



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

SEPTEMBER 12, 2018

**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

To address the Board of Adjustment, fill out a comment form on the night of the meeting, and turn it in to the Administrative Assistant prior to 6:20 p.m. Speakers are limited to 3 minutes, however this can be adjusted by the Chairman.

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

Board of Adjustment Meeting Agenda

September 12, 2018

Page 2

item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 the June 13, 2018, Board of Adjustment meeting.

E. PUBLIC HEARING

2. **(BOA18-0004)** Hold a public hearing and consider a request from Jay Chamberlain for a variance from Section 98-1032(a)(1) and Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trail and West of Skillern Road and is locally known as 4905 N. Creek Crossing, Lot 38R, Block F, of the River Oaks Estates Subdivision.
3. **(BOA18-0005)** Hold a public hearing and consider a request from The Town of Flower Mound for a variance from Sec. 98-1026, "Minimum front yard setback" and Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail, Lot 40, Block F, and is locally known as 2777 Skillern Road of the River Oaks Estates Subdivision.

F. ADJOURNMENT

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 7, 2018, 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 13TH DAY OF JUNE, 2018, 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	Place 2
Kent Johnson	Member	Place 3
David Moraine	Member	Place 5
Brad Painter	Alternate	Place 8

Constituting a quorum with the following members absent:

Greg Schultz	Member	Place 1
Sky Jay Schoggins	Member	Place 4
Thomas Moore	Alternate	Place 6

With the following members of the Town Staff participating:

James Donovan	Town Attorney
Chris Pamplin	Assistant Building Official
Joelle Hainley	Building Official
Kathy Allgood	Administrative Assistant

A. CALL TO ORDER – REGULAR SESSION

Chairman Harris called the meeting to order at 6:31 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Harris led the Pledge of Allegiance.

C. ELECTION OF CHAIRPERSON

Item tabled until the June 20, 2018, OGBOA Meeting.

D. ELECTION OF VICE-CHAIRPERSON

Item tabled until the June 20, 2018, OGBOA Meeting.

E. PUBLIC PARTICIPATION

None

F. CONSENT AGENDA

1. Consider approval of the minutes of the September 13, 2017, Board of Adjustment meeting.

VOTE ON THE MOTION

AYES: Johnson, Harris, Moraine, Painter

NAYS: None

E. PUBLIC HEARING

2. **(BOA18-0003)** Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032 (b)(2)(c), "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

Staff Presentation

Chris Pamplin, Assistant Building Official

Applicant Presentation

Bjorn Vandug, 2016 Barton Creek Lane, Flower Mound, TX.

Public Comment

Gary Blockley, 2013 Barton Creek Lane, Flower Mound, TX, spoke in favor of the variance.

Ken Berg, 2012 Barton Creek Lane, Flower Mound, TX, spoke in favor of the variance.

Harris Williams, 2900 Branch Hollow, Flower Mound, TX, spoke in favor of the variance.

Board Member Johnson moved to grant the variance from Section 98-1032 (b)(2)(c), "Accessory Buildings" of the Code of Ordinances. The property is generally located south of Firewheel Drive and west of Morriss Road and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside At Cross Timbers.

- 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 Moraine seconded the motion.

VOTE ON THE MOTION

AYES:	Painter, Moraine, Harris, Johnson
NAYS	None
ABSTAIN	None

The motion to grant the variance was approved with a unanimous vote of 4-0.

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 7:10 p.m. and all were in favor.

Stephen Harris, Chairman

ATTEST:

Kathy Allgood, Administrative Assistant



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO:
September 12, 2018**

FROM: Tasha Coates, Plans Examiner

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Jay Chamberlain

STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA18-0004) Hold a public hearing and consider a request from Jay Chamberlain for a variance from Section 98-1032(a)(1) and Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trail and West of Skillern Rd and is locally known as 4905 N Creek Crossing, Lot 38r, Block F, of the River Oaks Estates Subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: Jay Chamberlain
4905 N Creek Crossing
Flower Mound, TX 75022

II. LOCATION:

PROPERTY ADDRESS: 4905 N Creek Crossing
Flower Mound, TX 75022

SUBDIVISION: Lot 38R, Block F
River Oaks Estates

ZONING: SFE

III. STAFF ANALYSIS:

A request has been received from Jay Chamberlain for a variance from Section 98-1032(a)(1) and Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances.

- This request is to allow the following:
 - To allow the total maximum square footage to be increased to 2,350 sq ft from the 1,500 sq ft maximum allowed for this zoning (Single Family Estate, or SFE)
 - To allow the maximum grade to peak height to be increased to 25' from the 20' maximum height allowed for this zoning (Single Family Estate, or SFE)
- An accessory building permit application could not be approved, as the proposed accessory building would exceed the maximum square footage allowed for this property, based on Section 98-1032(a)(1) which states "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"
- An accessory building permit application could not be approved, as the proposed accessory building would exceed the maximum grade to peak roof height allowed for this property, based on Section 98-1032(e), which states "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."

Mr. Chamberlain is requesting a variance to allow the total square footage of all accessory buildings to be 2,350, which is 850 sq ft more than the 1,500 sq ft maximum allowed Per Section 98-1032(a)(1) of the Code of Ordinances. Additionally, Mr. Chamberlain is requesting a variance to allow a detached accessory building to be constructed at 25' in height, which is 5' more in height than allowed for this zoning per Section 98-1032(e) of the Town ordinance.

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: 7-16-18

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 _____ of the Town of Flower Mound Zoning Ordinance.

BOA18-0004

LOCATION OF PROPERTY

Street Address: 4905 NORTH CREEK CROSSING

Legal Description: Lot/Tract 38-2, Block F, of Subdivision/Abstract RINO OAKS ESTATES

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

4905 NORTH CREEK CROSSING FMTX 75022

Print Name

Jay Chamberlain
214-564-2300

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 _____.

July 16, 2018

Zoning Board of Adjustments
Town of Flower Mound

Dear Committee Members,

I am writing you today to make a request to the Zoning Board of Adjustments that a variance be granted on the size of an accessory building I wish to construct on my property.

The building I desire to construct is 45x50 and will be cosmetically constructed to be consistent with the rest of my home. (see attached)

The building is designed to be approximately 25' tall at peak, although due to grade work on the property in an effort to tie into the existing driveway, the pad will sit below the existing grade of the property in the immediate area approximately 2'.

I am requesting that the board approve my larger building based on the following merits:

1. My 2.157 acre property is located along the entire southern side of a 3 home cul-de-sac and the build site in particular is almost completely out of view from every angle.
2. I have obtained approval from both the River Oaks HOA as well as my two neighbors whom I share the cul-de-sac for my proposed building size.
3. Aside from attempting to address my storage needs, I am also looking to address what is the forthcoming construction of Fire Station #7. This large commercial structure is located directly adjacent to my property of which we will share a 7' masonry wall between us. Upon completion of the fire station, this structure will sit approximately 37' above our common wall with limited visual and sound barriers present.

My desire is to construct a building that addresses both my physical need for space as well as my anticipated desire to minimize my visibility of my new neighbor. To accomplish this, I am asking for a variance of 850 square feet, and 5' of height.

With regards to the 4 conditions that must apply for you to approve my request, I ask that you consider the following:

1. Special Circumstances-
 - a. Although I am zoned SFE, I actually have over 2.1 acres of property, over twice the size of the typical SFE lot, upon which 1500 square feet and 20' of height is permitted.
 - b. I am surrounded on two sides by large commercial structures. (Fire station #7, Coram deo Academy)
2. The "same rights"-
 - a. Typically SFE lots are one acre, and limited to 1500 square feet. I actually have 2.157 acres and "proportionally" this would suggest 3000 square feet is allowable. I am requesting 2350 square feet total, with the vast majority of my property still under vegetation. (see aerial view)
3. Land use pattern- Today my property is for residential use, and I will continue to use it as such.

Materially detrimental to the public-

- a. I actually believe the accessory building will add value to the property and all owners future use
- b. It is virtually invisible from all neighbors directly impacted
- c. I have received written approval from each of my neighbors and my HOA.

Again, I thank you for your consideration.

Sincerely,

Jay Chamberlain
4905 North Creek Crossing
Flower Mound, TX 75022
(214) 564-2300
Jdc-4@outlook.com

C2	(100%)	VALUE
C3	74.03	50.00
C4	21.92	20.00

L3	33.45	S30°56'04"E
L4	16.10	S45°30'10"W

ATTACHMENT 2

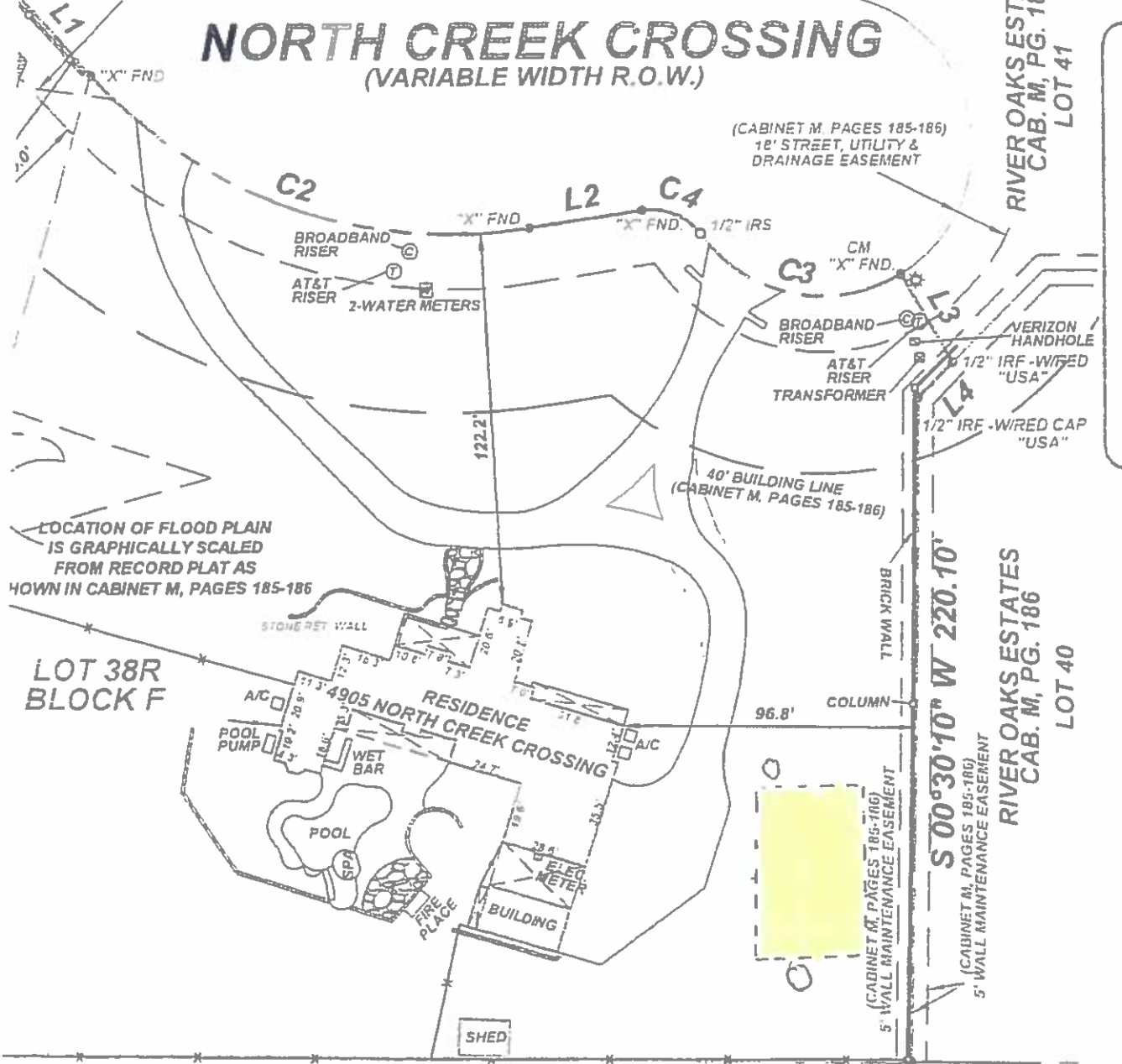
SCALE: 1"=1'

(CABINET M, PAGES 185-186)
30'x30' SIGHT VISIBILITY EASEMENT

NORTH CREEK CROSSING (VARIABLE WIDTH R.O.W.)

