Zoning Board of Adjustments - Regular Meeting
March 4, 2026 - 6:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

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

3. APPROVAL OF MINUTES

26-1935 Minutes - Approval of the November 5, 2025, Zoning Board of Adjustments Meeting Minutes

Attachments:
1. 11-05-25 DRAFT Minutes

4. PUBLIC HEARINGS

26-1934 ZBA#26-001: Request for Special Exception under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 14 feet to have a side setback of 7 feet 7 inches on property located at 1809 N Holland Road; Arthur Eachus, 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)

5. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on February 26, 2026, 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: 26-1935

Agenda Date: March 4, 2026

Title
Minutes - Approval of the November 5, 2025, Zoning Board of Adjustments Meeting Minutes

Description/History
Minutes - Approval of the November 5, 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
November 5, 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 6:02 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:
Arty Wheaton-Rodriguez, Assistant Director of Planning
Shirley Emerson, Planner
Art Wright, Planning Manager

Board Members:
Present: Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney, Patrick "Kelly" Jones, Bradley Cross, Jerry Sweeney
Absent: None

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

3. APPROVAL OF MINUTES

25-1531 Minutes - Approval of the October 1, 2025, Zoning Board of Adjustments Meeting Minutes
Attachments:
1. 10-01-25 DRAFT Minutes

Chairman Jones called for a motion on the minutes of the October 1, 2025, meeting.

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

Aye: 5	Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney, Patrick "Kelly" Jones
Nay: 0	None
Abstain: 0	None

4. PUBLIC HEARINGS

25-1532 ZBA#25-006: Request for a variance to Section 155.094(A)(3) of the Code of Ordinances to allow a side fence to be located less than 15 feet from a side property line that is adjacent to a public street at 600 M3 Ranch Road; American Legend Homes, LLC, owner; Shawn Varghese, applicant
Presenters: Shirley Emerson, Planner I
Attachments:
1. Maps and Supporting Information
2. Applicant's Letter
3. Plot Plan from Permit Application
4. Provisions of Section 155.094(A)(3)

Chairman Jones administered the oath to the applicant.

Mr. Wheaton-Rodriguez made a staff presentation and was available for questions.

Shawn Varghese, 448 Wildwood Court, Waxahachie, TX, 75165, applicant for the variance at 600 M3 Ranch Road, made a presentation and was available for questions.

Chairman Jones called for a motion on the request for a variance.

Board Member Rendon made a motion to deny the variance. Board Member Penney seconded the motion. After discussion, the Board voted on the motion, which carried by the following vote:

Aye: 5	Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney, Patrick "Kelly" Jones
Nay: 0	None
Abstain: 0	None

5. ADJOURN

With no further business, Chairman Jones adjourned the meeting at 6:50 p.m.

_____
Kelly Jones, Chairman

ATTEST:

_____
Art Wright, Principal Planner

City of Mansfield
Staff Report

Item ID: 26-1934

Agenda Date: March 4, 2026

Title
ZBA#26-001: Request for Special Exception under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 14 feet to have a side setback of 7 feet 7 inches on property located at 1809 N Holland Road; Arthur Eachus, owner

Description/History
The applicant constructed a 15' x 19' (285 s.f.) detached patio cover 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 7 feet 7 inches instead of the required 9 feet.The new structure will be approximately 14 feet in height.

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 12,006 square feet (0.28 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 is less than 750 square feet.
3. The applicant is not requesting an exception to the building height. The height of the new structure is approximately 14 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

