



Zoning Board of Adjustments - Regular Meeting

August 5, 2026 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

26-2534 Minutes - Approval of the May 6, 2026, Zoning Board of Adjustments Meeting Minutes

Attachments:

1. Draft ZBA Minutes 05-06-25

3. PUBLIC HEARINGS

26-2532 ZBA#26-004: 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 804 Brenda Drive; Demona Hall, owner

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.094(A)(3)

26-2533 ZBA#26-005: Request for Variances to Section 155.099(B)(5)(j),(k), and (n) of the Mansfield Code of Ordinances to allow a detached accessory structure to be located approx. 10.63 inches from the side property line, approx. 2 feet, 7.83 inches from the house, and approx. 63.94 feet from the front property line at 2110 Kingsley Drive.

Carlos Di Stefano, owner

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.099(B)(5)(j), (k) and (n)

4. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 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: 26-2534

Agenda Date: August 5, 2026

Title

Minutes - Approval of the May 6, 2026, Zoning Board of Adjustments Meeting Minutes

Description/History

Minutes - Approval of the May 6, 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
May 6, 2026 - 6:00 PM
Draft

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Vice-Chair Martin called the meeting to order at 6:11 p.m. in the Council Chamber at 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, Bradley Cross, Jerry Sweeney

Absent: Patrick "Kelly" Jones

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

Vice-Chair Martin called for a motion on the minutes of the March 4, 2026, meeting.

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

Aye: 4 Noel Rendon, David Jones, Stacy Penney, Jerry Sweeney

Nay: 0 None

Abstain: 1 Eddilisa Martin

4. PUBLIC HEARINGS

Prior to calling the public hearings, Vice-Chair Martin administered the oath to the applicants and speakers.

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

Vice-Chair Martin called for case number ZBA 26-002:

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

O'Neal Williams, 1017 Manchester Dr., applicant, presented the case and was available for questions.

Vice-Chair Martin closed the public hearing at 6:40 p.m. and called for a motion on the variance request.

Board Member D. Jones made a motion to deny the variance request. Board Member Rendon, seconded the motion, which carried by the following vote:

Aye: 4 Noel Rendon, David Jones, Stacy Penney, Jerry Sweeney

Nay: 0 None

Abstain: 1 Eddilisa Martin

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)

Vice-Chair Martin called for case number ZBA 26-003.

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

Mr. Wright was available for questions.

Chrystal Lemus, 1341 W. Mockingbird, representing the applicant, presented the case and was available for questions.

Chris Jia, 8750 N. Central Expressway, representing the applicant, presented the case and was available for questions.

Yan Zhuang, 17153 Ridge Park Drive, representing the applicant, presented the case and was available for questions.

Vice-Chair Martin closed the public hearing at 7:27 p.m. and called for a motion on the variance request.

Board Member D. Jones made a motion to approve the variance request with the condition that the equipment screening be installed as presented, and that the owner work with the city Landscape Administrator to provide one (1) tree for every thirty (30) linear feet of the equipment enclosure somewhere on the property. Board Member Rendon, seconded the motion. After discussion, the Board voted on the motion, which carried by the following vote:

Aye: 4 Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 1 Jerry Sweeney
Abstain: 0 None

5. ADJOURN

With no further business, Vice-Chair Martin adjourned the meeting at 7:33 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Planning Manager



City of Mansfield
Staff Report

Item ID: 26-2532

Agenda Date: August 5, 2026

Title

ZBA#26-004: 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 804 Brenda Drive; Demona Hall, owner

Description/History

The applicant proposes to relocate an existing six-foot-tall wood fence along Brenda Court. The fence is currently located approximately 15 feet from the side property line, in compliance with the Mansfield Code of Ordinances. The proposed new location is approximately 18 inches from the side property line. Section 155.094(A)(3) of the Mansfield Code of Ordinances requires that fences greater than 36 inches in height be located no less than 15 feet from a side property line adjacent to a public street.

Section 155.094 General Provisions for All Fences and Free Standing Walls (A) General Provisions:

(3) *Side fence and free standing wall setbacks.* No fence or wall greater than 36 inches in height shall be located less than 15 feet from any side property line that is adjacent to a public street unless:

(a) The subject lot backs up to the rear property line of another lot, in which case no side fence setback is required.

(b) The subject lot backs up to an access easement or alley right-of-way, in which case a ten-foot visibility triangle shall be required.

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 a fence to be constructed in an easement, which is prohibited.
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. In this case, the ordinance allows a side fence up to 36 inches to be located less than 15 feet from any side property line.
3. Deny the request. This would require the side property fence to meet the 15-foot setback required by Section 155.094(A)(3) 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