(CABINET M, PAGES 185-186)
18' STREET, UTILITY & DRAINAGE EASEMENT

RIVER OAKS ESTATES
CAB. M, PG. 186
LOT 41



LOCATION OF FLOOD PLAIN
IS GRAPHICALLY SCALED
FROM RECORD PLAT AS
SHOWN IN CABINET M, PAGES 185-186

LOT 38R
BLOCK F

STONE RET. WALL

4905 NORTH CREEK CROSSING

A/C

POOL PUMP

WET BAR

POOL

ELECTRIC METER

BUILDING

PIPE PLACE

SHED

96.8'

COLUMN

BRICK WALL

220.10'

S 00°30'10" W

220.10'

(CABINET M, PAGES 185-186)

5' WALL MAINTENANCE EASEMENT

(CABINET M, PAGES 185-186)

5' WALL MAINTENANCE EASEMENT

(CABINET M, PAGES 185-186)

5' WALL MAINTENANCE EASEMENT

(CABINET M, PAGES 185-186)

5' WALL MAINTENANCE EASEMENT

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5' WALL MAINTENANCE EASEMENT

(CABINET M, PAGES 185-186)

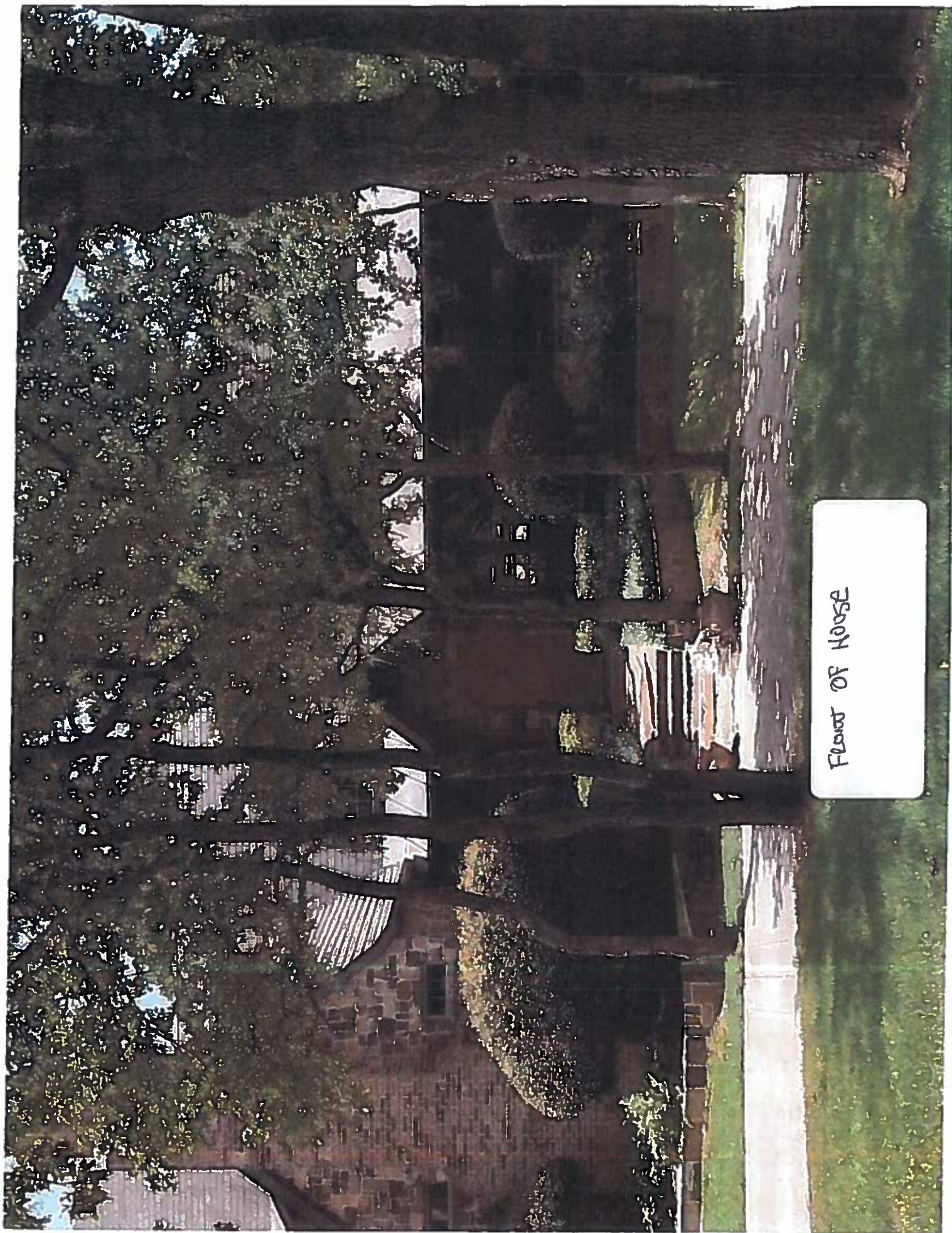
5' WALL MAINTENANCE EASEMENT

(CABINET M, PAGES 185-186)

5' WALL MAINTENANCE EASEMENT

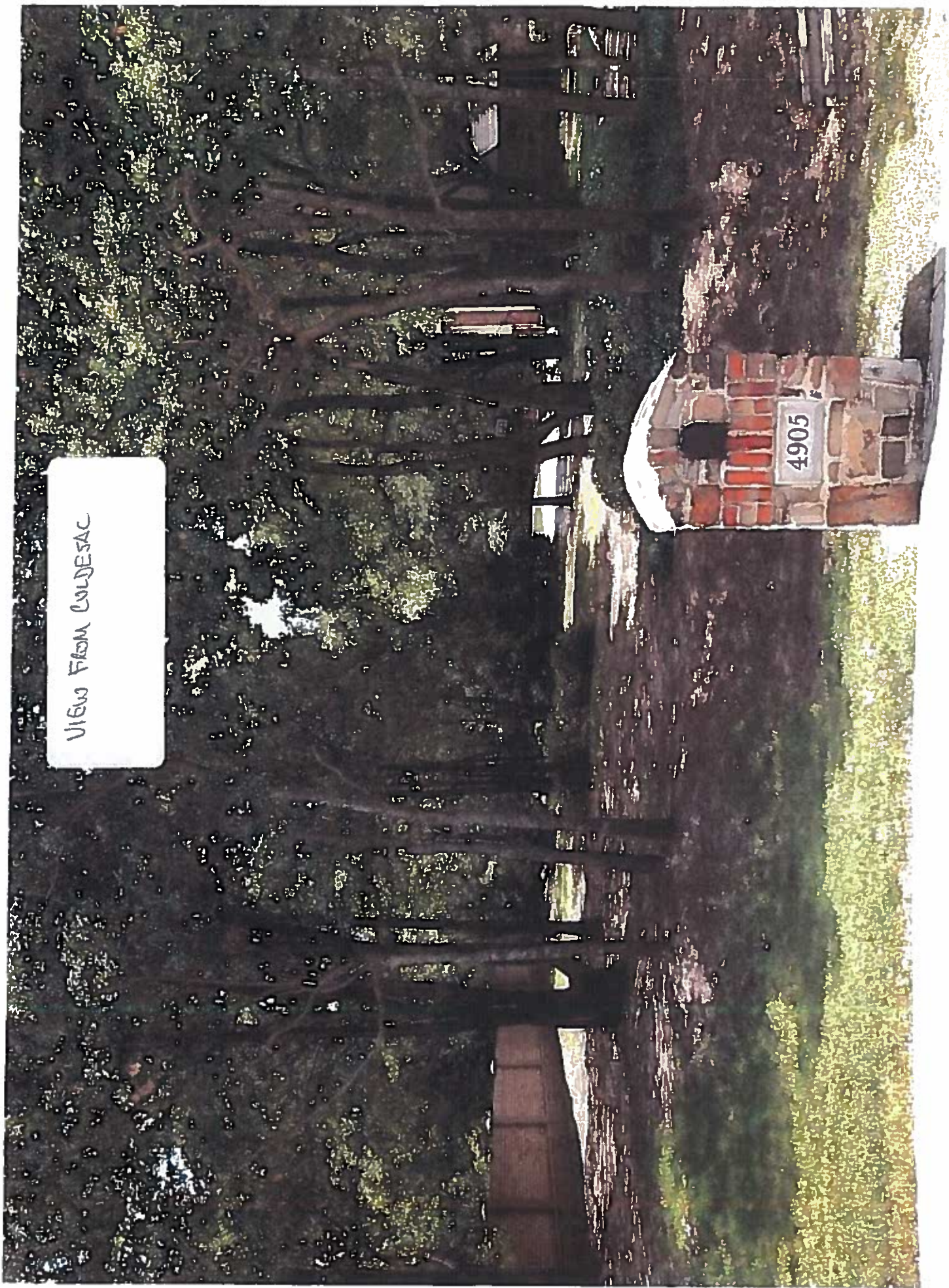
N 89°24'51" W 314.30'

WICHITA CREEK BAPTIST CHURCH
CC #97-0008162



Front of House

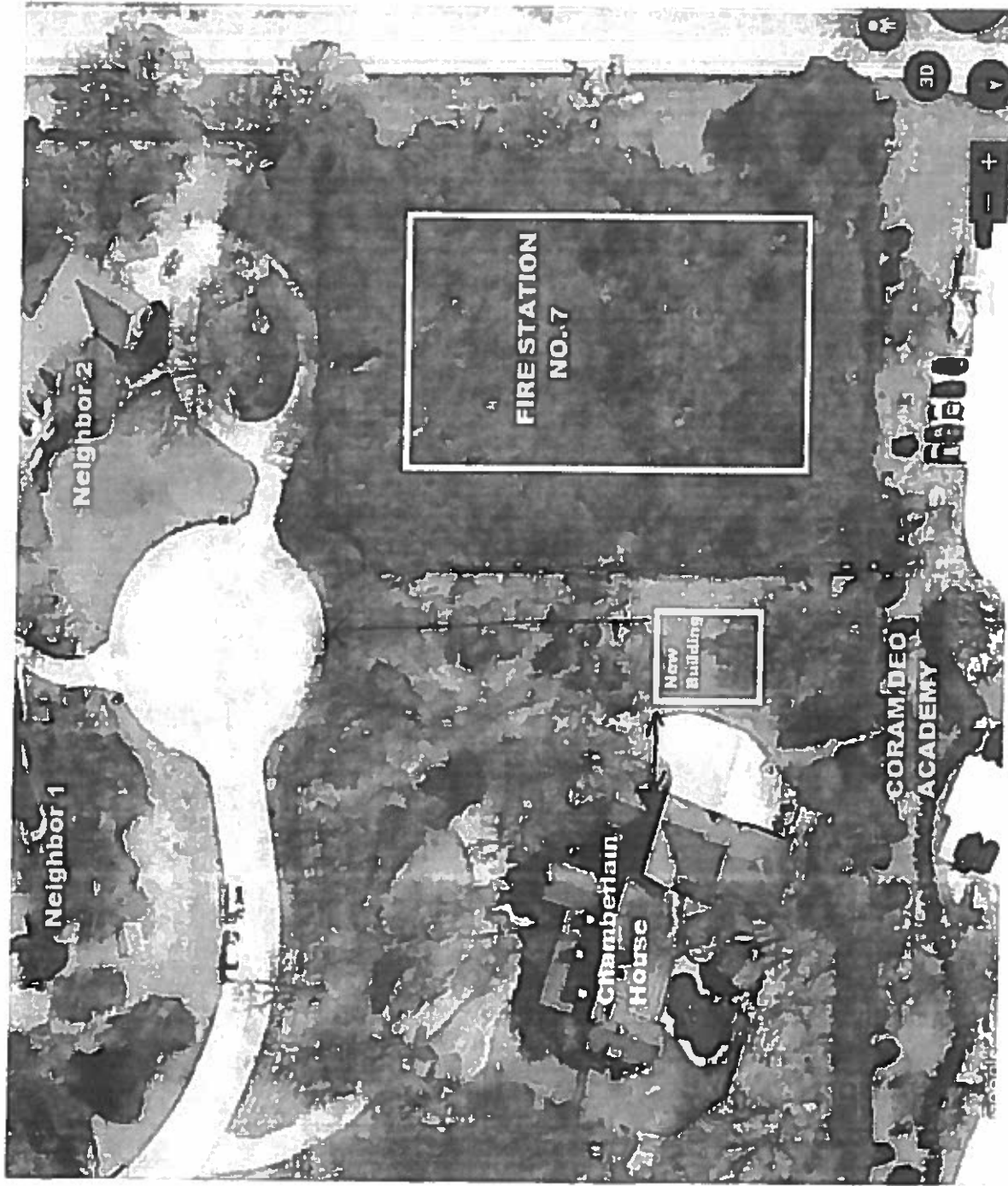
VIEW FROM COLDESAC



ATTACHMENT 2



Build site from
Driveway



160' from streets edge
80' from existing house

ATTACHMENT 2

**A CUSTOM PLAN FOR
The Chamberlain Family**

【例 1】(2010 年 10 月 10 日) 某公司 2010 年 10 月 10 日购入一批材料, 增值税专用发票上注明的价款为 100 万元, 增值税税额为 17 万元。该批材料已验收入库, 但货款尚未支付。下列各项中, 应计入该公司 2010 年 10 月 10 日资产负债表“应付账款”项目金额的是 ()。

