



CITY OF MANSFIELD

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

Meeting Agenda - Final Zoning Board of Adjustments

Wednesday, April 5, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[23-5241](#)

Minutes - Approval of the September 7, 2022, Zoning Board of Adjustments Meeting Minutes

Attachments: [09.07.2022 Meeting Minutes](#)

3. **PUBLIC HEARINGS**

[23-5242](#)

ZBA#23-001: 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 1,504 square feet and a height of approximately 24 feet on property located at 611 W Broad St.; Justin Zuckerbrow, owner

Attachments: [Maps](#)

[Site Plan and Exhibits](#)

[Section 155.082\(E\)\(6\)](#)

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 Thursday, March 30, 2023, prior to 5 p.m. in accordance with Chapter 551 of the Texas Government Code.

Secretary

* 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.



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STAFF REPORT

File Number: 23-5241

Agenda Date: 4/5/2023

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the September 7, 2022, Zoning Board of Adjustments Meeting
Minutes

Description/History

The minutes of the September 7, 2022, Zoning Board of Adjustments meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



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Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, September 7, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:01 p.m. in the Council Chambers 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:

Art Wright, Senior Planner

Shirley Emerson, Planner

Jennifer Johnston, Development Coordinator

Present 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Ann Smith

2. APPROVAL OF MINUTES

[22-4875](#)

Minutes - Approval of the August 3, 2022, Zoning Board of Adjustments Meeting Minutes

Board Member Martin made a motion to approve the minutes of the August 3, 2022 meeting. Board Member Smith seconded the motion, which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Ann Smith

Nay: 0

Abstain: 0

3. PUBLIC HEARINGS

[22-4876](#)

ZBA#22-008: Request for a variance to Section 155.099(B)(5) of the Code of Ordinances to allow a reduction of the minimum setbacks for an accessory building at 720 Danvers Lane.; Zachary Cummings, owner

Chairman Jones opened the public hearing at 6:09 p.m.

Zachary Cummings, applicant, gave an overview of the request and was available for questions.

Justin Wilson, 724 Danvers Ln., spoke on the project.

Diamond Ford-Wallace, 737 Newport Dr. provided a letter in support.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:14 p.m.

Chairman Jones read the criteria for approval.

After a brief discussion Board Member Rendon made a motion to deny the request as presented. Board Member Smith seconded the motion, which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Robyn Accipiter; Eddilisa Martin; Noel Rendon and Ann Smith

Nay: 0

Abstain: 0

4. ADJOURNMENT OF MEETING

With no further business Chairman Jones adjourned the meeting at 6:22 p.m.

Kelly Jones, Chairman
ATTEST:

Jennifer Johnston, Development Coordinator



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Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 23-5242

Agenda Date: 4/5/2023

Version: 2

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#23-001: 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 1,504 square feet and a height of approximately 24 feet on property located at 611 W Broad St.; Justin Zuckerbrow, owner

Description/History

The applicant is requesting a Special Exception to allow an accessory building to store the applicant's motorhome. The new structure will have an area of approximately 1,504 square feet and a height of approximately 24 feet.

The Board may grant a Special Exception under Section 155.082(E)(6) if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 37,627 square feet (0.86 acres) according to the plat.
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a new building with an area of approximately 1504 square feet or 4% of the property area.
3. The applicant is requesting an exception to the building height. The maximum height allowed for an accessory building is 12 feet. The Board may grant a Special Exception to allow an increase in height up to 24 feet for properties of one-half acre to two acres in size. The applicant is requesting a height of approximately 24 feet.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be

used for dwelling or business purposes.