N/A

Funding Source

N/A

Prepared By

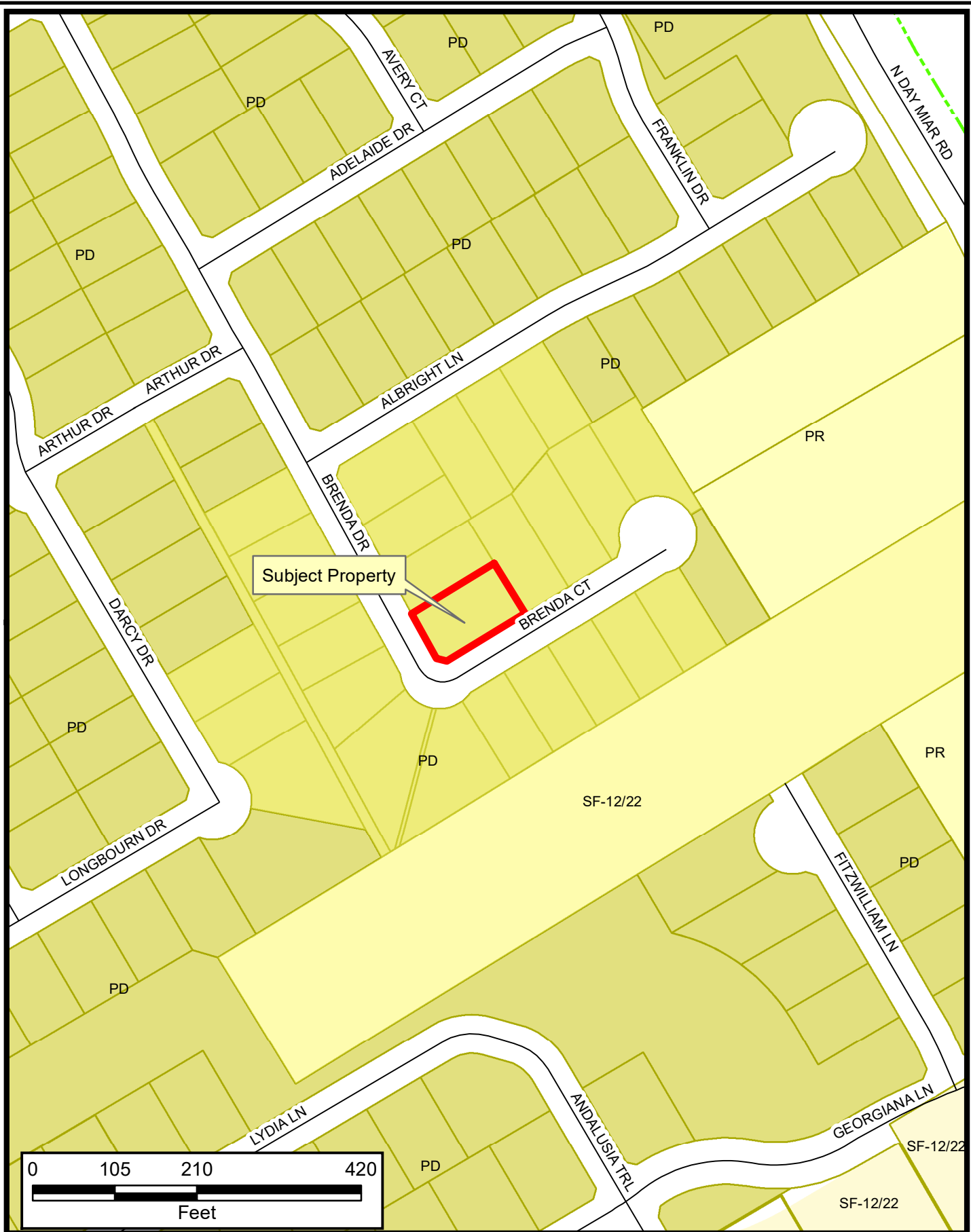
Shirley Emerson, Planner I - (817) 276-4259



ZBA#26-004

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.

7/14/2026



ZBA#26-004

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7/14/2026

Property Owner Notification for ZBA#26-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
HOWARD ADDITION	BLK 1	SASLOW, DAVID	1071 N DAY MIAR RD	MANSFIELD, TX	76063
PEMBERLEY ESTATES	BLK 9	BANDA, WENDE	804 DARCY DR	MANSFIELD, TX	76063
PEMBERLEY ESTATES	BLK 9	DIXON, JULIAN	802 DARCY DR	MANSFIELD, TX	76063
PEMBERLEY ESTATES	BLK 9	AMAO, BERNADETTE	800 DARCY DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	FRAZIER, CURTIS	4808 ALBRIGHT LN	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	AGUILLON, JESUS	4806 ALBRIGHT LN	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	LAM, VINCENT	4804 ALBRIGHT LN	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	PHAM, THUY	810 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	LAMA, GHYALSANG	808 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	NGUYEN, QUANG	806 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	HALL, DEMONA	804 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	ROBINSON, DEBORAH	4805 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	ANDERSON, ROBERT	4807 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	SYED, ASHRAF	4809 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 3	JAGNE FAMILY TRUST INTERVIVOS	4811 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	RODRIGUEZ, JUAN	4810 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	CURTIS, MARCUS	4808 BRENDA CT	MANSFIELD, TX	76063

Tuesday, July 14, 2026

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Property Owner Notification for ZBA#26-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SUNSET CROSSING	BLK 4	ALVIDREZ, JAVIER	4806 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	PRIESTER, STEPHEN	4804 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	THOMAS, DALE	4802 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	HOPKINS, ASHLEY	4800 BRENDA CT	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	PATEL, NAISHAL	801 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	GOWRINATHAN, SELVA	803 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	OPOKU, ESTHER	805 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	MWENDWA, ANN	807 BRENDA WAY	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	PADILLA, ARMANDO	809 BRENDA DR	MANSFIELD, TX	76063
SUNSET CROSSING	BLK 4	NGUYEN, PETER	811 BRENDA DR	MANSFIELD, TX	76063

July 5, 2026

City of Mansfield
1200 E. Broad St.
Mansfield Planning (@mansfieldtexas.gov)
Mansfield, TX 76063

Dear Sir/Madam,

My name is Demona Hall. I live at 804 Brenda Dr. (corner of Brenda Dr. and Brenda Ct.) in the Sunset Crossing Edition in Mansfield. I am writing to request approval to extend my fence line on the south side of my home.

I purchased a corner lot because of the space that it would provide inside my backyard. My fence is currently positioned 5 feet from the south side of my home. There is an additional 15.1 feet to the sidewalk that is considered a part of my property. I would like to move my fence 13.6 feet towards the sidewalk, which would leave 1.5 feet of grass between the fence and the sidewalk. I would also need to move the fence forward about 3 feet to encompass the tree that is growing on the south side of my home. Additionally, the distance from the corner of Brenda Ct. to the driveway of the house behind me is the length of 4 houses.

