the request.

Zackery Nixon, 1318 Vinewood Dr., spoke in favor of the request.

Darcy Cox made a rebuttal to the comments in opposition.

Chairman Jones noted the following non-speakers: Ed Farrell, 812 Riviera Dr., non-speaker in support, and Rebecca Lommel, 1018 St. Andrews Dr., non-speaker in opposition.

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. Board Member Penney seconded the motion. After discussion, the Board voted on the motion, which failed by the following vote:

Aye: 1	Stacy Penney
Nay: 4	Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones
Abstain: 0	None

4. ADJOURN

With no further business, Chairman Jones adjourned the meeting at 7:22 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Planning Manager



**City of Mansfield
Staff Report**

Item ID: 25-1191

Agenda Date: September 3, 2025

Title

ZBA#25-004: Request for a Special Exception under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 15 feet to have a side setback of 5 feet on property located at 2150 McDonald Lane; Jaime Sarabia, owner

Description/History

The applicant constructed a 24' x 30' (720 s.f.) garage/storage building on their property without obtaining the required permit. The applicant is requesting a Special Exception to allow an accessory building to have a side setback of 5 feet instead of the required 9 feet. The new structure will be approximately 15 feet in height.

Section 155.099(B)(5)(f) of the Code of Ordinance allows lots greater than 20,000 square feet to have a cumulative amount of detached structures of 1,500 square feet or 4% of the lot size (1,000 s.f.) whichever is greater. The applicant has several detached structures on the property that equaled more than the allowable square footage. The site plan submitted by the applicant indicates which structures will be removed to be in compliance with the ordinance. That will include removing two porches that were added to one of the storage buildings on the property to make it smaller.

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 25,003 square feet (0.57 acres) according to the Tarrant County Appraisal District.
2. The applicant is not requesting an exception for the building area. The size of the new structure and existing structures that are not being removed are less than 1,500 square feet.
3. The applicant is not requesting an exception to the building height. The height of the new structure is approximately 15 feet.
4. The applicant is requesting a reduction to the setback requirements for the proposed building. The minimum side setback allowed for an accessory structure which is 11 feet or higher in height is 9 feet. The Board may grant a Special Exception to allow a reduction in the minimum required side setback to allow an accessory structure to be located no closer than 5 feet.
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.

Strategic Initiative

Recommendation

Funding Source

N/A

Prepared By

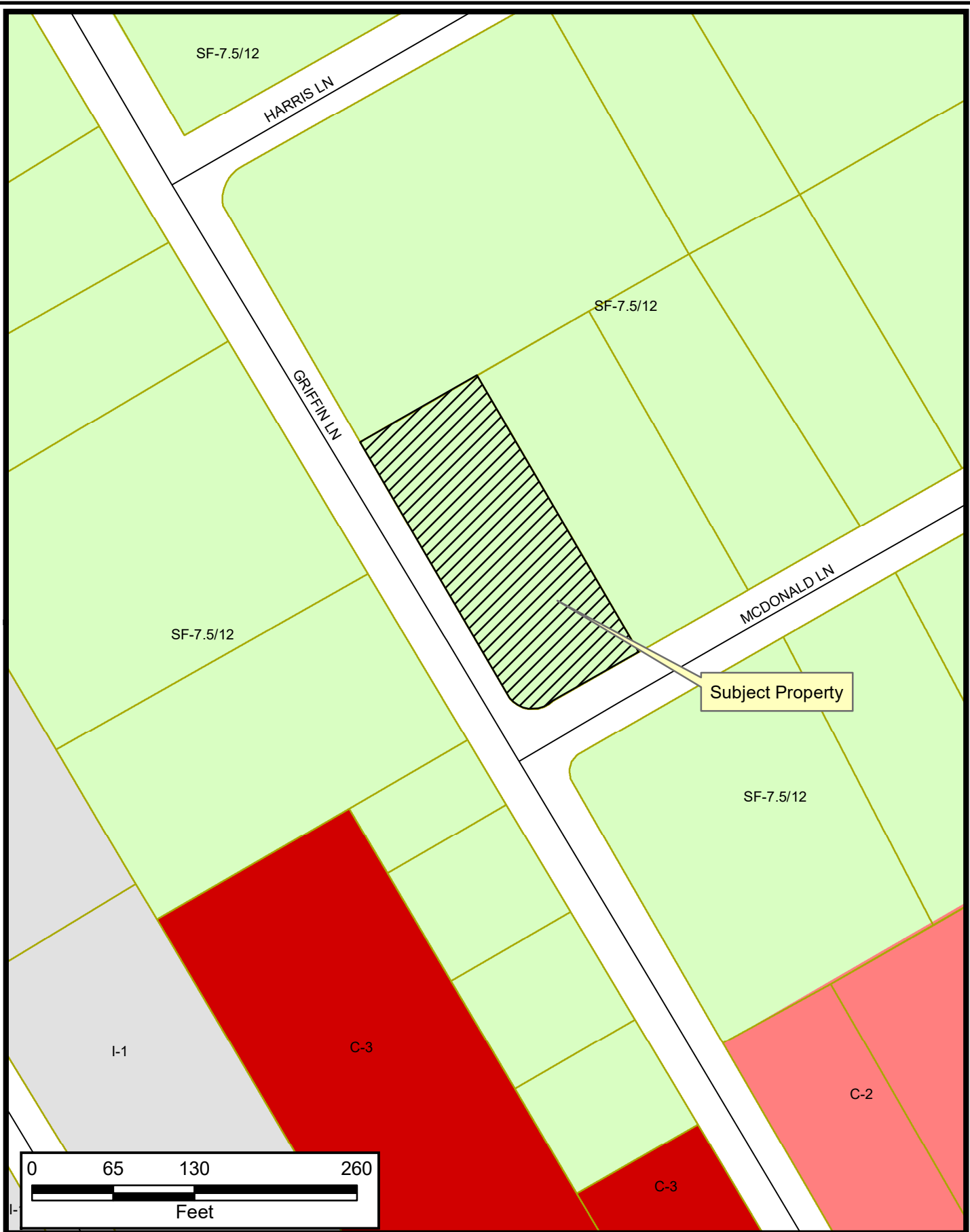
Shirley Emerson, Planner I - (817) 276-4259



