



Zoning Board of Adjustments - Regular Meeting

October 1, 2025 - 5:45 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:45 P.M.

A. Discussion Regarding Changes to the Zoning Board of Adjustment Meeting Procedures

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

4. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

5. APPROVAL OF MINUTES

25-1358 Minutes - Approval of the September 3, 2025, Zoning Board of Adjustments Meeting Minutes

Attachments:

1. 09-03-25 DRAFT Minutes

6. PUBLIC HEARINGS

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)

7. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 25, 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: 25-1358

Agenda Date: October 1, 2025

Title

Minutes - Approval of the September 3, 2025, Zoning Board of Adjustments Meeting Minutes

Description/History

Minutes - Approval of the September 3, 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
September 3, 2025 - 6:00 PM
Draft**

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

1. CALL MEETING TO ORDER

Vice-Chair Martin called the meeting to order at 6:05 p.m. in the City Council Chamber, 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: Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney

Absent: Patrick Kelly Jones, Katt Watton

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

Vice-Chair Martin called for a motion on the minutes of the August 6, 2025, meeting.

Board Member D. Jones made a motion to approve the minutes as presented. Board Member Penney seconded the motion, which carried by the following vote:

Aye: 4 Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney

Nay: 0 None

Abstain: 0 None

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)

Ms. Emerson made a staff presentation and was available for questions. Vice-Chair Martin opened the public hearing at 6:15 p.m.

Maria Duran, property owner, was available for questions.

Seeing no one else come forward to speak, Vice-Chair Martin closed the public hearing at 6:16 p.m. After reviewing the criteria for approval, Vice-Chair Martin called for a motion on the request for a special exception.

Board Member Rendon made a motion to approve the request as presented. Board Member D. Jones seconded the motion. After discussion, the motion was amended by Board Member Rendon to approve the special exception with the condition that the applicant meet all the requirements of Section 155.082(E)(6), and that any necessary demolition or building permits be obtained. Board Member D. Jones seconded the motion, which carried by the following vote:

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

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)

Ms. Emerson stated that, due to an error in the notice of public hearing, this case would need to be postponed to the next meeting. Vice-Chair Martin called for a motion.

Board Member Rendon made a motion to table the case until the October 1, 2025, meeting. Board Member D. Jones seconded the motion, which carried by the following vote:

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

4. ADJOURN

With no further business, Vice-Chair Martin adjourned the meeting at 6:26 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Planning Manager