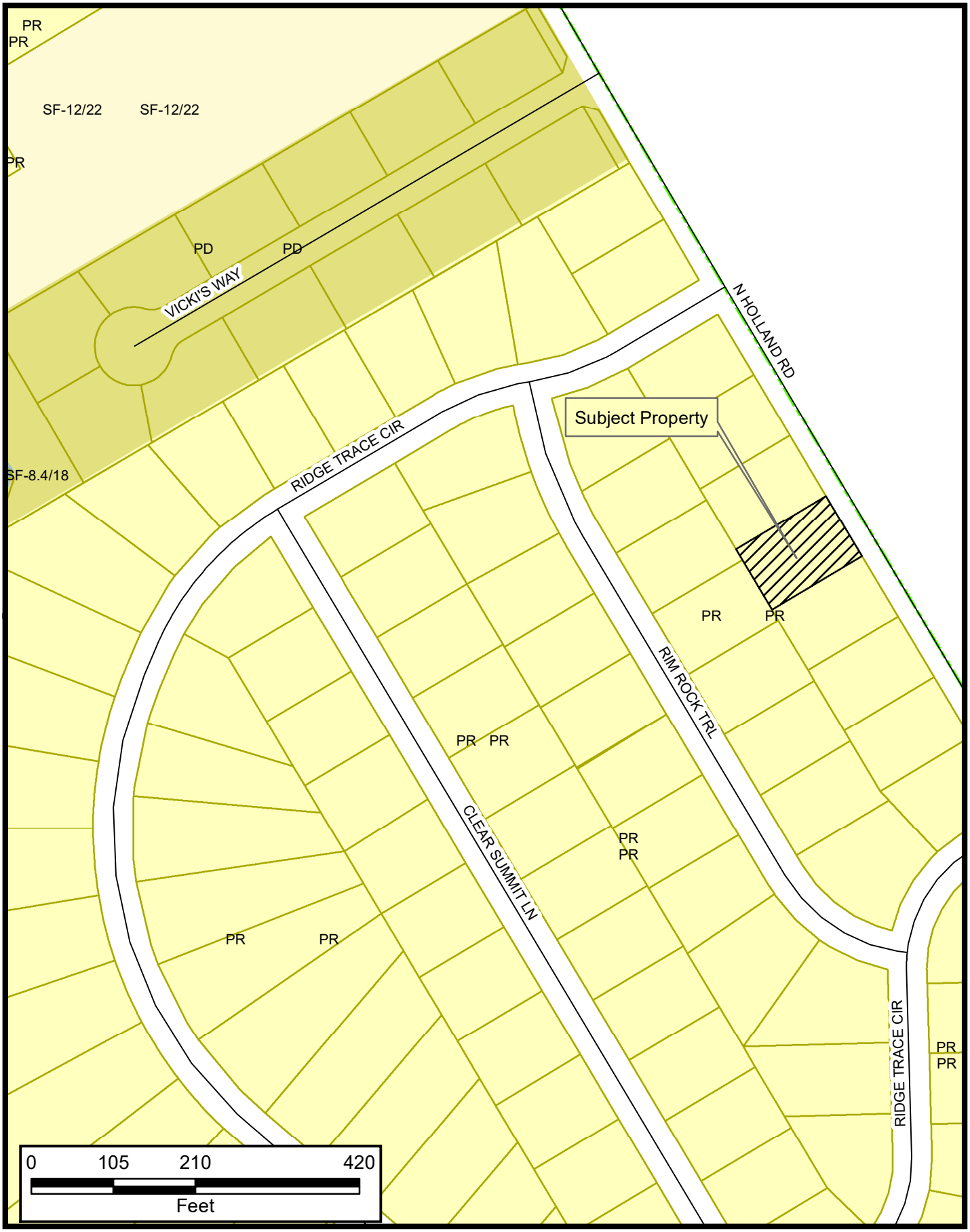


MANSFIELD TEXAS

ZBA#26-001

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.

2/4/2026



MANSFIELD TEXAS

ZBA#26-001

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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.

2/4/2026

Property Owner Notification for ZBA#26-001

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RIDGE TRACE - MANSFIELD	BLK 2	PACHECO, DAVID	1802 RIM ROCK TRL	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 2	MITTENDORF, KURT L	1803 N HOLLAND RD	MANSFIELD, TX	76063-5532
RIDGE TRACE - MANSFIELD	BLK 2	FLORES, ALFREDO	1805 N HOLLAND RD	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 2	YORK, JACK K	1804 RIM ROCK TR	MANSFIELD, TX	76063-5366
RIDGE TRACE - MANSFIELD	BLK 2	ABBOTT, ROBERT WAYNE	1806 RIM ROCK TR	MANSFIELD, TX	76063-5366
RIDGE TRACE - MANSFIELD	BLK 2	RUBIN, HOLLY	1807 N HOLLAND RD	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 2	FULLER, SETH	1809 N HOLLAND RD	MANSFIELD, TX	76063-5532
RIDGE TRACE - MANSFIELD	BLK 2	COCHRAN, JASON	1808 RIM ROCK TR	MANSFIELD, TX	76063-5366
RIDGE TRACE - MANSFIELD	BLK 2	BOLAND, TERRI LEANNE	1810 RIM ROCK TRL	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 2	HULL, PHILLIP	1811 N HOLLAND RD	MANSFIELD, TX	76063-5532
RIDGE TRACE - MANSFIELD	BLK 2	CARRASCO, DAVID	1813 N HOLLAND RD	MANSFIELD, TX	76063-5532
RIDGE TRACE - MANSFIELD	BLK 2	VU, DZUY	1812 RIM ROCK TR	MANSFIELD, TX	76063-5366
RIDGE TRACE - MANSFIELD	BLK 2	MOLINA, JOSE O	1814 RIM ROCK TR	MANSFIELD, TX	76063-5366
RIDGE TRACE - MANSFIELD	BLK 2	CHANDLER, JOSHUA	1815 HOLLAND RD	MANSFIELD, TX	76063
RIDGE TRACE - MANSFIELD	BLK 3	FROST, ROSALIE C	1809 RIM ROCK TR	MANSFIELD, TX	76063-5367
RIDGE TRACE - MANSFIELD	BLK 3	GROAT, DELIA D	1811 RIM ROCK TR	MANSFIELD, TX	76063-5367
RIDGE TRACE - MANSFIELD	BLK 3	INVITATION HOMES 7 LP	5420 LYNDON B JOHNSON FRWY STE	DALLAS, TX	75240
RIDGE TRACE - MANSFIELD	BLK 3	BROWN, JEREMY	1815 RIM ROCK TR	MANSFIELD, TX	76063-5367

Arthur Eachus
1809 N Holland Rd
Mansfield, TX 76063
(919) 946-4099
arty.eachus@gmail.com

2/2/26

City of Mansfield Zoning Board of Adjustment
1200 E. Broad Street
Mansfield, TX 76063

Subject: Request for Exception – Setback Requirement for Outdoor Structure

Dear Members of the Zoning Board of Adjustment,

I am writing to formally request a Special Exception regarding the setback requirement for an outdoor structure located at my residence at 1809 N Holland Rd. The City of Mansfield's code requires a setback of nine (9) feet on all sides; however, the patio cover structure on my property has a setback of seven (7) feet and seven (7) inches from the side property line on one side. The structure is 15' wide x 19' long, and the top of the gable is 14' high. The lot is 12,060sf, and the structure is 285sf, approximately 2.3% of the lot.

