



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda Zoning Board of Adjustments

Wednesday, August 3, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[22-4755](#)

Minutes - Approval of the June 1, 2022, Zoning Board of Adjustments Meeting Minutes

Attachments: [06-01-22 Draft Minutes.pdf](#)

3. **PUBLIC HEARINGS**

[22-4812](#)

ZBA#22-007: Request for a Special Exception under Section 155.082(E) (7) of the Code of Ordinance to allow a detached accessory dwelling at 919 Spencer Street, Morgan and Janice McBride, owner/applicant

Attachments: [Maps and Supporting Documents.pdf](#)

[Site Plan and Exhibits.pdf](#)

[Section 155.082.\(E\)\(7\).pdf](#)

4. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 28, 2022, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Senior Planner

* 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

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4755

Agenda Date: 8/3/2022

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

Minutes - Approval of the June 1, 2022, Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the June 1, 2022, Zoning Board of Adjustments meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, June 1, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chamber 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 members present:

Staff Present:

Art Wright, Planner

Jennifer Johnston, Development Coordinator

Board Members:

Present 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Tammy Miller

2. APPROVAL OF MINUTES

[22-4693](#)

Minutes - Approval of the April 6, 2022, Zoning Board of Adjustments Meeting Minutes

Board Member Martin made a motion to approve the minutes of the April 6, 2022 meeting. Vice-Chair Accipiter seconded the motion, which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Tammy Miller

Nay: 0

Abstain: 0

3. PUBLIC HEARINGS

[22-4692](#)

ZBA#22-005: Request for Special Exceptions under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 1,440 square feet and a height of approximately 20 feet located at 233 Creekwood Dr.; John Banta, owner.

Chairman Jones opened the public hearing at 6:03 p.m.

John Banta, applicant, gave an overview of the request and was available for

questions. Jarod Scoggin, the owner's building contractor, was also available for questions.

Jesse Cannon, 1601 Piccadilly Ct., spoke on the project.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:06p.m.

Chairman Jones read the criteria for approval.

After a brief discussion Vice-Chair Accipiter made a motion to approve the request as presented. Board Member Rendon seconded the motion, which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Tammy Miller

Nay: 0

Abstain: 0

4. ADJOURNMENT OF MEETING

With no further business, Chairman Jones adjourned the meeting at 6:08 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Senior Planner



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 22-4812

Agenda Date: 8/3/2022

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#22-007: Request for a Special Exception under Section 155.082(E)(7) of the Code of Ordinance to allow a detached accessory dwelling at 919 Spencer Street, Morgan and Janice McBride, owner/applicant

Description/History

The applicant is requesting a Special Exception to allow a detached accessory dwelling on the property. The Board may grant a Special Exception under Section 155.082(E)(7) if the following criteria are met:

1. Occupancy of an accessory dwelling is limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any twelve-month period. The applicant states in the letter of request that the accessory dwelling will be used as living quarters for family members only.
2. An accessory dwelling cannot be rented as an apartment or used as a separate domicile. The accessory dwelling will not be rented as an apartment.
3. No more than one accessory dwelling is allowed on any lot or tract. This will be the only accessory dwelling on this lot.
4. The minimum area of the lot on which a detached accessory dwelling is located must be 20,000 square feet. This lot is 108,846 square feet (2.49 acres) according to plat filed in Ellis County.
5. The habitable floor area of an accessory dwelling cannot exceed fifty (50) percent of the habitable floor area of the main residential building, provided that the combined square footage of the accessory dwelling and the main residential building does not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located. The habitable floor area of the main dwelling unit is approximately 1,903; the habitable floor area of the accessory dwelling is 665 which is less than 50 percent. The combined square footage of the accessory dwelling and the main residence will not exceed the maximum 45% lot coverage for that zoning district.
6. The maximum height of an accessory dwelling is thirty-five (35) feet and limited to one story with a loft or attic. The applicant's letter states that the accessory dwelling will be less than 22 feet in height and the attached floor plan show it as one story.

7. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building and must be at least seventy-five (75) feet from the front property line or behind the rear façade of the main residential building that is furthest from the street. An accessory dwelling cannot be located forward of the main residential building. The applicant's plot plan indicates that the accessory dwelling will be located 130 feet from the front property line and will meet the required setbacks.
8. No separate driveway approach may be permitted for an accessory dwelling. As shown on the plot plan, the accessory dwelling shares a driveway with the main residence.
9. An accessory dwelling must be constructed of the predominant building and roofing materials used on the main residential building. The applicant has stated in their letter that the accessory dwelling will be constructed of the same building and roofing materials as the main residential building. The applicant has provided a photograph of the main dwelling along with elevations drawings of the proposed accessory dwelling for review.
10. All utilities must be on the same meter as the main residential building. The applicant's letter states that the accessory dwelling will share the same utility meters with the main house.
11. The granting of the special exception does not change the essential character or appearance of the neighborhood, or diminish or impair property values within the neighborhood.

