



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

SEPTEMBER 13, 2017

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

AN AGENDA INFORMATION PACKET IS AVAILABLE
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDACENTER

A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

The purpose of this item is to allow the public an opportunity to address the Board on issues that are not the subject of a Public Hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing."

D. CONSENT AGENDA

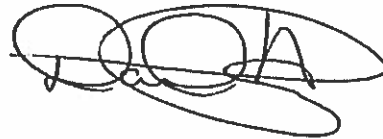
This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

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

E. PUBLIC HEARING

2. (BOA17-0007) Hold a public hearing and consider a request from John Davis for a variance from Section 98-1032 (b)(1)(b) and (e), "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision.

F. ADJOURNMENT



Danny Hartz
Chief Building Official

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: September 8, 2017, at 11:00 a.m., at least 72 hours prior to the scheduled time of said meeting.



Kathy Allgood
Administrative Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Board of Adjustment reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. The Flower Mound Town Hall and Council Chambers is wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Building Inspections at 972.874.6355.

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
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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 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.

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

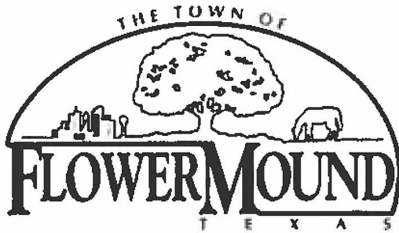
Chairman Harris adjourned the meeting at 7:55 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Danny Hartz
Chief Building Official

ATTEST:

Kathy Allgood, Administrative Assistant



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO: 2
September 13, 2017**

FROM: Kate Allen, Plans Examiner *KA*
THROUGH: Joelle Hainley, Assistant Building Official

PRESENTER:
APPLICANT: John Davis
STAFF: Joelle Hainley, Assistant Building Official *JH*

ITEM: (BOA17-0007)) Hold a public hearing and consider a request from John Davis for a variance from Sections 98-1032 (b)(1)(b) and (e), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: John Davis
1709 Shadywood Court
Flower Mound, TX 75028

II. LOCATION:

PROPERTY ADDRESS: 8333 Cross Timbers Rd
Flower Mound, TX 75022

SUBDIVISION: Lot 16
Stewart Subdivision

ZONING: A

III. STAFF ANALYSIS:

A request has been made to hold a public hearing and consider a request from John Davis for a variance from Sections 98-1032 (b)(1)(b) and (e), "Accessory Buildings," of the Code of Ordinances.

Section 98-1032 (b)(1)(b) states, "Front. Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater." Mr. Davis is requesting that the accessory building be allowed to be built in front of the proposed house structure.

Section 98-1032 (e) states, "Height. Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof. Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof." The property is zoned A agricultural and Mr. Davis is requesting the height of the building to be 26'2".

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

- 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 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 or injury to the use, enjoyment, or value of property in the vicinity.

IV. ATTACHMENTS:

- Attachment 1: Variance application
- Attachment 2: Information from applicant
- Attachment 3: Section 98-1032
- Attachment 4: Zoning Map
- Attachment 5: 200' property owner notice map

- Attachment 6: Aerial photograph of property
- Attachment 7: Published public hearing notice
- Attachment 8: Property owner notification
- Attachment 9: List of property owners within 200 feet

**ZONING BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

Attachment 1

DATE: 8/3/17

I, the undersigned owner or authorized agent of the following described real property located in the Town of Flower Mound, Texas, hereby make application for a request for a variance from the terms of section I.C. & II.C. of the Town of Flower Mound Zoning Ordinance.

BOA17-0007

98-1032 (b)(1)(b) and (e) **LOCATION OF PROPERTY**

Street Address: 8333 CROSS TIMBERS RD

Legal Description: Lot/Tract SEE ATTACHED, Block _____, of Subdivision/Abstract _____

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

SEE ATTACHED

A non-refundable application fee of \$250 + \$40 public hearing notice fee required at the time of application. \$2.50 per property notice fee is due upon notification by case manager.