This special exception is being requested due to the specific conditions of my property layout and the design requirements established by my homeowner association (HOA). In order to obtain HOA approval, it was necessary to position and design the structure in a way that complied with their aesthetic and architectural standards. By aligning the structure as approved, it maintains visual harmony with neighboring properties and enhances the overall appearance of the yard and community streetscape.

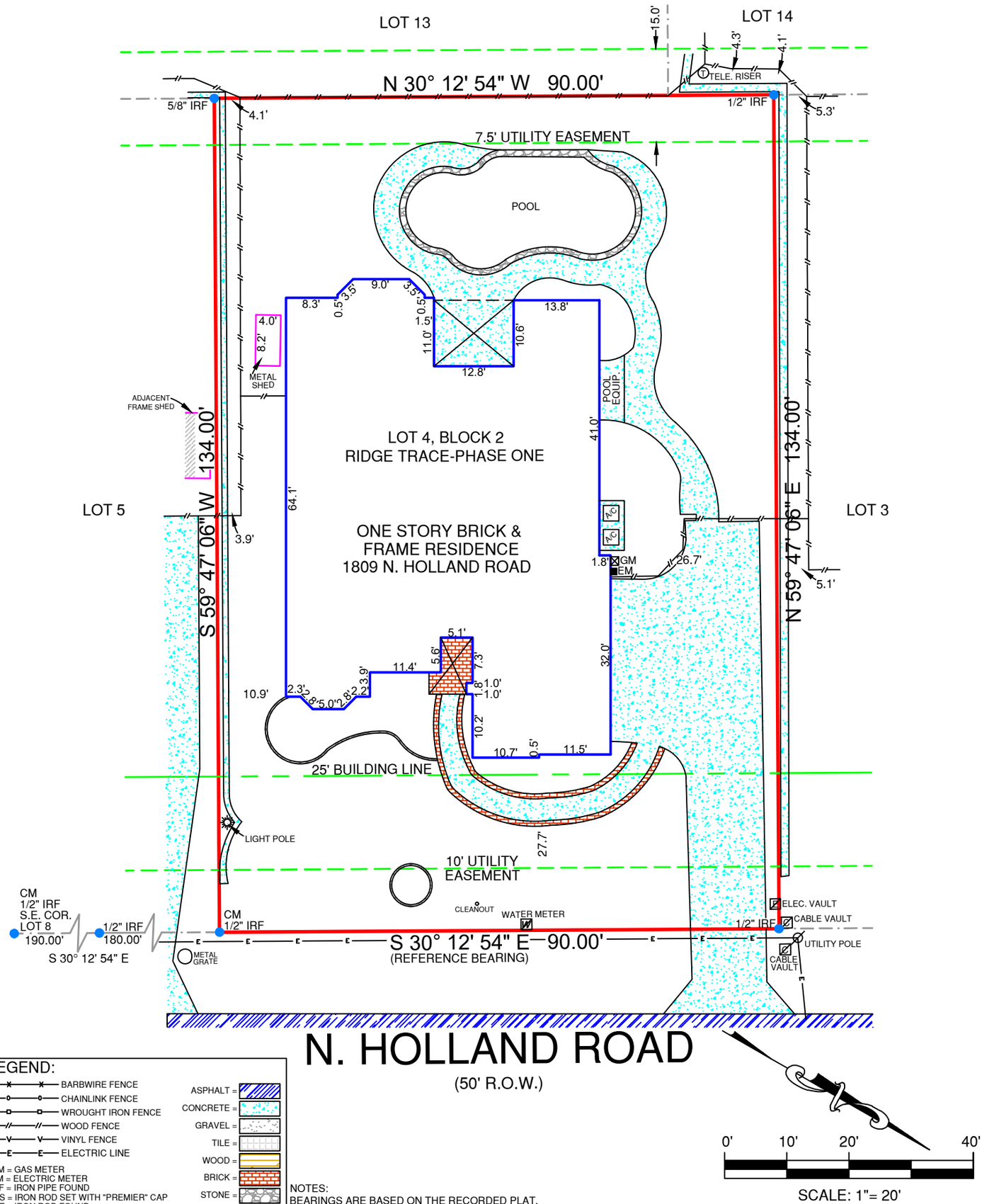
The placement of the structure does not obstruct any neighboring properties, create drainage issues, or negatively impact the character of the neighborhood. I intend to maintain the structure and surrounding property in a safe, attractive, and compliant condition at all times.

I respectfully request that the City consider granting this special exception based on the circumstances described above. I believe the design and location meet the spirit and intent of the zoning ordinance while preserving the aesthetic integrity of our community.

Thank you for your time and consideration of my request. Please feel free to contact me at 919.946.4099 or arty.eachus@gmail.com should you need any additional information or would like to visit the property for review.

Sincerely,

Arty Eachus



LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

- ASPHALT =
- CONCRETE =
- GRAVEL =
- TILE =
- WOOD =
- BRICK =
- STONE =
- (WOOD) RAILROAD TIE =

0' 10' 20' 40'

SCALE: 1"= 20'

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 4, BLOCK 2, RIDGE TRACE-PHASE ONE, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 9240, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	25-884151-BL
BORROWER	ARTHUR EACHUS AND CYNTHIA VANHORN
TITLE CO.	CAPITAL TITLE
TECH	AV
FIELD	ZD

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0480 K, DATED SEPTEMBER 25, 2009.