..Attachments

Maps and supporting information

Site plan and exhibits

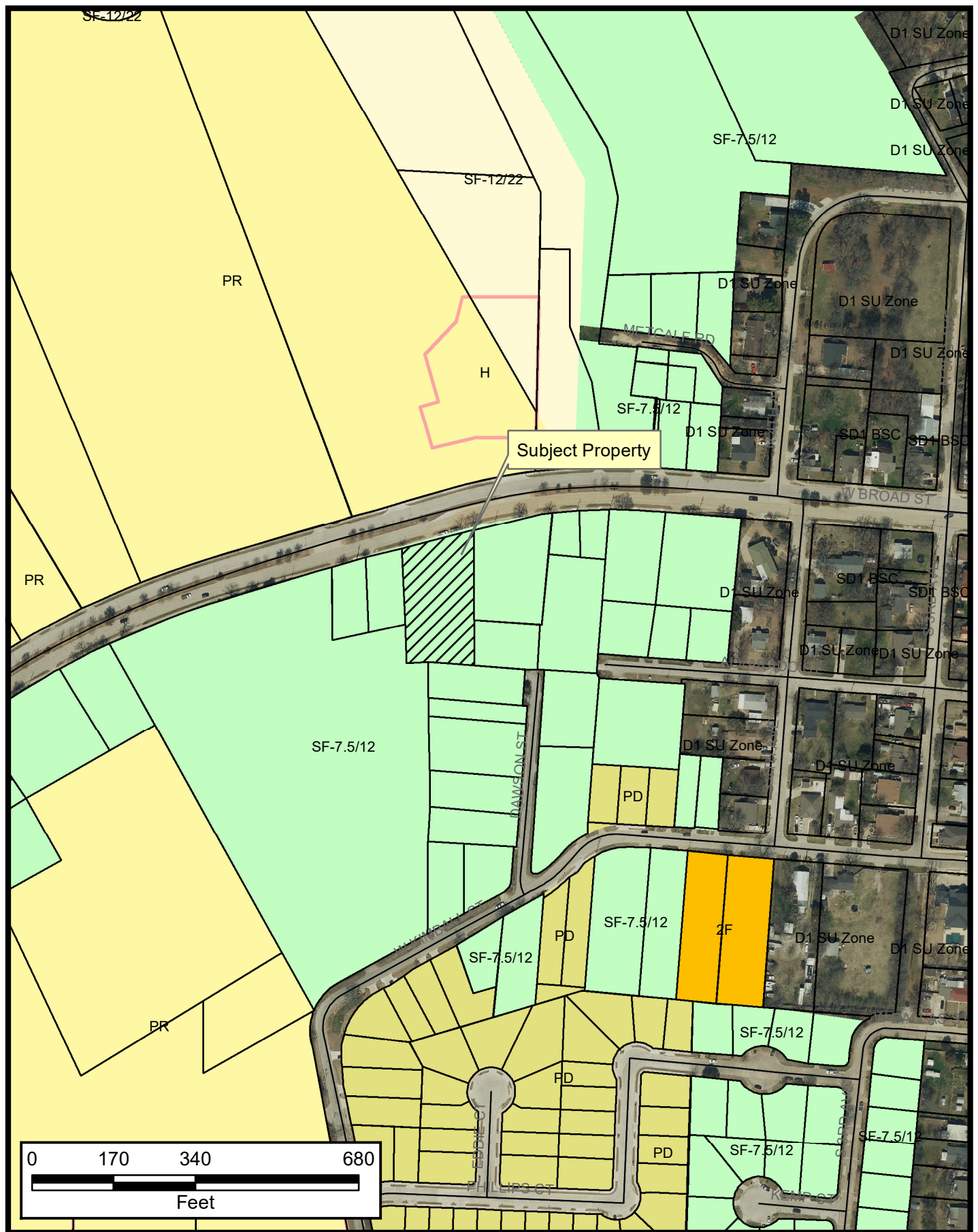
Provisions of Section 155.082(E)(6)



ZBA 23-001

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

3/3/2023



Proposed Motorhome Garage/Accessory Building

Address: 611 West Broad, Mansfield, Texas 76063

To Whom it May Concern,

Per the Civil plan we would like to plan on putting a 16' wide X 94' long X 24' tall building to store our motorhome.

Under the current code accessory buildings can not be taller than 12' and cannot be larger than 750 SQFT or 2% of the size of the lot. Based on the size of our lot (37,627 SQFT) we would like the 4% SQFT accessory building to be considered. In this case the maximum size would be 1,505 SQFT. This building will be 1,504 SQFT. Our motorhome is 13' tall and will not fit underneath the current maximum allowable height. We are requesting the maximum height to be 24' measured from top of slab to the top of the building. The building will be located 9' from the East side property line.

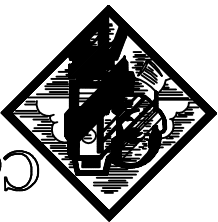
If you have any further questions, please let me know.