【答案】C

【解析】应付账款是指企业因购买材料、商品和接受劳务供应等经营活动而应付给供应单位的款项。应付账款应按应付金额, 即包括增值税在内的应付账款总额入账。因此, 本题中应付账款的金额 = 100 + 17 = 117 (万元)。

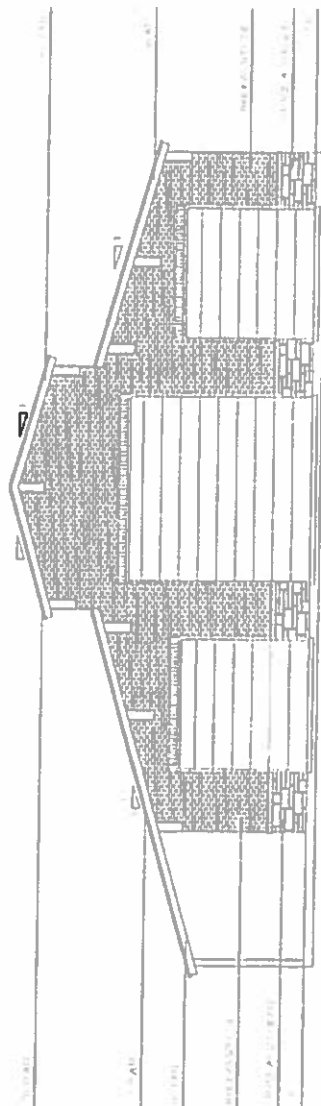
Dutton Drafting & Design
Chris A Dutton
1474 N. MONTICELLO W. STE. A
MADISON, WISCONSIN 53704
(608) 261-1111
chris@dutton-drafting.com



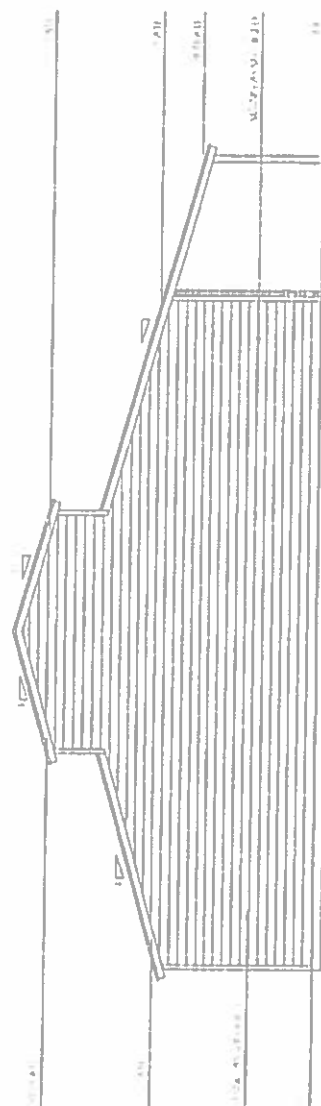
0221

PAGE 307

E 303



CONCLUSIONS

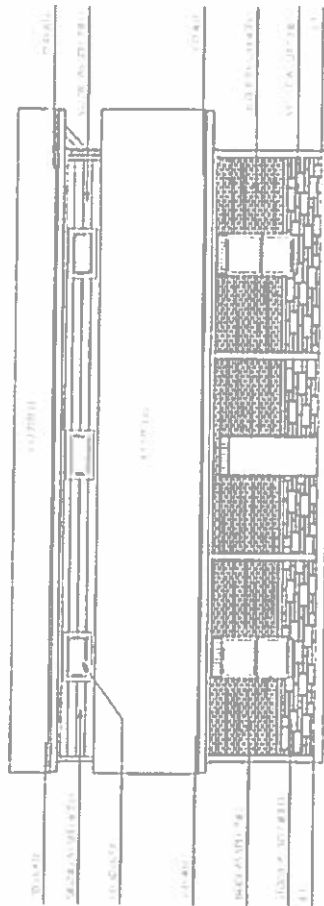


REAR ELEVATION

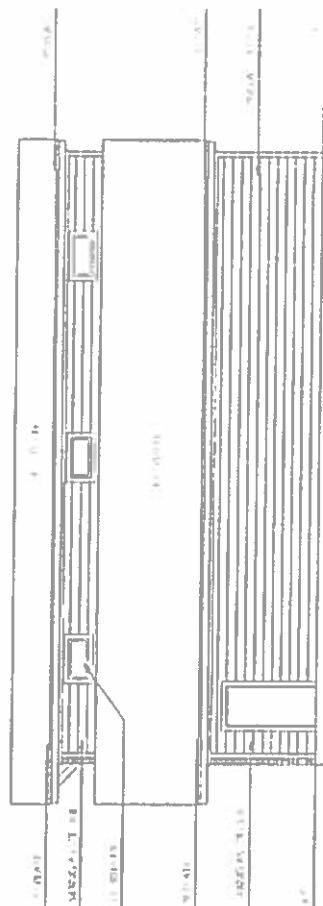
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FRONT / REAR FROM CUL-DESAC

ATTACHMENT 2



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

A CUSTOM PLAN FOR
The Chamberlain Family

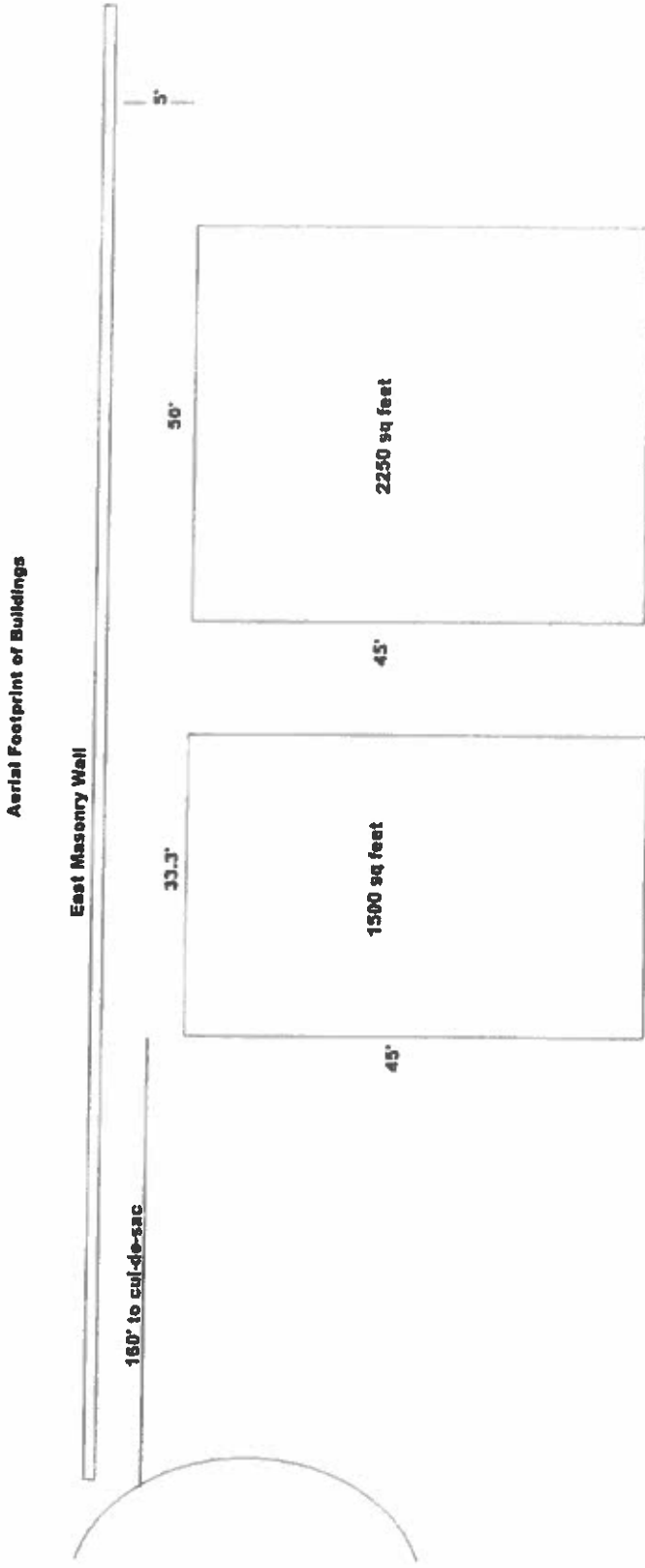
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

Bottom Drafting & Design
Civil & Design

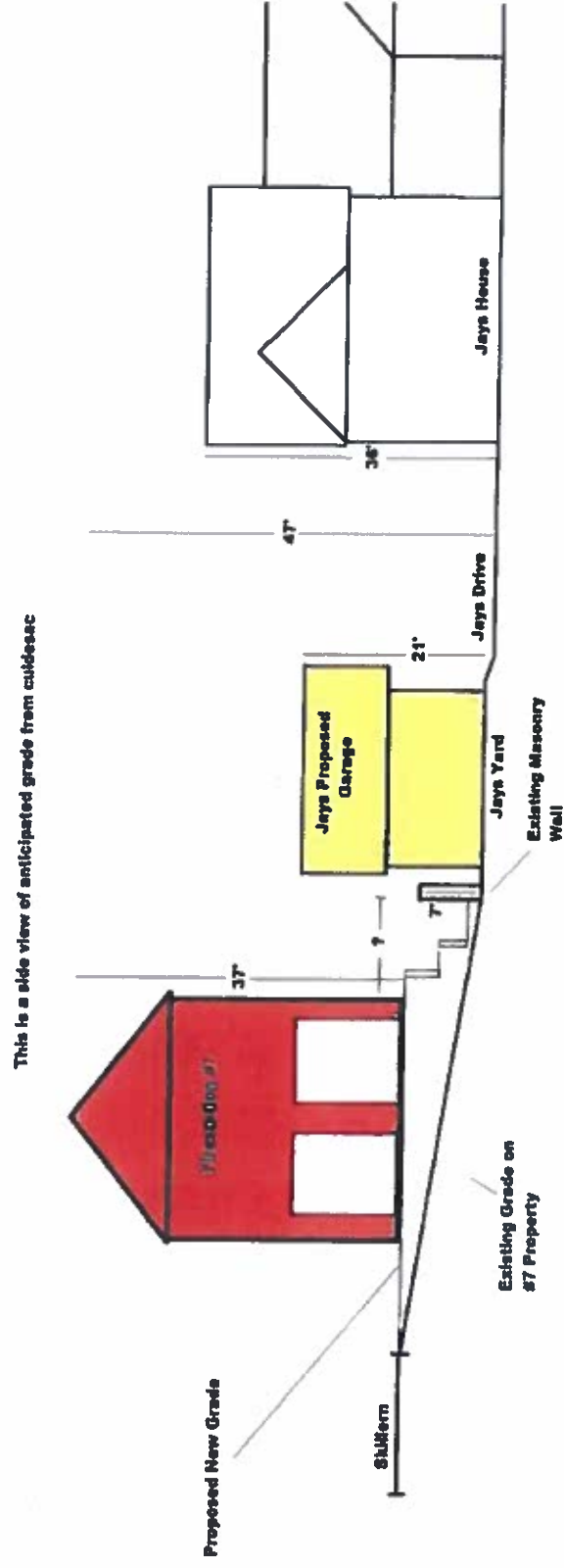


DATE
07/26/18

PAGE
20-3



The purpose of this illustration is to acknowledge that the visible dimension of the building from the cul-de-sac does not change with an increase in size. If I am required to maintain the 1500 square foot limitation, the depth of the building will remain at 45'. The increase in size to the building is only visible to myself and Fire Station #7 on my east.