DATE: 09/26/2025 JOB NO.: 25-06676
FIELD: 09/26/2025

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

1809 N. HOLLAND ROAD, MANSFIELD, TX 76063
LOT 4, BLOCK 2, RIDGE TRACE-PHASE ONE

Capital Title SM
A Shaddock Company



DATE: _____

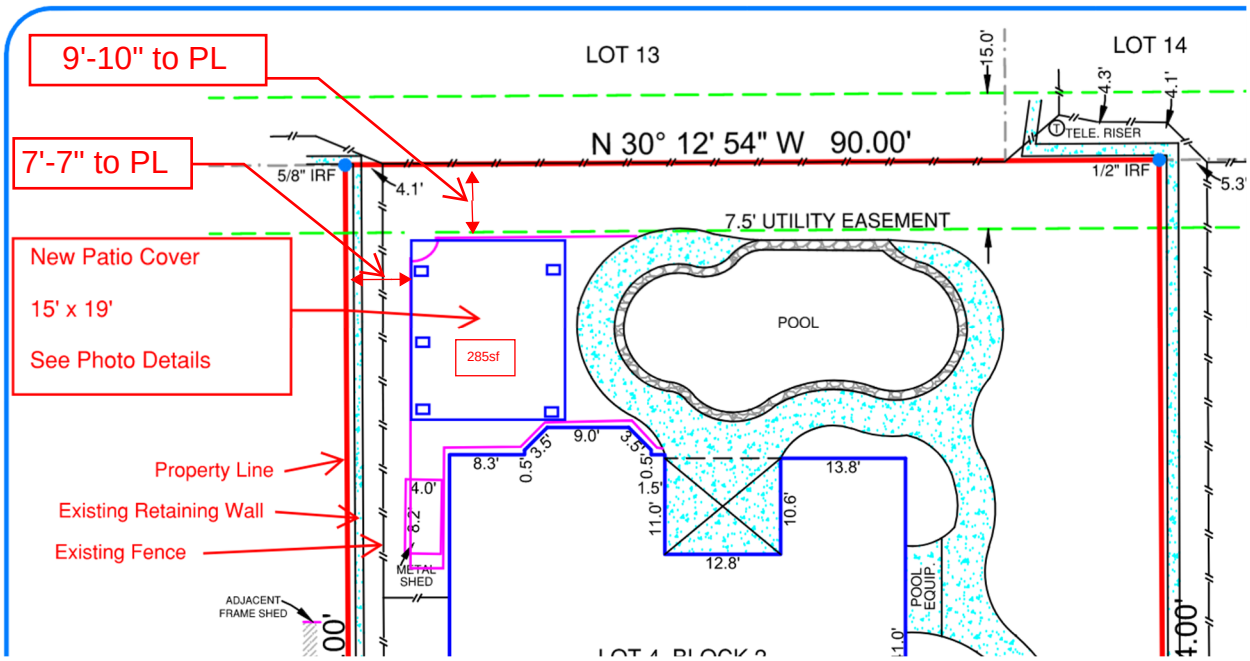
ACCEPTED BY:

_____

_____

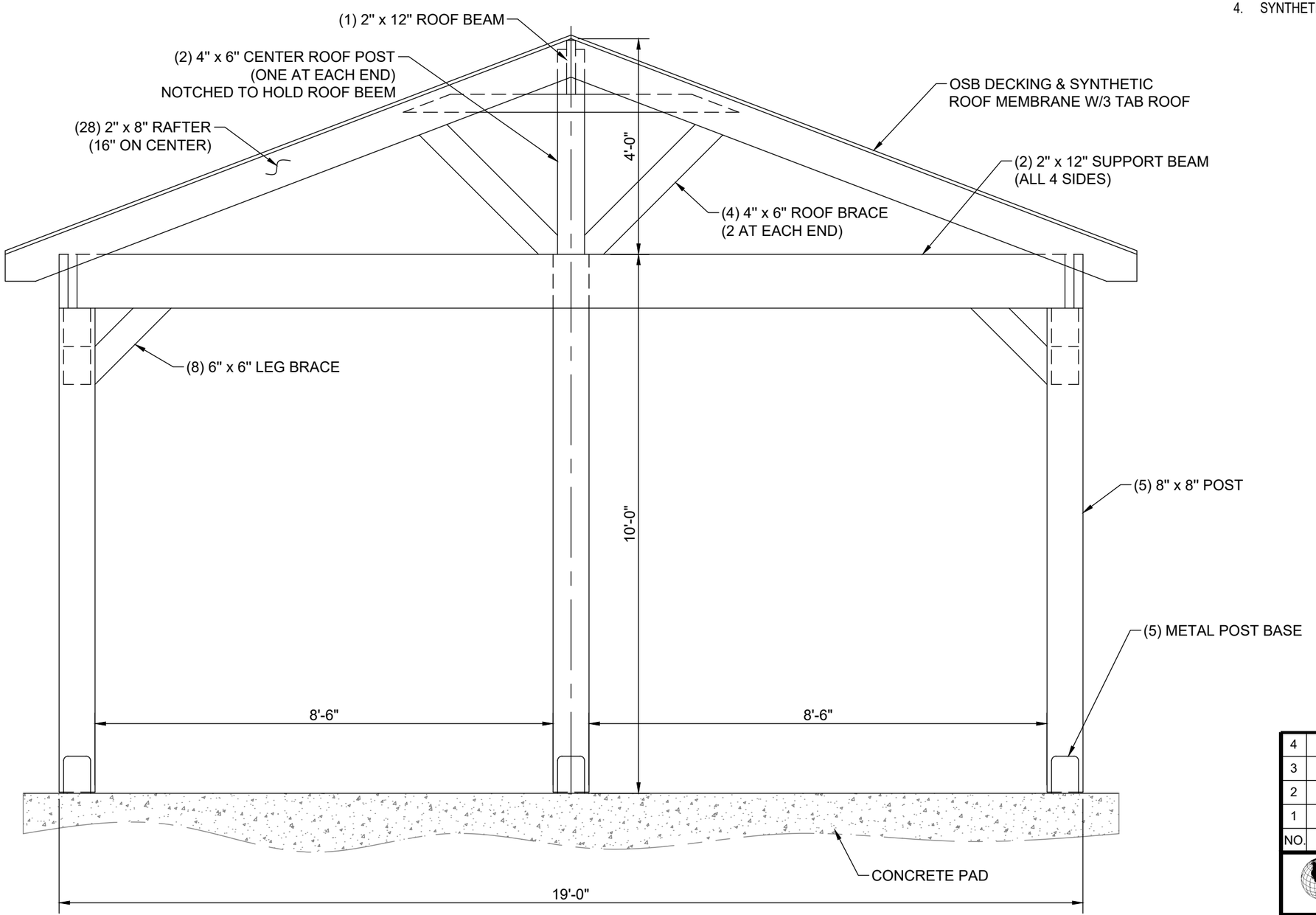
Premier Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