ZBA#25-004

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8/20/2025



Property Owner Notification for ZBA#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MCDONALD, JAMES SURVEY	A 997	RODRIGUEZ, JOSE MISAEEL	1487 GRIFFIN LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	RUIZ, MISAEEL	414 CREEK POINT LN	ARLINGTON, TX	76002
MCDONALD, JAMES SURVEY	A 997	BEAN, DAVID	2126 MCDONALD LN	MANSFIELD, TX	76063-5947
MCDONALD, JAMES SURVEY	A 997	RODRIGUEZ, JOSE MISAEEL	1487 GRIFFIN LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	BALDERAS, JUANA C	2146 MCDONALD LN	MANSFIELD, TX	76063-5947
MCDONALD, JAMES SURVEY	A 997	SANCHEZ, JOSE F JAIME	1463 GRIFFIN LN	MANSFIELD, TX	76063-5944
MCDONALD, JAMES SURVEY	A 997	POPA, WILFRED	2145 MCDONALD LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	SARABIA, RODOLFO	4716 RICHARD ST	FORT WORTH, TX	76119
MCDONALD, JAMES SURVEY	A 997	PIESNAKORNKIT, KATHY	1390 GRIFFIN LN	MANSFIELD, TX	76063-5941
MCDONALD, JAMES SURVEY	A 997	SUAREZ, SERGIO	8400 COUNTY ROAD 612	MANSFIELD, TX	76063-7017
MCDONALD, JAMES SURVEY	A 997	SUAREZ, SERGIO	8400 COUNTY ROAD 612	MANSFIELD, TX	76063-7017
MCDONALD, JAMES SURVEY	A 997	AMR MANSFIELD STORAGE LLC	4101 W GREEN OAKS BLVD STE 305	ARLINGTON, TX	76016
MCDONALD, JAMES SURVEY	A 997	SOSA, JOSE	1805 BARBADOS DR	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	SOSA, JOSE	1805 BARBADOS DR	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	BALDERAS, JUANA C	2146 MCDONALD LN	MANSFIELD, TX	76063-5947
MCDONALD, JAMES SURVEY	A 997	POPA, WILFRED	2145 MCDONALD LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	PEREZ, JAIME	2150 MCDONALD LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	RODRIGUEZ, JOSE MISAEEL	1487 GRIFFIN LN	MANSFIELD, TX	76063
MCDONALD, JAMES SURVEY	A 997	REYES, NEMENCIO	2148 MCDONALD LN	MANSFIELD, TX	76063-5947

Thursday, August 21, 2025

Page 1 of 1

Jaime Sarabia

1464 Griffin Ln
Mansfield, Texas 76063
(817) 495-4536

August 01, 2025

Zoning Board

To who may concern.

