



**Zoning Board of Adjustments - Regular Meeting Minutes
October 1, 2025 - 5:45 PM
Final**

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

1. CALL MEETING TO ORDER

Chairman Jones called the meeting to order at 5:52 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:

*Clayton Comstock, Executive Director of Planning and Development
Shirley Emerson, Planner
Art Wright, Planning Manager*

Board Members:

Present: Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, Stacy Penney, Bradley Cross, Jerry Sweeney

Absent: David Jones

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

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

Mr. Comstock made a brief presentation on changes to the Board's meeting procedures, including the following:

- The Board members will receive digital meeting packets.*
- Alternate Board members have been invited to attend the Board's regular meetings. Alternate members will be able to ask questions and participate in the discussion on cases, but cannot make a motion or vote unless filling in for an absent member.*
- The Board has an opportunity to change its regular meeting day.*
- The Pledge of Allegiance and Texas Flag will be added to the agenda.*

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

Chairman Jones called for a motion on the minutes of the September 3, 2025, meeting.

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

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

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)

Chairman Jones administered the oath to the applicant.

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

DaRon Jones, 940 S. 6th Avenue, applicant, presented the request and was available for questions.

Chairman Jones announced that in the absence of Board Member D. Jones, Alternate Member Bradley Cross would be voting in his place.

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

Board Member Penney made a motion to approve the variance. Chairman Jones seconded the motion. After discussion, the Board voted on the motion, which failed by the following vote:

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

After further discussion, Board Member Rendon made a motion to deny the variance. Alternate Member Cross seconded the motion, which carried by the following vote:

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

7. ADJOURN

With no further business, Chairman Jones adjourned the meeting at 6:31 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Principal Planner