Structure:


9'-10" to PL
7'-7" to PL
New Patio Cover
15' x 19'
See Photo Details
Property Line
Existing Retaining Wall
Existing Fence
LOT 13
LOT 14
N 30° 12' 54" W 90.00'
5/8" IRF
1/2" IRF
4.1'
15.0'
4.3'
4.1'
TELE. RISER
7.5' UTILITY EASEMENT
POOL
285sf
8.3'
0.5'
3.5'
9.0'
3.5'
0.5'
1.5'
11.0'
13.8'
10.6'
12.8'
4.0'
8.2'
METAL SHED
ADJACENT FRAME SHED
POOL EQUIP.
1.0'
5.3'

NOTES:

1. CONCRETE SLAB: COMPACT CRUSHED BASE TO LEVEL. SLAB 4" MINIMUM THICK & 8" THICK UNDER POSTS & 3000 PSI COMPRESSIVE STRESS.
2. ALL WOOD IS CEDAR.
3. OSB DECKING.
4. SYNTHETIC ROOF MEMBRANE ADN 3 T-TAB SHINGLES TO MATCH HOUSE.



FRONT VIEW OF PATIO



Firm #14884 - 12/22/2025

NO.	REVISION DESCRIPTION	BY	DATE
4			
3			
2			
1			

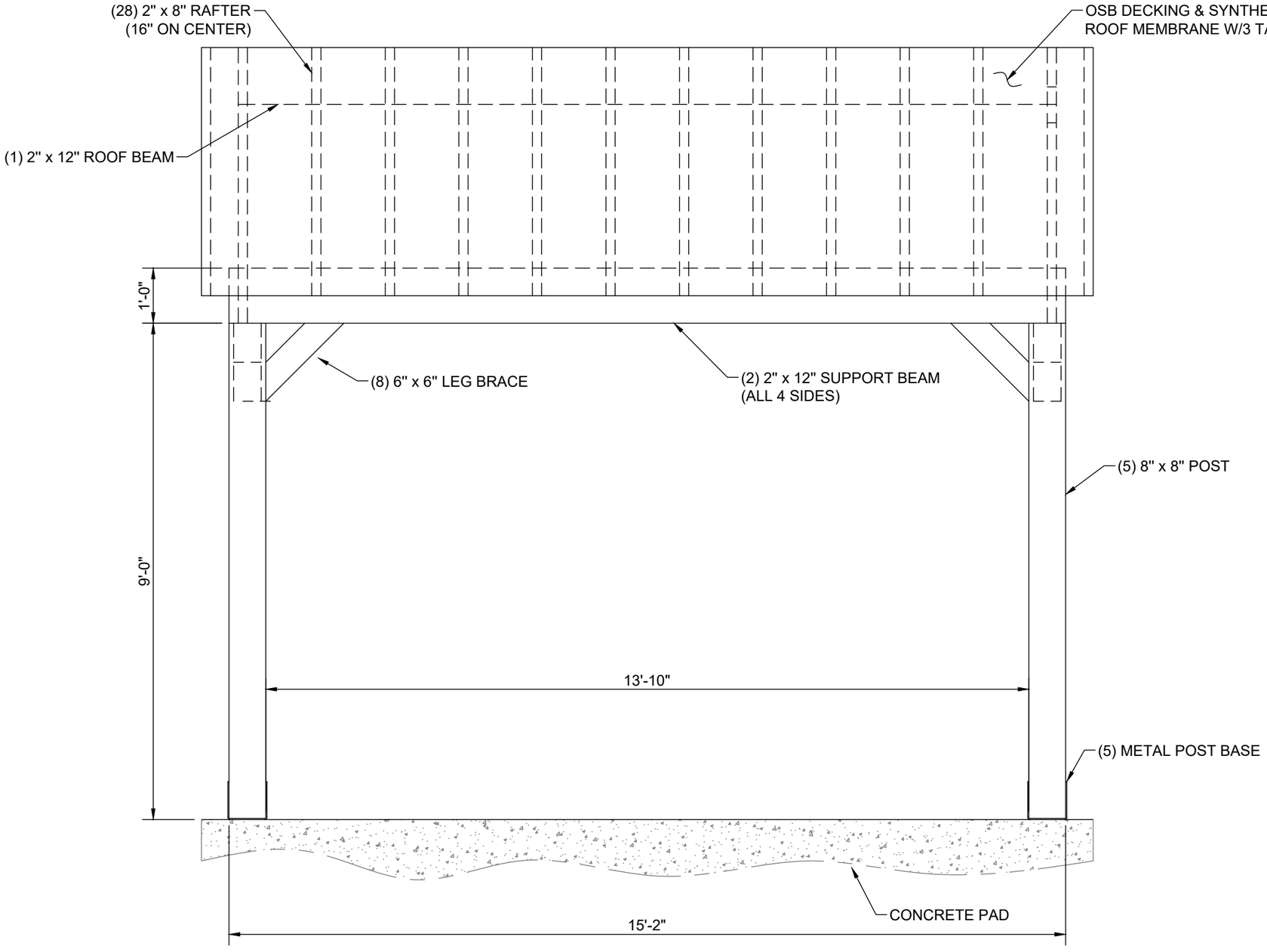
HEI Hagen Engineering International, Inc.