The purpose of this illustration is to show the visual impact of Fire Station #7 to my property and how my proposed building will give me some visual screening to such.

HOA Approval

FM River Oaks, INC.
PROPERTY MODIFICATIONS REQUEST

Please PRINT all information:

Date

7/5/18

Homeowner: Jay and Anna Chamberlain

Address: 4908 North Creek Crossing, Flower Mound, TX 75022

E-mail: jdc14@outlook.com

Telephone: Daytime: 214-564-2300

Evening:

Submit request(s) and all documentation by registered or certified mail; alternatively you may email your request and documentation to info@acceleratedmgmt.com or fax (972) 372-0680. Verification of delivery may be required.

FM River Oaks - ACC
 c/o AAMC
 1079 W Round Grove Rd. / 300-355
 Lewisville, TX 75067

Description of proposed modification(s) IN DETAIL:
 We are looking to construct a secondary garage along the eastern edge of our property that will not be adjacent to the soon to be constructed Flower Mound
 structure.

This structure will be accessed from our existing driveway and will be aesthetically similar to the existing home structure

This structure will have no living quarters, and will serve as both a storage and sight sound barrier to our pending adjacent neighbor.

Continue on back or attach additional pages as needed

Description should be as detailed as possible and include the following appropriate information

- | | |
|---|---|
| ☒ Designs and plans, showing dimensions | ☐ Distances from existing Dwellings of homeowners and adjacent lots |
| ☐ Colors (example if possible) | ☐ Sketch or photograph of a manufacturer's product |
| ☒ Elevations | ☐ Statements from adjacent property owners, if appropriate |
| ☒ General topography - Property Plot | ☐ Modifications that require digging |
| ☐ Materials to be used | ☐ Owners are responsible for damage or consequential damage to utility lines |
| ☐ Provisions for drainage | |

Estimated Start Date:

7/1/18

Estimated Completion Date:

7/1/18

(Unless otherwise approved by the Board, improvements are required to be completed within 90 days)

Homeowner Signature:

By submitting this request and signing this document, I (the homeowner) have reviewed SPSHOA guidelines per the Covenant and Deed Restrictions

(Architectural Committee Only)

ACC Decision: ☒ Approved ☐ Denied ☐ Approved as modified or with stipulation(s); attach comments if needed

Committee Chairman Signature:

Paul M. Callan Date: 07/16/18

Neighbor blessing

ATTACHMENT 2

Jay Chamberlain

From: tignor1@verizon.net
Sent: Tuesday, July 17, 2018 1:49 PM
To: Jay Chamberlain; matt.pam@verizon.net
Subject: Re: Chamberlain - Garage Plans

Hi Jay... Thanks for letting us know. Not only do you have our blessing, but Kurt may be contacting you as your building goes up to come look at it because he wants to do something similar near the back of our driveway).
Good luck with everything.
Maureen

-----Original Message-----

From: Jay Chamberlain <jay@schaircut.com>
To: Pam Leyman <matt.pam@verizon.net>; tignor1 <tignor1@verizon.net>
Sent: Mon, Jul 16, 2018 4:53 pm
Subject: Chamberlain - Garage Plans

Hey Ladies,

Hope the summer is treating you and the families well. We've got our last one headed off to college so it's been bitter-sweet around here (I'm thinkin sweet but Jana, not so much ☺)

Wanted to let you know (and seek your blessing) that I am in the process of building an "accessory building" on our property. It will be located towards the end of our driveway across from our existing garage on what we call the "soccer field".

The building will be designed to be consistent with the exterior of our existing home (stone, brick, cedar, etc) and the doors will face my house. The purpose of the building will be to store our RV and some of my car collection. The other purpose will be to attempt to provide some level of visual shield to the upcoming Fire Station building. Based on the drawings we have received from the Town, and the lack of trees I have back in that area, I believe I am going to be facing a very large structure every day, and so my hope is that my building will give me some visual break.

I received approval from the HOA today, and so my next step is to seek a variance from the town through their zoning board of adjustments. I don't know that they will bother with attempting to contact my "neighbors" since we have so much spacing between our properties, but I thought it wouldn't hurt if I provided them copies of some type of "blessing or approval" from the only neighbors I have.

Let me know if you have any questions, and I appreciate your help in advance.

Regards,

Jay

Jay Chamberlain
(214) 564-2300

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.

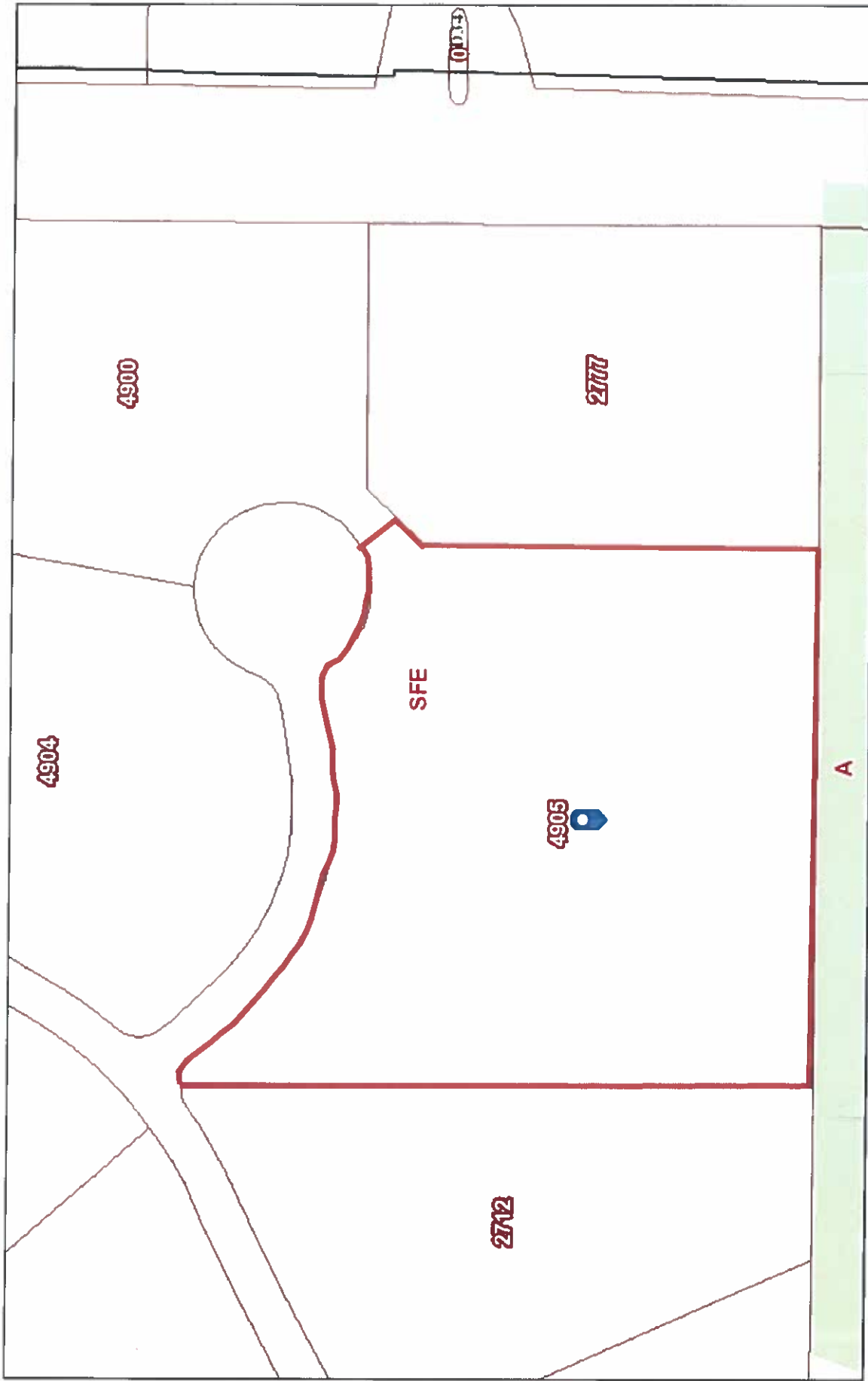
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

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)

Zoning Map



8/24/2018 3:16:44 PM

Override 1

Parcel

County Line

Town Limits

Address Points

Zoning

Interim Holding

Combined Uses-See Ordinance

Mixed Use

Central Business District

Agriculture

Single Family Estate

0 0.01 0.03 0.05 mi

0 0.01 0.03 0.05 km

1:1,128

Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | NCTCOG | NCTCOG, Town of Flower Mound | Town of Flower Mound | Town of Flower Mound, DCAD, TAD |

200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 5



8/24/2018 3:35:40 PM

Buffer (Step 2) _Query result_2

Override 1

Parcel

County Line

Town Limits

Address Points

Park Location

Streams

Town of Flower Mound, Esri HERE, Garmin, INCREMENT P, NGA, USGS | NCTCOG | NCTCOG | Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD |

Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

0

0.03

0.06

0.12

mi

0

0.05

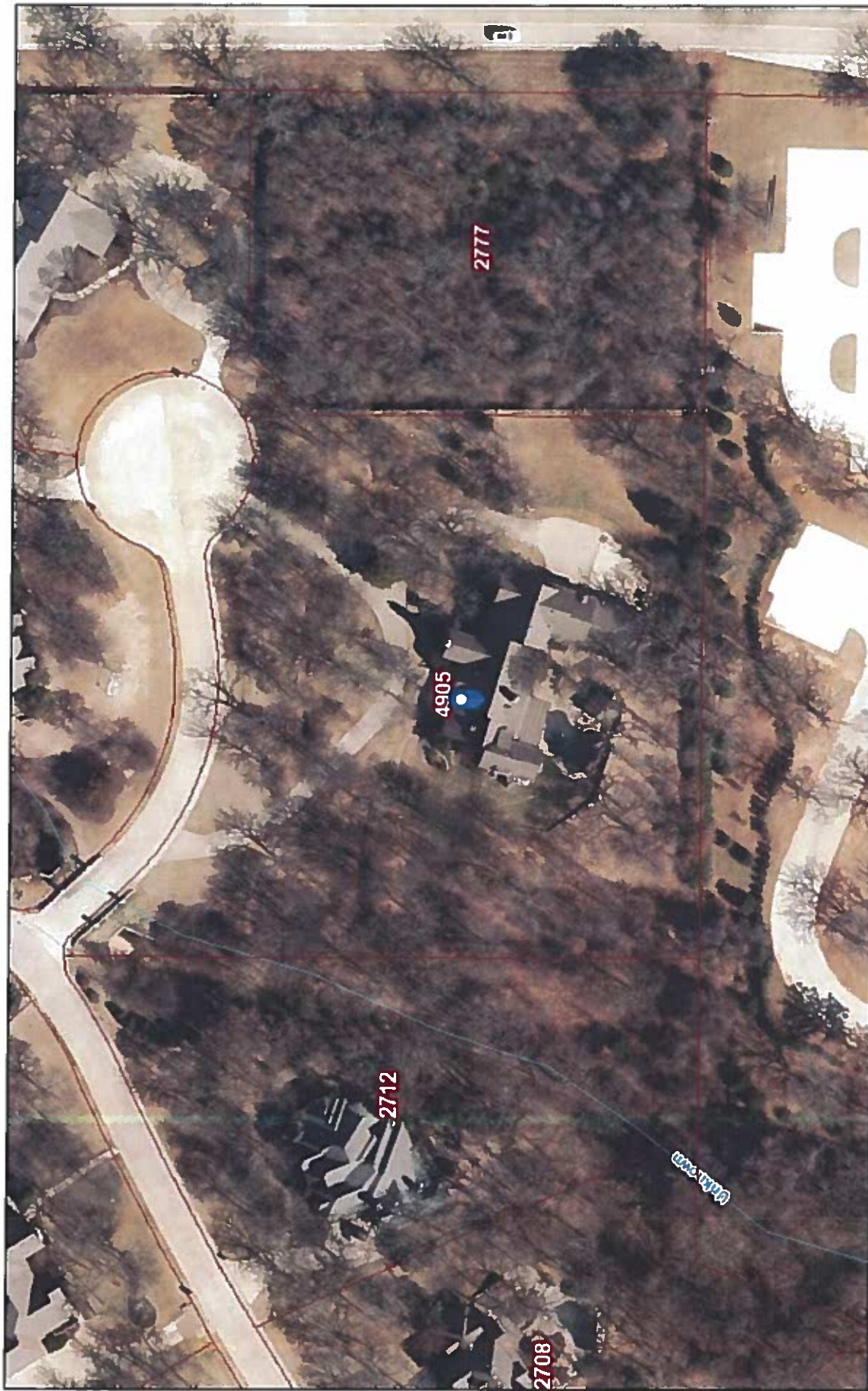
0.1

0.2

km

AERIAL PHOTO

ATTACHMENT 6



8/27/2018 2:33:13 PM

2017 AERIAL PHOTOGRAPHY

Streams

Town Limits

0 0.01 0.03 0.03 mi

0 0.01 0.03 0.05 km

Red: Band_1

Blue: Band_3

Parcel

Address Points

0 0.01 0.03 0.03 mi

0 0.01 0.03 0.05 km

Green: Band_2

County Line

Park Location

0 0.01 0.03 0.03 mi

0 0.01 0.03 0.05 km

NCTCOG | NCTCOG, Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD | Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing and consider a request from Jay Chamberlain for a variance from Section 98-1032(a)(1) and Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trail and West of Skillern Rd and is locally known as 4905 N Creek Crossing, Lot 38R, Block F, of the River Oaks Estates Subdivision.