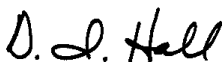
There were no other structures behind me when I purchased my lot. My neighbors behind me have built a massive two-story house that was placed 5 feet behind my back fence. Their home is perpendicular to mine and extends across my entire backyard. Also, when they water their yard, the water sits and puddles in the middle of my backyard. The size of the home blocks my visibility, the morning sun and the very air that I breathe, making me feel like a prisoner in my backyard. Moving the fence line would provide additional light, land and airspace for me to breathe. The additional space on the side of my home would provide an area for my young grandsons to safely run and play regardless of when the neighbors water their yard.

I have also identified a home in my housing addition (4815 Adelaide) that was approved to move their fence line without appearing before the zoning committee. The home on Adelaide is located at the entrance of the housing addition which impacts major traffic every day. My home sits on the corner of a cul-de-sac which only affects 2 additional homeowners.

I have already received approval from the neighborhood HOA to extend the fence line. I am requesting, if you would be so kind, to approve this request so that I may move forward in this endeavor.

I am excited about procuring a new landscaping design upon your approval. I appreciate your consideration.

Sincerely,

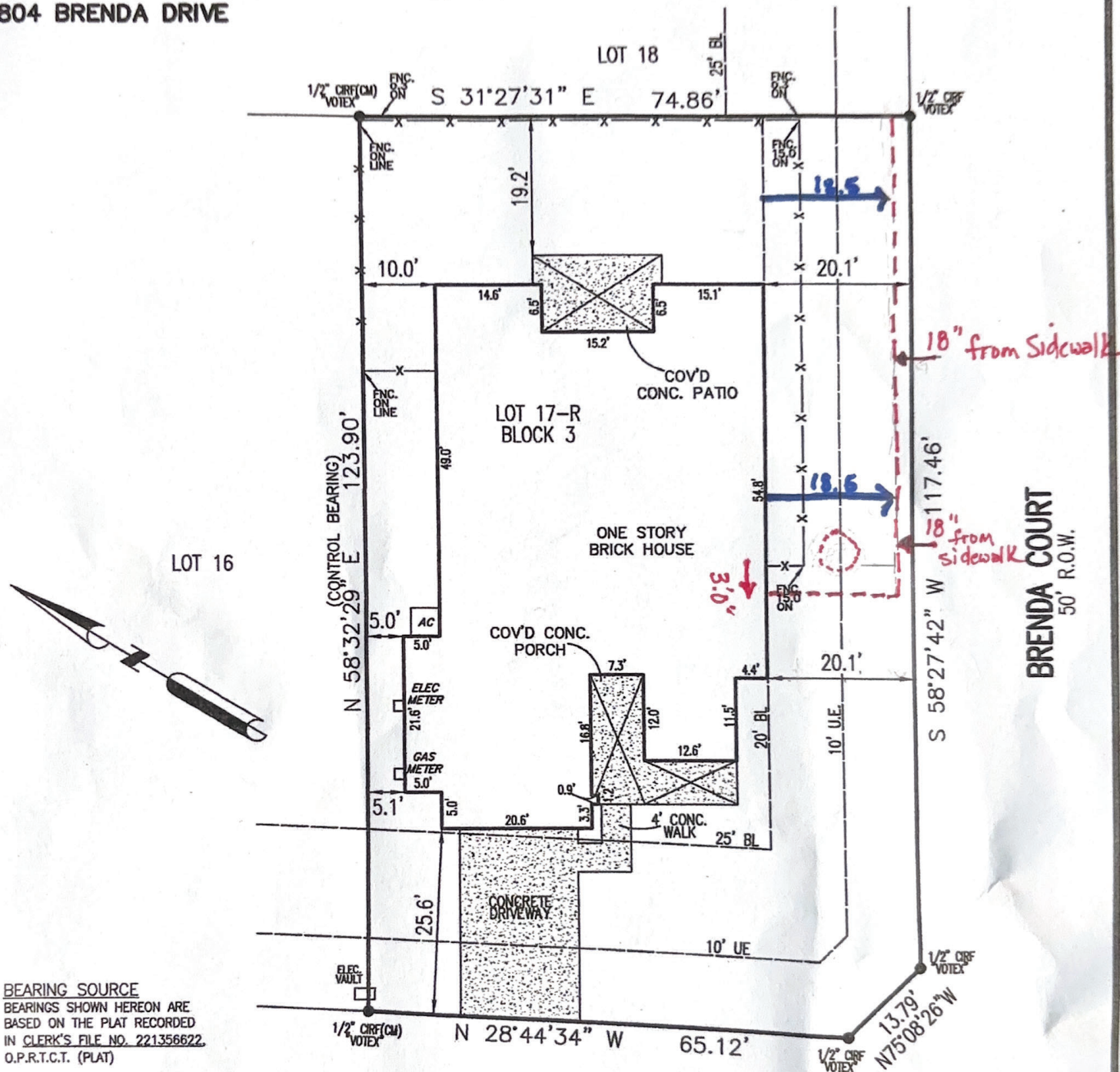


Demona I. Hall
214 356-2103

PLAT SHOWING

Lot 17-R, Block 3 of SUNSET CROSSING, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded under Clerk's File No. 221356622, Official Public Records, Tarrant County, Texas.

804 BRENDA DRIVE



BEARING SOURCE
BEARINGS SHOWN HEREON ARE
BASED ON THE PLAT RECORDED
IN CLERK'S FILE NO. 221356622
O.P.R.T.C.T. (PLAT)

FLOOD CERTIFICATION
Subject property is located
in Zone X (unshaded)
according to the Flood
Insurance Rate Map
Community Panel Map #
48439C0485 K
Map Revised: September
25, 2009

"Zone X"(unshaded)
Areas determined to be
outside the 0.2% annual
chance floodplain.