I would like to request from the Zoning Board of Adjustment a Special Exception for a building garage/ storage permission, the setbacks of this building are 5ft from the back of the building and the height of the building is 14.6 ft from the top of the building and the bottom of the roof are 12ft all square feet in total are 720 ft, and according to the sitelite view we do have the 9ft setback.

We appreciated your time, to consider our request, thank you!

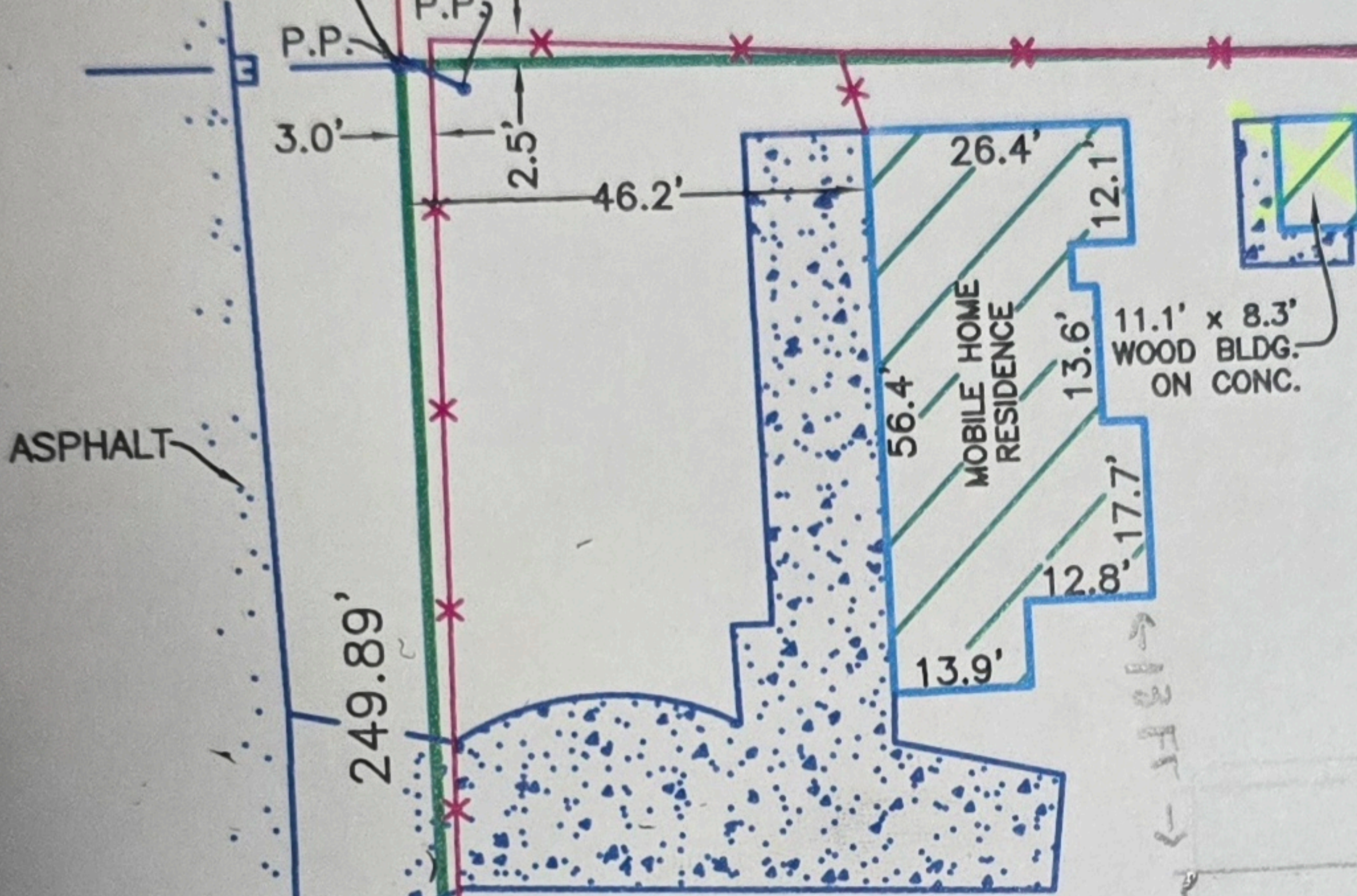
Sincerely,

Jaime Sarabia

TAX TRACT 6A11C

GRANTEE
EDWARD & DELORES
ISELL
5507 / 894
D.R.T.C.T.

