

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 10TH DAY OF MAY, 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	Chairman	
Doug Fulmer	Vice-Chair	
Kent Johnson	Member	Place 3
Sky Jay Schoggins	Member	Place 4
Gail Scheepers	Member	Place 5
Jim Engel	Member	Place 7
Joe Musgrave	Member	Place 8

Constituting a quorum with the following members absent:

Thomas Moore	Member	Place 6
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Constituting a quorum with the following members of the Town Staff participating:

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

A. CALL TO ORDER – REGULAR SESSION

Chairman Harris called the meeting to order at 6:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Harris led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

None

D. CONSENT AGENDA

1. Consider approval of the minutes of the April 12, 2017, Board of Adjustment meeting.

VOTE ON THE MOTION

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

E. PUBLIC HEARING

1. **(BOA17-0004)** Hold a public hearing and consider a request from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition Subdivision.

Staff Presentation

Joelle Hainley, Assistant Building Official

Applicant Presentation

Mahesh Gajjala, 3801 W. Spring Creek Pkwy, #523, Plano, TX

Public Comment

None

Chairman Harris closed the public hearing at 7:09 p.m.

Board member Scheepers moved to approve the variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition 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.

VOTE ON THE MOTION

AYES: Scheepers, Harris, Fulmer, Johnson
NAYS: Schoggins

The motion to approve the request for variance was approved with a 4-1 Vote.

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 7:23 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Danny Hartz
Chief Building Official

ATTEST:

Kathy Allgood, Administrative Assistant