Tasha Coates
Residential Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, August 31, 2018
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, August 31, 2018

Denton Record Chronicle:
FAX: 940-381-9667
Attn: Ann
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Tasha Coates at 972-874-6368.

(Ref: Case No. BOA18-0004)

Town of Flower Mound Account Number: 100041132



August 28, 2018

Board of Adjustment Case No. BOA18-0004

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

A request has been made from Jay Chamberlain for a variance from Section 98-1032(a)(1) and Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trail and West of Skillern Rd and is locally known as 4905 N Creek Crossing, Lot 38r, Block F, of the River Oaks Estates Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, September 12, 2018, 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 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 not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Tasha Coates
Plans Examiner

Mailing address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Road
Flower Mound, TX 75028

PID	SUBNAME	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Site Address
R188007	RIVER OAKS ESTATES	RUMSEY, GREGORY SCOTT & MARCIE ANN POMPEI	2708 BLUE WOOD TRL	FLOWER MOUND	TX	75022	2708 BLUE WOOD TRL
R188008	RIVER OAKS ESTATES	SPENCER, CAROLYNN R & TIMOTHY K	2712 BLUE WOOD TRL	FLOWER MOUND	TX	75022	2712 BLUE WOOD TRL
R188011	RIVER OAKS ESTATES	FLOWER MOUND, TOWN OF	2121 CROSS TIMBERS RD	FLOWER MOUND	TX	75028	2701 SKILLERN RD
R188012	RIVER OAKS ESTATES	TIGNOR, KURT & MAUREN	4900 N CREEK XING	FLOWER MOUND	TX	75022	4900 CREEK XING
R188013	RIVER OAKS ESTATES	LEYMAN, MATTHEW E & PAMELA J	4904 N CREEK XING	FLOWER MOUND	TX	75022	4904 CREEK XING
R188030	RIVER OAKS ESTATES	GARDNER, KENNETH SCOTT & ALICIA LAURA	2713 BLUE WOOD TRL	FLOWER MOUND	TX	75022	2801 BLUE WOOD TRL
R188031	RIVER OAKS ESTATES	ABBEE, JAMES M & KELLIE H	2801 BLUE WOOD TRL	FLOWER MOUND	TX	75022	2801 BLUE WOOD TRL
R188032	RIVER OAKS ESTATES	SMITH, ROBERT S & TERRI L	2805 BLUE WOOD TRL	FLOWER MOUND	TX	75022	2805 BLUE WOOD TRL
R19567	CORAM DEO ACADEMY	CORAM DEO ACADEMY, INC	4900 WICHITA TRL	FLOWER MOUND	TX	75022	4902 WICHITA TRL
R234205	RIVER OAKS ESTATES	CHAMBERLAIN, JAY & JANA TRTS OF CHAMBERLAIN REVOCABLE TRUST	4905 N CREEK XING	FLOWER MOUND	TX	75022	4905 CREEK XING



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO:
September 12, 2018**

FROM: Liz Ciolino, Commercial Plans Examiner

THROUGH: Joelle Hainley, Building Official

PRESENTER:

APPLICANT: Town of Flower Mound

STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA18-0005) Hold a public hearing and consider a request from The Town of Flower Mound for a variance from Sec. 98-1026, "Minimum front yard setback" and Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail, Lot 40, Block F, and is locally known as 2777 Skillern Road of the River Oaks Estates Subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

II. LOCATION:

PROPERTY ADDRESS: 2777 Skillern Road
Flower Mound, TX 75022

SUBDIVISION: Lot 40, Block F
River Oaks Estates Subdivision

ZONING: SFE

III. STAFF ANALYSIS:

A request has been received from Town of Flower Mound for a variance from Sec. 98-1026, "Minimum front yard setback" and Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances.

The applicant is requesting a variance to allow the proposed fire station to encroach over the front setback by 10'. The lot has a required 40' front yard. Section 98-1026 (b) of the Town's Code of Ordinances requires that the front yard be open and unobstructed, except for the ordinary projections of window sills, belt courses, cornices and other architectural features of the main building, projecting no more than 12 inches into the required front yard. The variance, if granted, would allow the building to encroach into the required front yard by 10'.

The applicant is also requesting a variance to allow a 6' tall masonry screen wall, gate, and wood fence to be constructed within the required front yard. Section 98-1142 (a) of the Town's Code of Ordinances requires that a fence or wall located within a required front yard be limited in height to 4'. The variance if granted would allow the fire station to have a 6' masonry wall, gate, and fence located within the required front yard.

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 98-1026 (b) and Section 98-1142 (a)
- 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

DATE: 8/6/2018

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 _____ of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2701 Skillern Blvd

Legal Description: Lot/Tract 40, Block F, of Subdivision/Abstract River Oaks Estates

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.)

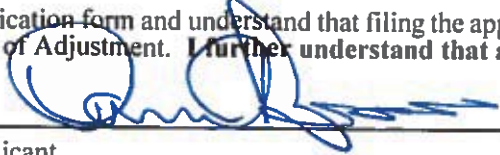
Requesting 30' set back in lieu of 40' and to construct a 9' fence on the east side facing Skillern to screen the generator.

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.



David Bauer

Signature of Applicant

Print Name

2121 Cross Timbers Road

Mailing Address

Telephone (Home)

972 874-6308

Telephone (Day Number)

Staff Member's Signature

8/6/18

Date

N/A

Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

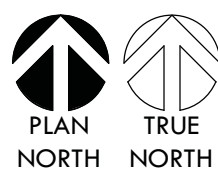
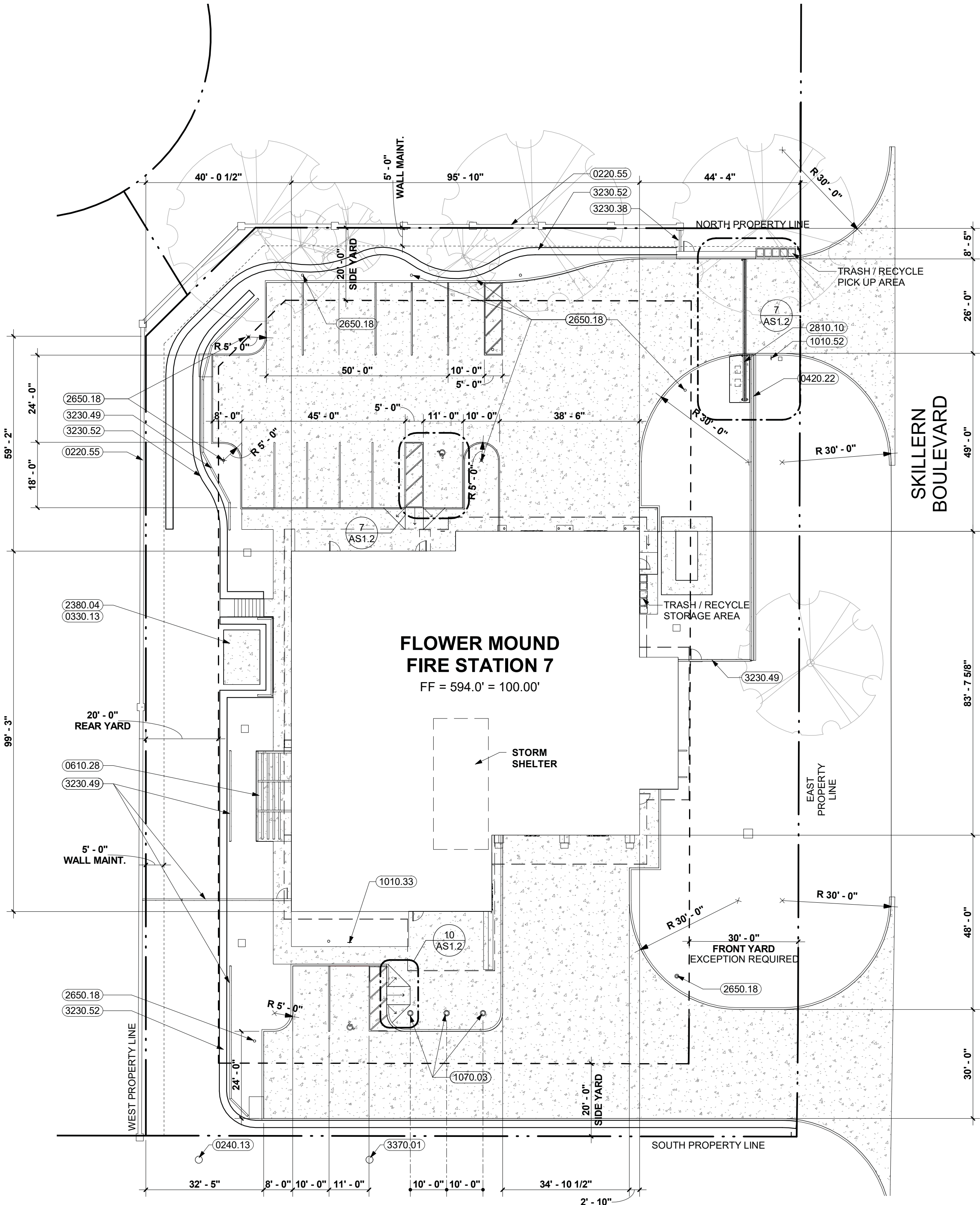
TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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

KEYNOTES

- 0220.55 EXISTING MASONRY SCREEN WALL.
- 0240.13 REMOVE AND RELOCATE EXISTING POWER POLE AND OVERHEAD ELECTRICAL LINE (BY OTHERS)
- 0330.13 CONCRETE PAD AS REQUIRED (RE: MEP)
- 0420.22 MANUFACTURED STONE / BURNISHED CONCRETE MASONRY UNIT SCREEN WALL WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
- 0610.28 CEDAR TIMBER TRELLIS
- 1010.33 POLE MOUNTED SIGNAGE - "H.C. PARKING ONLY" (RE: 1/AS1.2)
- 1010.52 POLE MOUNTED SIGNAGE - "AUTHORIZED VEHICLES ONLY" (RE: 3/AS1.2)
- 1070.03 GROUND-SET FLAGPOLE
- 2380.04 SPLIT SYSTEM HVAC UNIT
- 2650.18 BOLLARD FIXTURE ON CONCRETE BASE
- 2810.10 SWINGING GATE OPERATOR
- 3230.38 DECORATIVE METAL FENCE
- 3230.49 6'-0" SOLID CEDAR (1 X 6) FENCE WITH GALVANIZED STEEL POSTS AT 8'-0" O.C. MAX.
- 3230.52 UNIT MASONRY RETAINING WALL
- 3370.01 POWER POLE (N.I.C.)