MEAS. N 59° 53' 27" E - 99.87' FND. 1/2" IR



GRIFFIN LANE

(60' R.O.W.
4821 / 818
D.R.T.C.T.)

DIRECTIONAL CONTROL LINE
(DEED N 31° 00' 00" W - 250.00')

MEAS.

TAX TRACT 6A15A

GRANTEE
LAWRENCE M. KENNEDY
D216086429
D.R.T.C.T.

JAMES MCDONALD SURVEY
ABST. NO. 997

TAX TRACT 6A15

GRANTEE
MEMECIO & GUILLERMINA
REYES
D207160563
D.R.T.C.T.

S 31° 02' 13" E

MEAS.

P.O.B.

(CONTROL)
FND. 1/2" IR

MEAS. S 60° 00' 40" W - 100.03'

FND. CAPPED
1/2" IR
(JDZ)

MEAS. S 59° 58' 48" W

FND. CAPPED
1/2" IR
(JDZ)

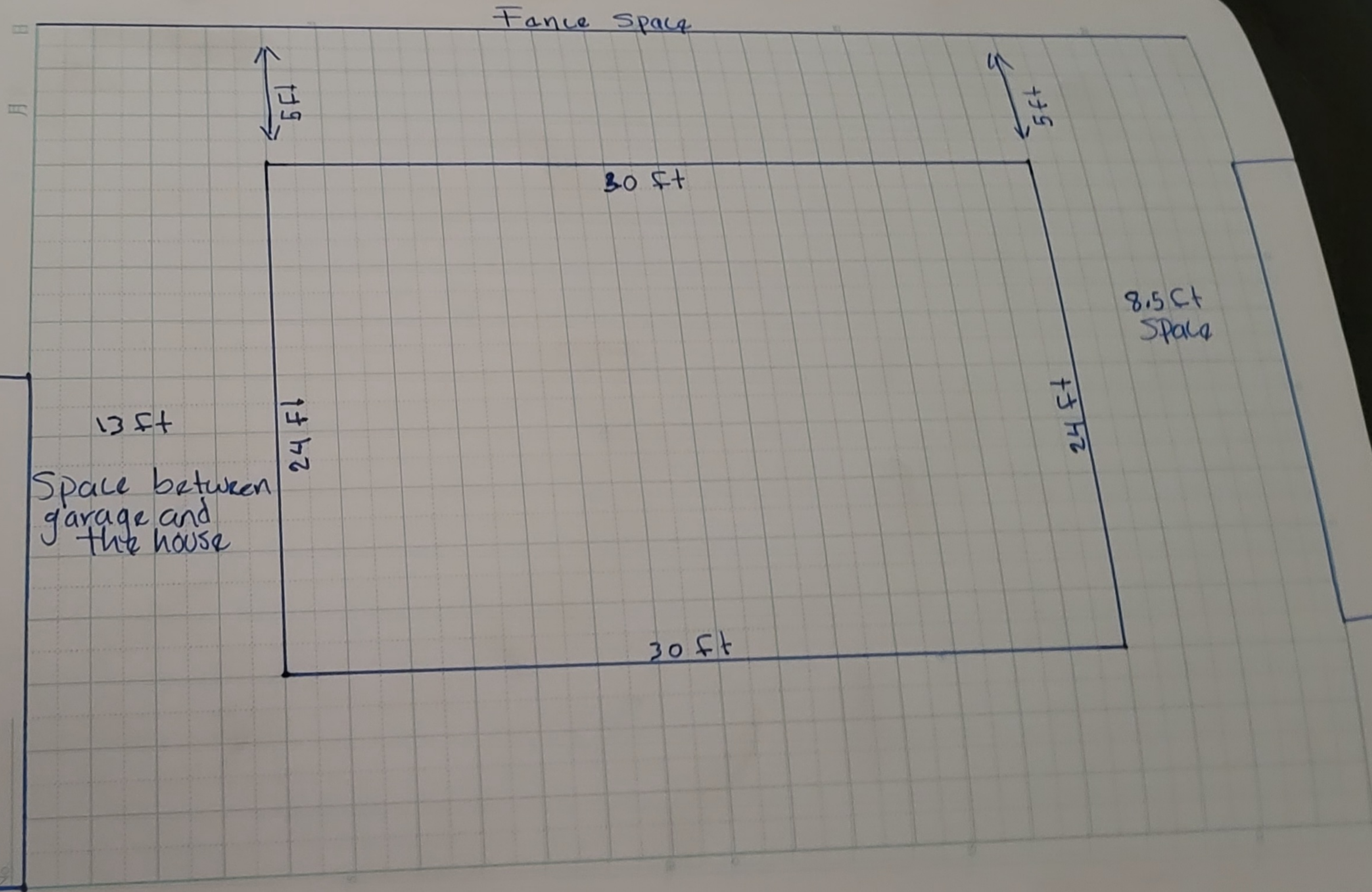
2150 MCDONALD LANE

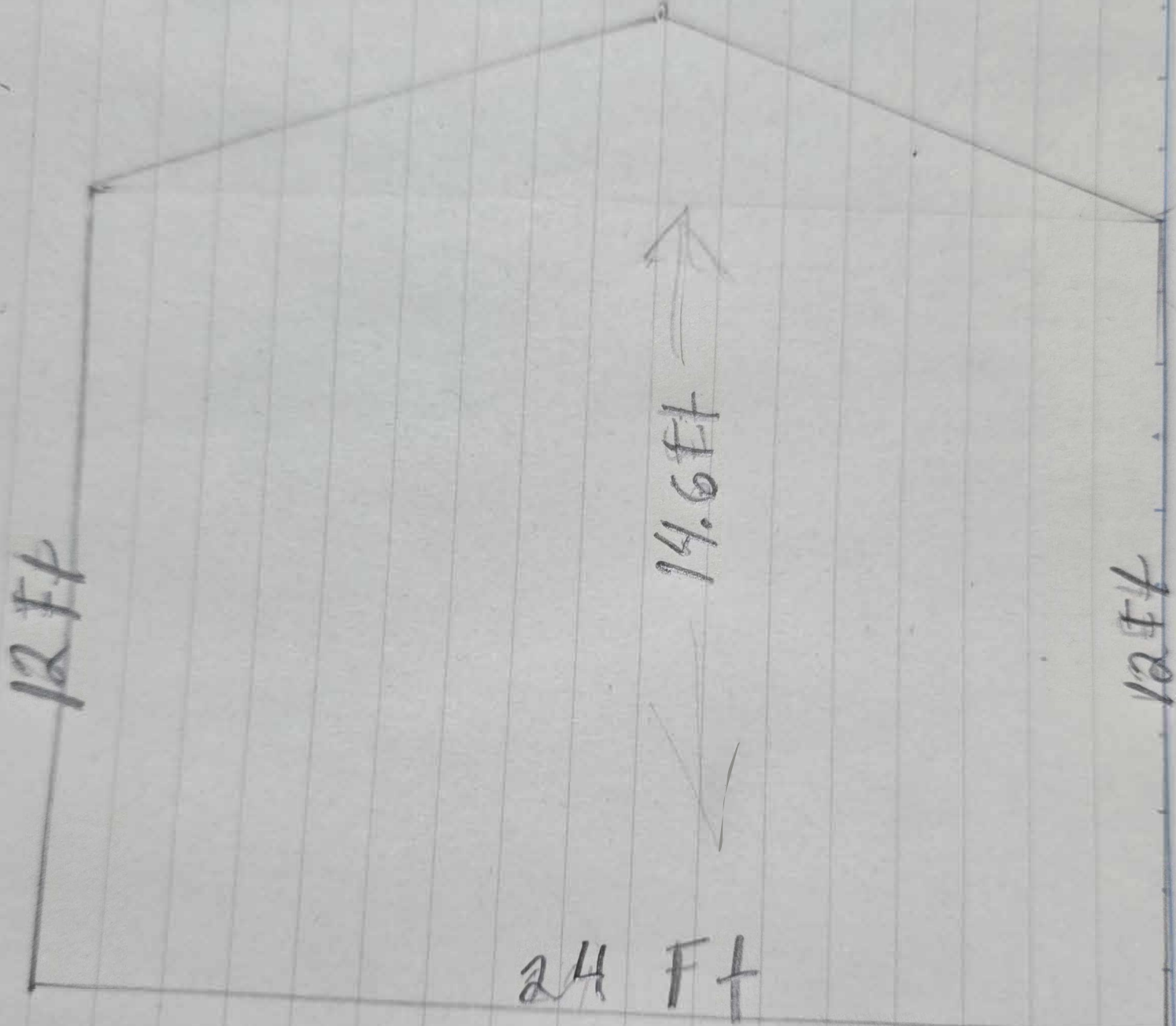
(60' R.O.W.
4821 / 818
D.R.T.C.T.)