Thank you,

Justin Zuckerbrow

817-944-0440

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 19-0136
GF No. NONE



* N O T E *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* N O T E *
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS. COMMUNITY PANEL NO. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009

Survey plat of
LOT 1R, BLOCK 1
ZUCKERBROW ADDITION
to the City of Mansfield,
Tarrant County, Texas
according to the Plat recorded in
Clerk's File No. D220209448
Official Public Records, Tarrant County, Texas.

EAST OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF
WEST BROAD STREET AS SHOWN ON PLAT RECORDED IN
CLERK'S FILE NO. D220209448, O.P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

611 WEST BROAD STREET
CONCRETE PAVEMENT w/CURB
VARIABLE WIDTH R.O.W.

LOT 1, BLOCK 1
PORTLO-BROAD ADDITION
CC# D219233008
O.P.R.T.C.T.

CARLOS PEREZ &
WIFE, ELVIA PEREZ
CC# D213009711
O.P.R.T.C.T.

LOT 1R, BLOCK 1
ZUCKERBROW ADDITION
CC# D220209448
O.P.R.T.C.T.

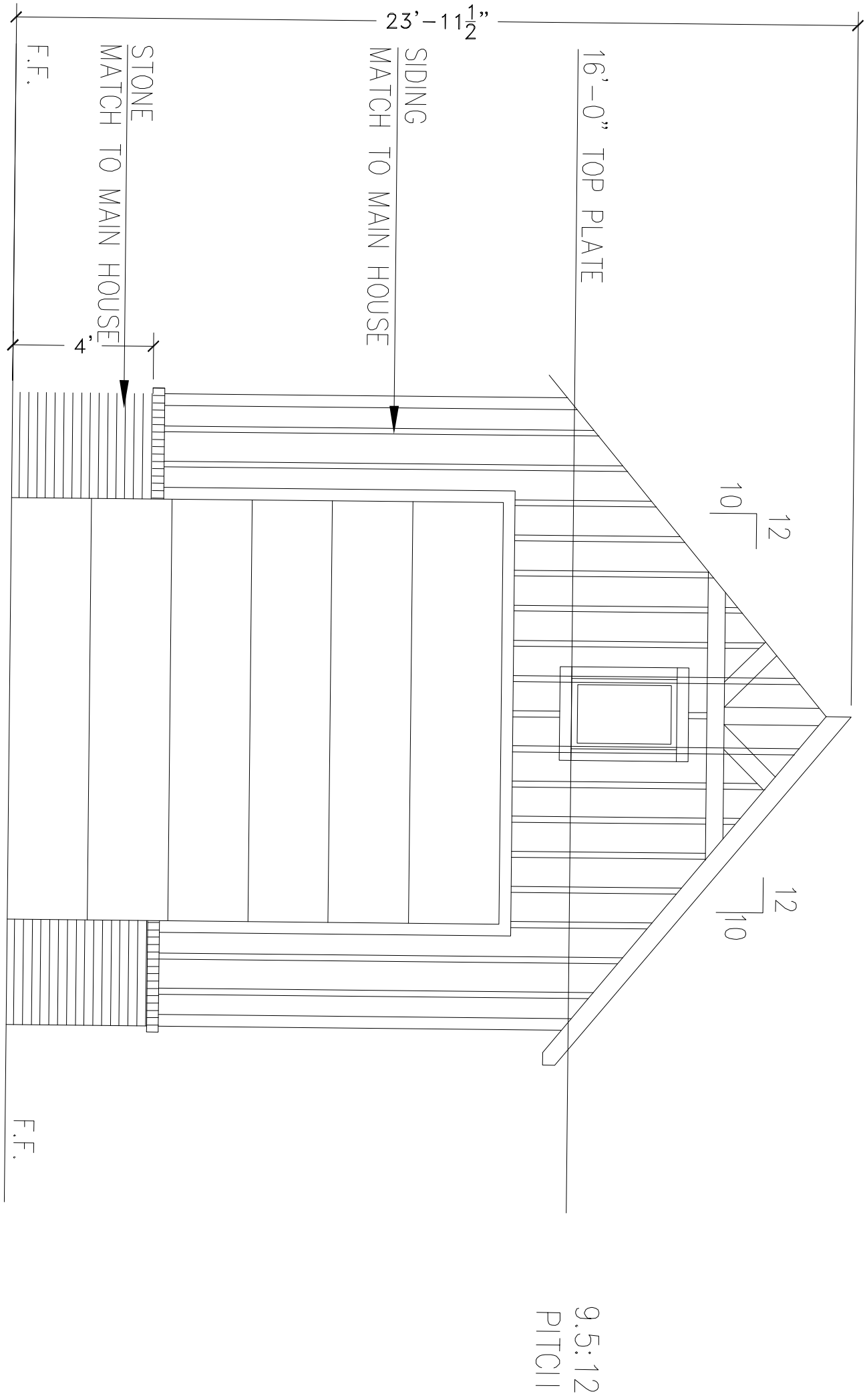
SALLIE GRAY MAXWELL
VOL. 15079, PG. 371
D.R.T.C.T.

