

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 8TH DAY OF MARCH, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.

The Zoning Board of Adjustment met in a regular session with the following members present:

Stephen Harris	Chair
Doug Fulmer	Vice-Chair
Kent Johnson	Board Member - Place 3
Sky Jay Schoggins	Board Member - Place 4
Gail Scheepers	Board Member - Place 5
Thomas Moore	Alternate Board Member - Place 6
Jim Engel	Alternate Board Member - Place 7
Joe Musgrave	Alternate Board Member - Place 8

Constituting a quorum with the following members absent:

No members absent.

And the following members of Town Staff present:

Ashley Dierker	Town Attorney
Danny Hartz	Chief Building Official
Joelle Hainley	Assistant Building Official
Kathy Allgood	Administrative Assistant

A. CALL TO ORDER – REGULAR SESSION

Vice-Chair Harris called the meeting to order at 6:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Chair Harris led the Pledge of Allegiance.

C. ELECTION OF CHAIRPERSON

Board Member Johnson made a motion to elect Stephen Harris for Chairperson. Board Member Scheepers seconded the motion.

VOTE ON THE MOTION

AYES:	Fulmer, Johnson, Schoggins, Harris, Scheepers
NAYS:	None
ABSTAIN:	None

D. ELECTION OF VICE-CHAIRPERSON

Board Member Schoggins made a motion to elect Doug Fulmer for Vice-Chairperson. Board Member Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Scheepers, Harris, Schoggins, Johnson, Fulmer
ABSTAIN: None

E. PUBLIC PARTICIPATION

D. CONSENT AGENDA

1. Consider approval of the minutes of the September 13, 2016, Board of Adjustment meeting.

VOTE ON THE MOTION

AYES: Fulmer, Johnson, Schoggins, Harris, Scheepers
NAYS: None

E. PUBLIC HEARING

2. **(BOA17-0001)** Hold a public hearing and consider a request from Joe Lisanti for a variance from Section 86-68(b)(1) "Wall Signs," of the Code of Ordinances. The property is generally located east of Long Prairie Rd. and south of Spinks Rd. and is locally known as 2010 Lakeside Parkway, Suite 100, Lot 1, Block A, of the DFW Airport North Distribution Center II subdivision.

Staff Presentation

Joelle Hainley Assistant Building Official

Applicant Presentation

Joe Lisanti and Maegan Morgan, 2010 Lakeside Parkway, Suite 100,
Flower Mound, TX.

Public Comment

There was no one present to speak in favor or opposition.

Chairman Harris closed the public hearing at 6:56 p.m.

Board Member Johnson made a motion to grant the request for variance from Section 86-68 (b)(1), "Wall Signs," of the Code of Ordinances. The property is generally located west of Long Prairie Road and north of Lakeside Parkway, and is locally known as 2661 Virginia Parkway, Lot 6, Block F, of Lakeside Phase 1 subdivision.

- A. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and under the same zoning districts.
- B. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- C. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive master Plan of the Town of Flower Mound.
- D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.

Board Member Scheepers seconded the motion.

VOTE ON THE MOTION

AYES: Scheepers, Harris, Schoggins, Johnson, Fulmer
NAYS: None

The motion to grant the request for variance was approved with a 5-0 Vote.

3. **(BOA17-0002)** Hold a public hearing and consider a request from William Scott Singler for a variance from Section 98-1206(h), "Single-family detached (medium density)," of the Code of Ordinance. The property is generally located north of Flower Mound Road and west of Bruton Orand Boulevard and is locally known as 3220 Brittany Drive, Lot 12, Block E, of the Wellington Estates, Phase 1C subdivision.

Staff Presentation

Joelle Hainley Assistant Building Official

Applicant Presentation

Scott and Jennifer Singler, 3220 Brittany Drive, Flower Mound, TX. Mr. Singler advised the Board prior to his presentation that he wished to amend his variance request from 53% lot coverage, 8% more than allowed, to 51% lot coverage, 6% more than allowed, with the patio cover not to exceed 250 sq. ft.

Public Comment

Darrick Todd, 3300 Brittany Dr., Flower Mound, TX, was present to speak in opposition of the original variance request as submitted, however, was in favor of the amended request.

Jessica Heilig, 3216 Brittany Dr., Flower Mound, TX, was present to speak in favor of the variance request.

Chairman Harris closed the public hearing at 7:32 p.m.

Board Member Schoggins made a motion to grant the request for variance, increasing the lot coverage to 51%, or an addition of 250 sq. ft., from Section 98-1206(h) "Single-family detached (medium density)," of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Bruton Orand Boulevard and is locally known as 3220 Brittany Drive, Lot 12, Block E, of the Wellington Estates, Phase 1C subdivision.

- A. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and under the same zoning districts.
- B. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- C. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive master Plan of the Town of Flower Mound.
- D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.

Vice-Chair Fulmer seconded the motion.

VOTE ON THE MOTION

AYES: Fulmer, Johnson, Schoggins, Harris, Scheepers
NAYS: None

The motion to grant the request for variance was approved with a 5-0 Vote.

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 7:38 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Danny Hartz
Chief Building Official

ATTEST:

Kathy Allgood, Administrative Assistant