



**Zoning Board of Adjustments - Regular Meeting Minutes
November 5, 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 6:02 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