Attachments

Maps and supporting information

Site plan and exhibits

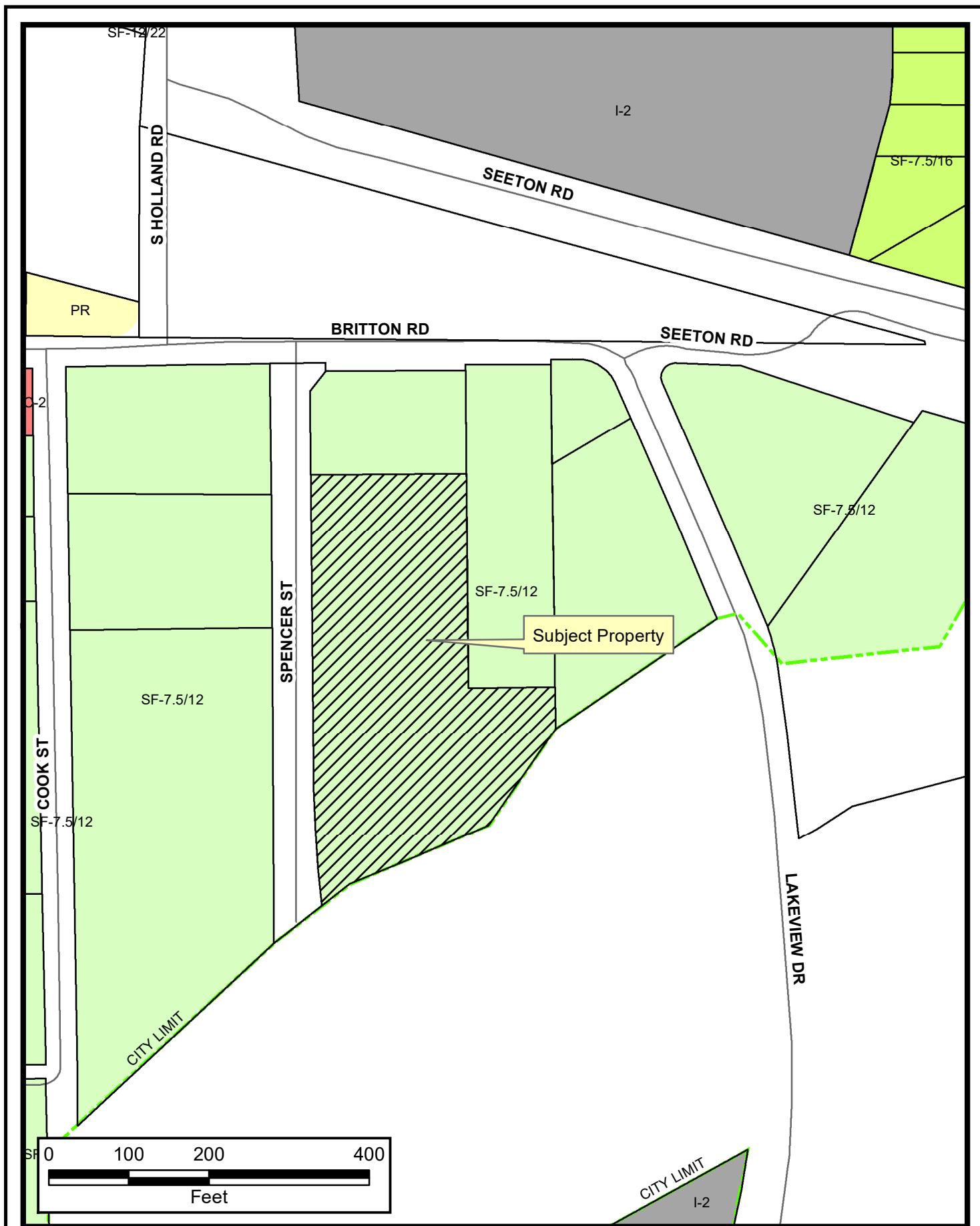
Provisions of Section 155.082(E)(7)



ZBA#22-007

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.

7/19/2022



ZBA#22-007

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.

7/19/2022

Property Owner Notification for ZBA#22-007

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
2;EPT4 5 O T BRITTON 0.801 ACRES		WAGONER INES ESTATE	413 COLLEGE ST	GRAND PRAIRIE, TX	75050
LOT 1 BLK 1 MCBRIDE ADDN .576 AC		MC BRIDE MORGAN A & JANICE A	919 SPENCER ST	MIDLOTHIAN, TX	76065
LOT 2 BLK 1 MCBRIDE ADDN 2.499 AC		MC BRIDE MORGAN A & JANICE A	919 SPENCER ST	MIDLOTHIAN, TX	76065
LOT PT 1 & 3 & PT6 BLK 5 O T BRITTON .923 ACRES		WETTENGEL ERIC A	908 LAKEVIEW DR	MANSFIELD, TX	76065
LOT PT 1 BLK 5 O T BRITTON .2031 ACRES		COOPER SABRINA	900 S WEATHERRED DR #9008	RICHARDSON, TX	75080
NEILL, SAMUEL C SURVEY	A 1159	SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA, NE	68179-1001
NPT 1- 6 4 O T BRITTON 1.003 ACRES		YARBROUGH FREDDIE L & NEVA	521 HOUSTON ST	CEDAR HILL, TX	75104
NPT 7& SPT 1- 6 4 O T BRITTON 1.002 ACRES		HUNTER RHONDA B & REGINALD J	911 COOK ST	MANSFIELD, TX	76065
PT 7 4 O T BRITTON 2.97 ACRES		SHORT JASON	919 COOK ST	MANSFIELD, TX	76065