This survey is hereby
accepted and approved.

Purchaser

Purchaser





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.



**City of Mansfield
Staff Report**

Item ID: 25-1192

Agenda Date: September 3, 2025

Title

ZBA#25-005: Request for a variance to Section 155.055(D) of the Code of Ordinances to allow a dumpster enclosure less than 50 feet from a public street at 940 S. 6th Avenue; Standard Paints, Inc., owner

Description/History

The applicant proposes to relocate a dumpster from an area near the chemical storage tanks to a site in front of the building by the street. Section 155.055(D) of the Mansfield Code of Ordinances requires a minimum setback of 50 feet from any public street for trash containers and refuse or recycling storage areas. A trash dumpster and its enclosure must comply with this setback. The proposed location of the new dumpster enclosure will be located 20 feet from South 6th Avenue.

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.

Options for the Board

1. Approve the request. This would allow the dumpster enclosure to be approximately 20 feet from the street.
2. Approve the request with conditions or revisions. The Board may approve the variance request with any conditions or revisions that meet the spirit and intent of the Mansfield zoning ordinance.
3. Deny the request. This would require the dumpster enclosure to meet the 50-foot setback required by Section 155.055(D) of the Mansfield Code of Ordinances.
4. Table the item. After discussion and Board direction to the applicant, this may allow time for the applicant to revise their request and revisit the Board at a later date.

