



Zoning Board of Adjustments - Regular Meeting

May 6, 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

26-2045 Minutes - Approval of the March 4, 2026, Zoning Board of Adjustments Meeting Minutes

Attachments:

1. 03-04-26 DRAFT Minutes

4. PUBLIC HEARINGS

26-2044 ZBA 26-002: Public hearing and consideration of a request from Alexander Williams for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances to allow an attached carport to encroach approximately 4 feet into the required 7.5-foot side yard setback on property located at 1017 Manchester 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)
4. Regulatory Compliance Violation Notice

26-2178 ZBA 26-003: Public hearing and consideration of a request from Sijia Technology (USA) Co. Ltd. for a variance to Section 155.095(C)(1)(a) of the Code of Ordinances to allow mechanical equipment to encroach approximately 14 feet into the required 40-foot setback from a residentially zoned property at 1500 E. Broad Street.

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.095(C)(1)(a)

5. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 30, 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:
26-2045**

Agenda Date: May 6, 2026

Title

Minutes - Approval of the March 4, 2026, Zoning Board of Adjustments Meeting Minutes

Description/History

Minutes - Approval of the March 4, 2026, 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
March 4, 2026 - 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 6:00 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: 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

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

Attachments:

1. 11-05-25 DRAFT Minutes

Chairman Jones called for a motion on the minutes of the November 5, 2025, meeting.

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 Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney, Patrick "Kelly" Jones

Nay: 0 None

Abstain: 0 None

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)

Chairman Jones administered the oath to the applicant.

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

Arthur Eachus, 1809 N. Holland Road, applicant, presented the case and was available for questions.

Chairman Jones closed the public hearing at 6:18 p.m. and called for a motion on the special exception.

Board Member Rendon made a motion to approve the special exception as presented. Board Member D. Jones, 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 6:22 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Planning Manager



Agenda Date: May 6, 2026

Title

ZBA 26-002: Public hearing and consideration of a request from Alexander Williams for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances to allow an attached carport to encroach approximately 4 feet into the required 7.5-foot side yard setback on property located at 1017 Manchester Drive.

Description/History

The applicant constructed a carport addition to their home without obtaining the required permits. Following a complaint, the Department of Regulatory Compliance investigated and issued a notice of violation to the applicant on January 14, 2026.

The applicant is now seeking a variance from the side yard setback requirement in order to retain the attached carport in its current location. Due to the carport's encroachment into the side property line, a building permit cannot be issued unless a variance is approved by the Board.

The carport is attached to the house, with an area of approximately 979 square feet and a height of 11.33 feet. The property is zoned SF-7.5/18, which requires a minimum side yard setback of 7.5 feet for a two-story house under Section 155.055(B)(1) (footnote 7) of the Code of Ordinances. According to the applicant, the carport is located approximately 3.5 feet from the side property line, resulting in a 4-foot encroachment.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 155.113 of the Code of Ordinances, the Board may grant a variance if the following conditions are met:

- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- c. That by granting the variance, the spirit of the Zoning Ordinance will be observed and substantial justice will be done

Strategic Initiative

Recommendation

Funding Source

N/A

Prepared By

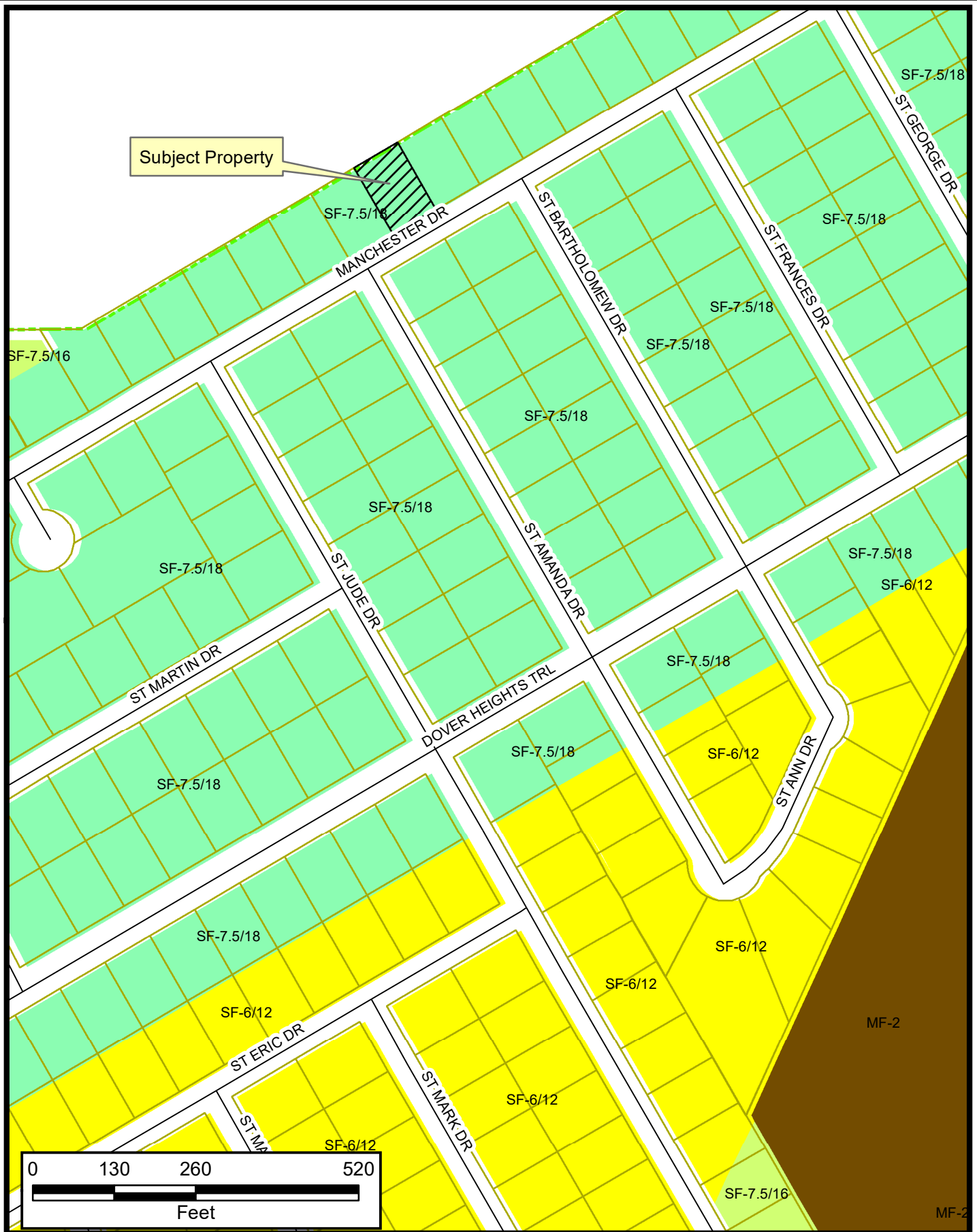
Shirley Emerson, Planner I - (817) 276-4259



ZBA#26-002

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.

4/10/2026



ZBA#26-002

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.

4/10/2026

Property Owner Notification for ZBA#26-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
ANTIGUA IV ADDITION	BLK 12	MICKELSON, JEFFREY	3025 SAINT AMANDA DR	MANSFIELD, TX	76063-7522
ANTIGUA IV ADDITION	BLK 12	JIANG, QIUQIN	3023 SAINT AMANDA DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 13	TANTU, EUSTACHE	3019 SAINT BARTHOLOMEW DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 13	GONZALEZ, KAREN	3020 SAINT AMANDA DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 13	KING, JOHN	3021 SAINT BARTHOLEMEW DR	MANSFIELD, TX	76063-7517
ANTIGUA IV ADDITION	BLK 13	PETER, ALEXANDER	3022 SAINT AMANDA DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 15	NIETO, ANGEL	3020 SAINT BARTHOLOMEW DR	MANSFIELD, TX	76063-7531
ANTIGUA IV ADDITION	BLK 5	NGUYEN, CAROLINE T	1011 MANCHESTER DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 5	LEATON AND GRACE ANN CHARLES R	1013 MANCHESTER DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 5	PHAM, THANH	67 MISTY MESA TR	MANSFIELD, TX	76063-4853
ANTIGUA IV ADDITION	BLK 5	EVANS, DARRYL	25710 BARNETT LN	STEVENSON RANCH, CA	71381
ANTIGUA IV ADDITION	BLK 5	WAHIDULLAH, AHMAD	1101 MANCHESTER DR	MANSFIELD, TX	76063
ANTIGUA IV ADDITION	BLK 5	WILLIAMS, O'NEAL ALEXANDER	1017 MANCHESTER DR	MANSFIELD, TX	76063-8403
ANTIGUA IV ADDITION	BLK 5	MAGICLAND PROPERTIES LLC	PO BOX 572731	HOUSTON, TX	77257

To: City of Mansfield, Zoning Board of Adjustment

From: O'Neal Williams

Re: Letter of intent for Zoning Variance: Attached Carport at 1017 Manchester Dr

I respectfully submit this letter and enclosed materials to request a variance for the above address to seek relief of the required side yard setback, for the reasons detailed below.

Reduction in the required side yard setback to 3.5 feet for the attached carport structure from the zoning code requirement of 7.5 feet. This difference of 4 feet will not infringe on the intent or purpose for the side yard set back, as described below.