City of Mansfield

Zoning Board of Adjustments

Mansfield, Texas 60963

For: Janice and Morgan McBride Owners of 919 Spencer St. Mansfield, Texas

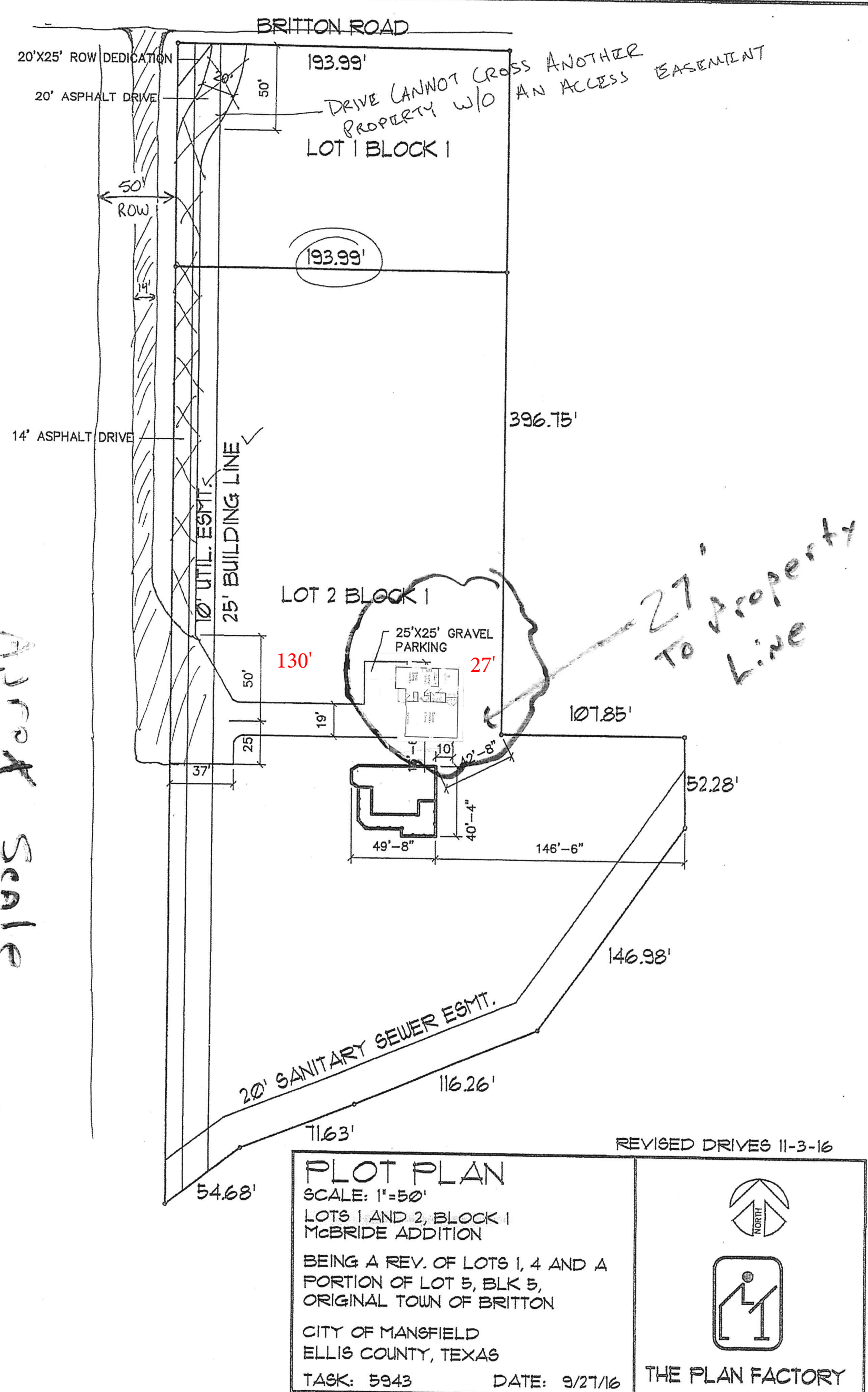
July 1, 2022

Our reply to the conditions of approval:

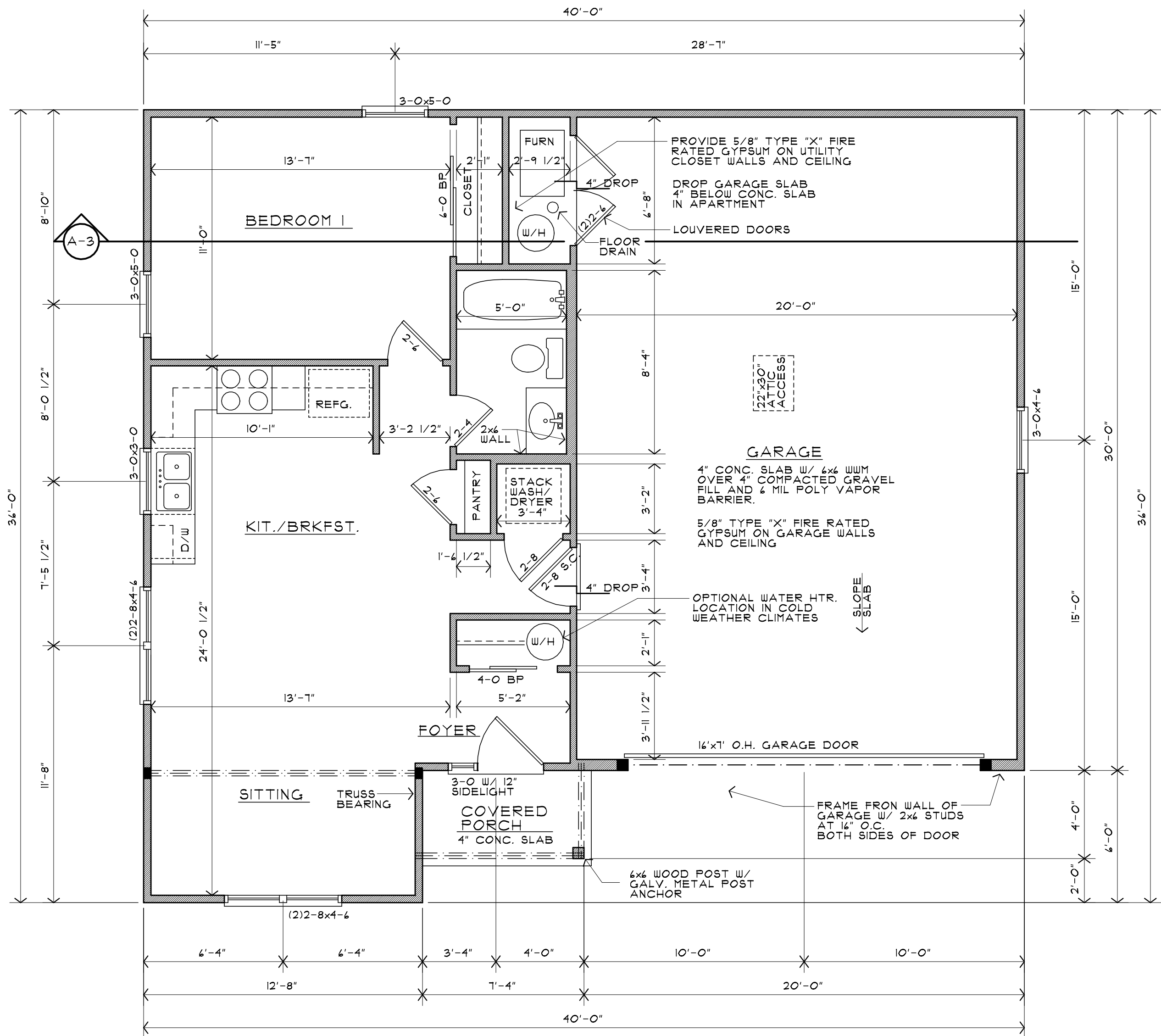
1. Purpose of accessory dwelling is living space for daughter while she attends local college.
2. Dwelling will not be used as rental property.
3. We will have only one accessory dwelling on this lot.
4. The total area of lot 2 Block 1 is far in excess of 20,000 square feet.
5. Habitable floor space of this accessory dwelling does not exceed 50% of the habitable floor space of main dwelling.
6. The maximum height of this accessory dwelling is less than 22 feet from top of slab.
7. The front of the accessory dwelling will set 20 feet behind the front of the main dwelling
It will also be 27 feet off of the rear property line.
8. The drive way approach for the main dwelling and the accessory dwelling shall be common.
9. The accessory dwelling will have the same exterior materials and paint colors as the main dwelling.
10. Each utility meters for gas, electricity, and water will be common for both accessory and main dwelling.
11. Exterior colors and materials on this accessory dwelling will not diminish any property values in the neighborhood.