Strategic Initiative

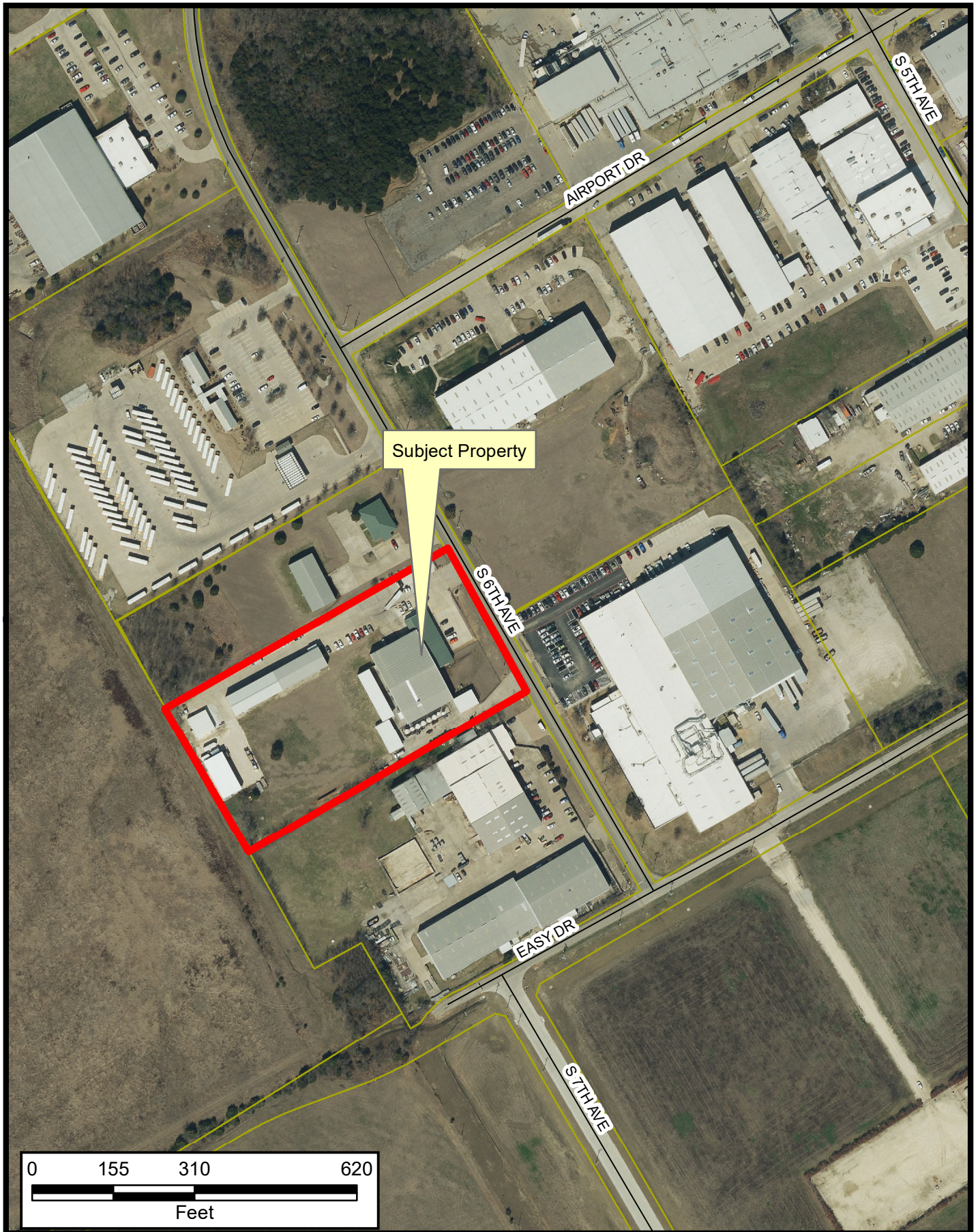
Recommendation

Funding Source

N/A

Prepared By

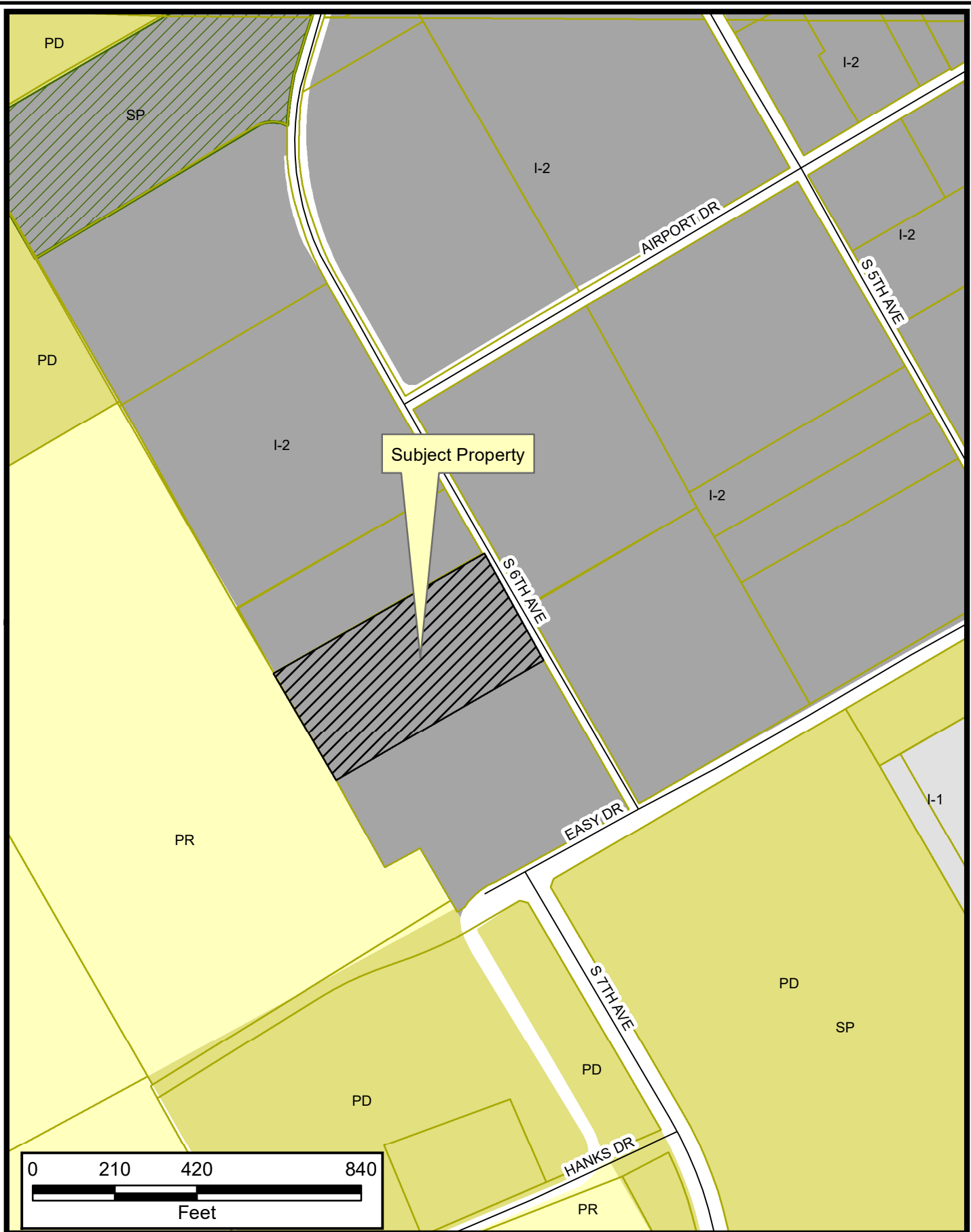
Shirley Emerson, Planner I - (817) 276-4259