**City of Mansfield
Staff Report**

Item ID: 25-1192

Agenda Date: October 1, 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

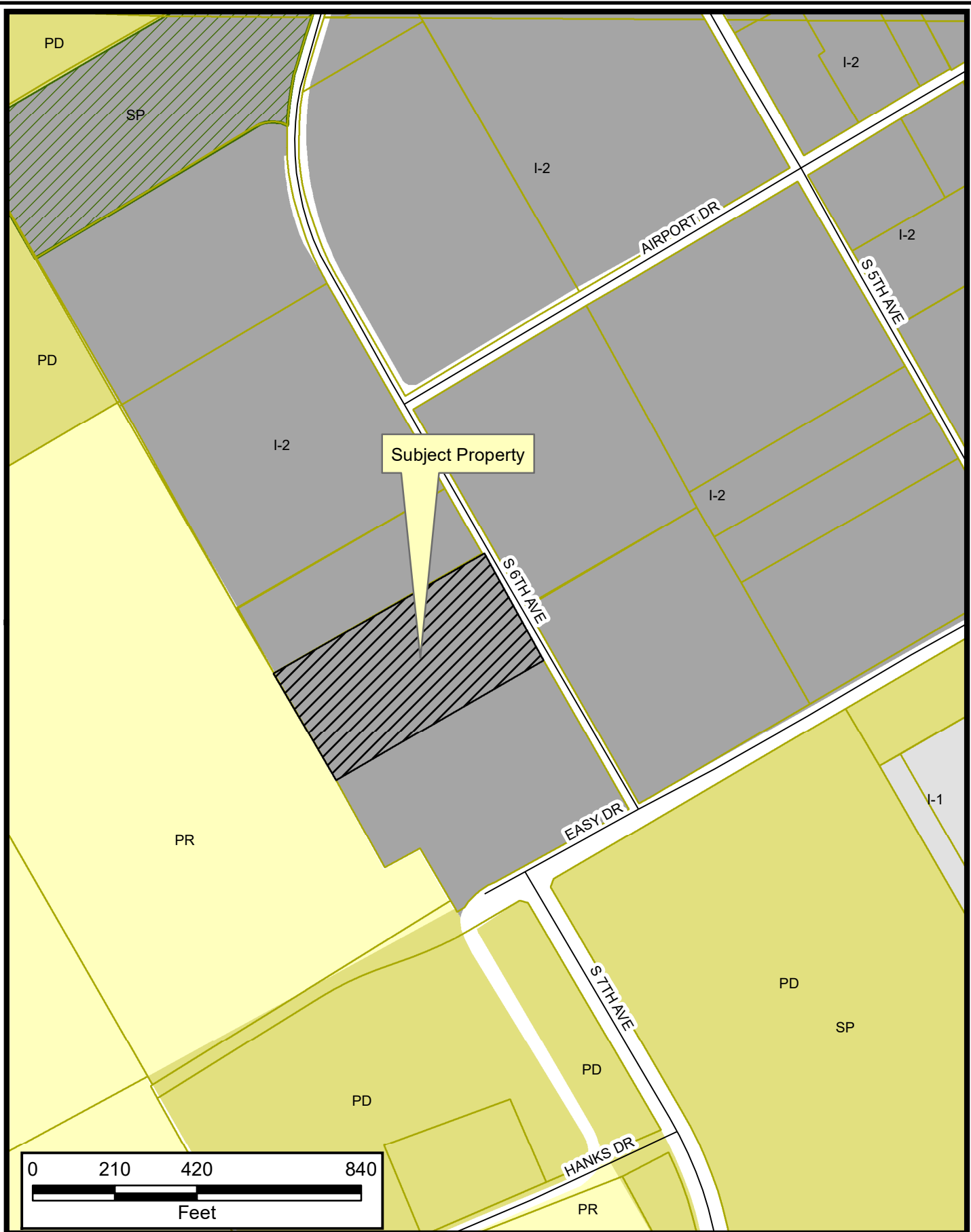
Shirley Emerson, Planner I - (817) 276-4259



ZBA#25-005

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.

8/20/2025



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 1/2' 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.

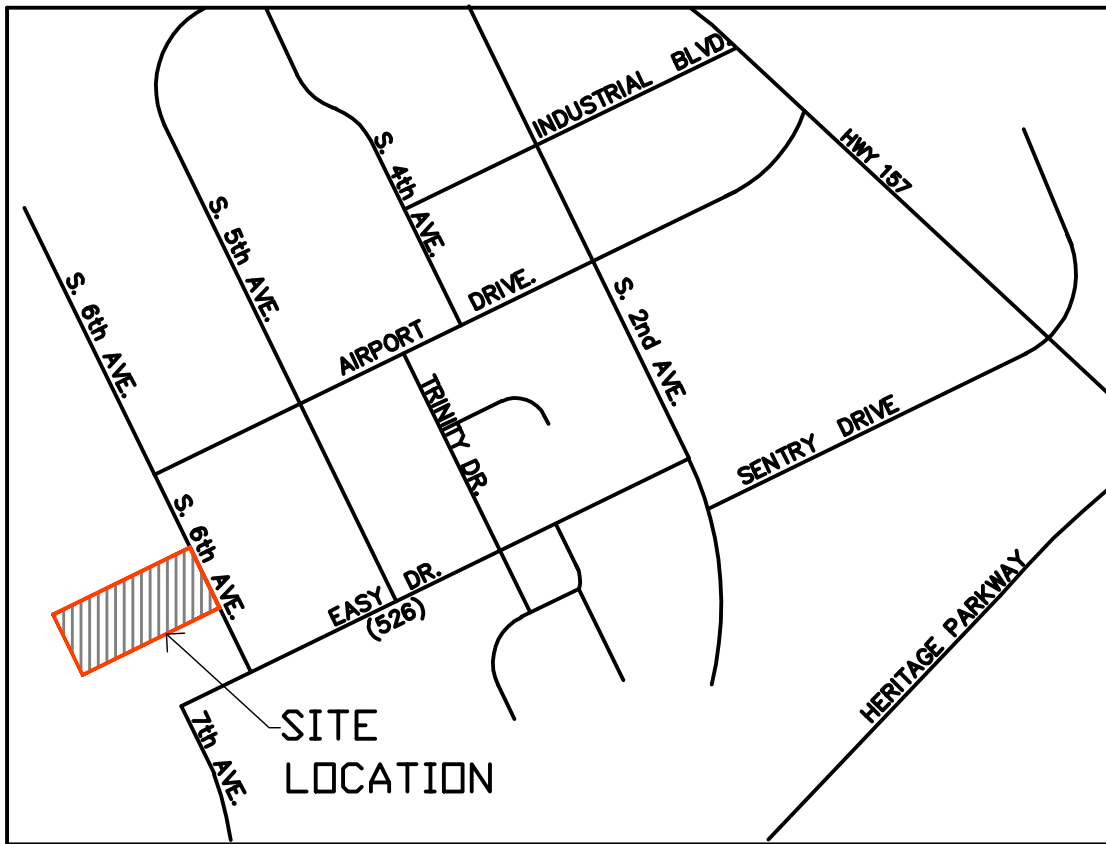
I understand that we must follow code, yet we want to propose the location for the dumpster enclosure we have chosen on the architect's plans.