Approx Scale

1:60

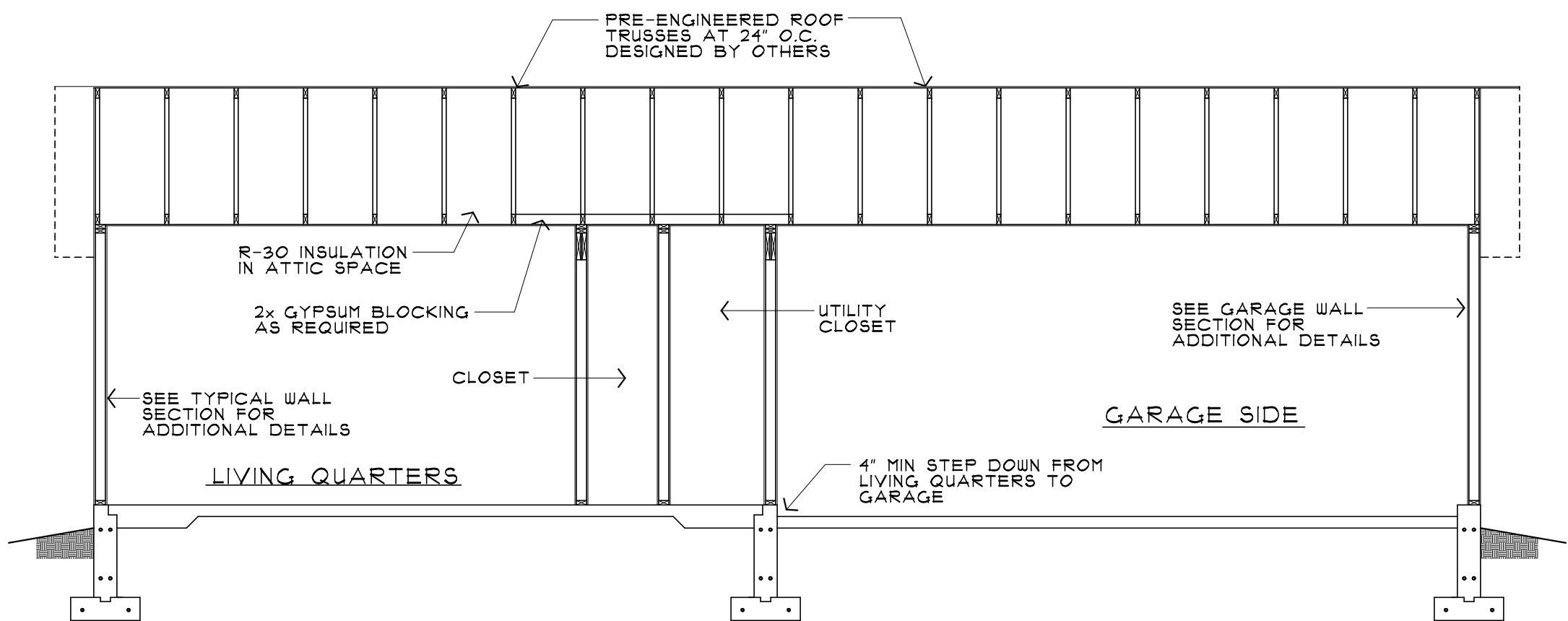


919 Spencer
MS Bride

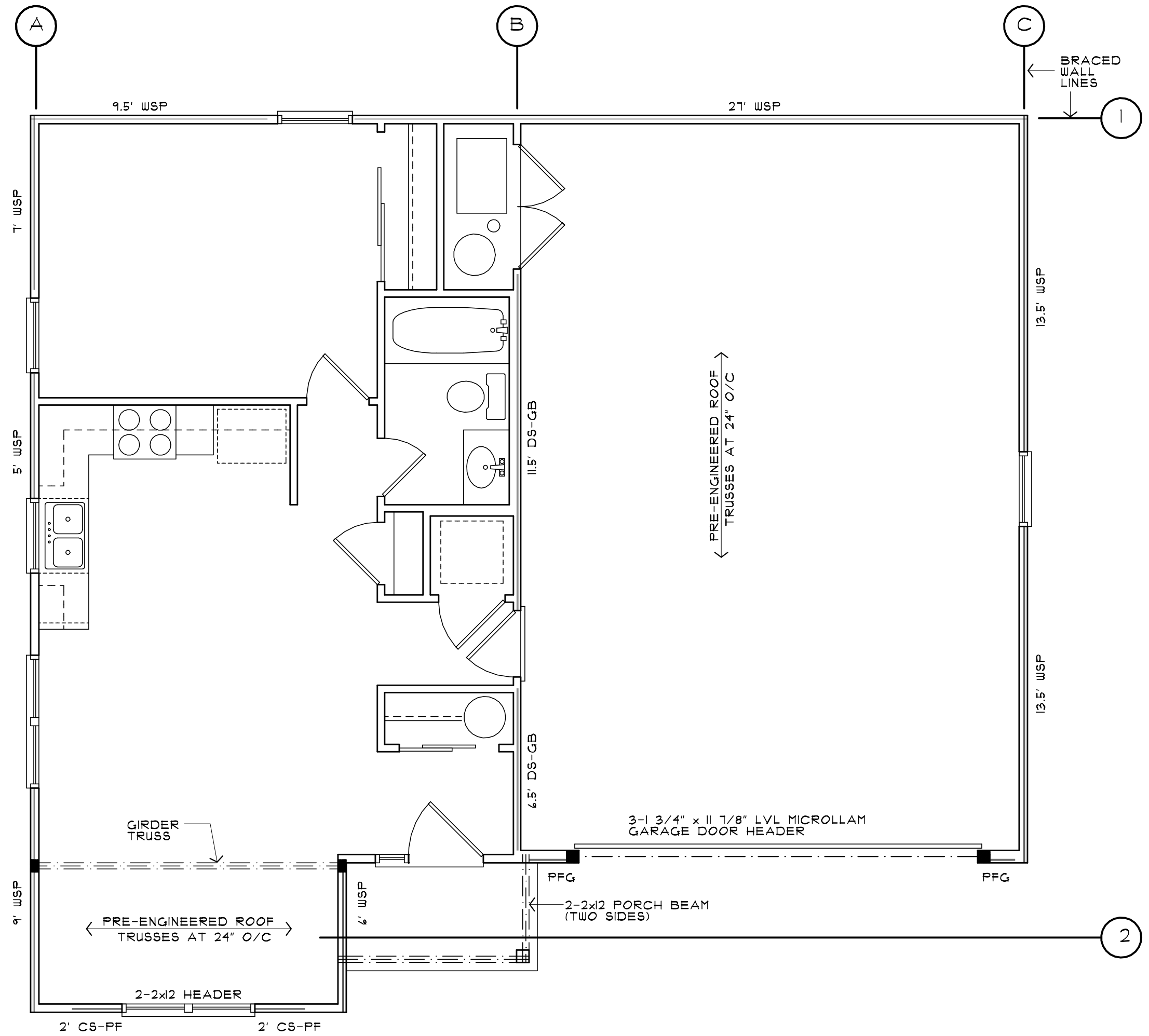


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
665 SQUARE FEET LIVING SPACE