ZBA#25-005

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8/20/2025



ZBA#25-005

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8/20/2025

Property Owner Notification for ZBA#25-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BGTW ADDITION	BLK 1	BGTW GROUP LLC	950 S 6TH AVE	MANSFIELD, TX	76063
LOK - MOR ADDITION	BLK 1	WILD CHERRY INVESTMENTS LTD	1916 N PEYCO DR	ARLINGTON, TX	76001
MISD 6TH AVE TRANSPORTATION ADDN	BLK 1	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063
SOUTHERN CHAMPION TRAY	BLK 1	SOUTHLAND PARTNERS GP	220 COMPRESS ST	CHATTANOOGA, TN	37405
STANDARD PAINTS ADDN	BLK 1	MNT REAL ESTATE LLC	940 S 6TH AVE	MANSFIELD, TX	76063
T J HANKS	TR 4A	MANSFIELD ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
WATSON INDUSTRIAL PARK	BLK 1	WATSONS CUSTOM CHEMICALS OF TE	P O BOX 815	MANSFIELD, TX	76063



RE: Project SW-25-002815
Standard Paints, Inc.
940 S. 6th Ave.
Mansfield, TX 76063

August 4, 2025

Zoning Board,

Standard Paints, Inc. is trying to construct a functional and aesthetically pleasing dumpster enclosure located at our plant at 940 S. 6th Ave. in Mansfield. We have come up with an appropriate location for the dumpster enclosure that satisfies our internal requirements, however the city is requiring the enclosure to be 50' from the ROW. We do not have 50' from the right of way at this location. We are also trying to avoid getting any closer to the building as well as locking up any future parking or building expansion in this area.

I wanted to let you know why we have chosen this location for this dumpster enclosure. We are a paint manufacturer with bulk tank storage in the back where our dumpster is currently located. In our opinion our dumpster (no enclosure) is too close to our bulk tank farm should the dumpster catch on fire. Therefore, we have chosen this new location as it is far enough away from both the tank farm and the building. We have also taken into consideration that the south winds would not blow embers toward the tank farm, and we are constructing the CMU wall 2 ½' to 3' taller than the dumpster should something happen. This location is also located behind an 8' barbed wire perimeter fence and gate and which is far enough from the road. We have also designed it where the trash truck will have plenty of room to load and drop off.

Please note a dumpster fire has never happened, yet we are doing this to prevent any such issue. As a paint manufacturer, we are heavily regulated by many different agencies, so all fire prevention is being performed at very high levels.

I understand that we must follow code, yet we want to propose the location for the dumpster enclosure we have chosen on the architect's plans.

Thanks for your time.

A handwritten signature in black ink that reads "Daron Jones". The signature is fluid and cursive, with the first name "Daron" and last name "Jones" clearly distinguishable.

Daron Jones
Vice President of Operations
(817) 907-3823 (Mobile)

Standard Paints, Inc. • 940 S. 6th Ave. • Mansfield, Texas 76063 • 817-477-5060



§ 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(D) *Minimum setback for trash containers and refuse or recycling storage areas.* Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall setback a minimum of 50 feet from any public street.