- Fire Safety: Ensures sufficient distance between structures to reduce the risk of fire spreading from one building to another.

The carport is all metal, which offers significant fire safety advantages due to being noncombustible (does not ignite, fuel flames, or contribute to fire spread). Steel framing is classified by the International Building Code (IBC) as noncombustible. Metal roofing typically carries a Class A fire rating, the highest classification available, which resists fire spread from external sources like flying embers.

- Access and Maintenance: Allows space for utility workers to access water, power, or drainage lines, and for homeowners to perform maintenance on the side of their home.

The carport is fully open with access to the front, rear, and side of the property.

- Privacy and Noise Reduction: Creates a buffer zone to increase privacy between neighbors and reduce the transmission of sound.

The carport acts as a cover for the driveway, and does not extend past the front or rear edge of the house. Privacy and noise reduction is not impacted.

- Light and Air: Ensures proper circulation of air and access to sunlight by preventing buildings from being built too close together.

The carport acts as a cover for the driveway, and is fully open. Light and air circulation is not impacted.

- Neighborhood Character: Maintains a consistent, open aesthetic.

The carport was built to match the house to maintain a consistent aesthetic. The carport is fully open, and maintains an open aesthetic.

- Drainage: Provides necessary space for stormwater management

The carport has full length gutters and drains down the driveway toward the street. Drainage is improved.

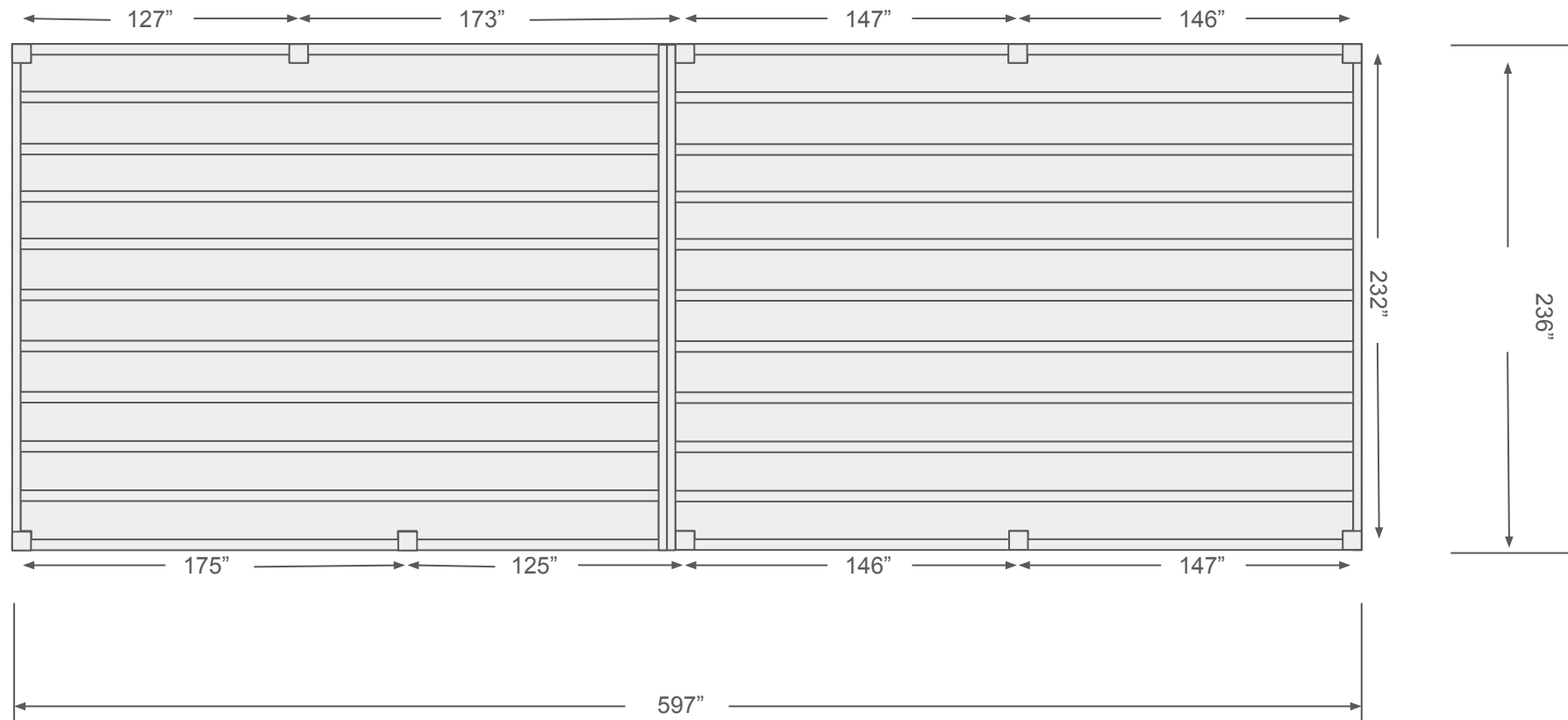
From talking to some of my neighbors, I was unaware of the permit or set back requirements. Within the enclosed materials, I have included photographs of other structures in my neighborhood with similar and/or less set back distances.

In closing, I offer my apology for constructing the carport without seeking a building permit from the City of Mansfield in advance.

Thank you for your consideration,

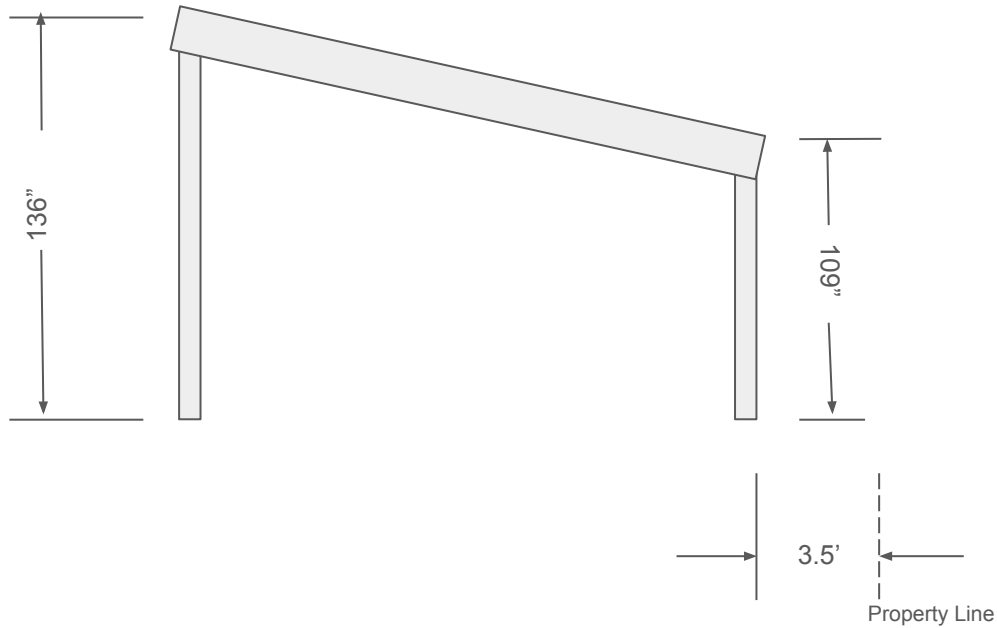
Sincerely,

O'Neal Williams



All metal construction

- 4" iron posts (10)
- 8" beams
- 8" C-purlins
- Galvalume standing seam metal roof





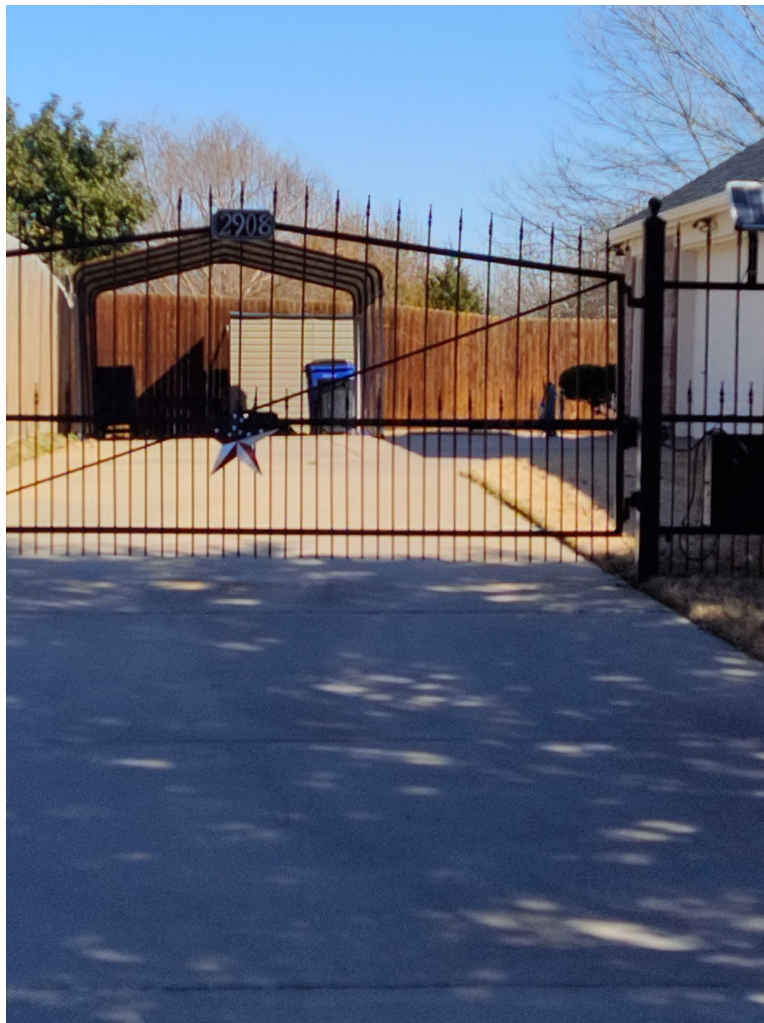




Examples of other structures in my neighborhood with similar and/or less set back distances on following pages















§ 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(A) No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables in division (B) of this section.