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

INTERNAL REVIEW
DOCUMENTS
NOT FOR
CONSTRUCTION
PERMITTING OR
APPROVAL
3353 TRAVIS STREET
SUITE 250
FLOWER MOUND, TX 75028
714-528-8704
WWW.BRWARCH.COM
TX REG. NO. 10212

BROWN REYNOLDS WATFORD
ARCHITECTS
3353 TRAVIS STREET
SUITE 250
FLOWER MOUND, TX 75028
714-528-8704
WWW.BRWARCH.COM



COPYRIGHT © 2018
BROWN REYNOLDS WATFORD ARCHITECTS, INC.
DATE JULY 10, 2018
DRAWN BY RF, CK
CHECKED BY SH, GDV
BRW PROJECT NUMBER 218008.00

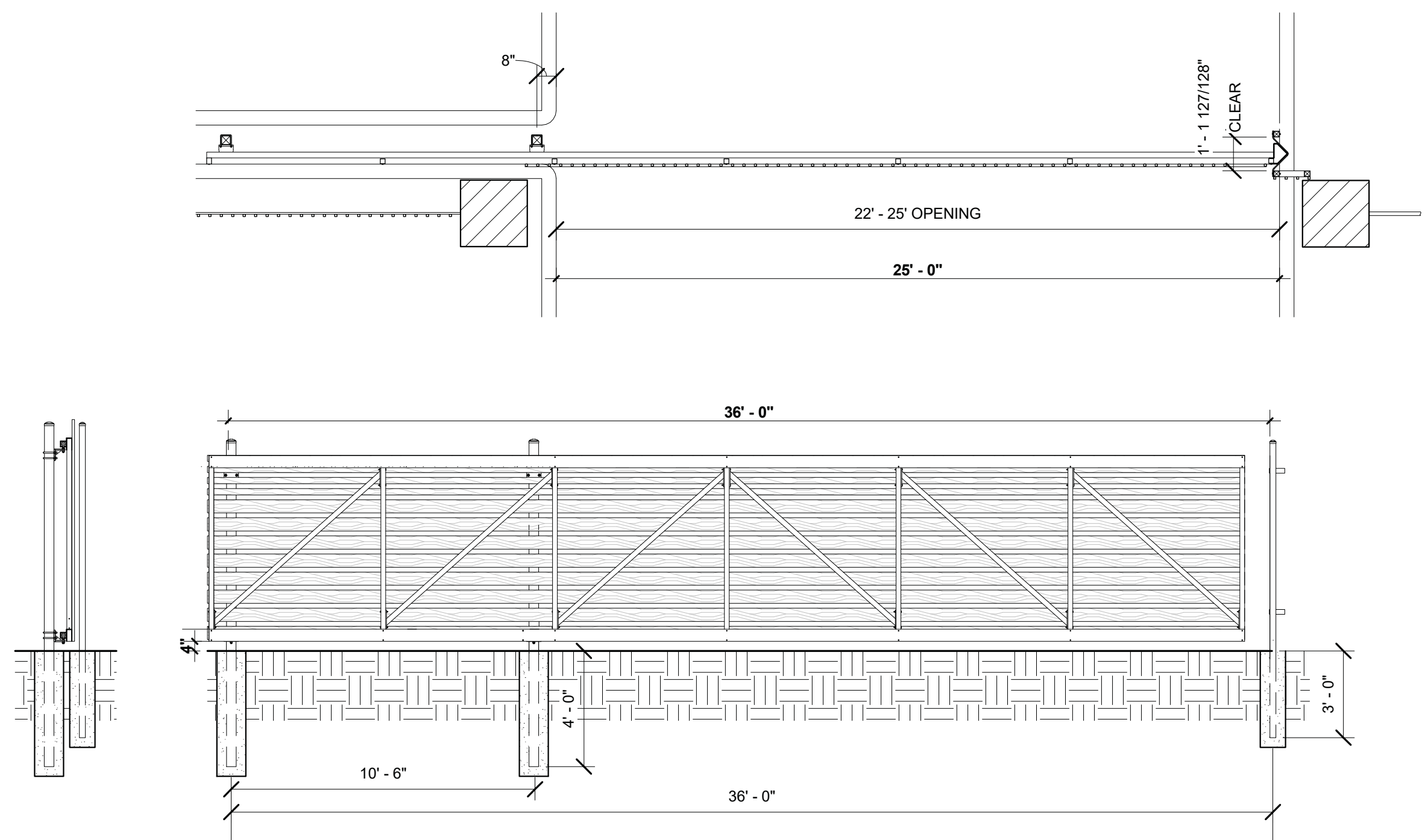
TOWN OF FLOWER MOUND
FIRE STATION NO 7
2701 SKILLERN BLVD.
FLOWER MOUND, TX 75028

NO.	REVISION	DATE

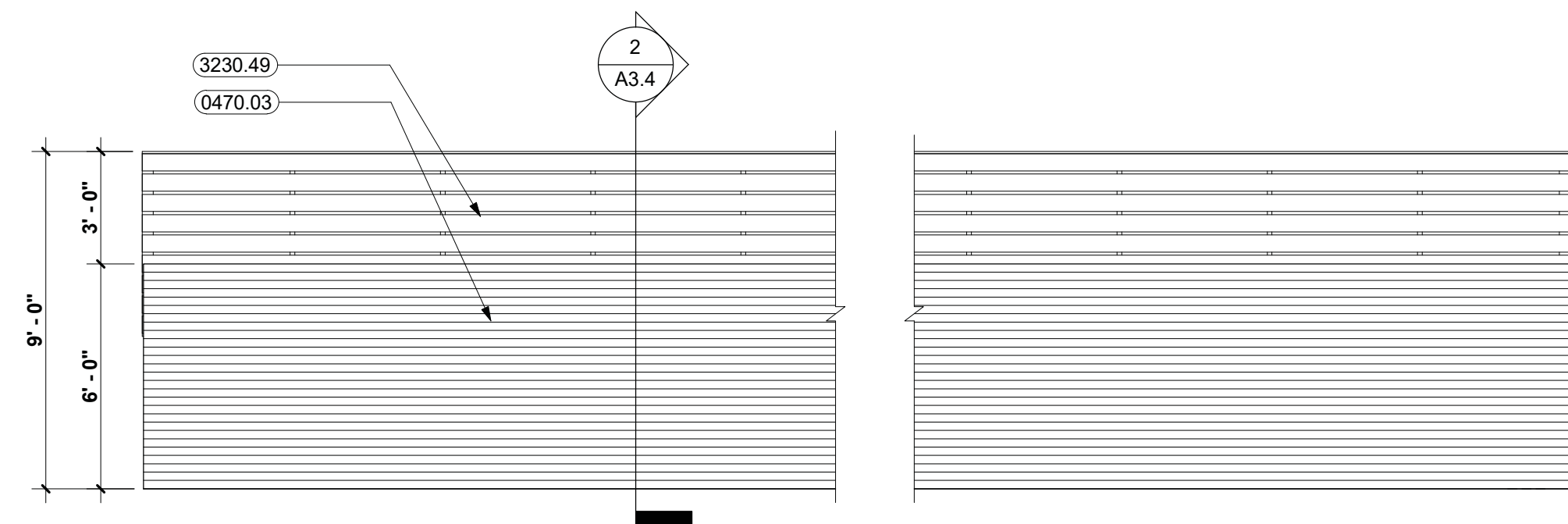
AS1.1
ARCHITECTURAL SITE
PLAN

Attachment 2
KEYNOTES

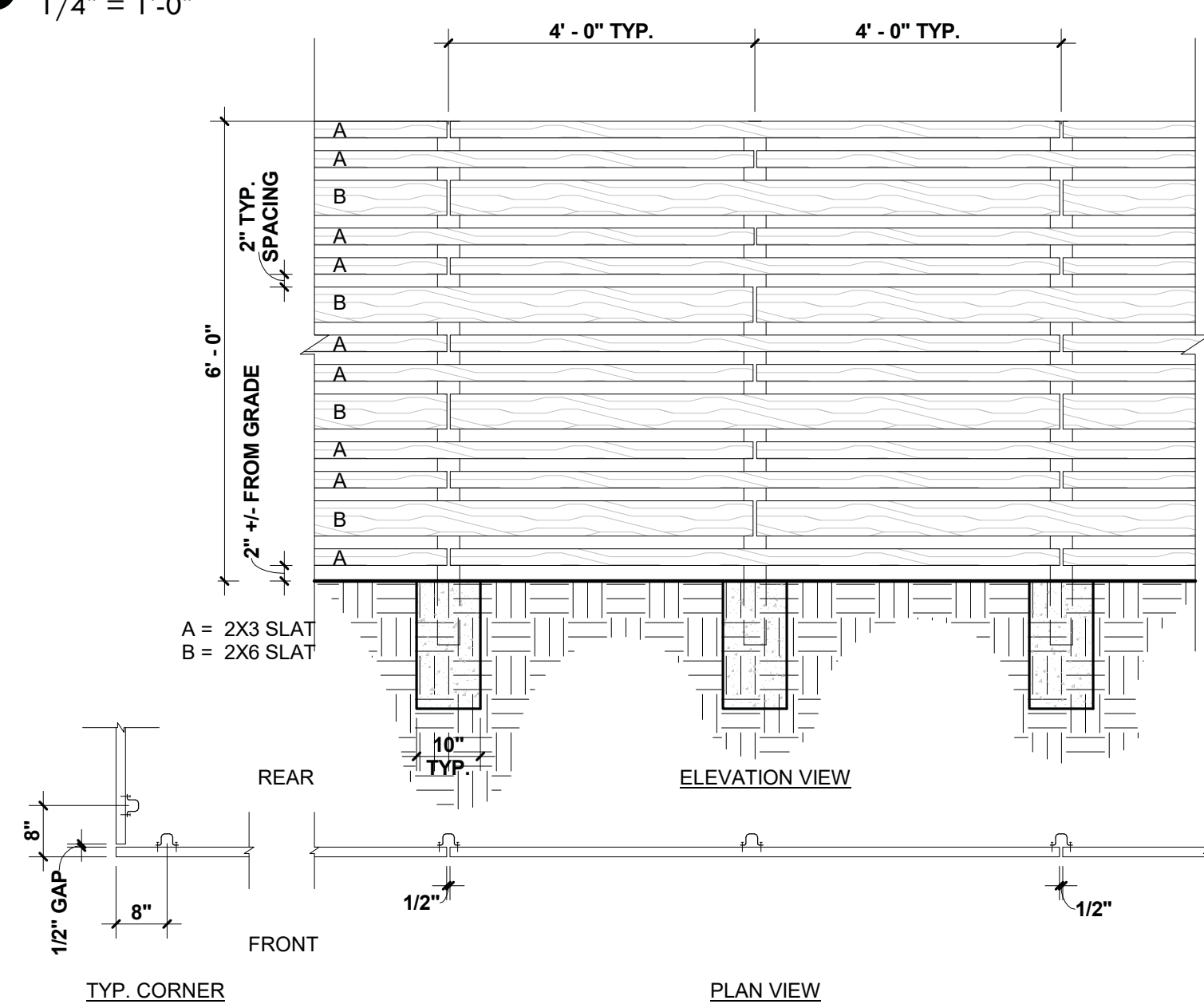
- | | |
|---------|--|
| 0310.01 | |
| 0320.02 | STEEL REINFORCING (RE: STRUCTURAL) |
| 0330.01 | CONCRETE (RE: STRUCTURAL) |
| 0330.05 | CONCRETE GRADE BEAM (RE: STRUCTURAL) |
| 0360.03 | FILL WITH GROUT |
| 0420.02 | HORIZONTAL REINFORCING AT 18" O.C. |
| | VERTICAL |
| 0420.14 | 8" CONCRETE MONO UNITS |
| 0450.03 | CAST STONE CORNICE WITH DRIP |
| 0570.20 | 1/2" STEEL PLATE WITH 3/4" DIAMETER
LIMBING SCREW OR SPIRACE. EXTEND 2" O"
BELOW CORNICE |
| 0550.38 | PIPE SLEEVE |
| 0550.59 | HOT-DIPPED GALVANIZED STEEL PIPE |
| | UBRICATOR CLAMP |
| 0550.61 | 4" X 12" X 3/8" GALVANIZED STEEL TUBE. FILL
WITH CONCRETE |
| 0610.08 | 2" O.C. EXTERIOR GRADE PLYWOOD
BLOCKING |
| | BITUMINOUS DAMPROOFING |
| 0760.02 | THROUGH-WALL FLASHING (WITH WEEPS AT
2" O.C.) |
| 0770.01 | PREFINISHED METAL COPING SYSTEM |
| | CONTINUOUS CLEAT |
| 0790.01 | SEALANT WITH BACKER ROD AS REQUIRED
ELASTOMERIC COATING |
| 1010.33 | |
| 1010.34 | |
| 1010.52 | POLE MOUNTED SIGNAGE - AUTHORIZED
VEHICLES ONLY (RE: 3045.12) |
| 1070.03 | GROUND-SET FLAGPOLE |
| 1070.05 | FLAGPOLE COLLAR |
| 1070.06 | FLAGPOLE CLEAT |
| 2810.15 | SWINGING GATE OPERATOR |
| 3120.01 | GRADE |
| 3210.09 | CONCRETE SIDEWALK WITH #3'S AT 18"
O.C.W. |
| 3210.10 | CONCRETE CURB RAMP PER CITY
REQUIREMENTS |
| 3210.14 | CONCRETE PAVING (RE: CIVIL) |
| 3210.30 | CONCRETE CURB (WITH GUTTER AS
REQUIRED) (RE: CIVIL) |
| 3210.33 | 4" PAVEMENT MARKING (DIAGONAL STRIPING
AT 2'-0" O.C. TYPICAL) |
| 3210.34 | H PAVEMENT MARKING |
| 3210.37 | WHEEL STOP (6'-0" H). DRILL AND DOWEL
INTO PAVING |
| 3210.40 | GALVANIZED STEEL (1 X 6) FENCE WITH
GALVANIZED STEEL POSTS AT 8'-0" O.C. MAX |