For a variance to be granted by the Board of Adjustment, the Board must determine that all of the following conditions apply:

- (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 apply generally to other property in the same area and the same zoning district.
- (b) That 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) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- (d) That the variance, if granted, will be not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

Signature of Applicant

Print Name

1709 SHADYWOOD CT FLOWER MOUND, TX 75028 972-743-4223

Mailing Address

Telephone (Home)

Telephone (Day Number)

Staff Member's Signature

Date

Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____.

August 3, 2017

Attachment 2

Town of Flower Mound

Board of Adjustment

Subject Property: 8333 Cross Timbers Rd., Flower Mound, TX 75022

Legal Description: A1202A STEWART, TR 16, 10.0 ACRES, OLD DCAD TR #3

Dear Board of Adjustment Members,

My family and I recently purchased the above referenced property. This is a 10-acre tract of land with access by a 1,000' easement off Cross Timbers Road (FM 1171). The subject 10 acres is south of Cross Timbers Rd. and south of the 10-acre Baccus residence, west of Post Oak Ln and east of the 36 acre Abercrombie residence.

We are requesting a variance on the following items:

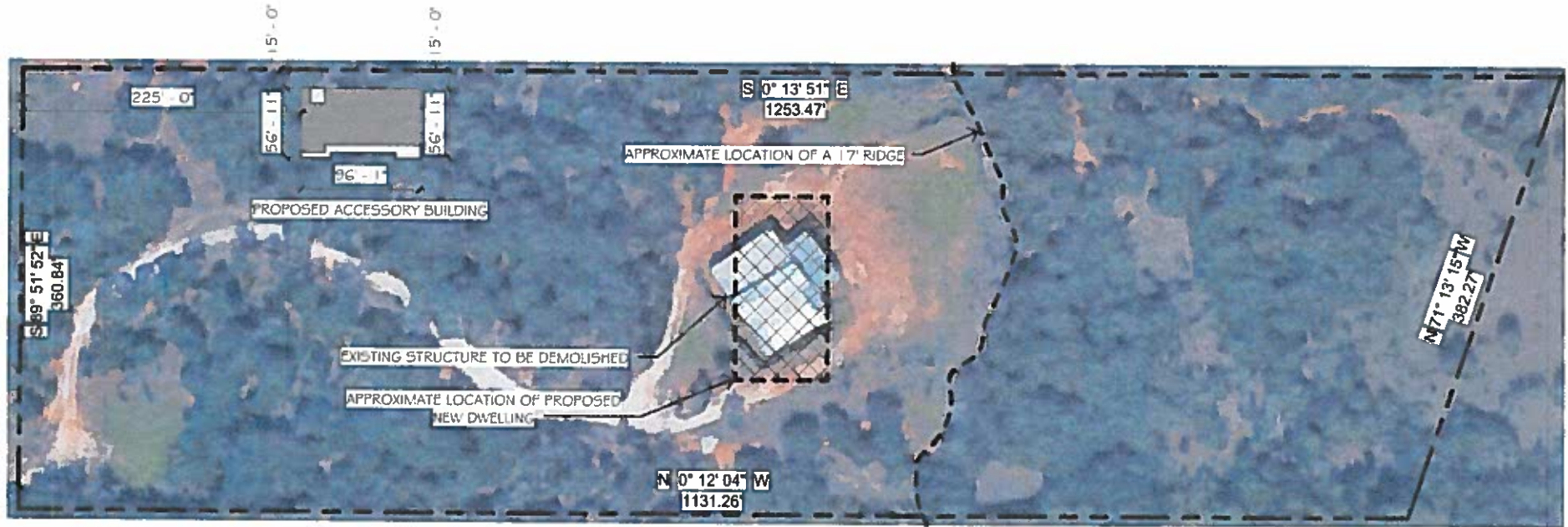
- "Accessory Buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater."
 1. Placing the proposed accessory building behind the proposed home site would not be feasible based on the current topography of the land. The proposed home site, shown on the plot plan is the only feasible site to build our home. The land south of this location runs downhill consistently to the south property line and the current ridge makes it extremely difficult to navigate access.
 2. Placing the proposed accessory building on any other location on this property would require extensive tree cutting / removal. Our proposed site has the least amount of impact on the tree population.
 3. See attached Plot Plan with aerial view.
- "In Single-Family Estate (SF-E) and Agricultural (A) zoning districts, the maximum height for any accessory building is twenty feet (20') measured from grade to the peak of the roof."
 1. We would like to include an RV bay in the accessory building, requiring a 14' door. This brings the plate line of the building to 15'-4 1/2". Then allowing for a proper roof slope to accommodate dormers with windows (allowing for natural lighting), we need the extra height.
 2. Also, we need the height to allow for proper ventilation of the building. See plans.
 3. See attached Accessory Building design and layout.

