

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 12TH DAY OF JULY, 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
Gail Scheepers	Member	Place 5
Jim Engel	Member	Place 7
Thomas Moore	Member	Place 6

Constituting a quorum with the following members absent:

Sky Jay Schoggins	Member	Place 4
-------------------	--------	---------

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 May 10, 2017, Board of Adjustment meeting.

VOTE ON THE MOTION

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

E. PUBLIC HEARING

2. **(BOA17-0005)** Hold a public hearing and consider a request from Dawn M. Boyd for a variance from Section 98-1032 (2), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of McKamy Creek Road and west of Simmons Road and is locally known as 1401 Simmons Road, Lot 22, of the M. Baker Subdivision.

Staff Presentation

Joelle Hainley, Assistant Building Official

Applicant Presentation

Dawn and Jon Boyd, 1401 Simmons Rd., Flower Mound, TX.

Public Comment

Jorge Aquirre, 1359 Simmons Rd., Flower Mound, TX, spoke in favor of granting the variance.

Chairman Harris closed the public hearing at 7:06 p.m.

Vice-Chair Fulmer moved to deny the variance from Section 98-1032 (2), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of McKamy Creek Road and west of Simmons Road and is locally known as 1401 Simmons Road, Lot 22, of the M. Baker Subdivision.

Board Member Engel seconded the motion.

VOTE ON THE MOTION

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

The motion to deny the request for variance was approved with a 4-0-1 Vote.

3. **(BOA17-0006)** Hold a public hearing and consider a request from Albert R. Hughes for a variance from Section 98-1026 (b) and (e), "Minimum Front Yard Setback," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 7624 Green Meadow, Lot 3, Block 2, of the Green Meadow Estates Subdivision.

Staff Presentation

Joelle Hainley, Assistant Building Official

Applicant Presentation

Ryan and Chris Green, representing Albert R. Hughes, 7624 Green Meadow, Flower Mound, TX.

Public Comment

None

Chairman Harris closed the public hearing at 7:50 p.m.

Board Member Scheepers moved to grant the variance from Section 98-1026 (b) and (e), "Minimum Front Yard Setback," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 7624 Green Meadow, Lot 3, Block 2, of the Green Meadow Estates 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 Engel seconded the motion.

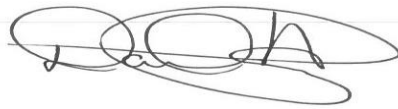
VOTE ON THE MOTION

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

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

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 7:55 p.m. and all were in favor.



Danny Hartz
Chief Building Official

ATTEST:



Kathy Allgood, Administrative Assistant