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TITLE: PATIO FRONT FIEW			
CUSTOMER:			
TANK CONTRACTOR:			JOB #:
CITY:	STATE:	COUNTRY: USA	
DRN BY: DB	DATE: 12/19/25	DIA:	HT:
CHK BY: DJB	DATE: 12/19/25	TK #:	DWG NO.: 01
APVD BY: DJB	DATE: 12/19/25	HEI #:	REV. NO.: 0

NOTES:

1. CONCRETE SLAB: COMPACT CRUSHED BASE TO LEVEL. SLAB 4" MINIMUM THICK & 8" THICK UNDER POSTS & 3000 PSI COMPRESSIVE STRESS.
2. ALL WOOD IS CEDAR.
3. OSB DECKING.
4. SYNTHETIC ROOF MEMBRANE ADN 3 T-TAB SHINGLES TO MATCH HOUSE.



SIDE VIEW OF PATIO

STATE OF TEXAS
DOUGLAS J. BAYLES
95331
LICENSED
PROFESSIONAL ENGINEER

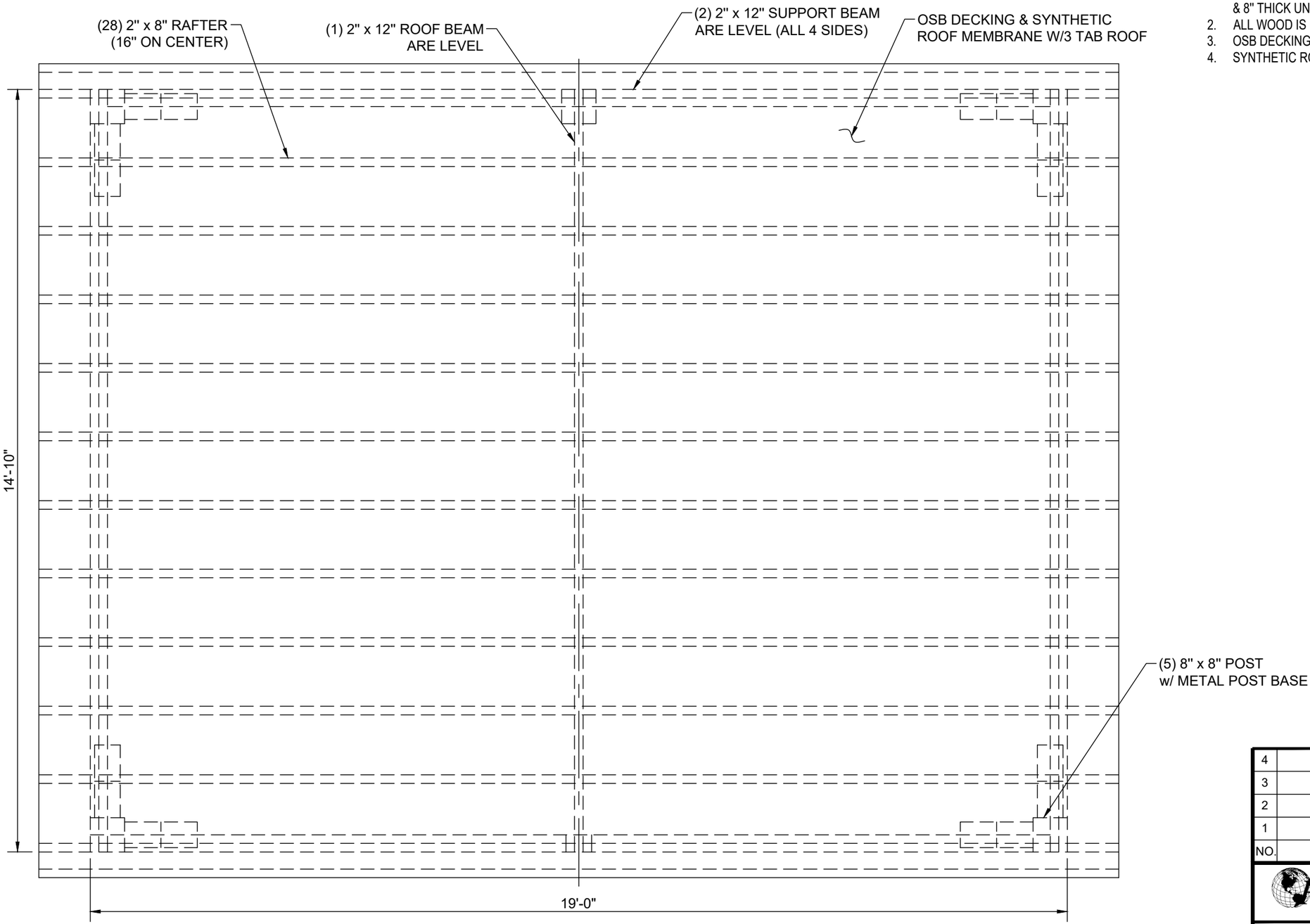
Firm #14884 - 12/22/2025

NO.	REVISION DESCRIPTION	BY	DATE
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3			
2			
1			

HEI Hagen Engineering International, Inc.