Sincerely,

John Davis



NOTE: DIMENSIONS ARE TO FACE OF EXTERIOR WALLS



1 Site Plan
1" = 100'-0"



GRAPHIC SCALE



0 100 200 300 400



Davis Residence
Accessory Building

No.	Description	Date

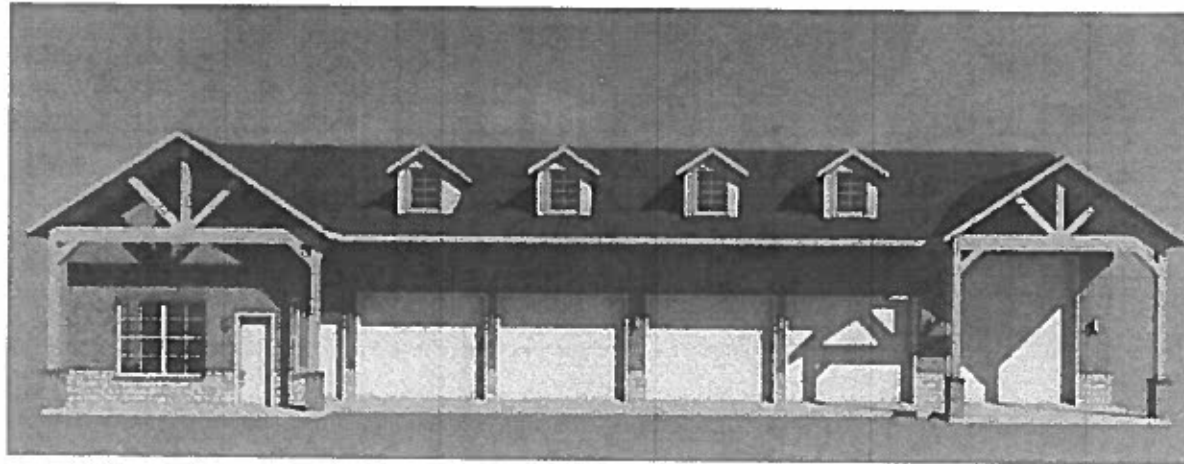
Site Plan

8333 FM 1171
Flower Mound, Texas
Denton County

Project no. 2017.0603
Date 06.03.2017
Drawn jch
Checked .

C1.1

Scale 1" = 100'-0"