(B) See tables on following page.

(1) *Residential districts.*

Zoning District ⁶	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) ¹	Minimum Interior Side Yard (Feet) ¹	Minimum Exterior Side Yard (Feet)		Max. Height (Feet)	Min. Masonry Construction ⁶
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See § 155.056
SF-12/22	12,000	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 ⁵	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 ⁵	20	15	35	

Footnotes:

1. Refer to § 155.095(C) for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.
2. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.
3. Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF-1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in § 155.092 that may affect the building setback.
4. Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.
5. For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in § 155.055(C).
6. The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.
7. Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District approved prior to November 13, 2000, may continue to use a minimum interior side yard of five (5) feet for one-story dwelling units and seven and a half (7.5) feet for dwelling units with more than one-story.
8. Developments approved prior to January 14, 2019, may continue to use a minimum floor area as follows: SF-12/22 or PR may be 2,200 square feet; SF-9.6/20 may be 2,000 square feet, and SF-8.4/18 may be 1,800 square feet.

CITATION # 246080

REFERENCE CODE LANGUAGE

VIOLATION CODE:150.004

REFERENCE CODE: IRC- R105.1

SECTION R105: PERMITS

R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

PENALTY

§ 10.99 GENERAL PENALTY.

(A) Whenever in this Code or in any ordinance of the city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or any such ordinance shall be punished by:

(1) A fine not to exceed \$2,000 in all cases arising under municipal ordinances that govern fire safety, zoning and public health and sanitation other than vegetation and litter violations;

(2) A fine not to exceed \$2,000, if a motor vehicle is used in illegal dumping or an offense under the law or city ordinance violated by the illegal dumping;

(3) A fine not to exceed \$500 in all other cases, provided, however, that no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

(B) Each day any violation of this Code or of any ordinance shall continue shall constitute a separate offense. In the event that any such violation is designated as a nuisance under the provisions of this Code, such nuisance may be summarily abated by the City Administrator or the Chief of Police or their assigns.



1200 East Broad St.
Mansfield, TX 76063

NOTICE OF VIOLATION

December 12, 2024

ID #24-002830

WILLIAMS, O'NEAL ALEXANDER
1017 MANCHESTER DR
MANSFIELD, TX 76063-8403

Re: SUBSTANDARD STRUCTURE at 1017 MANCHESTER Dr., MANSFIELD, TX 76063

Dear WILLIAMS, O'NEAL ALEXANDER :

An inspection of the above referenced property was conducted on December 11, 2024. As a result of this inspection, the condition described below was observed:

Condition: PLEASE REMOVE THE CAR PORT THAT WAS NEVER PERMITTED. YOU MAY CONTACT BUILDING PERMITS AT 817-276-4209.

The condition described above is in violation of:

- **Miscellaneous,**

All properties must be kept in a clean, structurally sound, safe and sanitary manner at all times.

This is your official notice that you will need to bring the property into compliance by no later than January 10, 2025.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (817) 728-3638.

Sincerely,

Reba Farr
Code Compliance Officer
reba.farr@mansfieldtexas.gov

RECIPIENTS: WILLIAMS, O'NEAL ALEXANDER



1200 East Broad St.
Mansfield, TX 76063

FINAL VIOLATION NOTICE

June 6, 2025

ID #24-002830

WILLIAMS, O'NEAL ALEXANDER
1017 MANCHESTER DR
MANSFIELD, TX 76063-8403

Re: Permit Required at 1017 MANCHESTER Dr., MANSFIELD, TX 76063

Dear WILLIAMS, O'NEAL ALEXANDER :

An inspection of the above referenced property was made on January 13, 2025 and February 20, 2025 As a result of this inspection, the condition described below was observed:

Condition: Illegally Installed Carport w/out an approved building permit. Ether obtain an approved permit from the Building Safety department or have the illegal construction removed by the date given below.

The condition described above is in violation of:

150.004 International Residential Code Adopted - IRC SECTION R105: PERMITS

R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

This is your official notice that you will need to bring the property into compliance by July 7, 2025.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (817) 728-3637.

Sincerely,

Jarred Mason
Regulatory Compliance Field Supervisor
jarred.mason@mansfieldtexas.gov

RECIPIENTS: WILLIAMS, O'NEAL ALEXANDER

Comments List

Case Type: Miscellaneous | ID # 24-002830



Marisa Loera

Dec 09, 2024 at 3:40 PM ago

Violation Category Residential

Residential Violations Visual Barriers

Would you like someone to contact you? No

Details Attached parking on top of property line doesn't meet easement laws

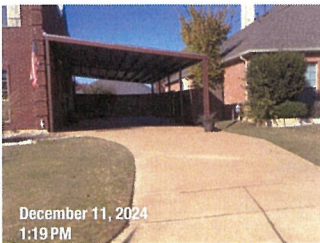
Violation Location 1017 Manchester Dr



Reba Farr

Code Enforcement, Dec 12, 2024 at 9:44 AM ago

No permit was ever submitted. Giving 30 days to remove.



Reba Farr

Code Enforcement, Jan 13, 2025 at 3:50 PM ago

No change to property and no permit on file. I will ask Marissa to change the violation type and if unable to, I will close this case and re-open under correct violation.

**Reba Farr**

Code Enforcement, Jan 14, 2025 at 9:10 AM ago

Violation reflects Permit Required. I will send the final notice.

Reba Farr

Code Enforcement, Feb 14, 2025 at 11:54 AM ago

I still do not see anything under permits for the carport and no one has reached out to me.

Reba Farr

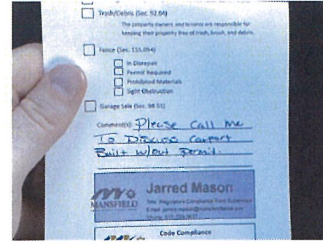
Code Enforcement, Feb 17, 2025 at 2:43 PM ago

The structure remains and there has been no contact. I left a dh stating a citation will be issued if contact is not made.

**Jarred Mason**

Code Enforcement, Feb 20, 2025 at 2:02 PM ago

Since previous officer is no longer employed with Mansfield, I left a card on the door for somebody to call me back.



Jarred Mason

Code Enforcement, Jun 06, 2025 at 10:38 AM ago

from: Jarred Mason <jarred.mason@mansfieldtexas.gov>

to: "oneal.a.williams@att.net" <oneal.a.williams@att.net>

date: Jun 6, 2025, 10:38 AM

subject: 1017 manchesters

Good Morning,

Attached are the notice of violations requested along with the webpage link for the building safety permits/forms. As discussed I have updated the case and issued a new notice of violation due to our discussion on the phone as I have granted you 30 days to either have the structure removed or apply for and obtain an approved building permit. Failure to do so may result in elevated enforcement including the issuance of citations. Please if you have any questions or concerns do not hesitate to contact me or the building department regarding this matter.

Building Safety:

Email: permits@mansfieldtexas.gov

Phone: 817-276-4220

Fax: 817-477-1416

Mansfield Permit Applications/forms:

<https://www.mansfieldtexas.gov/171/Permit-Applications-Forms>

Jarred Mason

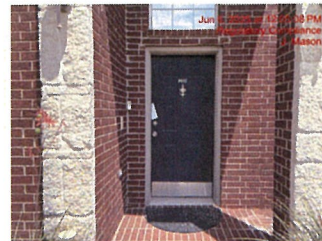
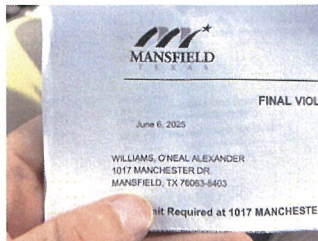
Mansfield Regulatory Compliance Field Supervisor

1305 E Broad St.

Mansfield, Texas 76063

817-728-3637

Jarred.Mason@mansfieldtexas.gov

**Jarred Mason**

Code Enforcement, Aug 07, 2025 at 4:07 PM ago

I called the owner and left a voice message to call me back regarding the property still having no permit for the constructed carport.

I reached out to Building Safety to double check if a permit had been applied for and the response was that there was no permit submitted or active.

Emails to Building Safety:

From: Jarred Mason <jarred.mason@mansfieldtexas.gov> Thu, Aug 7, 2025 at 3:44 PM

To: Mollie Carroll <mollie.carroll@mansfieldtexas.gov>

Mollie,

Has this owner "O'neal Willams" applied for any permits regarding a carport?