Determination based on
graphically scaling from
the above listed map,
only.

804 BRENDA DRIVE
50' R.O.W.

NOTES:

I certify to Title Resources Guaranty Company and Benchmark Title

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark; Title Commitment GF No. PL23-33896, Effective Date: 01/05/2023.
- 2) Subject to building lines and easements referenced and/or depicted in Clerk's File No. D221356622, O.P.R.T.C.T. (plat), and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 1680, Pg. 349, Vol. 6528, Pg. 372, & Vol. 6546, Pg. 14, D.R.T.C.T., appear to be electric service easements. And there was no visible surface evidence at the time of this survey. However, no documents have been located to extinguish them.
- 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.

§ 155.094 GENERAL PROVISIONS FOR ALL FENCES AND FREE STANDING WALLS.

(3) *Side fence and free standing wall setbacks.* No fence or wall greater than 36 inches in height shall be located less than 15 feet from any side property line that is adjacent to a public street unless:

(a) The subject lot backs up to the rear property line of another lot, in which case no side fence setback is required.

(b) The subject lot backs up to an access easement or alley right-of-way, in which case a ten-foot visibility triangle shall be required.



**City of Mansfield
Staff Report**

Item ID: 26-2533

Agenda Date: August 5, 2026

Title

ZBA#26-005: Request for Variances to Section 155.099(B)(5)(j),(k), and (n) of the Mansfield Code of Ordinances to allow a detached accessory structure to be located approx. 10.63 inches from the side property line, approx. 2 feet, 7.83 inches from the house, and approx. 63.94 feet from the front property line at 2110 Kingsley Drive. Carlos Di Stefano, owner

Description/History

The applicant constructed a new storage building on the property without obtaining building permits. Following a complaint, the Department of Regulatory Compliance investigated and issued a notice of violation to the Applicant on May 8, 2026

The proposed accessory structure does not comply with several setback requirements of the Mansfield Code of Ordinances. According to the building permit, the structure is 234 square feet in area, which requires a minimum 5-foot setback from the main residential building. The proposed structure is located approximately 2 feet, 8 inches from the house.

The structure is also approximately 11 inches from the side property line. Based on the proposed height of 11 feet, a minimum 9-foot side yard setback is required.

Additionally, accessory structures located within a side yard must be set back a minimum of 75 feet from the front property line. The proposed structure is located approximately 63.9 feet from the front property line.

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 a fence to be constructed in an easement, which is prohibited.
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. In this case, the ordinance allows a side fence up to 36 inches to be located less than 15 feet from any side property line.

3. Deny the request. This would require the side property fence to meet the 15-foot setback required by Section 155.094(A)(3) 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

N/A

Funding Source

N/A

Prepared By

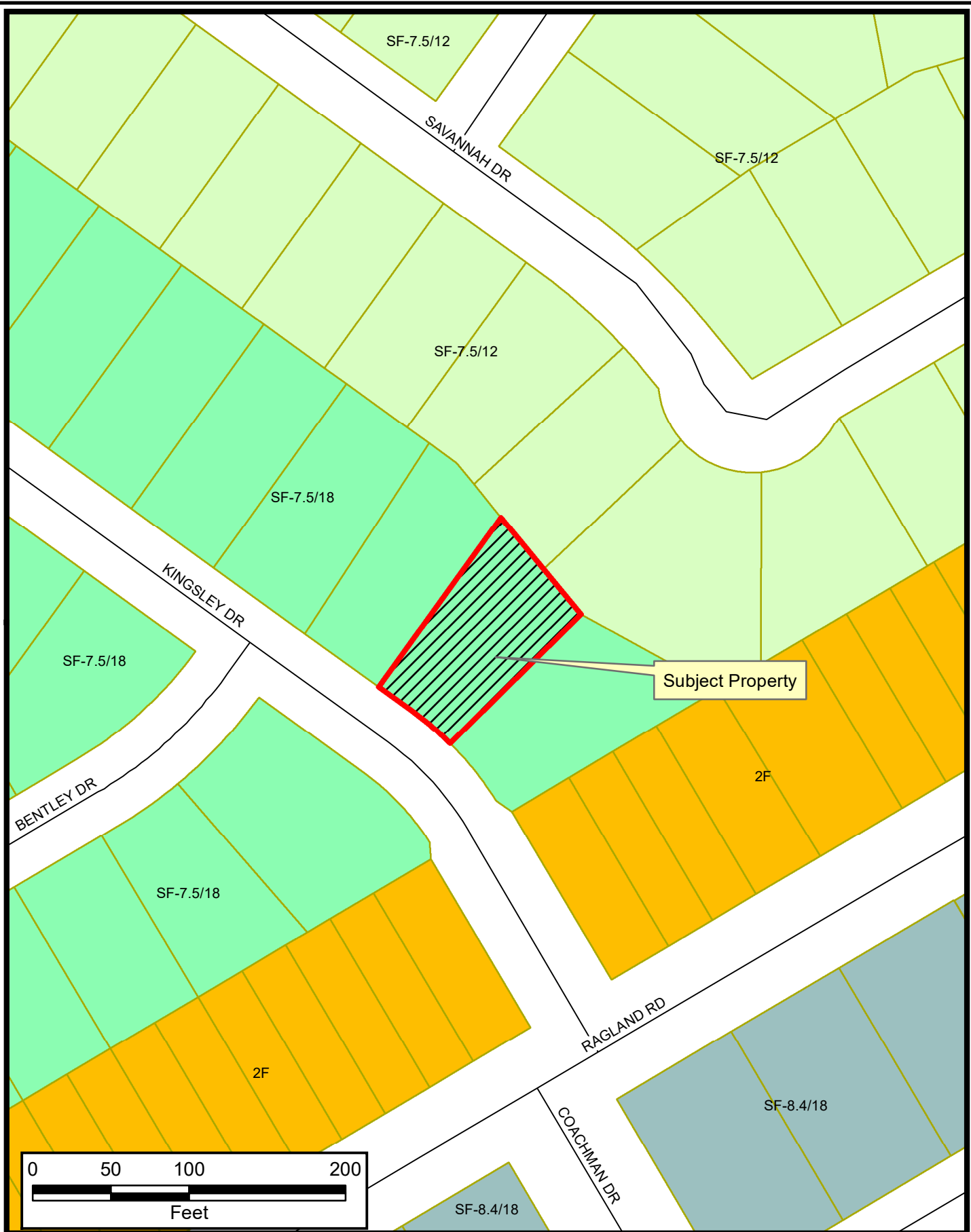
Shirley Emerson, Planner I - (817) 276-4259



