Zoning Board of Adjustments - Regular Meeting Minutes
August 6, 2025 - 6:00 PM
Final
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.

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Dr. Eddilisa Martin, Vice Chair

ATTEST:

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Art Wright, Planning Manager