Thank You,

Jarred Mason

Mansfield Regulatory Compliance Field Supervisor

1305 E Broad St.

Mansfield, Texas 76063

817-728-3637

Jarred.Mason@mansfieldtexas.gov

From: Mollie Carroll <mollie.carroll@mansfieldtexas.gov> Thu, Aug 7, 2025 at 3:58 PM

To: Jarred Mason <jarred.mason@mansfieldtexas.gov>

I do not see anything in our queue and no active permits on MyGov.

Mollie Carroll

Senior Permit Technician

1200 E. Broad Street

Mansfield, Tx 76063

817-276-4209

Resources and Request:

Avolve ProjectDox (Building Permits)

MyGov Portal (Registration/ Single Trade Permits/ Inspections)

Fire Inspection Request

Utility, Irrigation, Landscape Inspection Request

Permit Lookup

Open Records Request

From: Jarred Mason <jarred.mason@mansfieldtexas.gov> Fri, Aug 8, 2025 at 8:51 AM

To: "oneal.a.williams@att.net" <oneal.a.williams@att.net>

Good Morning,

I am writing to follow up regarding Case Number 24-002830. A compliance deadline of **July 7, 2025** was provided to either remove the illegally installed carport or submit the appropriate permit application for approval.

Despite multiple attempts to contact you regarding this matter, the property remains in a state of non-compliance. As a result, I will be proceeding with **elevated enforcement**, which will include the issuance of citations, until the violation is resolved and the property is brought into full compliance.

If you have any questions or would like to discuss this matter further, please do not hesitate to contact me.

Thank you for your attention to this issue.

Jarred Mason
Mansfield Regulatory Compliance Field Supervisor
1305 E Broad St.
Mansfield, Texas 76063
817-728-3637
Jarred.Mason@mansfieldtexas.gov



Jarred Mason
Code Enforcement, Aug 08, 2025 at 8:55 AM ago

Ownership is still the same:

Current Owner:

WILLIAMS O'NEAL ALEXANDER

Primary Owner Address:

1017 MANCHESTER DR

MANSFIELD, TX 76063-8403

Deed Date: 10/14/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D210256433

Name - ONEAL ALEXANDER WILLIAMS

Address - 1017 MANCHESTER DR, MANSFIELD TX 76063-8403

County - TARRANT

Potential SSN - xxx-xx-8410

LexID - 1589854967

DOB - 05/18/1976

Data Source - Governmental

Data Source State - TEXAS

License Number - 34470046

Record Type - Current

Issue Date - 02/11/2011

Citation Issued: 246080 to:

Current Owner:

WILLIAMS O'NEAL ALEXANDER

Primary Owner Address:

1017 MANCHESTER DR

MANSFIELD, TX 76063-8403



Agenda Date: May 6, 2026

Title

ZBA 26-003: Public hearing and consideration of a request from Sijia Technology (USA) Co. Ltd. for a variance to Section 155.095(C)(1)(a) of the Code of Ordinances to allow mechanical equipment to encroach approximately 14 feet into the required 40-foot setback from a residentially zoned property at 1500 E. Broad Street.

Description/History

The applicant is requesting a variance to permit the installation of outdoor mechanical equipment within the required setback adjacent to residentially zoned property. The subject site is zoned I-1 (Light Industrial), and the proposed use is a dog food manufacturing facility. The operation requires mechanical units to support freezer and cooler functions integral to the manufacturing process.

Section 155.095(C)(1)(a), Residential Proximity Standards, requires a minimum 40-foot setback between structures in an I-1 zoning district and any adjacent residential zoning district. The applicant is proposing to locate mechanical equipment approximately 26 feet from the residential property line, resulting in an encroachment of approximately 14 feet into the required setback.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 155.113 of the Code of Ordinances, the Board may grant a variance if the following conditions are met:

- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- c. That by granting the variance, the spirit of the Zoning Ordinance will be observed and substantial justice will be done.

Options for the Board

1. Approve the request. This would allow the mechanical equipment to be approximately 14 feet into the required 40-foot setback from a residentially zoned property.
2. Approve the request with conditions or revisions. The Board may approve the variance request with any conditions or revisions that meet the spirit and intent of the Mansfield zoning ordinance and mitigate the impacts of the variance approval, including additional screening or landscaping to help screen the equipment.
3. Deny the request. This would require the applicant to meet the 40-foot setback required

by Section 155.095(C)(1)(a) of the Mansfield Code of Ordinances.

4. Table the item. After discussion and Board direction to the applicant, this may allow time for the applicant to revise their request and revisit the Board at a later date.

Strategic Initiative

Recommendation

Funding Source

N/A

Prepared By

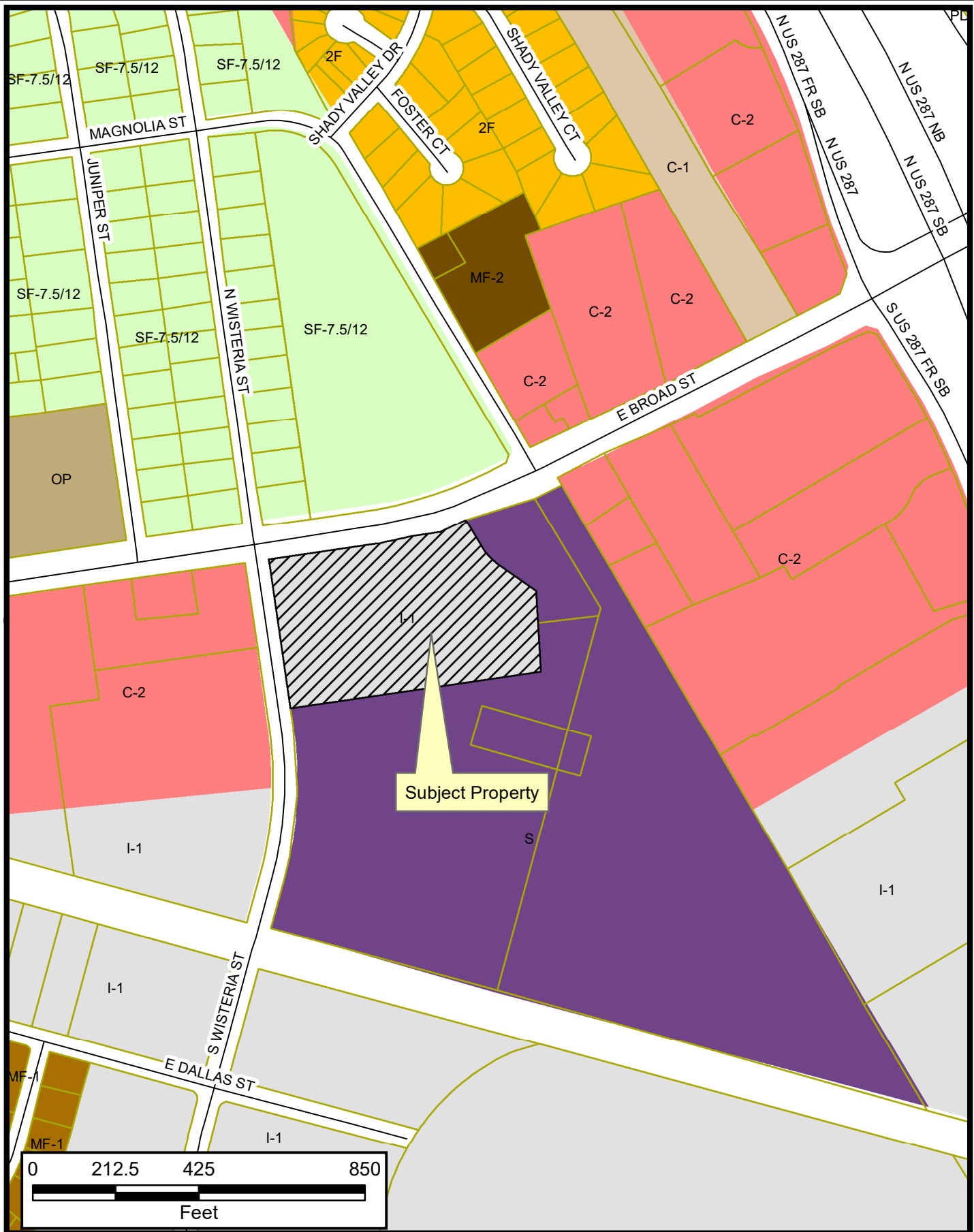
Shirley Emerson, Planner I - (817) 276-4259



ZBA#26-003

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.