Thanks for your time.

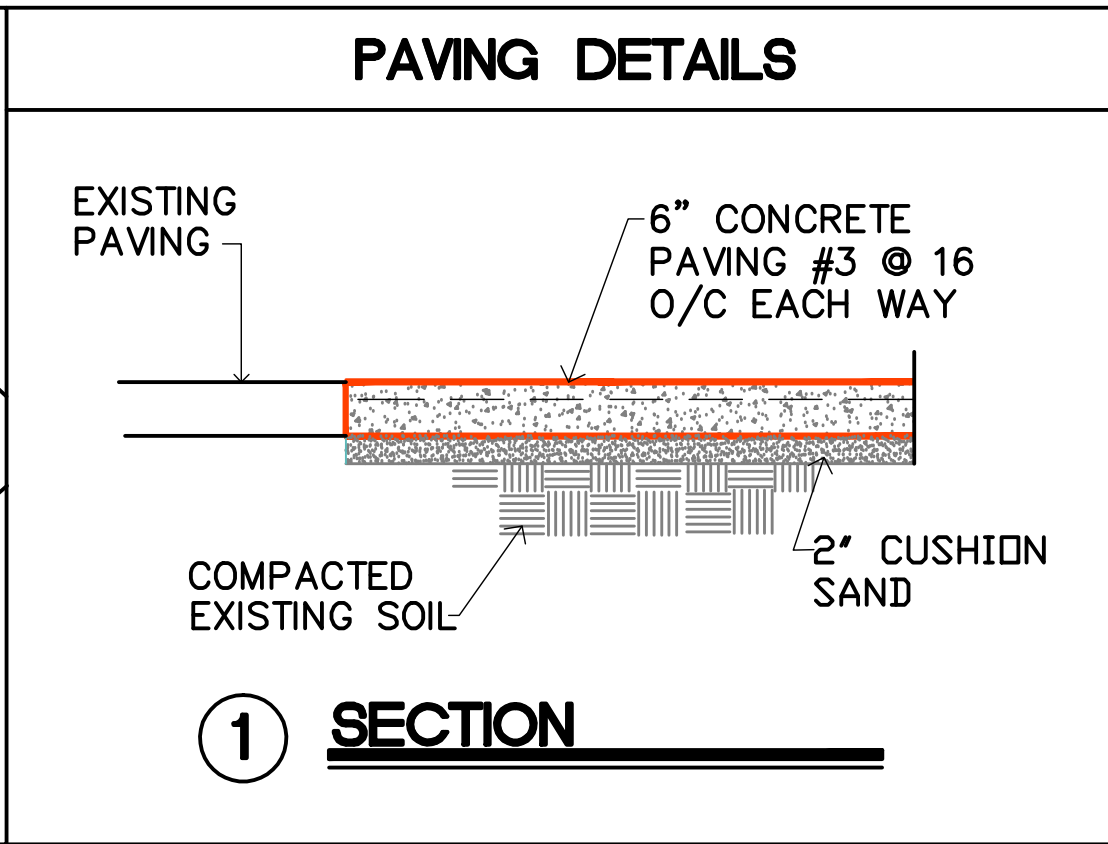
A handwritten signature in black ink that reads "Daron Jones". The signature is written in a cursive, flowing style.