ZBA#26-005

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7/14/2026



ZBA#26-005

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7/14/2026

Property Owner Notification for ZBA#26-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COUNTRY CLUB ESTATES ADDN	BLK 1	KUNTZE, DONALD	2118 KINGSLEY DR	MANSFIELD, TX	76063
COUNTRY CLUB ESTATES ADDN	BLK 1	ELLIS, TIMOTHY P	2116 KINGSLEY DR	MANSFIELD, TX	76063-3778
COUNTRY CLUB ESTATES ADDN	BLK 1	SANDERS, RICK	2114 KINGSLEY DR	MANSFIELD, TX	76063-3778
COUNTRY CLUB ESTATES ADDN	BLK 1	GONZALES, JOSE	2112 KINGSLEY DR	MANSFIELD, TX	76063
COUNTRY CLUB ESTATES ADDN	BLK 1	DI STEFANO, CARLOS	2110 KINGSLEY DR	MANSFIELD, TX	76063
COUNTRY CLUB ESTATES ADDN	BLK 1	COOPMAN, KEVIN	2108 KINGSLEY DR	MANSFIELD, TX	76063-3778
COUNTRY CLUB ESTATES ADDN	BLK 2	KURECKA, TIM	2115 KINGSLEY DR	MANSFIELD, TX	76063-3779
COUNTRY CLUB ESTATES ADDN	BLK 3	HARRIS, AYRE J	2118 BENTLEY DR	MANSFIELD, TX	76063-3782
COUNTRY CLUB ESTATES ADDN	BLK 3	JOHNSON, MILDRED	2116 BENTLEY DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 1	BOTROS, KIRILOS	8133 BELGIAN BLUE CT	FORT WORTH, TX	76131
HERITAGE ESTATES ADDITION-MNFD	BLK 1	GENTRY, COURTNEY	2115 SAVANNAH DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 1	BRADDY, JOSHUA	2113 SAVANNAH DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 1	STIGLER, WALTER E	2111 SAVANNAH DR	MANSFIELD, TX	76063-5181
HERITAGE ESTATES ADDITION-MNFD	BLK 1	SUMNER, CATHERINE	2107 SAVANNAH DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 1	ULLMAN, PETER WM	2109 SAVANNAH DR	MANSFIELD, TX	76063-5181
HERITAGE ESTATES ADDITION-MNFD	BLK 3	ETLEY, KELLER K	2200 CHARLESTON DR	MANSFIELD, TX	76063-5174
HERITAGE ESTATES ADDITION-MNFD	BLK 3	JONES, KASON	2106 SAVANNAH DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 37	BAGGETT, TRACY	1437 NEW HAVEN DR	MANSFIELD, TX	76063
HERITAGE ESTATES ADDITION-MNFD	BLK 37	HOLLAND, ELIZABETH	2313 RAGLAND RD	MANSFIELD, TX	76063

Tuesday, July 14, 2026

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Property Owner Notification for ZBA#26-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HERITAGE ESTATES ADDITION-MNFD	BLK 37	JUNEAU, DEBORAH	2311 RAGLAND RD	MANSFIELD, TX	76063-5341
HERITAGE ESTATES ADDITION-MNFD	BLK 37	ARNOLD, RUSSELL G	1007 SAINT ANDREWS DR	MANSFIELD, TX	76063-2693
HERITAGE ESTATES ADDITION-MNFD	BLK 37	FLANAGAN, SANDRA L	8129 LEVY COUNTY LINE RD	MANSFIELD, TX	76063-4121
HERITAGE ESTATES ADDITION-MNFD	BLK 37	FLANAGAN, SANDRA L	8129 LEVY COUNTY LINE RD	MANSFIELD, TX	76063-4121
HERITAGE ESTATES ADDITION-MNFD	BLK 37	FLANAGAN, SANDRA L	8129 LEVY COUNTY LINE RD	MANSFIELD, TX	76063-4121
HERITAGE ESTATES ADDITION-MNFD	BLK 37	FLANAGAN, SANDRA L	8129 LEVY COUNTY LINE RD	MANSFIELD, TX	76063-4121
HERITAGE ESTATES ADDITION-MNFD	BLK 37	SPANISH TRAIL RACERS LLC	601 OX MILL CREEK RD	WEATHERFORD, TX	76087
HERITAGE ESTATES ADDITION-MNFD	BLK 37	SPANISH TRAIL RACERS LLC	601 OX MILL CREEK RD	WEATHERFORD, TX	76087
HERITAGE ESTATES ADDITION-MNFD	BLK 37	SPANISH TRAIL RACERS LLC	601 OX MILL CREEK RD	WEATHERFORD, TX	76087
HERITAGE ESTATES ADDITION-MNFD	BLK 37	SPANISH TRAIL RACERS LLC	601 OX MILL CREEK RD	WEATHERFORD, TX	76087
HERITAGE ESTATES ADDITION-MNFD	BLK 37	MATTHEWS, TYA	2209 RAGLAND RD	MANSFIELD, TX	76063

Date: July 23, 2026

To:

The Zoning Board of Adjustment

City of Mansfield, Texas

Subject: Request for Zoning Variance for an Existing Accessory Structure at 2110 Kingsley Dr.