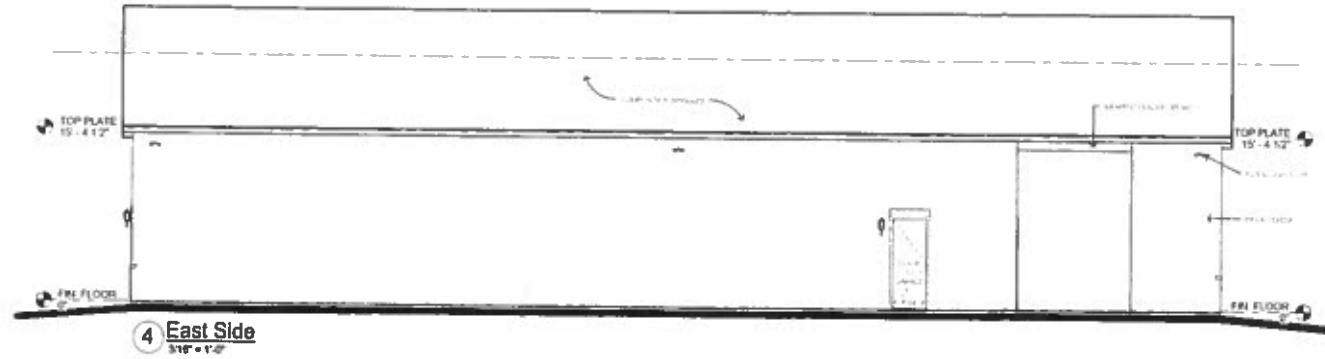
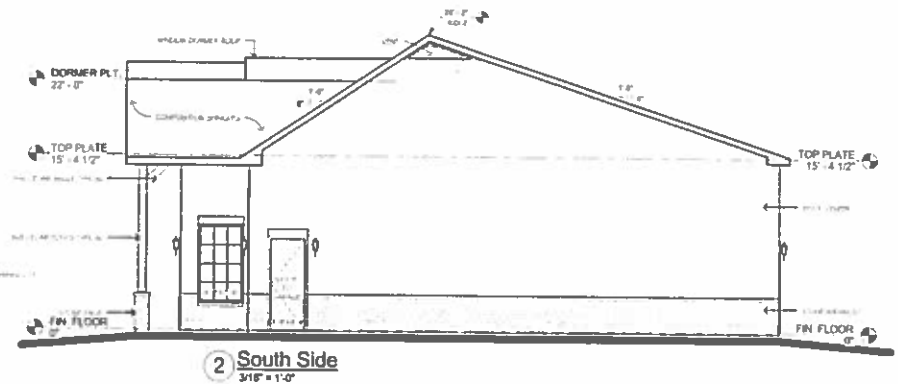
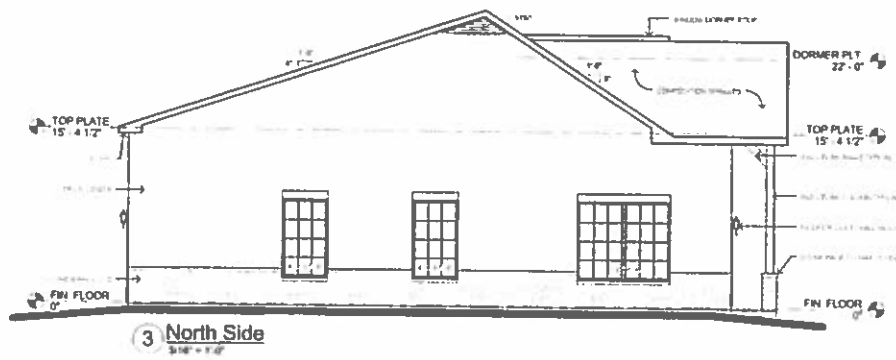
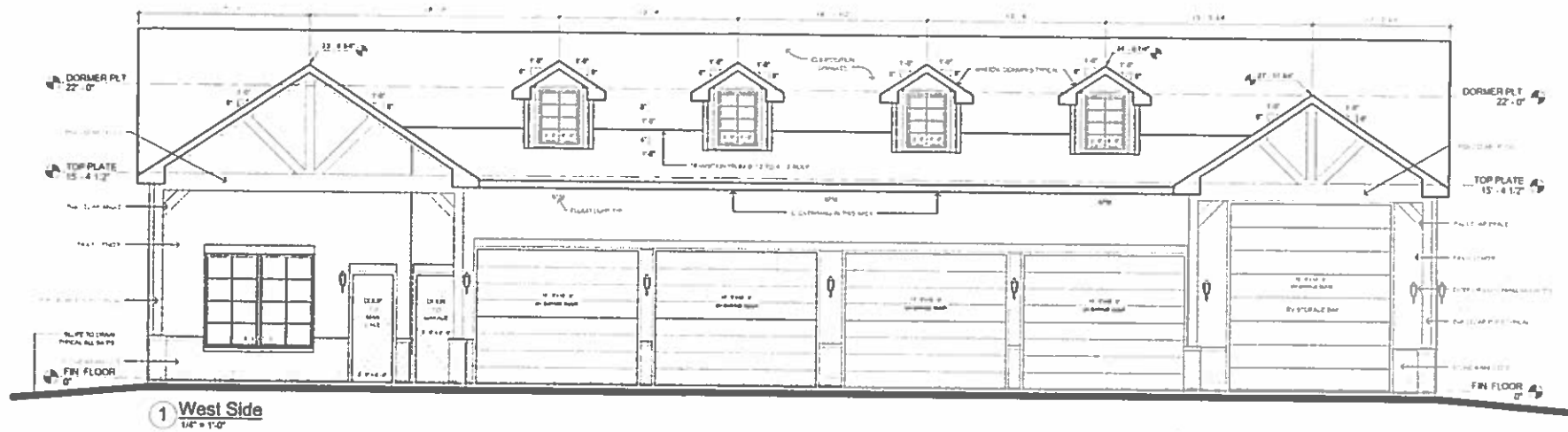