- FLOOR PLAN NOTES:
1. ALL EXTERIOR WALLS ARE 4" THICK (INCLUDING EXT. WALL SHEATHING) AND ALL INTERIOR WALLS ARE 3/2" THICK UNLESS OTHERWISE NOTED ON FLOOR PLANS.
 2. DENOTES 3-2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION.
 3. NAILING SCHEDULE FOR BUILT-UP COLUMNS
THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
THREE 2x4 LAMINATIONS WITH TWO ROWS OF 30d COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.
 4. FOR MULTIPLE LAMINATED WOOD BEAM MEMBERS, REFER TO MANUFACTURER'S NAILING/BOLTING SPECIFICATIONS FOR TOP AND SIDE LOADING CONDITIONS.
 5. ALL INTERIOR DOOR HEADERS ARE 2-2x4'S W/ 1/2" PLYWOOD BETWEEN. ALL EXTERIOR DOOR AND WINDOW HEADERS ARE 2-2x10'S W/ 1/2" PLYWOOD BETWEEN UNLESS OTHERWISE NOTED ON PLANS. ALL HEADER LUMBER SHALL BE SYP #1 OR EQUAL.
 6. WINDOW SIZES SHOWN ARE THOSE OF ANDERSEN WINDOWS. SET TOPS AT 4'-8" ABOVE FLOOR.
 7. DRIVEWAY AND SIDEWALK DESIGN AND MATERIAL SELECTION BY OWNER/CONTRACTOR.

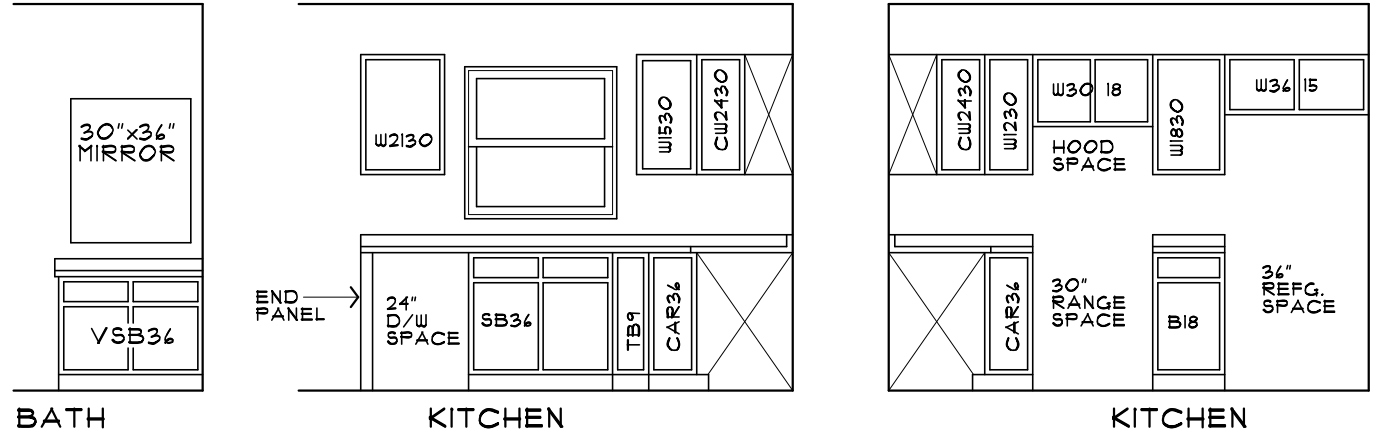


A-3 HOUSE SECTION
SCALE: 1/4" = 1'-0"



1ST FLOOR BRACED WALL LINE,
METHOD AND STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

RESIDENTIAL LATERAL SYSTEM LEGEND	
ABBREVIATION	METHOD
WSP	WOOD STRUCTURAL PANEL
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME
DS-GB	DOUBLE SIDED GYPSUM BOARD
PPG	PORTAL FRAME GARAGE



CABINET ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTE:
FINAL CABINET SIZES AND SELECTIONS TO BE DETERMINED BY OWNER/CONTRACTOR UPON FIELD VERIFYING ALL MEASUREMENTS PRIOR TO ORDERING CABINETRY.

Great effort has gone into the design and engineering of these plans. However, due to the impossibility of providing any on-site supervision over the actual construction, the variance in local code requirements and other local building and weather conditions, Residential Design Services, Inc. assumes no responsibility for any damage, including structural failures, due to any deficiencies, omissions or errors in these plans.
Furthermore, should toll and/or weather conditions (i.e. hurricane, earthquake, snow, etc.) cause loads other than those indicated in the Building Specifications, or for any other unusual conditions, it is recommended that you consult with local building officials and a local architect or engineer prior to beginning construction.

RESIDENTIAL
DESIGN SERVICES

RESIDENTIAL DESIGN SERVICES, INC.
14502 FAIRFIELD FARM DRIVE
CHESTERFIELD, MO 63017
314-434-1524
NOT A REGISTERED ARCHITECT
www.JustSmallHousePlans.com + www.JustGaragePlans.com