Dear Members of the Zoning Board of Adjustment,

Please accept this letter as formal notification of my request for a variance from the City of Mansfield Zoning Ordinance. I am seeking zoning relief to allow an already constructed residential storage shed with an extended roof area to remain in its current location on the western side of my property.

The existing structure conflicts with the following provisions of the Mansfield City Code:

- Section 155.099(B)(5)(j) (Side Setback): Accessory buildings or structures shall comply with the minimum setbacks from the property line as depicted in the table below in conjunction with the height of the accessory building or structure. The height of accessory buildings or structures shall be measured from the ground to the highest point of the building or structure.

<i>Max. Accessory Building Height</i>	<i>Minimum Setbacks</i>	
	<i>Rear Yard</i>	<i>Side Yard</i>
8' or less	5'	5'
9' to 10'	7'	7'
11' to 24'	9'	9'

- Section 155.099(B)(5)(k) (Street Distance Requirement): Accessory buildings or structures may be located in the side yard provided that they meet the minimum height/setback requirements described in division (B)(5)(j) of this section and that they are at least 75 feet from the front property line or behind the rear facade of the main residential building that is furthest from the street.
- Section 155.099(B)(5)(n) A minimum distance of five feet shall be required from enclosed accessory buildings or structures to the main residential building or to other buildings or structures on the property. No minimum separation shall be required for unenclosed (structures with no walls) accessory buildings or structures or those with an area of 200 square feet or less.

Requested Relief:

1. A 4-to-6 foot side yard setback variance to permit the structure's existing placement near the western property line.
2. A 10-foot front yard setback variance from the 75-foot street distance baseline to allow the structure to stand within the side yard corridor.
3. A 5-foot building separation relief request to permit the structure's placement within the residential setback corridor closer to the primary house.

The current building integrates naturally with the surrounding community. It is neatly concealed and preserves the area's essential character, maintains light and air access for neighboring properties, and fully protects public health, safety, and welfare.

A detailed justification of the unique site conditions is provided in the attached addendum. Enclosed with this letter are the required site plan drawings, photographic evidence, and the completed application form.

Thank you for your time and consideration.

Sincerely,

Carlos Di Stefano

2110 Kingsley Dr.

Mansfield, TX 76063

Subject: Justification of Hardship for 2110 Kingsley Dr. (Block 1, Lot 20, Country Club Estates Addition)

To grant a variance, the Board must find that an unnecessary hardship exists due to the physical characteristics of the property. In support of this request, the following unique, inherited environmental and structural challenges are presented:

- **Highly Irregular Lot Shape:** The property possesses a highly irregular, angled footprint that severely compresses compliant building envelopes. As shown in the site layout plan within **Request for Zoning Variance.pdf**, alternative placement options are physically impossible: the right-side yard corridor is too narrow to accommodate a standard structure, and the rear yard is entirely blocked by an existing concrete patio and retaining walls.
- **Severe Easement Restrictions:** While property lines legally extend to a rear canal, a City Drainage Easement forces the perimeter fence forward. Under Section 155.055, a 15-foot rear yard setback is standard; however, this easement leaves this property with a severe, non-conforming 6.43 feet of actual usable depth clearance. A GIS analysis of a 200-yard perimeter confirmed that zero other surrounding properties face this extreme dimensional deficiency.
- **Unstable Soils & Slope Erosion:** The rear yard features highly unstable clay soils and active ground movement. Shifting soil pressure previously caused the complete collapse of the original low-level PVC drainage system and continues to degrade timber retaining wall support posts, requiring a secondary cinder block wall just to contain the slope. Conforming to standard yard setbacks would force construction dangerously close to these failing slopes and the home's primary concrete patio.

Hardship Not Self-Created: These physical conditions are entirely inherent to the natural layout and topography of the land; they did not result from any action on my part.

No Special Privilege: The requested variance represents the minimum necessary relief required to afford the property standard residential utility enjoyed by neighboring lots that do not suffer from these unique geographic constraints.

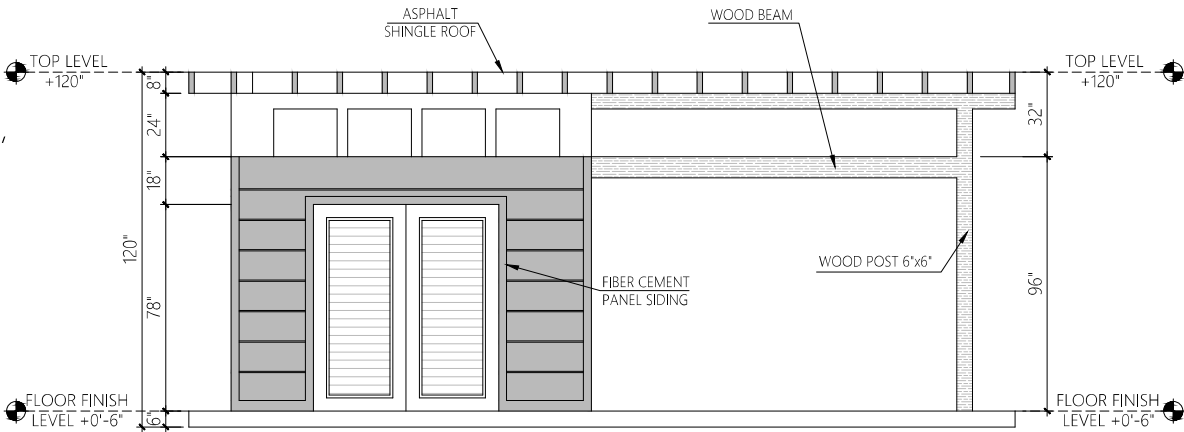
The following is an assessment done to make sure that our request meets the hardship criteria.