4/14/2026



ZBA#26-003

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4/14/2026

Property Owner Notification for ZBA#26-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HILLCREST ADDITION - MANSFIELD	BLK 34	OVALLE, JOSE	102 N WISTERIA ST	MANSFIELD, TX	76063-1836
HILLCREST ADDITION - MANSFIELD	BLK 34	JERNIGAN, MATTHEW W	100 N WISTERIA ST	MANSFIELD, TX	76063-1836
HILLCREST ADDITION - MANSFIELD	BLK 35	SABRI, ABDUL WAYSAY AND OMARI GHAIRATULLAH KHAN	103 N WISTERIA ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 35	CONTEMPORARY PROPERTY LLC	708 TEAKWOOD DR	GREENVILLE, TX	75402
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 47	1402 E BROAD STREET PROPERTY O	4500 DORR ST	TOLEDO, OH	43615
HILLCREST ADDITION - MANSFIELD	BLK 47	SIJIA TECHNOLOGY (USA) CO LTD	13151 EMILY RD SUITE 280	DALLAS, TX	75240
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
HILLCREST ADDITION - MANSFIELD	BLK 47	1402 E BROAD STREET PROPERTY O	4500 DORR ST	TOLEDO, OH	43615
HILLCREST ADDITION - MANSFIELD	BLK 47	BV LANDCO COMMERCIAL TRACT LP	9311 LANSHIRE DR	DALLAS, TX	75238
HILLCREST ADDITION - MANSFIELD	BLK 47	BV LANDCO COMMERCIAL TRACT LP	9311 LANSHIRE DR	DALLAS, TX	75238
HILLCREST ADDITION - MANSFIELD	BLK 47	BV LANDCO COMMERCIAL TRACT LP	9311 LANSHIRE DR	DALLAS, TX	75238
HILLCREST ADDITION - MANSFIELD	BLK 48	MANSFIELD INDEPENDENT SCHOOL DISTRICT	605 E BROAD ST	MANSFIELD, TX	76063
JULIAN FEILD ADDITION	BLK 1	MANSFIELD PARK FACILITIES DEV	210 SMITH ST	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	HAMMAD, SAHAR	217 BLUEBONNET TR	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	ARUN NIRALEE PARTNERS II LTD	1560 E BROAD ST	MANSFIELD, TX	76063

Subject: Letter of Explanation – Variance Request for Rear Setback Encroachment

Project: Outdoor Mechanical Equipment Placement for Pet Food Factory

Location: 1500 E Broad St, Mansfield, TX 76063

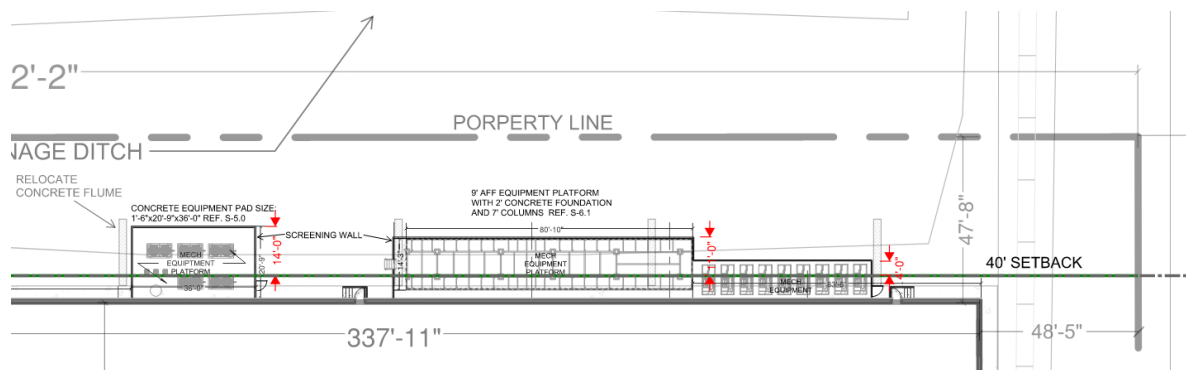
Dear Members of the Mansfield Zoning Board of Adjustment,

On behalf of the property owner, Sijie tech USA, we respectfully submit this letter of explanation in support of a variance request to allow the placement of outdoor mechanical equipment within the required rear setback at the above-referenced property.

The applicant is requesting approval to install outdoor mechanical units within the rear setback, with an encroachment of approximately 14 feet into the required 40-foot setback.

The property owner is the well-established pet food manufacture from California who acquired this existing industrial facility at mid-2025 and is proposing to convert it into a pet food manufacturing plant. As part of this conversion, new outdoor mechanical equipment is required to support freezer and cooler operations critical to the facility.

The subject property is zoned I-1 and is adjacent to a residential zoning district. As outlined in Section 155.095(C)(1)(a) of the Mansfield Code of Ordinances, structures and certain associated uses are required to maintain a minimum setback of 40 feet from any property line that abuts a residential zoning district.



Context and Existing Conditions

- **Recent Zoning Change of Adjacent Property**

Per discussions with the City’s zoning and planning staff, the adjacent property to the rear was rezoned to mixed-use residential approximately two years ago. This change occurred after the original development of the subject industrial site, creating a new setback condition that did not previously exist.

- **Existing Drainage Constraint**

There is an approximately 60-foot-wide drainage ditch located along the rear of the property near the shared boundary. This area is effectively undevelopable and already functions as a substantial physical buffer between the subject site and the adjacent property.

Justification for Variance Request

- **No Feasible Alternative Locations**

Due to site constraints and operational requirements, there are no other viable locations on the property that can accommodate the required mechanical equipment while maintaining functionality of the facility.

- **Functional Requirements – Refrigeration System Limitations**

The outdoor mechanical equipment must be located in close proximity to the indoor freezer and cooler areas. Refrigerant piping cannot exceed approximately 100 feet without significantly impacting system performance, efficiency, and reliability.

- **Integrated Mechanical System Configuration**

The proposed equipment—including chillers, condensers, and cooling towers—operates as a coordinated system. These components must remain in close proximity to each other to function properly and efficiently.

- **Minimal Acoustic and Visual Impact**

The owner is committed to installing a full equipment screening enclosure to minimize visual impact. Additionally, the mechanical system is designed to operate at approximately 45 dB, which is comparable to a quiet residential environment, ensuring no adverse acoustic impact on adjacent properties.

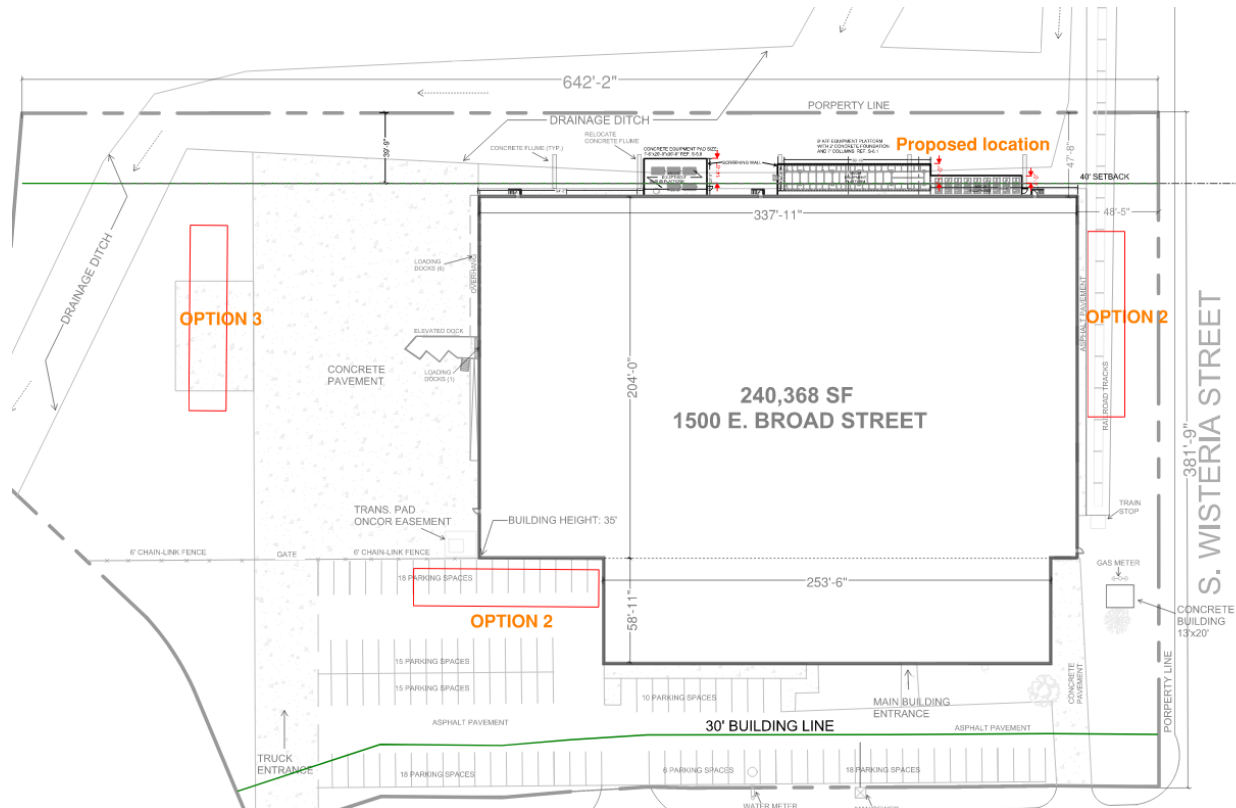
- **Existing Buffer Exceeds Intent of Ordinance**

With the presence of the 60-foot-wide drainage ditch in addition to the remaining

setback, the effective separation between the mechanical equipment and the adjacent residential property significantly exceeds the ordinance's intent for buffering and compatibility.

Evaluation of Alternative Locations

The project team has carefully evaluated multiple alternative locations on-site, all of which were determined to be infeasible:



- **Option 1: North Side of the Property**
This option is not viable due to excessive distance from the indoor freezer and cooler areas, which would exceed functional limits for refrigerant piping. In addition, relocating equipment to the north side would result in a significant loss of required parking spaces.
- **Option 2: West Side of the Property (Fronting Major Road)**
This option presents greater challenges, as it would increase visibility from a major public roadway, creating a more pronounced visual impact. It would also encounter similar setback constraints while still failing to meet functional proximity requirements.
- **Option 3: East Side of the Property (Loading Dock Area)**
This location is not feasible due to both functional and operational conflicts. The

distance from the freezer and cooler areas would exceed acceptable limits, and placement in this area would interfere with loading dock operations, disrupting essential logistics and truck circulation.