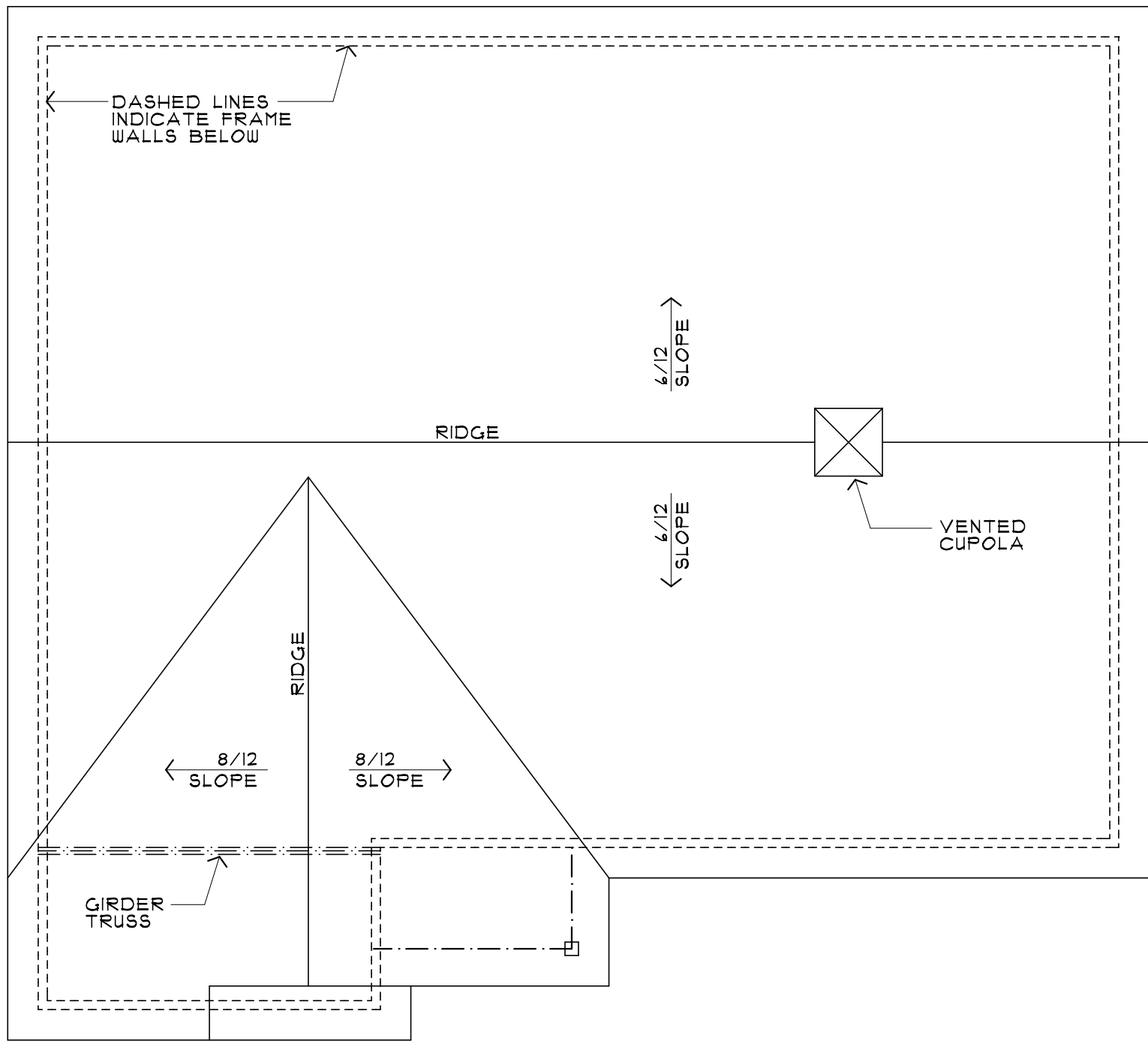
PLAN NO. 2207

COPYRIGHT 2021

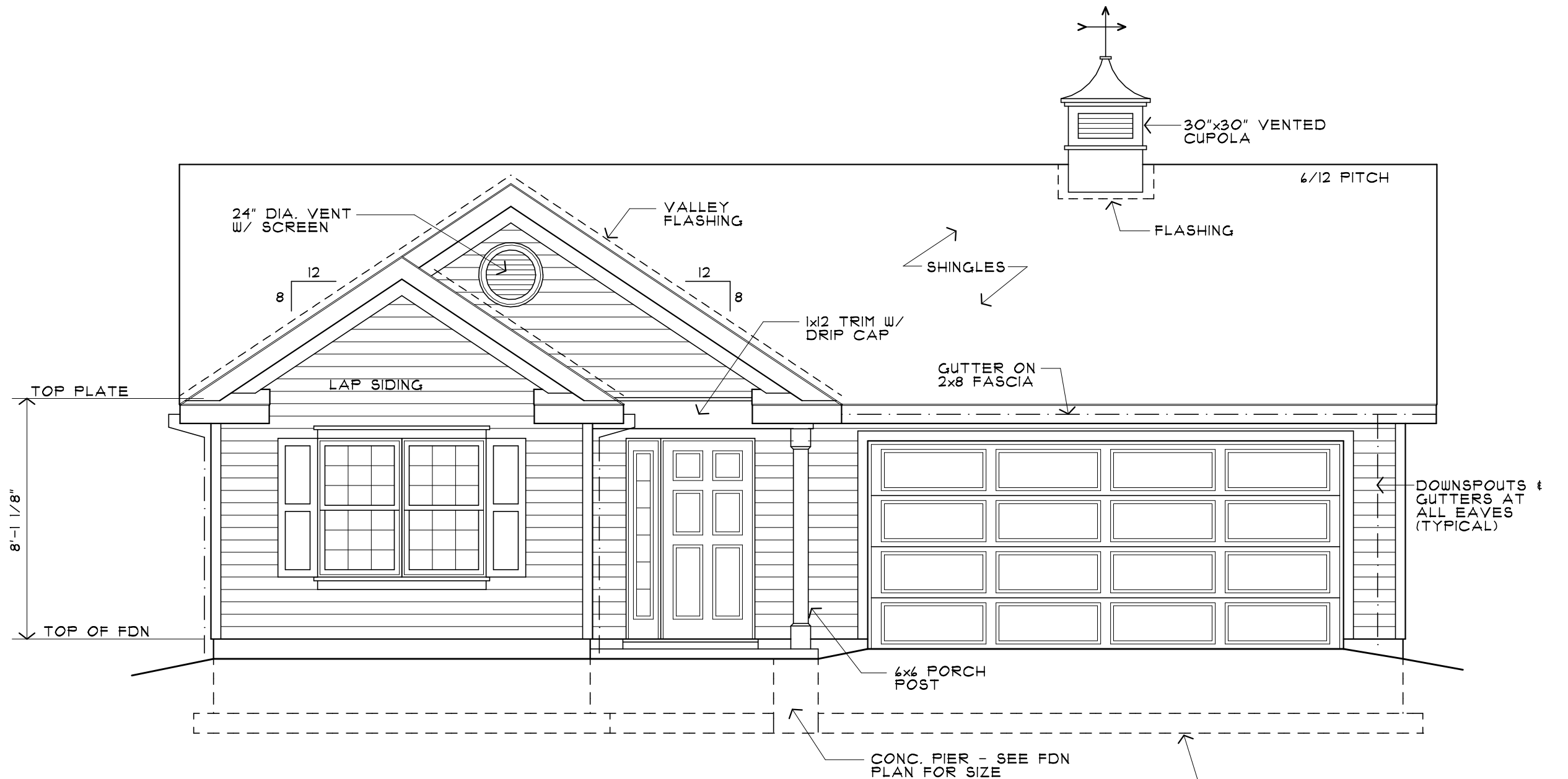
REVISIONS
1/26/2021

DATE: 1/29/2021

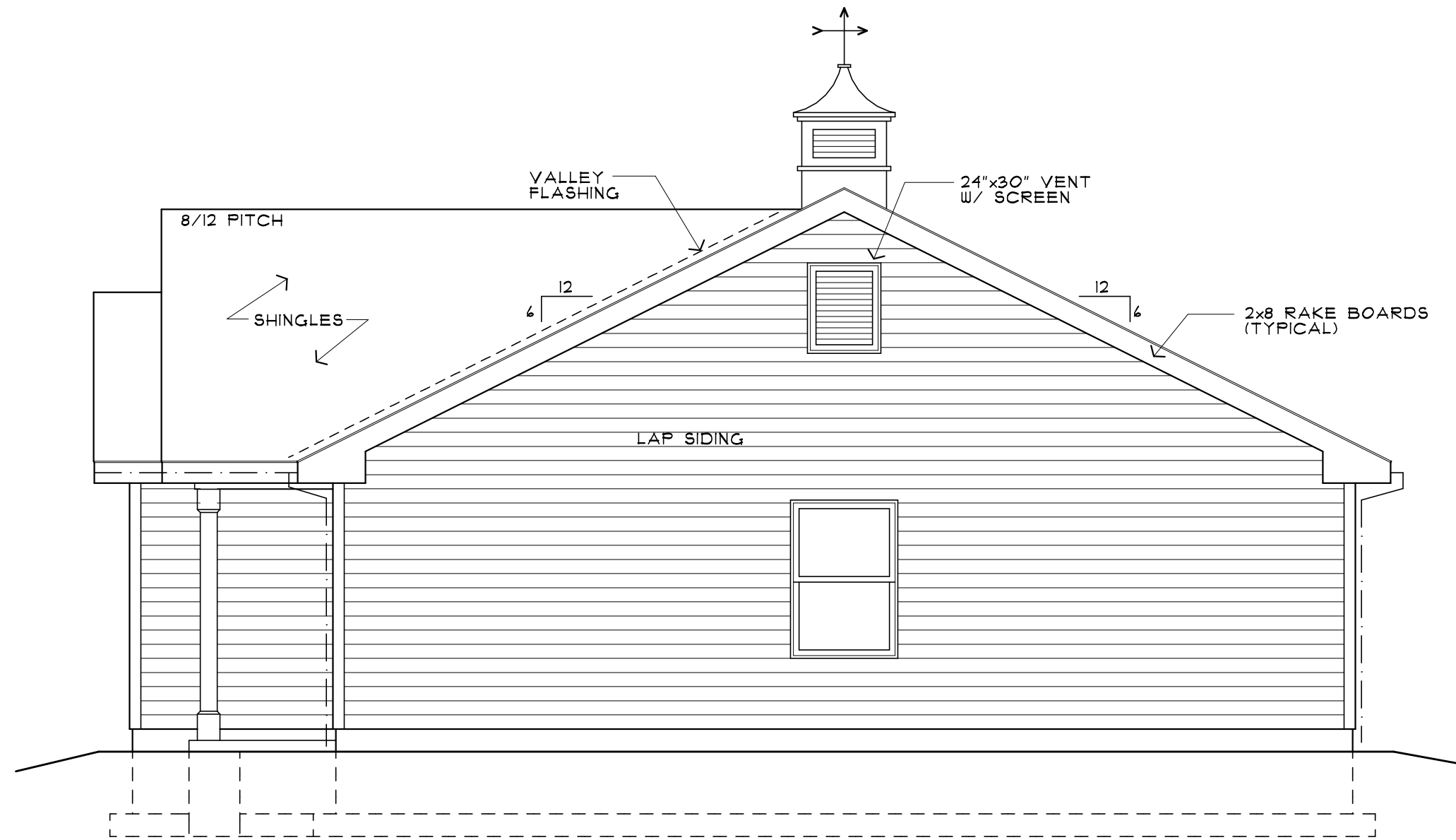
SHEET: 3 of 5



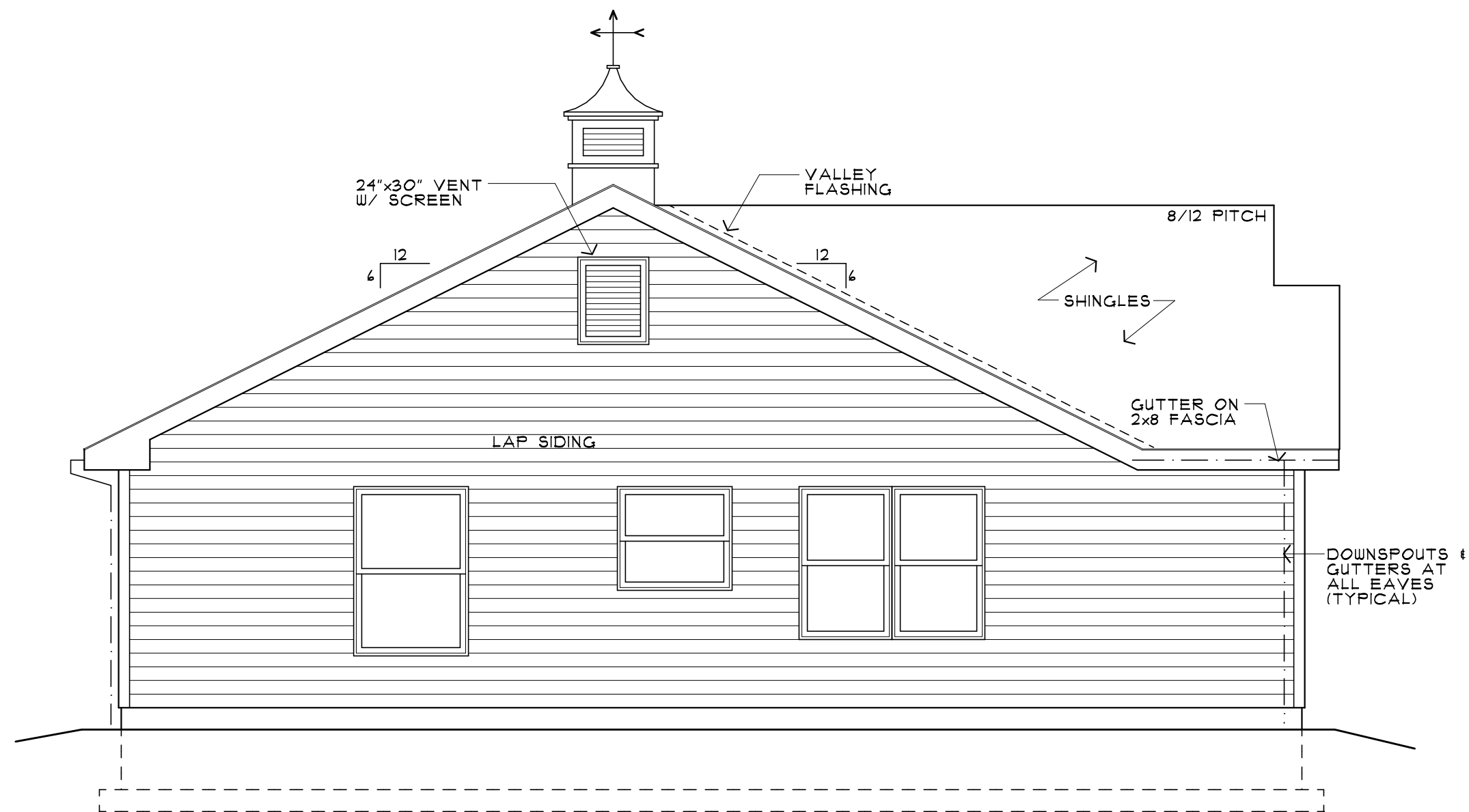
- ROOF PLAN**
SCALE: 3/16" = 1'-0"
- ROOF NOTES:**
1. ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.
 2. ALL TRUSSES TO BE IRC APPROVED AND DESIGNED BY TRUSS SUPPLIER/FABRICATOR.
 3. TRUSS MANUFACTURER TO DETERMINE TRUSS DIMENSIONS, HEEL HEIGHTS, LOCATIONS AND SPACING PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL OVERFRAMING AT ROOF SYSTEM TO BE AS FOLLOWS:
A. MINIMUM 2x4'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 10'-0"
B. 2x6'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 14'-0"
C. 2x10'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 18'-0"
 5. ALL OVERFRAMING TO BEAR ON TRUSSES OR RAFTERS BELOW.