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

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



VICINITY MAP
NOT TO SCALE



1 SECTION

LOT-1, BLOCK-1
WATSON INDUSTRIAL PARK
WATSONS CUSTOM CHEMICALS OF TEXAS LLC
VOL. 8, PG. 866
P.R.J.C.T.
2.55 ACRES

MANSFIELD INDEPENDENT SCHOOL DISTRICT
DIST. # 201-2132 DR. J.C.T.
28.881 ACRES

SITE PLAN
SCALE: 1"=30.0'

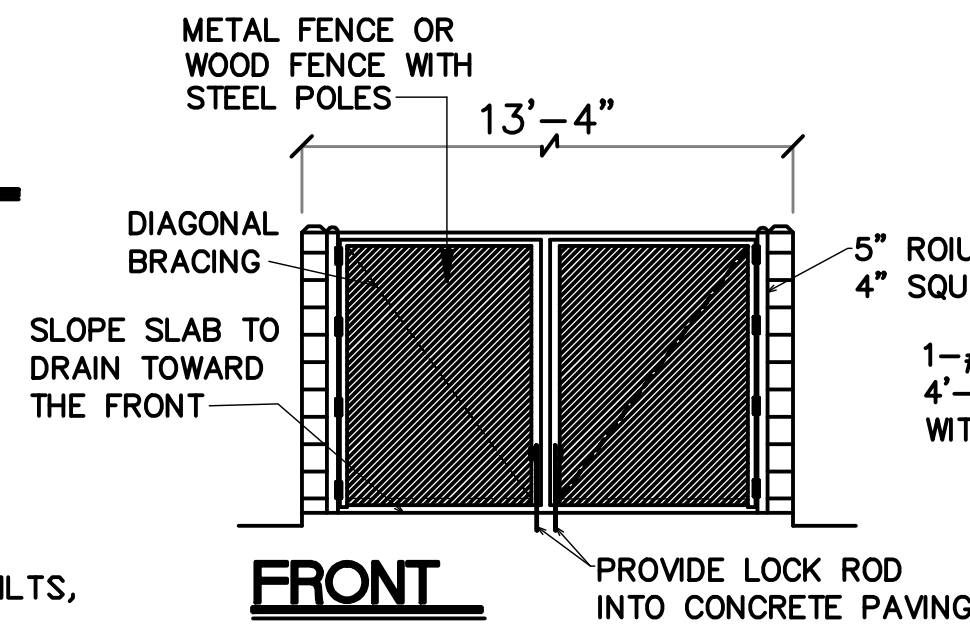
DUMPSTER NOTES

SCALE: NOT TO SCALE

- 8"x8"x16" SPLIT FACE CONCRETE MASONRY BLOCK WALL, 9'-0" HIGH.
- 5" DIA. BOLLARDS FILL CELL WITH CONCRETE, SCHEDULE 40 STEEL PIPE (0.28" WALL THICKNESS) 6'-0" LENGTH 2'-0" BELOW GROUND PLACED IN 18" DIA. CONCRETE FOOTING MOUNTED 4'-0" HIGH ABOVE CONCRETE SLAB, PAINTED YELLOW.
- 3/4" DIA. BY 1 1/2" DEEP RECESS FOR GATE CANE BOLTS, PROVIDE TWO EACH AT GATE.
- 7" THICK CONCRETE PAD (3,600 PSI) WITH #4 REBARS SPACED 16" ON CENTER EACH WAY.