Conceptual Screening Rendering

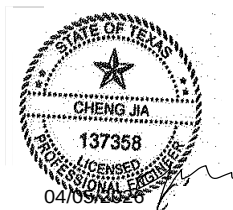


Conclusion

Based on the above considerations, we respectfully request approval of this variance to allow the outdoor mechanical equipment to encroach approximately 15 feet into the required 40-foot rear setback.

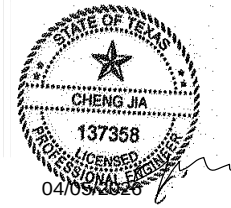
We appreciate your time and consideration of this request and are available to provide any additional information or clarification as needed.

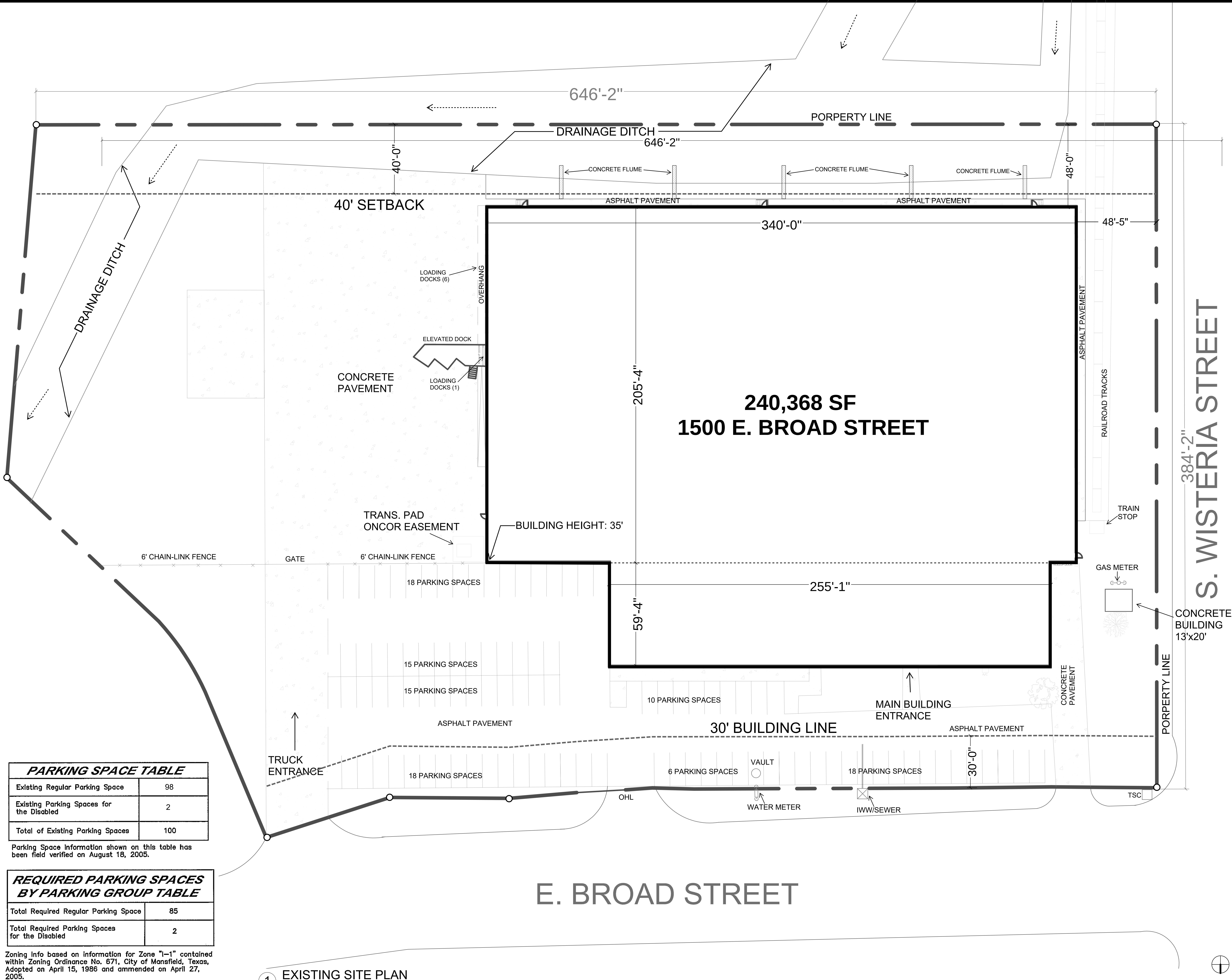
Sincerely,
Chris Jia P.E
Amoi group LLC
info@amoi.group
972-908-9558



We appreciate your time and consideration of this request and are available to provide any additional information or clarification as needed.

Sincerely,
Chris Jia P.E
Amoi group LLC
info@amoi.group
972-908-9558





PARKING SPACE TABLE	
Existing Regular Parking Space	98
Existing Parking Spaces for the Disabled	2
Total of Existing Parking Spaces	100

Parking Space information shown on this table has been field verified on August 18, 2005.

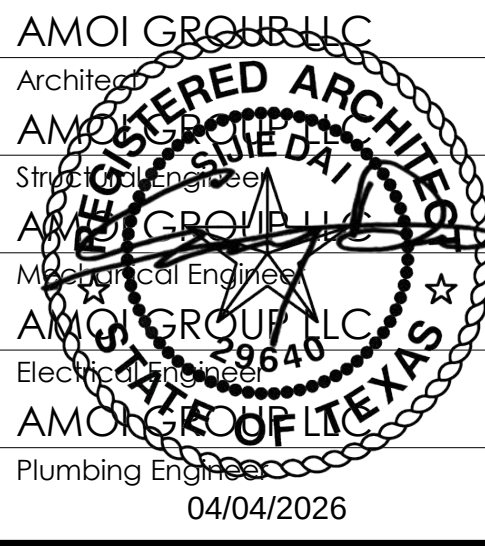
REQUIRED PARKING SPACES BY PARKING GROUP TABLE

Total Required Regular Parking Space	85
Total Required Parking Spaces for the Disabled	2

Zoning Info based on information for Zone "I-1" contained within Zoning Ordinance No. 671, City of Mansfield, Texas, Adopted on April 15, 1986 and ammended on April 27, 2005.

1 EXISTING SITE PLAN
1" = 20'-0"

Amoi Group
Amoi group LLC
8750 N Central Expressway
STE 800
Dallas, TX 75231



**PAWGENIX MANSFIELD PET FOOD
FACTORY INTERIOR FINISH-OUT**
1500 E Broad St,
Mansfield, TX 76063

100% PERMIT

PROJECT NO.: 25015
DATE: 04/04/2026
REVISIONS:

No.	DATE	DESCRIPTION

A0.6

EXISTING SITE PLAN

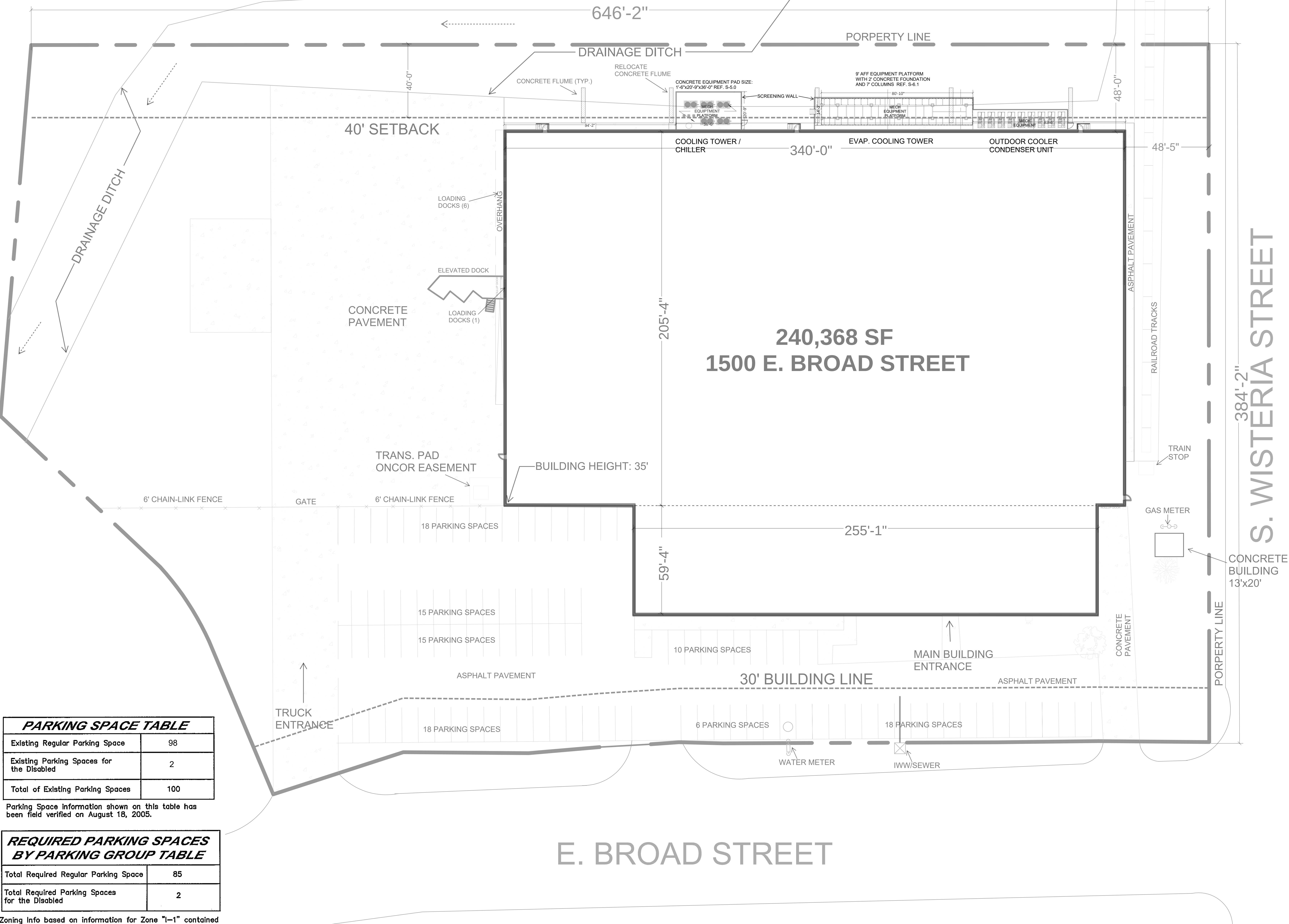
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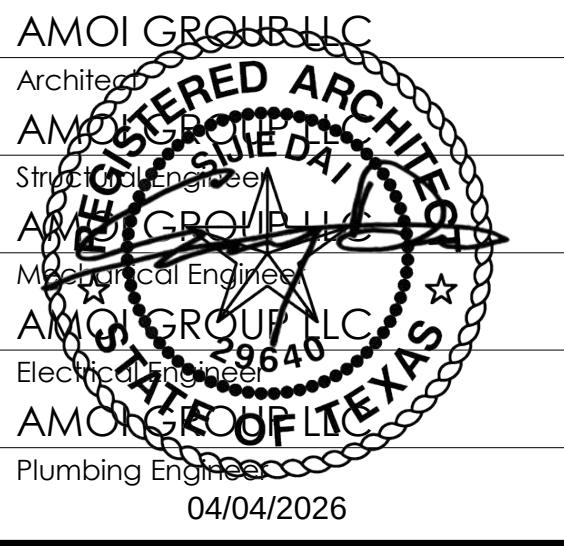
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1 PROPOSED SITE PLAN
1" = 20'-0"



Amoi Group
Amoi group LLC
8750 N Central Expressway
STE 800
Dallas, TX 75231



**PAWGENIX MANSFIELD PET FOOD
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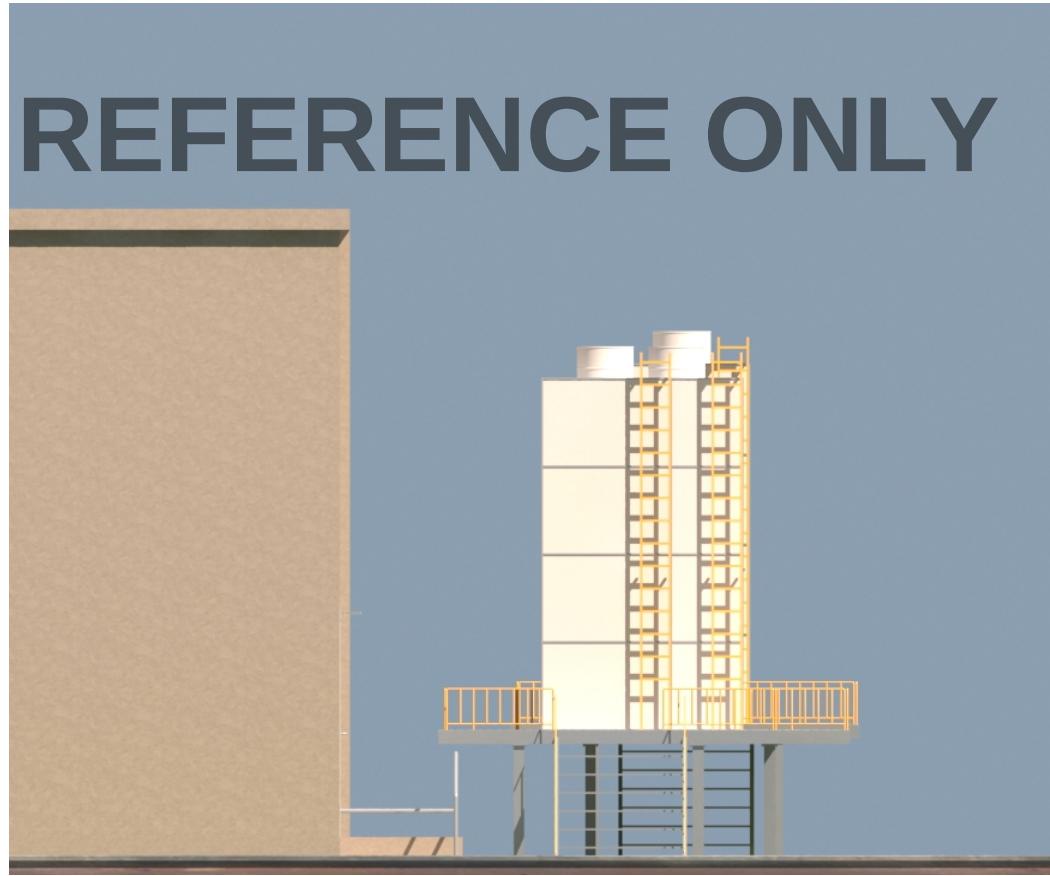
100% PERMIT

PROJECT NO.: 25015
DATE: 04/04/2026
REVISIONS:

No.	DATE	DESCRIPTION

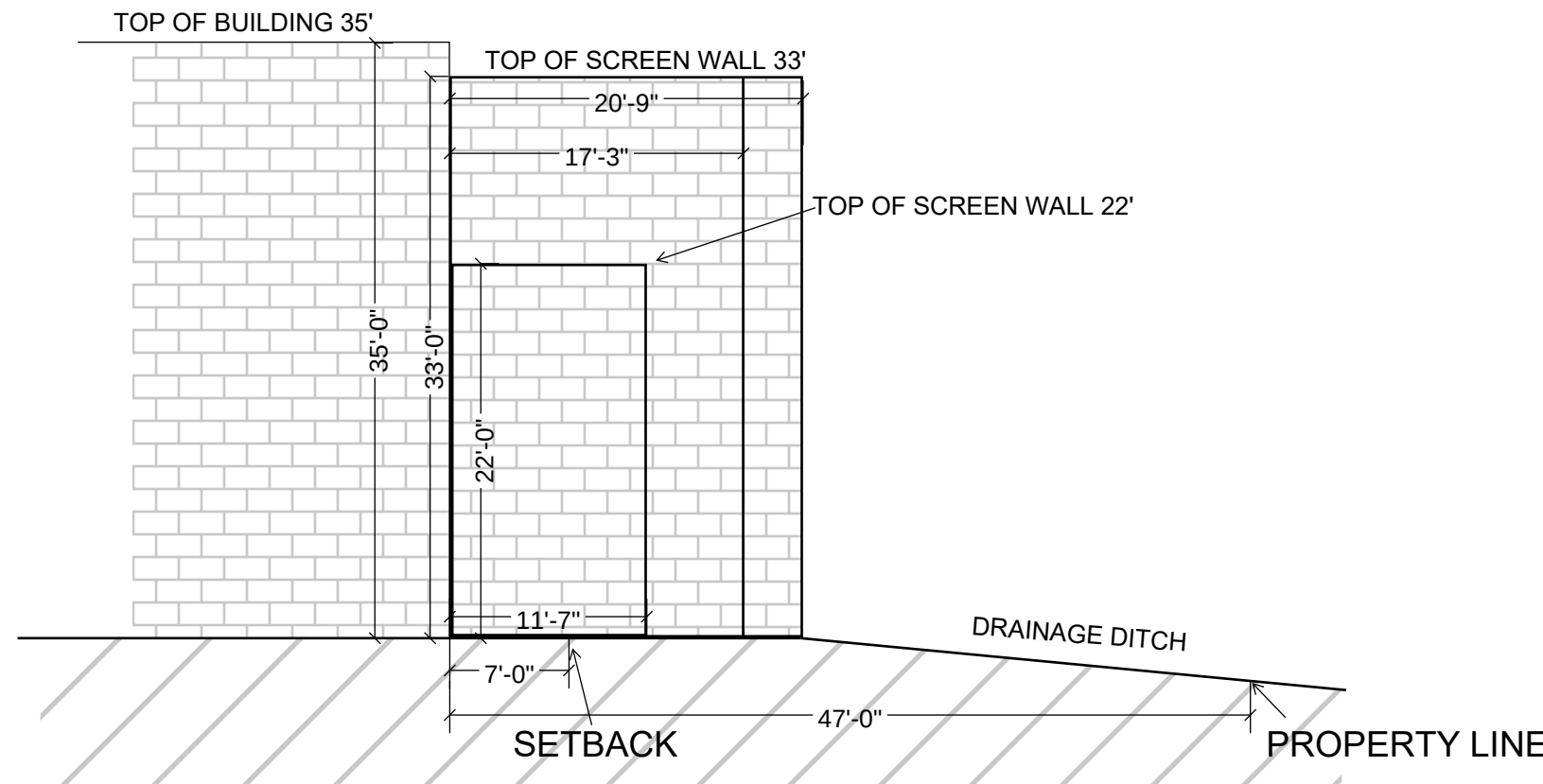
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PROPOSED SITE PLAN