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TITLE: PATIO SIDE VIEW			
CUSTOMER:			
TANK CONTRACTOR:			JOB #:
CITY:	STATE:	COUNTRY: USA	
DRN BY: DB	DATE: 12/19/25	DIA:	HT:
CHK BY: DJB	DATE: 12/19/25	TK #:	DWG NO.: 02
APVD BY: DJB	DATE: 12/19/25	HEI #:	REV. NO.: 0



TOP VIEW OF PATIO

NOTES:

1. CONCRETE SLAB: COMPACT CRUSHED BASE TO LEVEL. SLAB 4" MINIMUM THICK & 8" THICK UNDER POSTS & 3000 PSI COMPRESSIVE STRESS.
2. ALL WOOD IS CEDAR.
3. OSB DECKING.
4. SYNTHETIC ROOF MEMBRANE ADN 3 T-TAB SHINGLES TO MATCH HOUSE.

STATE OF TEXAS
DOUGLAS J. BAYLES
95331
LICENSED
PROFESSIONAL ENGINEER

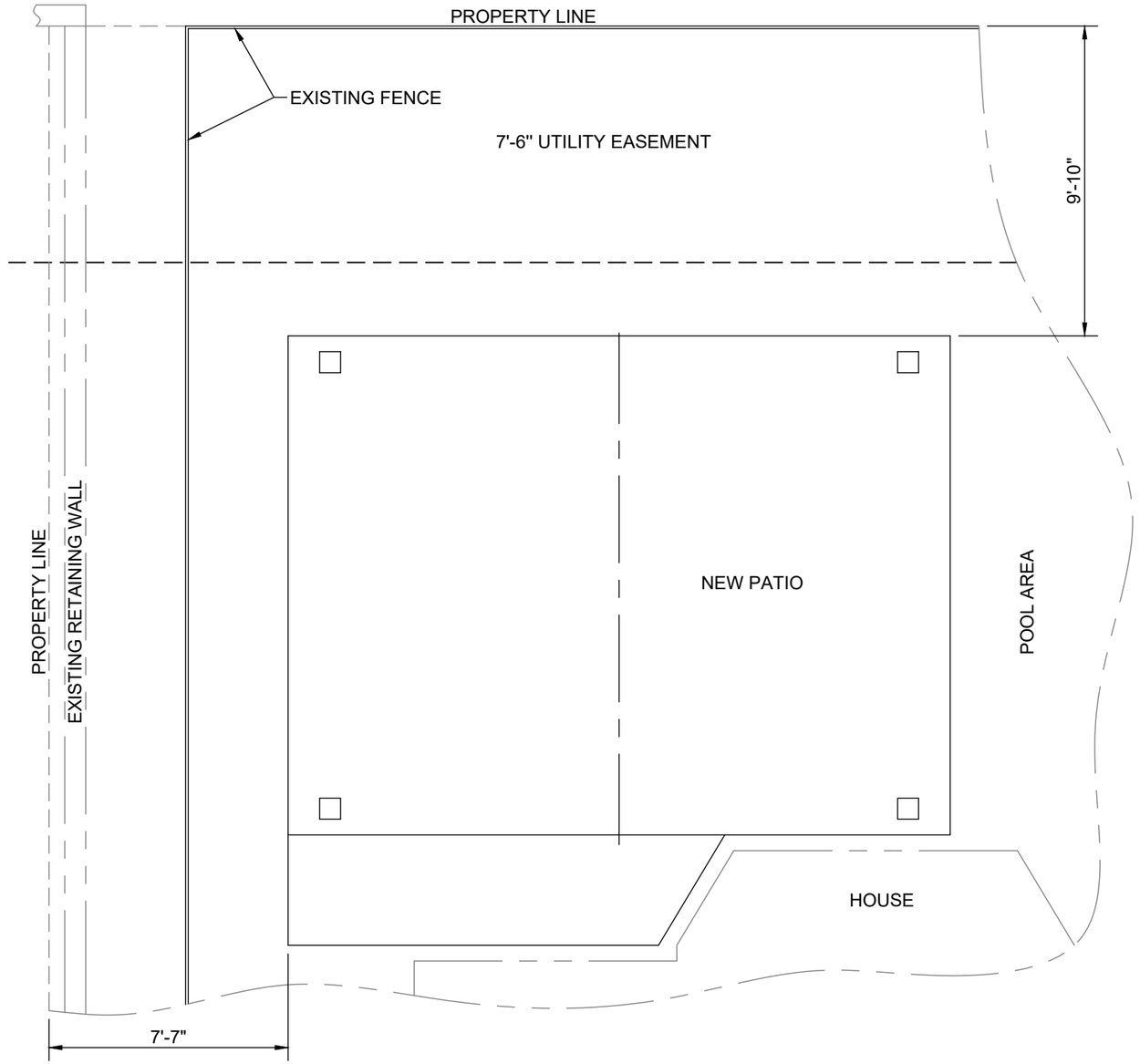
Firm #14884 - 12/22/2025

NO.	REVISION DESCRIPTION	BY	DATE
4			
3			
2			
1			

HEI
Hagen Engineering International, Inc.