DUMPSTER PLAN

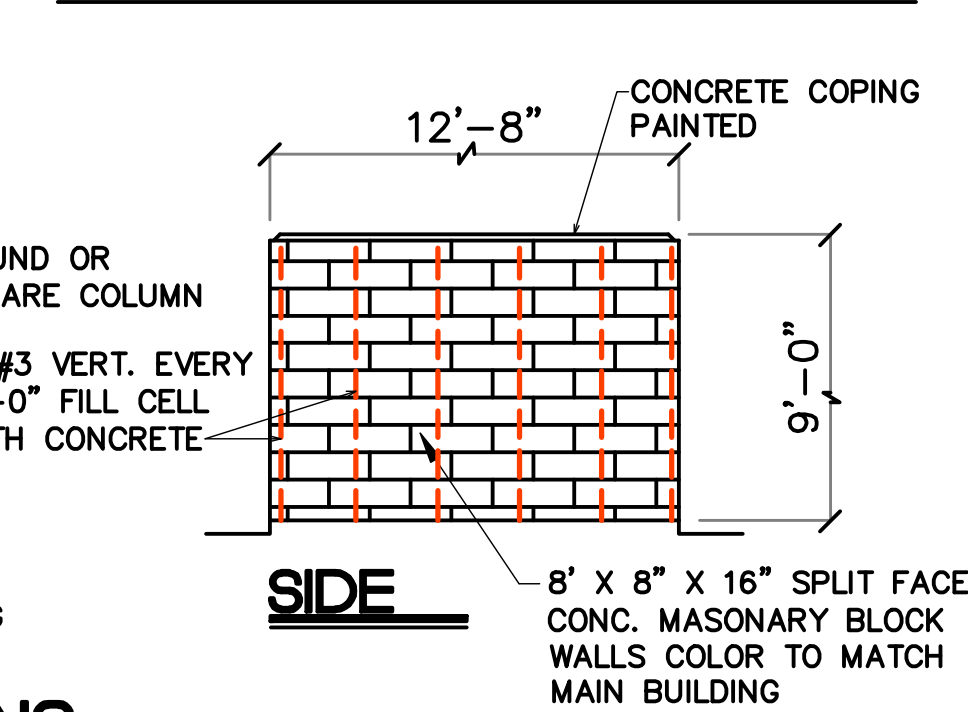
SCALE: NOT TO SCALE



FRONT

DUMPSTER ELEVATIONS

TYPICAL WALL SECTION



SIDE

REVISIONS

DATE	RESPONSE

CONSTRUCTION NOTES:

- 7" THICK CONCRETE PAVING WITH #3 REINFORCING SPACED 16" ON CENTER EACH WAY ON 6" THICK RECOMPACTED SOIL.
- DUMPSTER 12' INSIDE X 12' INSIDE DIMENSION X 9'-0" HIGH 8" X 8" X 16" CONCRETE MASONRY BLOCK WALL WITH METAL SIDING GATE WITH LOCKSET.
- NEW LOCATION OF EXISTING FENCE.

DATE:

MAY 26, 2025

OWNER:

DARON JONES, BUILDING MANAGER
STANDARD PAINTS, INC.
940 SOUTH 6th AVENUE
MANSFIELD, TEXAS 76063
(817) 907-3823
E-mail: djones@standardpaints.com

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) (817) 691-4517 CELL
(817) 446-1307 FAX
E-mail: jthome7677@yahoo.com

NAME OF DEVELOPMENT:

PROPOSED: PAVING AND DUMPSTER UNIT

ZONING:

PRESENT ZONED COMMERCIAL

NOTICE:

BEFORE EXCAVATING VERIFY ALL UNDERGROUND UTILITY SERVICES

LEGAL:

LOT 1, BLOCK 1
STANDARD PAINTS ADDITION
MNT REAL ESTATE, LLC
VOL. 9, PG. 791
P.R.J.C.T.
4.32 ACRES

E. M. FAGGETT ENGINEERING

404 OAK TRAIL
RENO, LA 70458
(817) 446-1384
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES

6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.691.4517 / FAX: 817.446.1307
E-MAIL: jthome7677@yahoo.com

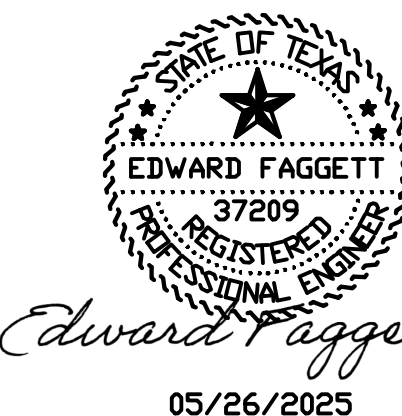
PROPOSED PAVING AND DUMPSTER UNIT

FOR
STANDARD PAINTS, INC.

940 SOUTH 6th AVENUE
MANSFIELD, TEXAS 76063

JOB NO.	2025
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	05/26/2025

SHEET TITLE:
■ SITE PLAN
■ DUMPSTER UNIT DETAILS



SHEET NO.

A1.0

OF 1



§ 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.