Criteria for Hardship	Evidence from case	How it satisfies the “unusual hardship”
Unique physical conditions – irregular lot shape, narrow side yard, steep slope, retaining wall, drainage failures.	• Side yard ≈ 5 ft wide – cannot meet the 75-ft front-line setback. • Rear yard sits on unstable expansive clay that expands/ contracts with moisture. • Retaining wall is a railroad-tie wall with limited lifespan; posts are eroding and a drain-pipe has collapsed (photo evidence). • The rear portion is artificial fill (6-ft deep gravel pad) that ends before the required setback, leaving only weak, uncompacted soil. • Adding the shed’s weight would create surcharge load that could trigger slope failure, wall collapse, and excessive settlement.	These conditions are not typical of neighboring parcels and create a physical impossibility to comply with the setback while keeping the structure safe.
Hardship not self-created – difficulty must arise from the land, not the owner’s actions.	• Erosion, wall damage, and drainage failures existed before the shed was built (photos show collapsed pipe, eroding posts). • Soil type and slope are inherent to the site; the artificial fill was placed during original home construction, not by you.	The hardship stems from natural/geotechnical features of the parcel, not from any choice or action of the current owner.
No special privilege – variance should not give an advantage unavailable to neighbors.	Neighboring lots lack the narrow side yard, and the failing retaining wall, so they can meet the 75-ft setback without relief.	Relief is sought solely because this parcel has unique, physical constraints.
Harmony with neighborhood character – design, scale, and placement should be compatible.	• Shed is low-profile, 8 ft tall. • You will construct an 8-ft-tall front fence to screen the shed. • Exterior walls will be finished with materials and colors matching surrounding homes. • Fence and finished walls keep the shed visually integrated with the streetscape.	The visual impact is minimized; the fence and finish blend the shed into the existing neighborhood aesthetic.

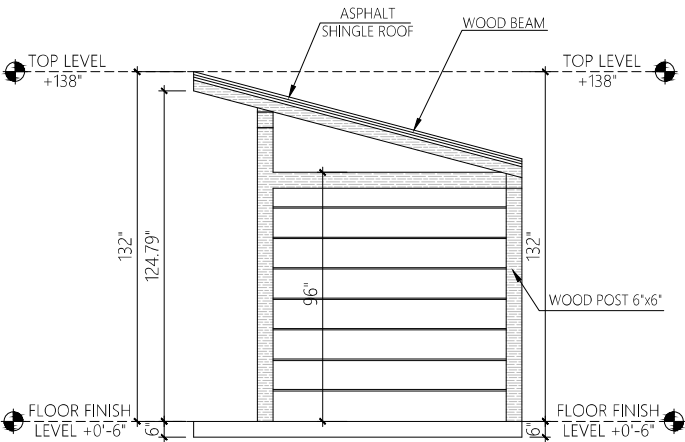
Criteria for Hardship	Evidence from case	How it satisfies the “unusual hardship”
No detriment to public health, safety, or welfare – the shed must not jeopardize neighbors or the community.	• Fire-resistant construction: fiber-cement siding or metal + Class A fire-rated shingle roof. • Zero combustible storage: no gasoline, paint thinner, propane, etc. • Code compliance: built to the International Residential Code (IRC) with all required permits. • Maintenance plan: area kept clear of dry brush, leaves, and overhanging limbs to maintain defensible space. • Siding placement: shed located in side yard, away from retaining wall, eliminating additional surcharge on the slope.	The shed meets the highest fire-safety standards, stores no hazardous items, complies with building codes, and will be maintained to prevent fire spread. It therefore poses no public-health or safety risk.
Will granting the variance alter the essential character of the locality?	• Modest size, screened front, finished exterior keep the structure in scale with neighboring homes.	No alteration of locality character; the design remains harmonious with the surrounding area.
Will the results be in harmony with the zoning regulations’ general purpose and intent?	• The variance merely relaxes an impractical setback to allow a modest, safe structure that does not undermine the zoning scheme.	The request aligns with the ordinance’s intent to permit reasonable land use when strict compliance would be unreasonable.

GENERAL NOTES

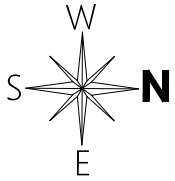
- ALL EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL EXPOSED WOOD MEMBERS SHALL BE PROTECTED WITH AN APPROVED EXTERIOR GRADE STAIN, PAINT, OR SEALER.
- PROVIDE APPROPRIATE FLASHING AT ALL ROOF, WALL, DOOR, AND WINDOW INTERSECTIONS TO PREVENT WATER INTRUSION.
- ALL EXTERIOR TRIM, SIDING, AND CLADDING SHALL BE INSTALLED PLUMB, LEVEL, AND SECURELY FASTENED.
- VERIFY ALL EXTERIOR OPENING SIZES AND LOCATIONS PRIOR TO INSTALLATION OF DOORS AND WINDOWS.
- ALL EXTERIOR LIGHT FIXTURES, VENTS, AND ACCESSORIES SHALL BE INSTALLED AS SHOWN AND SEALED WEATHER-TIGHT.
- FINAL COLORS, FINISHES, AND MATERIAL SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.