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TITLE: PATIO TOP VIEW			
CUSTOMER:			
TANK CONTRACTOR:			JOB #:
CITY:	STATE:	COUNTRY: USA	
DRN BY: DB	DATE: 12/19/25	DIA:	HT:
CHK BY: DJB	DATE: 12/19/25	TK #:	DWG NO.: 03
APVD BY: DJB	DATE: 12/19/25	HEI #:	REV. NO.: 0



PATIO PLAN

STATE OF TEXAS
DOUGLAS J. BAYLES
95331
LICENSED
PROFESSIONAL ENGINEER

Firm #14884 - 12/22/2025

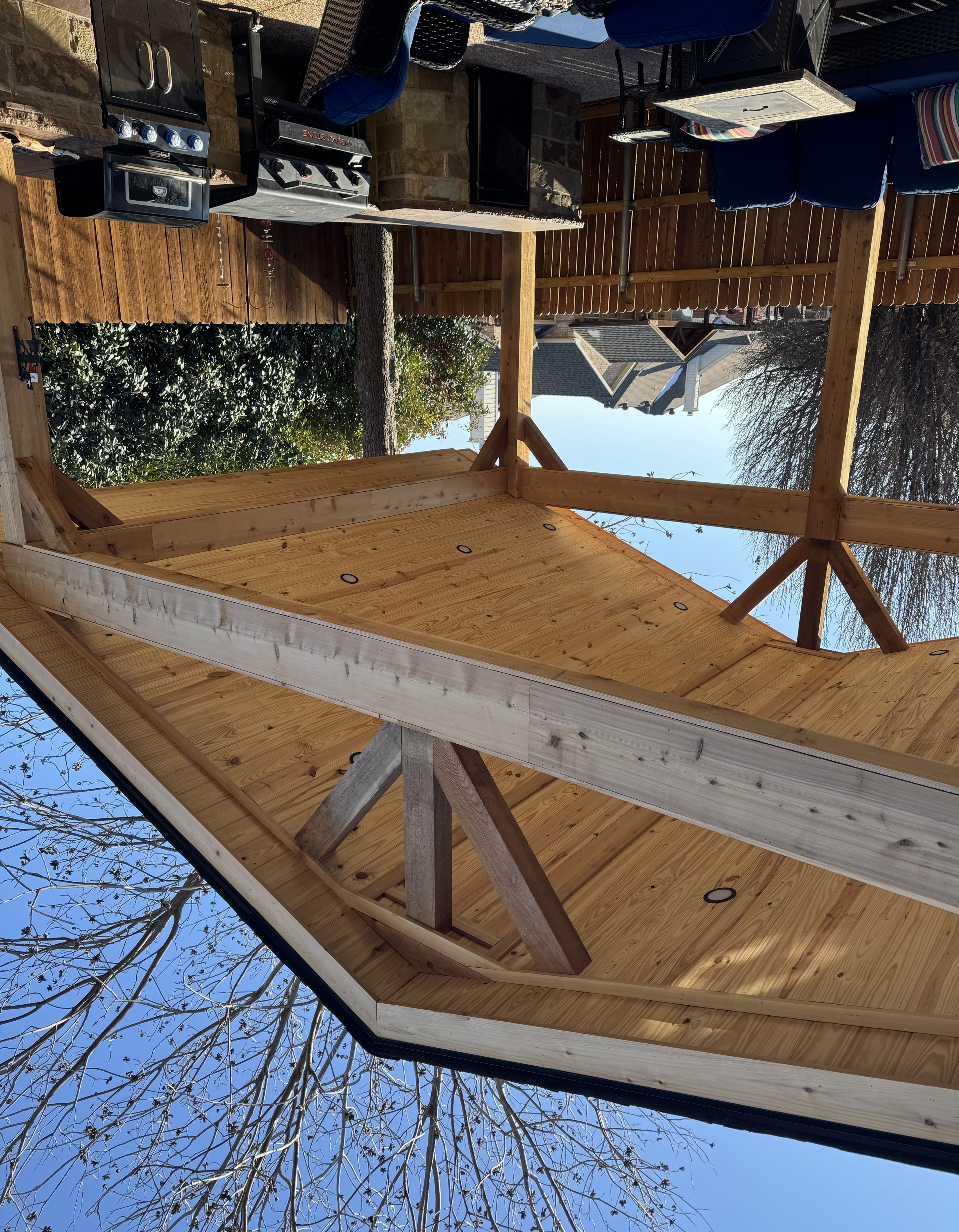
NO.	REVISION DESCRIPTION	BY	DATE
4			
3			
2			
1			

HEI Hagen Engineering International, Inc.

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TITLE: PATIO PAN			
CUSTOMER:			
TANK CONTRACTOR:			JOB #:
CITY:	STATE:	COUNTRY: USA	
DRN BY: DB	DATE: 12/19/25	DIA:	HT:
CHK BY: DJB	DATE: 12/19/25	TK #:	DWG NO.: 04
APVD BY: DJB	DATE: 12/19/25	HEI #:	REV. NO.: 0




BLACKSTONE





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.