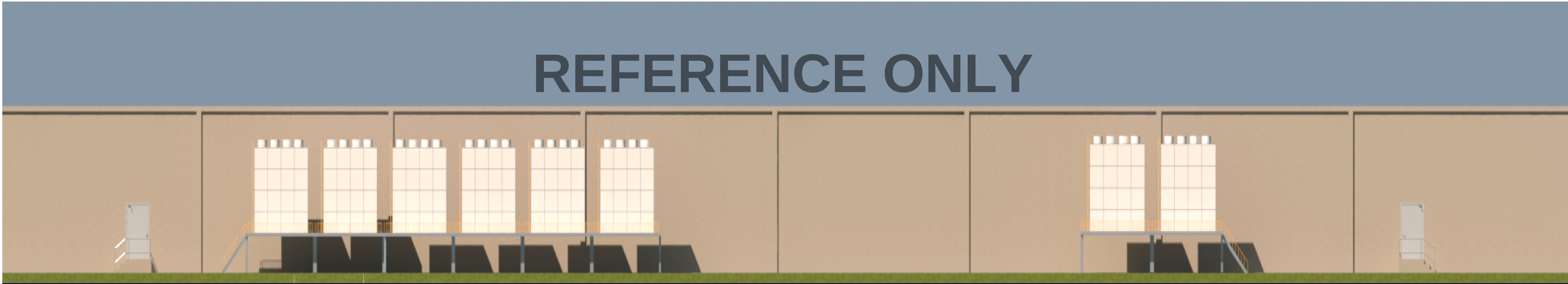


REFERENCE ONLY

1 EQUIPMENTS ELEVATION SOUTH REDERING VIEW
3/32" = 1'

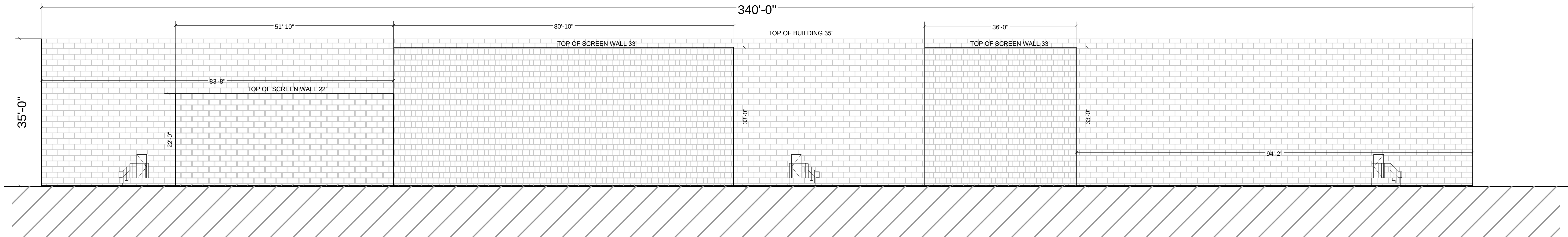


1 SCREEN WALL WEST ELEVATION VIEW
3/32" = 1'



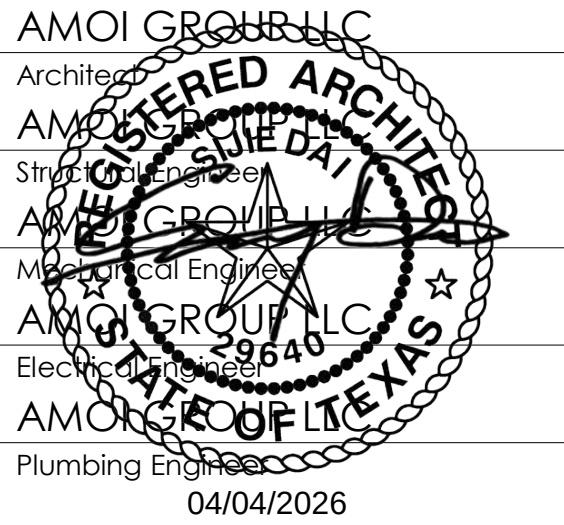
REFERENCE ONLY

2 EQUIPMENTS ELEVATION SOUTH REDERING VIEW
3/32" = 1'



2 SCREEN WALL SOUTH ELEVATION VIEW
3/32" = 1'

Amoi Group
Amoi group LLC
8750 N Central Expressway
STE 800
Dallas, TX, 75231



**PAWGENIX MANSFIELD PET FOOD
FACTORY INTERIOR FINISH-OUT**
1500 E Broad St,
Mansfield, TX 76063

100% PERMIT

PROJECT NO.: 25015
DATE: 04/04/2026
REVISIONS:

No.	DATE	DESCRIPTION

A0.8
EXTERIOR EQUIPMENT /
SCREEN WALL
ELEVATION VIEW











residential purposes;

(b) A barbed wire fence may be erected or maintained on property that held livestock on January 1, 2004, and will continue to hold livestock in the future. The property owner shall have the burden of proof that livestock existed on site on January 1, 2004; and

(c) A barbed wire fence may be erected or maintained on any property in excess of 20 acres that held livestock or was otherwise under agricultural use on January 1, 2004, and will continue to hold livestock or otherwise continue in agricultural use in the future. The property owner shall have the burden of proof that livestock existed on the site or that another agricultural use was in effect on the site on January 1, 2004. For purposes of this division, "agricultural use" shall mean that the property owner has and maintains an agricultural exemption on the property granted by Tarrant Appraisal District.

(7) *Electrical fences prohibited.* No fence shall be electrically charged in any form or fashion.

(8) *Eight foot maximum height.* No fence in a residential district shall exceed eight feet in height above ground level at the fence line. However, fences that are erected on top of retaining walls shall not exceed six feet in height as measured from the bottom of the fence to the top of the fence.

(9) *Public property.* No fence, guy wire, brace or any post of such fence shall be constructed upon or caused to protrude over property that the city or the general public has dominion and control over, owns or has an easement over, under, around or through, except upon utility easements which are permitted to be fenced.

(10) *Swimming pools fencing.* All swimming pools shall, at all times, be completely surrounded by a fence, wall or barrier not less than four feet in height with no openings, holes or gaps that will allow a sphere four inches in diameter to pass through. Gate openings directly into such enclosure shall be equipped with self-closing and self-latching devices capable of keeping such gates securely closed at all times when not in use; said latching devices to be no less than three feet above grade. The door of any dwelling that is forming part of the enclosure need not be equipped with self-closing and self-latching devices.

(Ord. 671, passed 4-15-86)

§ 155.095 RESIDENTIAL PROXIMITY STANDARDS.

(A) *Purpose.* To protect the property value and lifestyle of citizens living in the proximity of non-residential developments without placing undue hardship on developers of non-residential developments.

(B) *Applicability.*

(1) The provisions of divisions (C) through (H) of this section shall apply to any development in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification when abutting any property in a residential zoning classification or a PR zoning classification that is occupied by a residential use.

(2) The provisions of divisions (G) and (H) of this section shall apply to any development in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification when located along a street with a 50 or 60 foot right-of-way across from residential lots or tracts that front on such street.

(3) The provisions of divisions (C)(2) and (D) of this section shall apply to any residential development in a residential zoning classification or a PR zoning classification when abutting any property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification as specified hereinafter; however, they shall not apply to residential developments that were preliminary or final platted or that were submitted for preliminary or final plat approval before the adoption of such provisions.

(4) The provisions of this section shall not apply to development on any property owned and used by the city, the Mansfield Independent School District and any church regardless of zoning provided that it complies with the requirements in divisions (E) and (F) of this section.

(5) Permitted uses that are in existence at the time of adoption of the provisions of this section shall be governed by the nonconforming use regulations of this chapter. Any expansion or addition to such existing uses shall conform to the provisions of this section.

(6) The requirements in the provisions of this section shall not be administratively deferred or waived by city staff. Any person who wishes to seek a special exception or variance may follow the provisions in § 155.082 and § 155.113.

(7) It is the intent of this section to treat property in a PR zoning classification that is occupied by a residential use the same as it is in a single-family residential zoning classification. Therefore, all provisions of this section that apply to property or development in a single-family residential zoning classification shall also apply to property or development in a PR zoning classification that is occupied by a residential use.

(C) *Setback and height regulations.*

(1) *Non-residential use.*

(a) Structures in an I-1 or I-2 zoning classification shall setback a minimum of 40 feet from the boundary of any abutting property in a residential zoning classification. The same setback requirement shall apply to all outside storage, loading docks, truck berths, and routine parking or storage of tractor-trailers, and vehicles that are rated to have a carrying capacity over one ton.

(b) Structures in an OP, C-1, C-2 or C-3 zoning classification shall comply with the minimum setback from the boundary of any abutting property in a residential zoning classification as depicted in the table below in conjunction with the specifications in both the "Maximum Height" and "No. of Stories" columns.