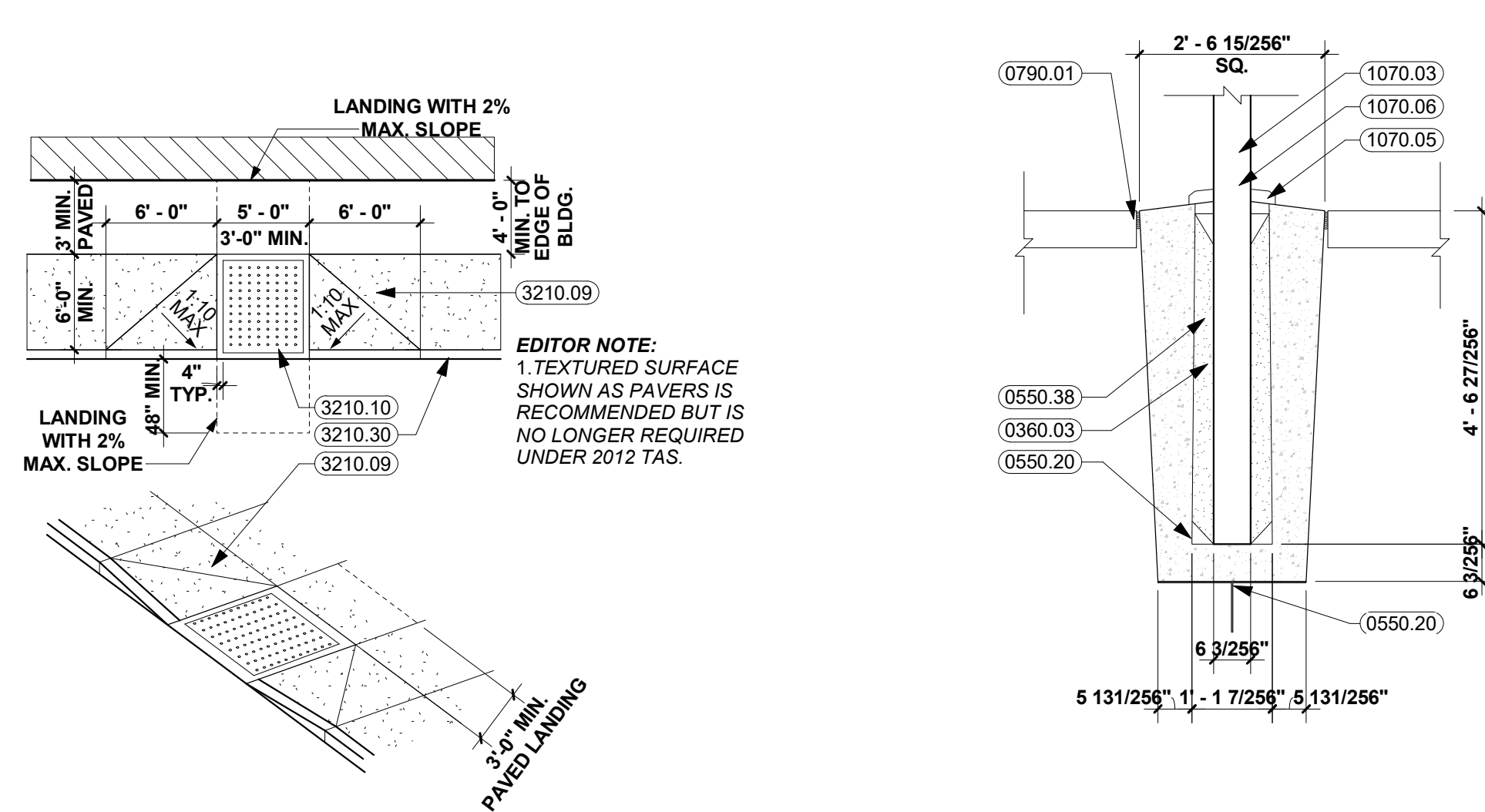
3 SLIDING GATE (CANTILEVERED)