Davis Accessory Building

8333 FM 1171

Flower Mound, TX 75022

INDEX	
Sheet Number	Sheet Name
01	Site Plan
02	Foundation Plan
03	First Floor Plan
04	Second Floor Plan
05	Roof Plan
06	Exterior Elevation
07	Interior Elevation
08	Section
09	Details of Plan

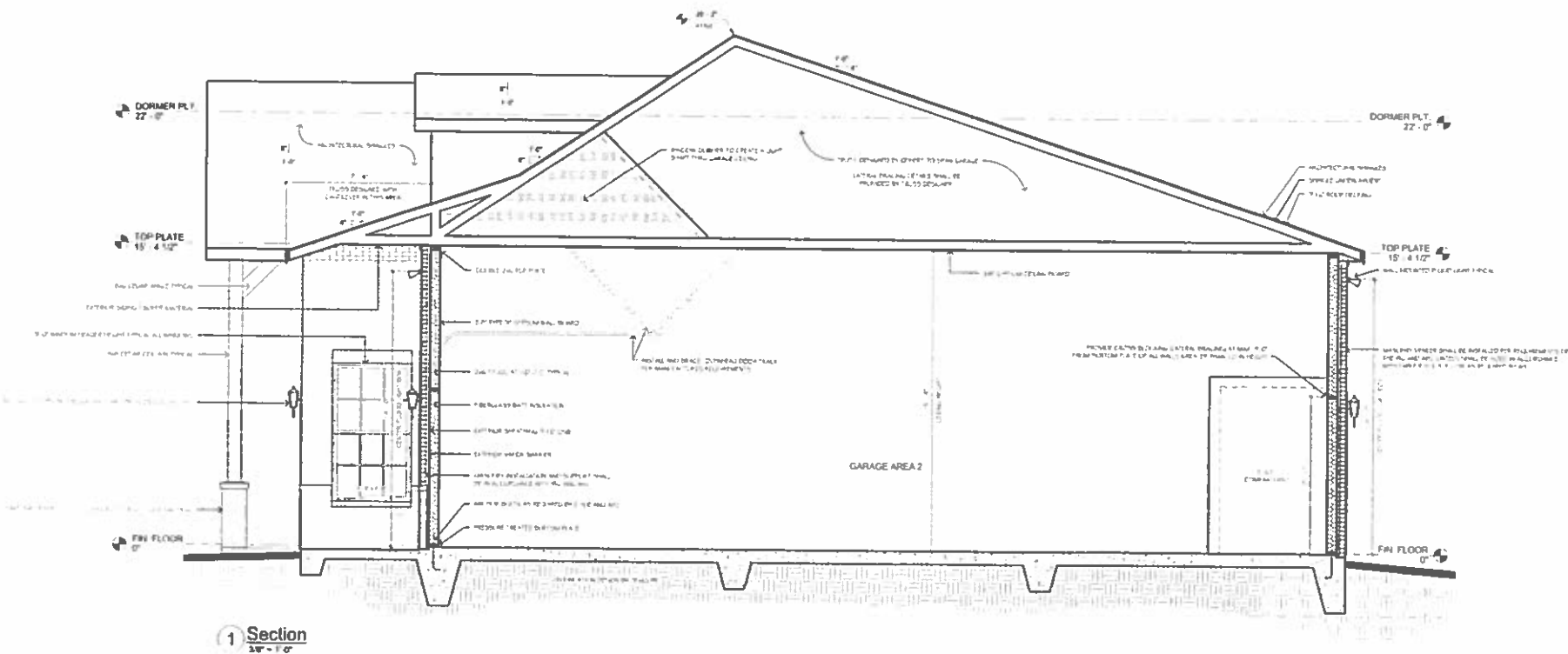


...PLANS ARE TO SCALE AS NOTED IF
 PRINTED ON 22" x 34" SHEETS...
 ...PLANS ARE 1/2 THE NOTED SCALE
 WHEN ON 11" x 17" SHEETS...

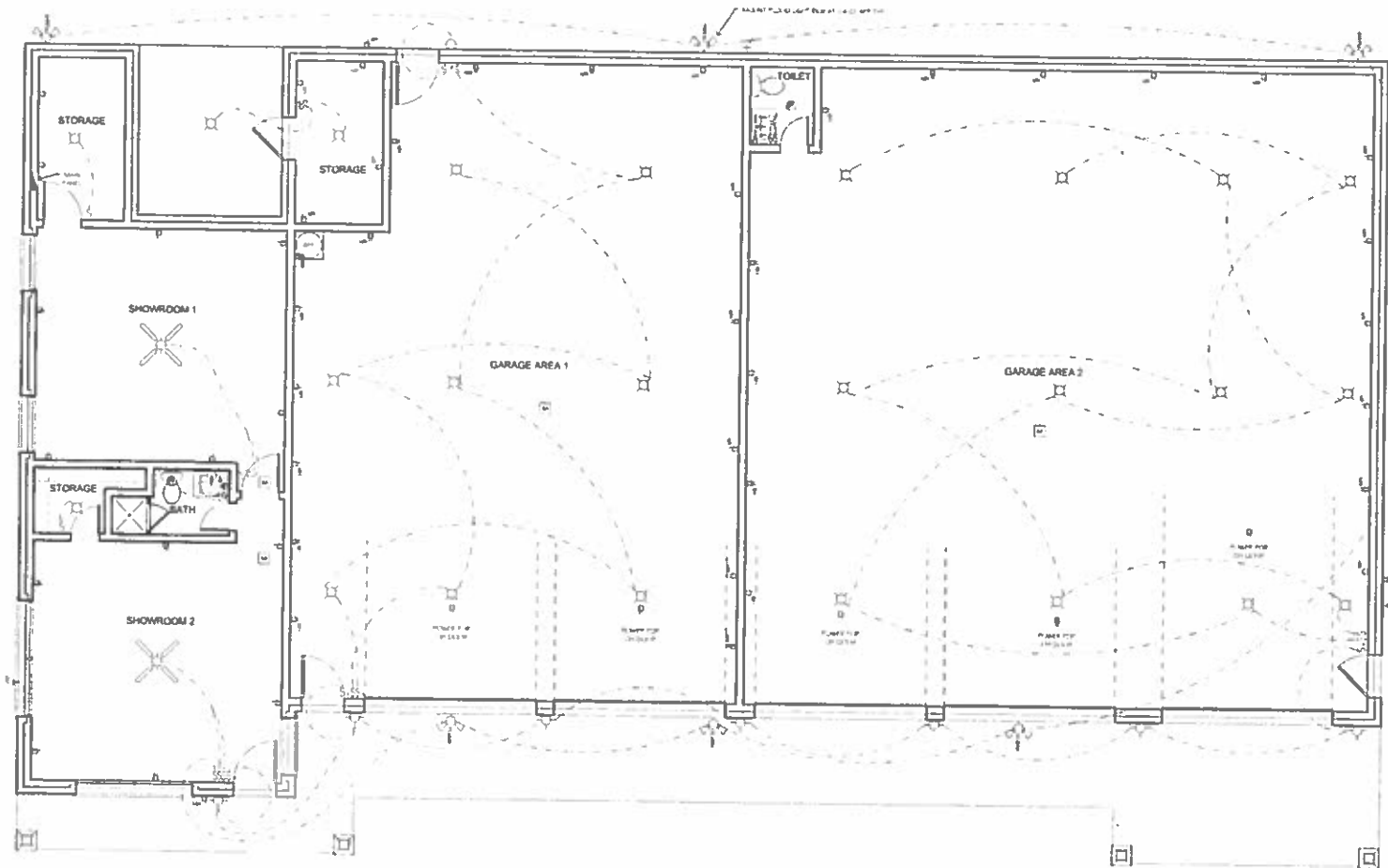
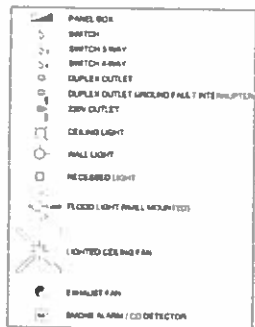
Accessory Building
 8333 PM 8871

