



**Zoning Board of Adjustments - Regular Meeting Minutes
September 3, 2025 - 6:00 PM
Final**

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