FRONT ELEVATION



RIGHT SIDE ELEVATION



PROJECT TITLE:

ADDITION

PROJECT DESCRIPTION

ADDRESS:

SHEET TITLE

ELEVATIONS

CLIENT NAME:

CHECKED BY:

DRAWING BY:

SCALE:
N.T.S

DATE: 06.10.2026

SHEET NUMBER

A-02

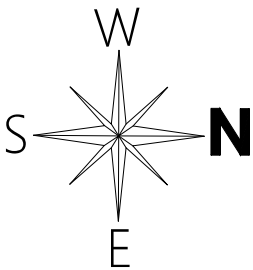
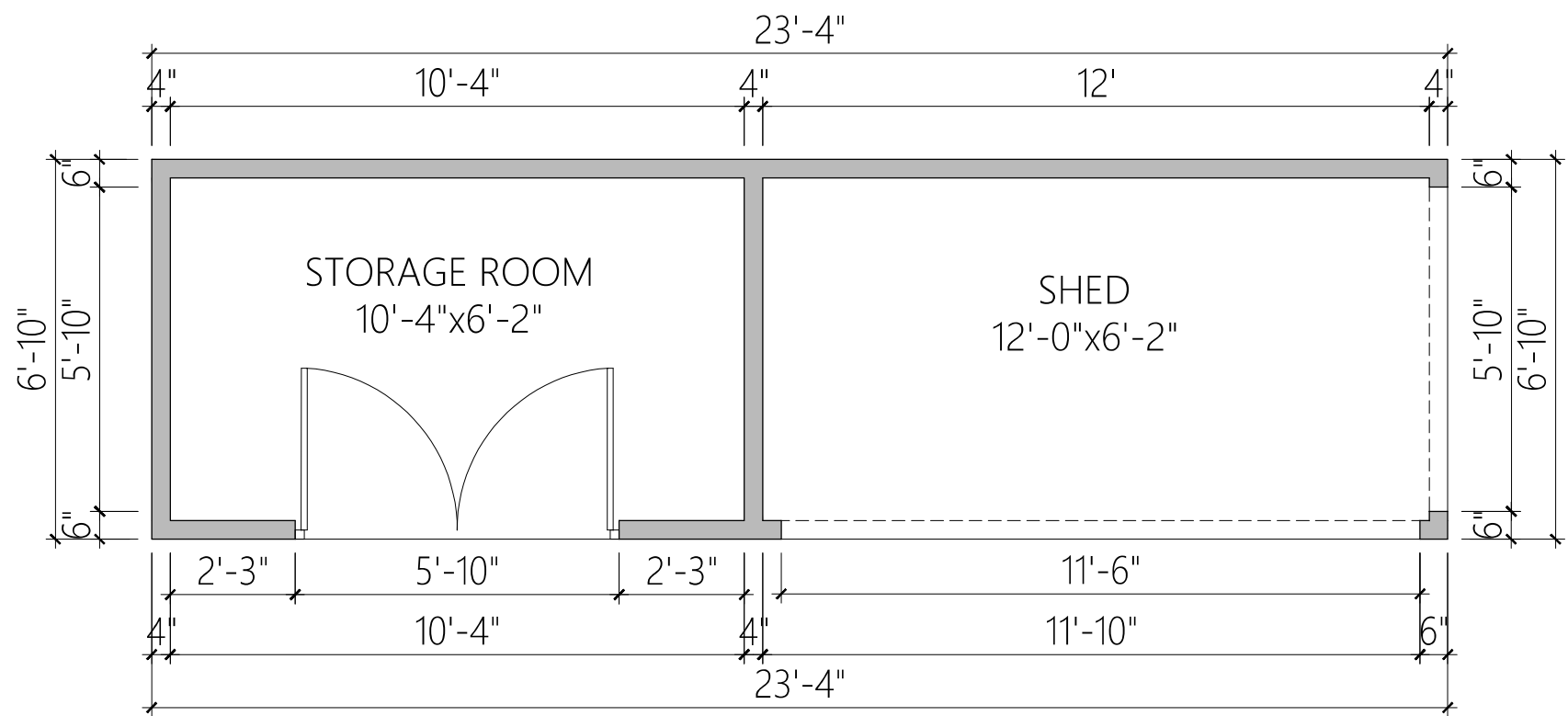
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A-02

ELEVATIONS

SCALE: N.T.S

GENERAL NOTES

- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED BEFORE WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WORK WITH SITE REQUIREMENTS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO APPLICABLE BUILDING CODES AND ACCEPTED CONSTRUCTION STANDARDS.
- PROVIDE ADEQUATE WEATHER-RESISTIVE BARRIERS, FLASHING, AND SEALANTS AT ALL EXTERIOR OPENINGS AND CONNECTIONS.
- ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED OR OTHERWISE PROTECTED AGAINST MOISTURE DAMAGE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE TO PREVENT WATER ACCUMULATION AROUND THE FOUNDATION.
- ALL DOORS, WINDOWS, AND EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE JOB SITE THROUGHOUT THE DURATION OF CONSTRUCTION.



PROJECT TITLE:

ADDITION

PROJECT DESCRIPTION

ADDRESS:

SHEET TITLE

FLOOR PLAN

CLIENT NAME:

CHECKED BY:

DRAWING BY:

SCALE:

N.T.S

DATE: 06.10.2026

SHEET NUMBER

A-01

Section 155.099(B)(5)(j):

(j) Accessory buildings or structures shall comply with the minimum setbacks from the property line as depicted in the table below in conjunction with the height of the accessory building or structure. The height of accessory buildings or structures shall be measured from the ground to the highest point of the building or structure.

Maximum Accessory Building Height	Minimum Setbacks	
	Rear Yard	Side Yard
8' or less	5'	5'
9' to 10'	7'	7'
11' to 24'	9'	9'

Section 155.099(B)(5)(k):

(k) Accessory buildings or structures may be located in the side yard provided that they meet the minimum height/setback requirements described in division (B)(5)(j) of this section and that they are at least 75 feet from the front property line or behind the rear facade of the main residential building that is furthest from the street.

Section 155.099(B)(5)(n):

(n) A minimum distance of five feet shall be required from enclosed accessory buildings or structures to the main residential building or to other buildings or structures on the property. No minimum separation shall be required for unenclosed (structures with no walls) accessory buildings or structures or those with an area of 200 square feet or less.