Support
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 Lot
 City
 State
 Zip
 County

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	PLANS ARE TO SCALE AS NOTED IF PRINTED ON 22" X 34" SHEETS PLANS ARE 1/2 THE NOTED SCALE WHEN ON 11" X 17" SHEETS
Accessory Building 6333 FM 1171	Sheet No. 1 of 1 Date: 06/10/17 A3.2



1 Electrical Plan
1/4" = 1'-0"
GRAPHIC SCALE

General Notes:

- All electrical work shall be in accordance with the NEC.
- All 15 & 20 amp outlets shall be of the snap-mount type.
- All light fixtures shall be of the snap-mount type.
- Electrical conduits shall be EMT or PVC as indicated and listed for use.
- All outdoor signs shall be weather proof and listed for use.



View of Proposed Accessory Building Site

VIEW FROM PROPOSED ADDRESSARY BUILDING SITE
TOWARDS PROPOSED HOME SITE

VIEW FROM TOP OF RIDGE BEHIND PROPOSED
HOME SITE

Sec. 98-1032. - Accessory buildings.

(a)

Generally. Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.

(1)

Number; area. Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.

(2)

Barns and stables. In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns and/or stables shall be limited to a height of not more than twenty feet to the top of the roof. Such barns and/or stables shall not be located within 50 feet of any property line. Riding or rodeo arenas, whether enclosed, partially enclosed, or open air, shall require a specific use permit as provided in subsection 98-952(c), schedule of use regulations.

(3)

Location. Accessory buildings must be located at least five feet from any other building or structure on the property.

(4)

Walls abutting property line. When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.

(b)

Setback requirements.

(1)

Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.

a.

Generally.

1.

No accessory building shall be located within any easement.

2.

No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.

b.

Front. Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

c.

Side. Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.

d.

Rear. There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet.

e.

Height. Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

f.

Permit. No building permit shall be required.

(2)

Detached accessory buildings 120 square feet or larger shall be subject to the following regulations, in addition to any applicable regulations of this Code.

a.

Generally.

1.

No accessory building shall be located within any easement.

2.

No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.

b.

Front. Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

c.

Side. Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet from a side property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than 20 feet from the exterior side property line.

d.