JIMMIE D. COMER &
WIFE, MARGARET A. COMER
VOL. 4047, PG. 322
D.R.T.C.T.

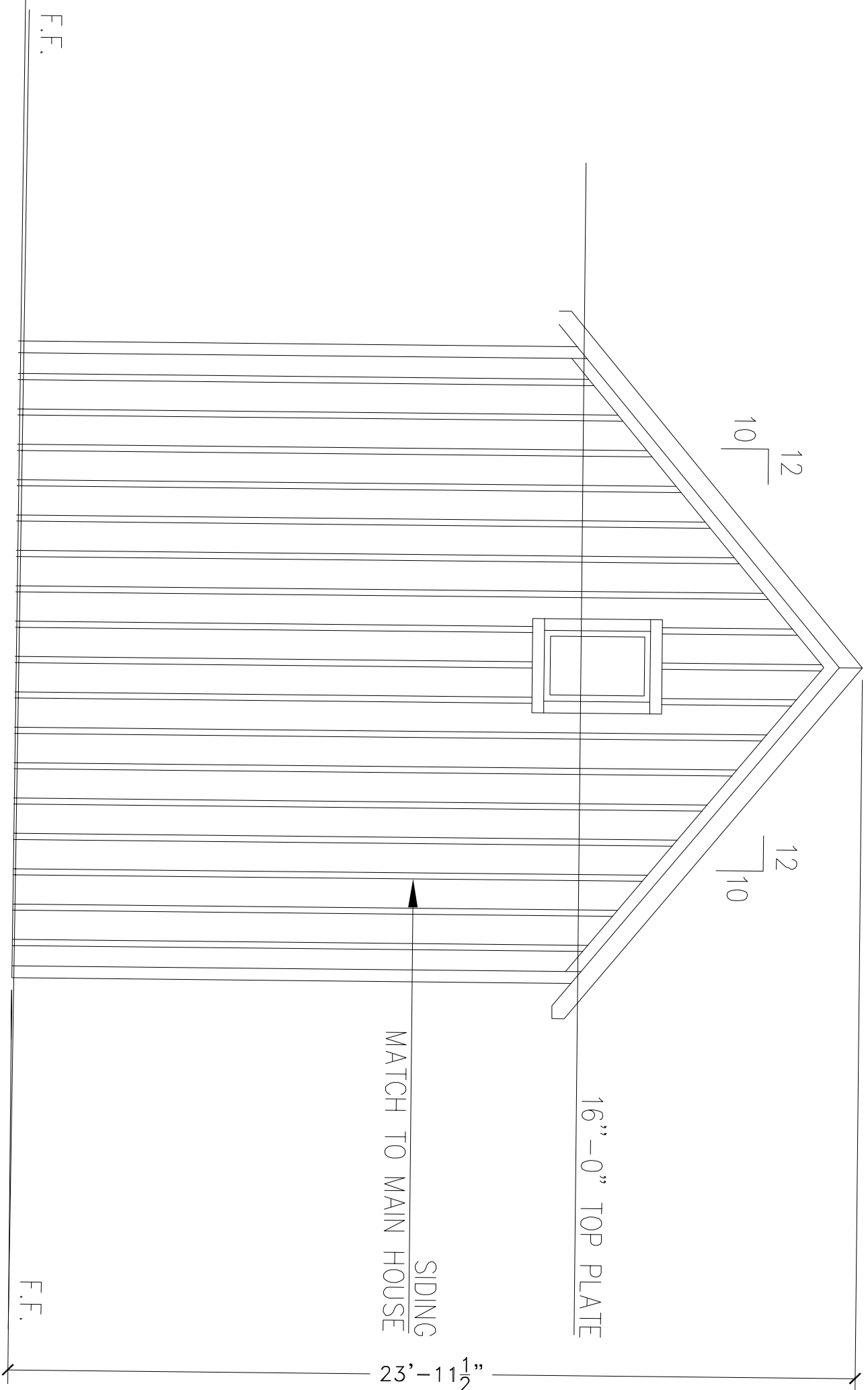
SURVEYED ON THE GROUND
NOVEMBER 12, 2020
SURVEYED ON THE GROUND
JUNE 9, 2021
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS NO. 5294

CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

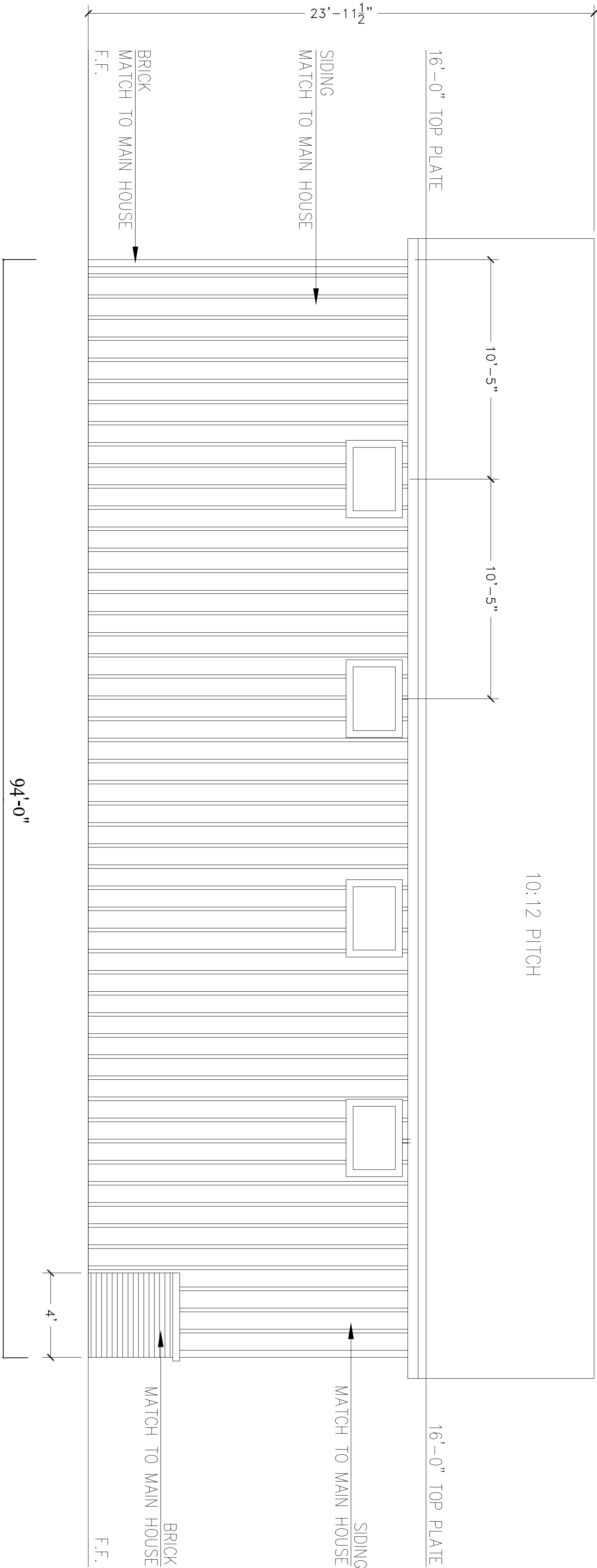
SCALE: 1" = 30'



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

REVISIONS:

- 1
- 2
- 3
- 4

Detached Garage
611 W. Broad
Lot 1R Block 1
Mansfield, Texas

DRAWN BY:
vg
ISSUED ON:
10/04/2022
PLAN NAME:
rv

SHEET
A1

SECTION 155.082(E)(6)

(6) An increase in the maximum allowable area or height, or a reduction in the minimum setback requirements for accessory buildings or structures.

(a) Conditions of Approval:

1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of twelve thousand (12,000) square feet in size or larger.
2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.