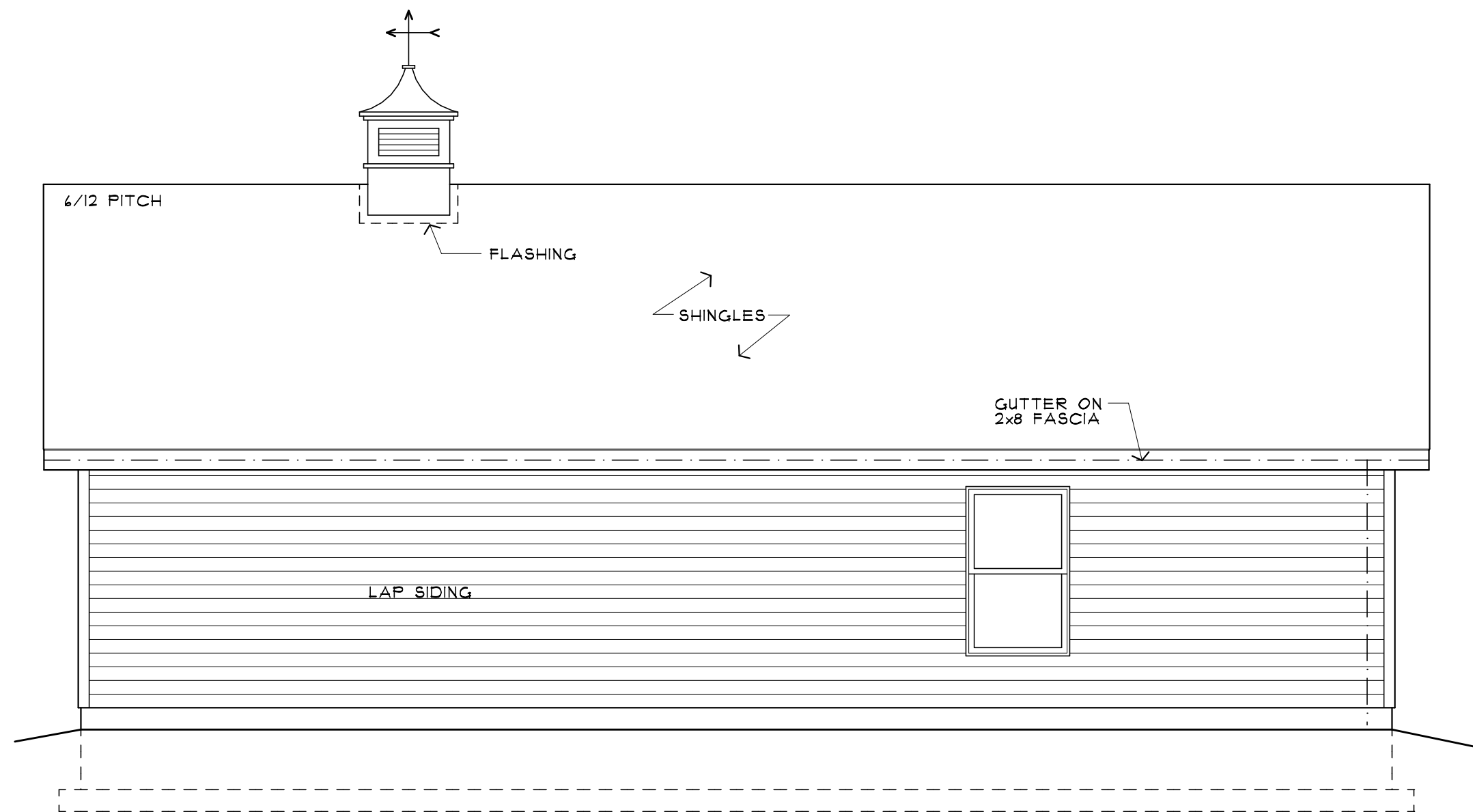
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



§ 155.082 SPECIAL EXCEPTION

(7) The construction of an accessory dwelling in any A, PR or SF zoning district that does not comply with § 155.099(B)(35).

(a) *Conditions of approval.*

1. Occupancy of the accessory dwelling shall be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any 12-month period.

2. An accessory dwelling shall not be rented as an apartment or used as a separate domicile.

3. No more than one accessory dwelling shall be allowed on any lot or tract.

4. The minimum area of the lot on which a detached accessory dwelling is located shall be 20,000 square feet. There shall be no minimum lot size for accessory dwellings attached to the main residential building.

5. The habitable floor area of an accessory dwelling shall not exceed 50% of the habitable floor area of the main residential building, provided that the combined square footage of the accessory dwelling and the main residential building shall not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located.

6. The maximum height of an accessory dwelling shall be 35 feet. A detached accessory dwelling shall be limited to one story; however, it may have a loft or attic.

7. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building and must be 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. In no case shall an accessory dwelling be located forward of the main residential building.

8. No separate driveway approach shall be permitted for an accessory dwelling.

9. An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.

10. All utilities must be on the same meter as the main residential building

11. The granting of the special exception does not change the essential character or appearance of the neighborhood, or diminish or impair property values within the neighborhood.