Rear. There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than 20 feet from the rear property line.

(c)

Roof.

(1)

The minimum roof slope shall be 3 to 12.

Exception. Metal carports and engineered metal buildings.

(2)

The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

(d)

Exterior walls.

(1)

Accessory buildings 300 square feet and less in area may use exterior grade wood siding.

(2)

Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

(e)

Height. Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.

(f)

Permit. A building permit shall be required.

(Ord. No. 19-01, § 1, 3-5-2001)

8333 CROSS TIMBERS ROAD

Legend

-  Interim Holding
-  *Combined Uses-See Ordinance
-  Mixed Use
-  Central Business District
-  Agriculture
-  Single Family Estate
-  Single Family 30 & 1 (obsolete)
-  Single Family 15 & 2 (obsolete)
-  Single Family 10 & 3 (obsolete)
-  Single Family Attached
-  SFD (obsolete)
-  SFDM (obsolete)
-  SF-5
-  Multi-Family
-  Mobile Home
-  Office
-  Retail 1
-  Retail 2
-  Commercial 1
-  Commercial 2
-  Campus Industrial
-  Campus Commercial
-  Industrial 1
-  Industrial 2
-  Water Recreation
-  Recreation
-  Lake



ZONING MAP



200' PROPERTY OWNER NOTIFICATION



8333 CROSS TIMBERS ROAD



AERIAL MAP



PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, September 13, 2017 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from John Davis for a variance from Sections 98-1032 (b)(1)(b) and (e), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision.

Kate Allen
Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, September 1, 2017

Denton Record Chronicle:

FAX: 940-381-9667

Attn: Ann

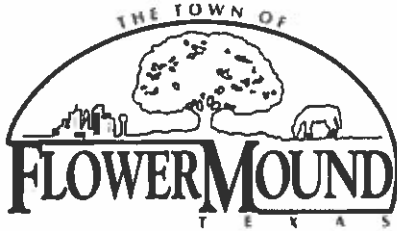
e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Kate Allen at 972-874-6368.

(Ref: Case No. BOA17-0007)

Town of Flower Mound Account Number: 100041132



August 28, 2017

Board of Adjustment Case No. BOA17-0007

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
TOWN OF FLOWER MOUND, TEXAS**

A request has been made from John Davis for a variance from Sections 98-1032 (b)(1)(b) and (e), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Post Oak Road and is locally known as 8333 Cross Timbers Road, Lot 16, of the Stewart Subdivision. The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, September 13, 2017 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by mail to the address listed below to my attention or in person to the office of Development Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

- 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 apply generally to other property in the same area and the same zoning district.
- b. That a variance is necessary to permit the applicant the same right 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. That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- d. That the variance, if granted, will not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Kate Allen
Plans Examiner

8333 CROSS TIMBERS RD
200' Property Owner Notification

Attachment 9

	NAME	ADDRESS	CITY	STATE	ZIP
1	BACCUS, ROY DUANE & LESLIE	2531 DOVE CREEK LN	CARROLLTON	TX	75006
2	ARMSTRONG, LEE ROY TRUSTOR ARMSTRONG, LAVERNE EST TRUST	4101 POST OAK RD	FLOWER MOUND	TX	75022
3	SCHMIDT, CARL & JANICE	3805 POST OAK RD	FLOWER MOUND	TX	75022
4	ABERCROMBIE, KEVIN A & CHRISTIE M	8501 CROSS TIMBERS RD	FLOWER MOUND	TX	75022
5	HURT-HARRIS, DANETTA	3801 POST OAK RD	FLOWER MOUND	TX	75022
6	LANGFORD, JAMES P & SUSAN M	1044 E JETER RD	BARTONVILLE	TX	76226
7	WEST, DAVID H & LORI C	2001 HOLLEY PKWY APT 600	ROANOKE	TX	76262
8	JAMISON, LORRAINE MARIE	5567 COUNTY ROAD 73	ROBSTOWN	TX	78380