$$1/4'' = 1'-0''$$


5 EAST FENCE ELEVATION

$$1/4'' = 1'-0''$$


8 WOOD FENCE DETAIL

$$1/2'' = 1'-0''$$


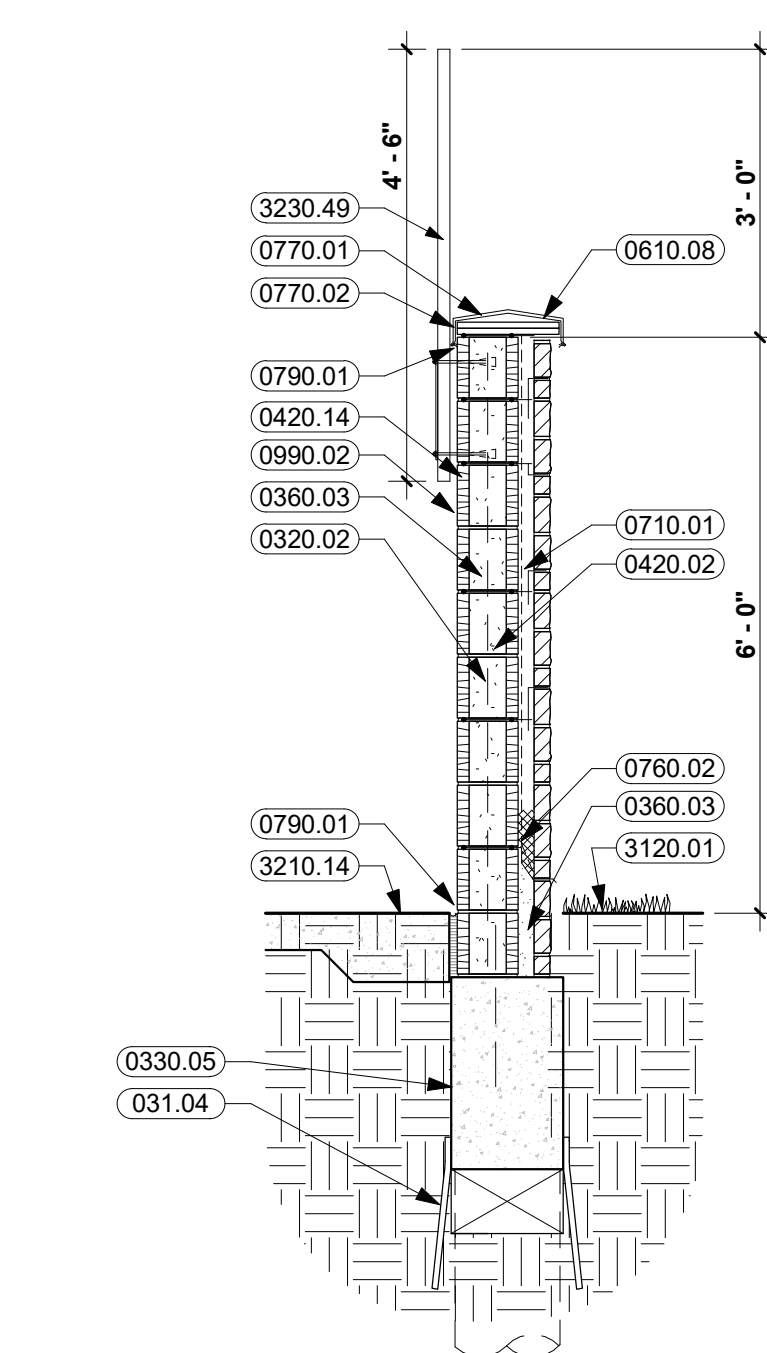
10 HC CURB RAMP

$$\frac{1}{8}'' = 1'-0''$$

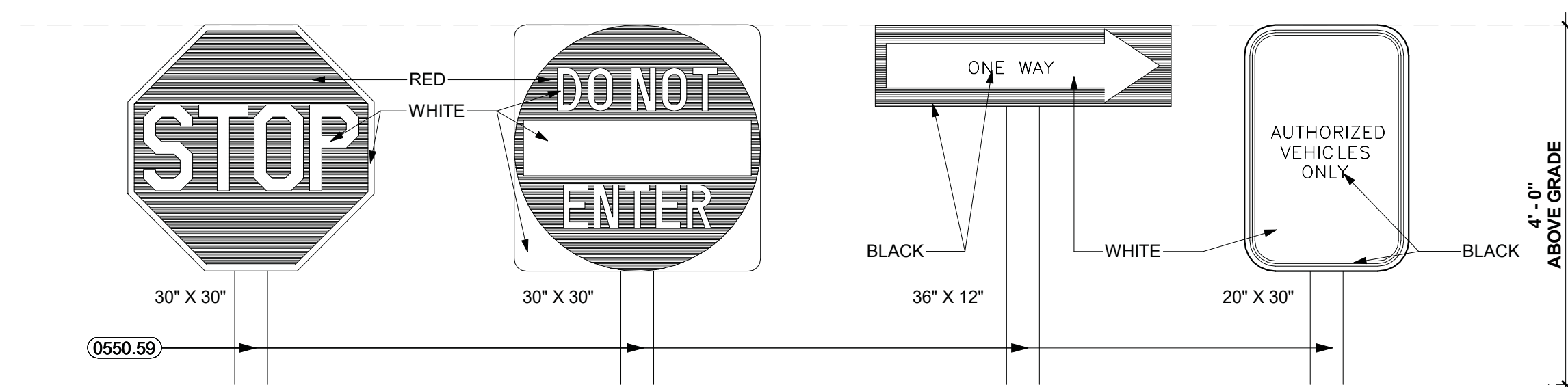
9 FLAG POLE

$$\overline{1/2'' = 1'-0''}$$

7 ENLARGED SITE PLAN - GATE PLAN

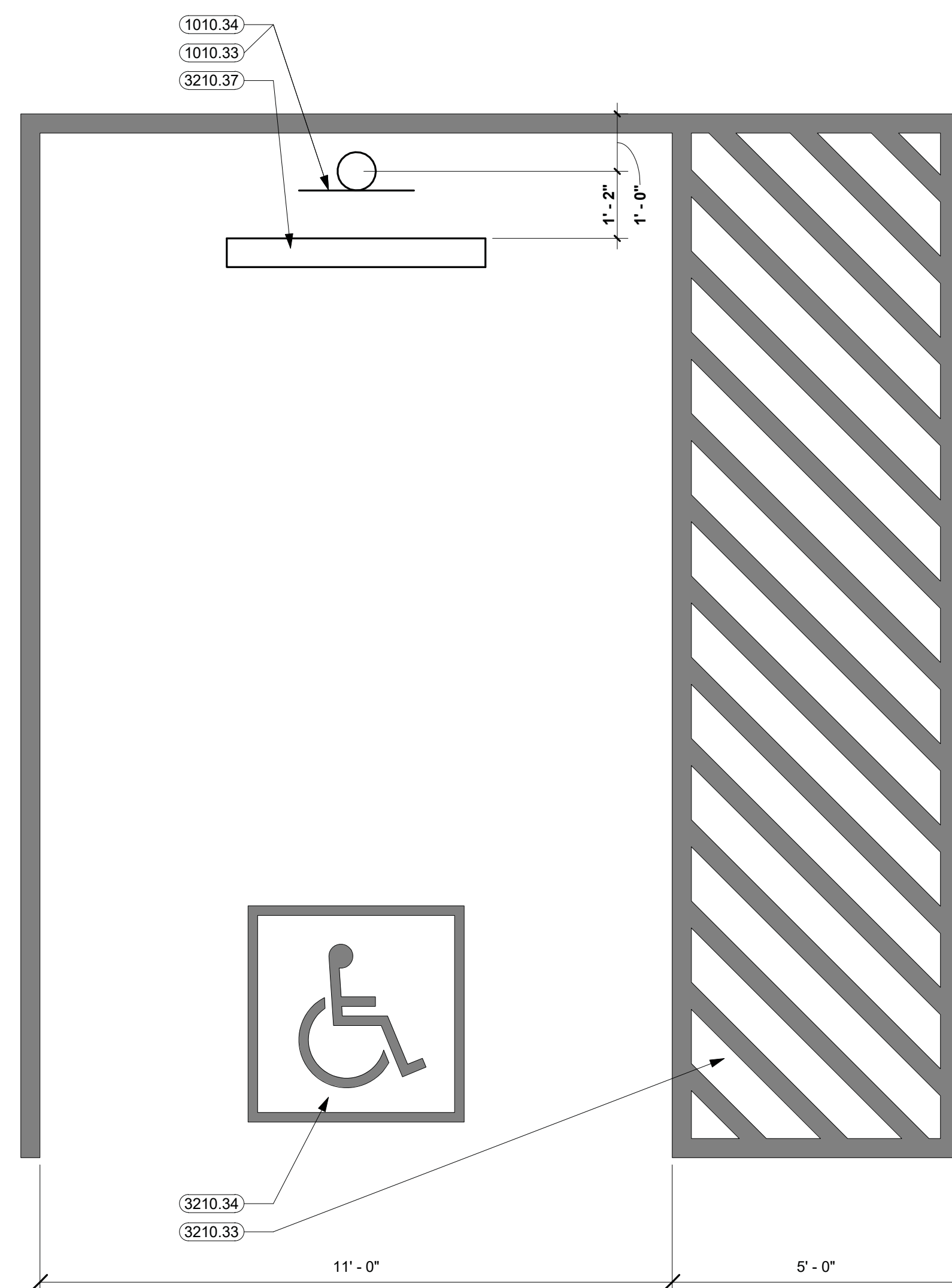
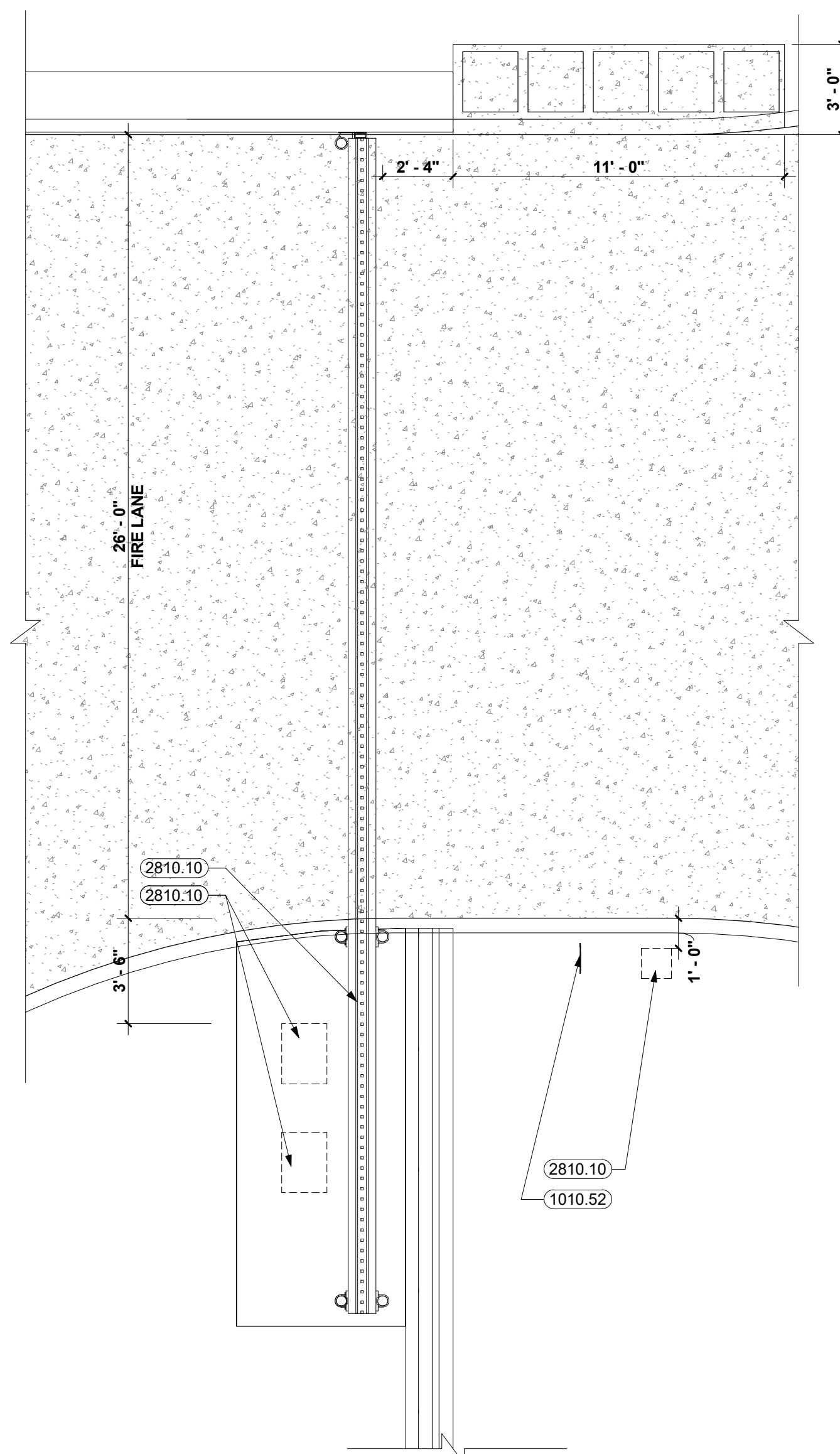
$$\frac{1}{4}'' = 1'-0''$$


2 MASONRY SCREEN WALL

$$\frac{1}{2}'' = 1'-0''$$


NOTE:
1. FABRICATE ALL PANELS OF 16 GAUGE ALUMINUM.
2. MOUNT ON 2" X 2" TUBE POST: USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN
3. RE: 10/C1.4 FOR POST FOOTING.

4 DIRECTIONAL SIGNAGE

$$1\ 1/2'' = 1'-0''$$


6 HC PARKING (VAN) PAVEMENT MARKINGS

$$1/2'' = 1'-0''$$

50% CONSTRUCTION DOCUMENTS

Sec. 98-1026. - Minimum front yard setback.

(b)

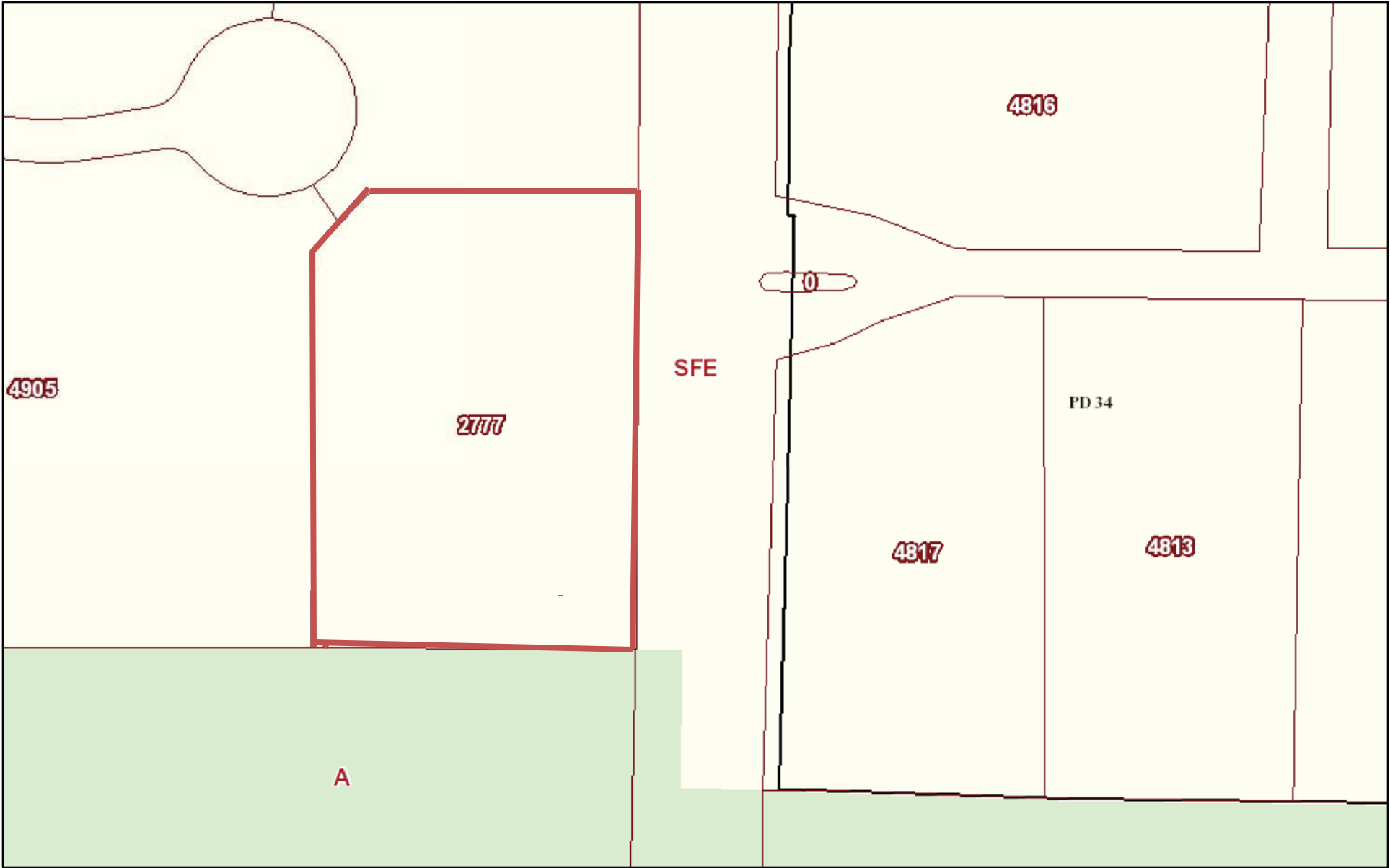
Permitted obstructions. Every part of a required front yard shall be open and unobstructed, except for the ordinary projections of window sills, belt courses, cornices and other architectural features of the main building, projecting no more than 12 inches into the required front yard. Roof eaves and roof extensions of the main building or a porch without posts or columns may project into the required front yard for a distance of no more than two feet, and subsurface structures, platforms or slabs may project into the front yard to a height no greater than 30 inches above the average grade of the yard.

Sec. 98-1142. - Front yard fence height and visibility.

(a)

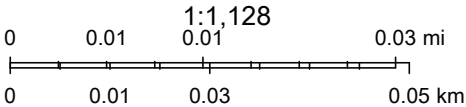
Except in A, agricultural district no fence or wall within a required front yard shall exceed four feet in height above the adjacent grade.

Zoning Map



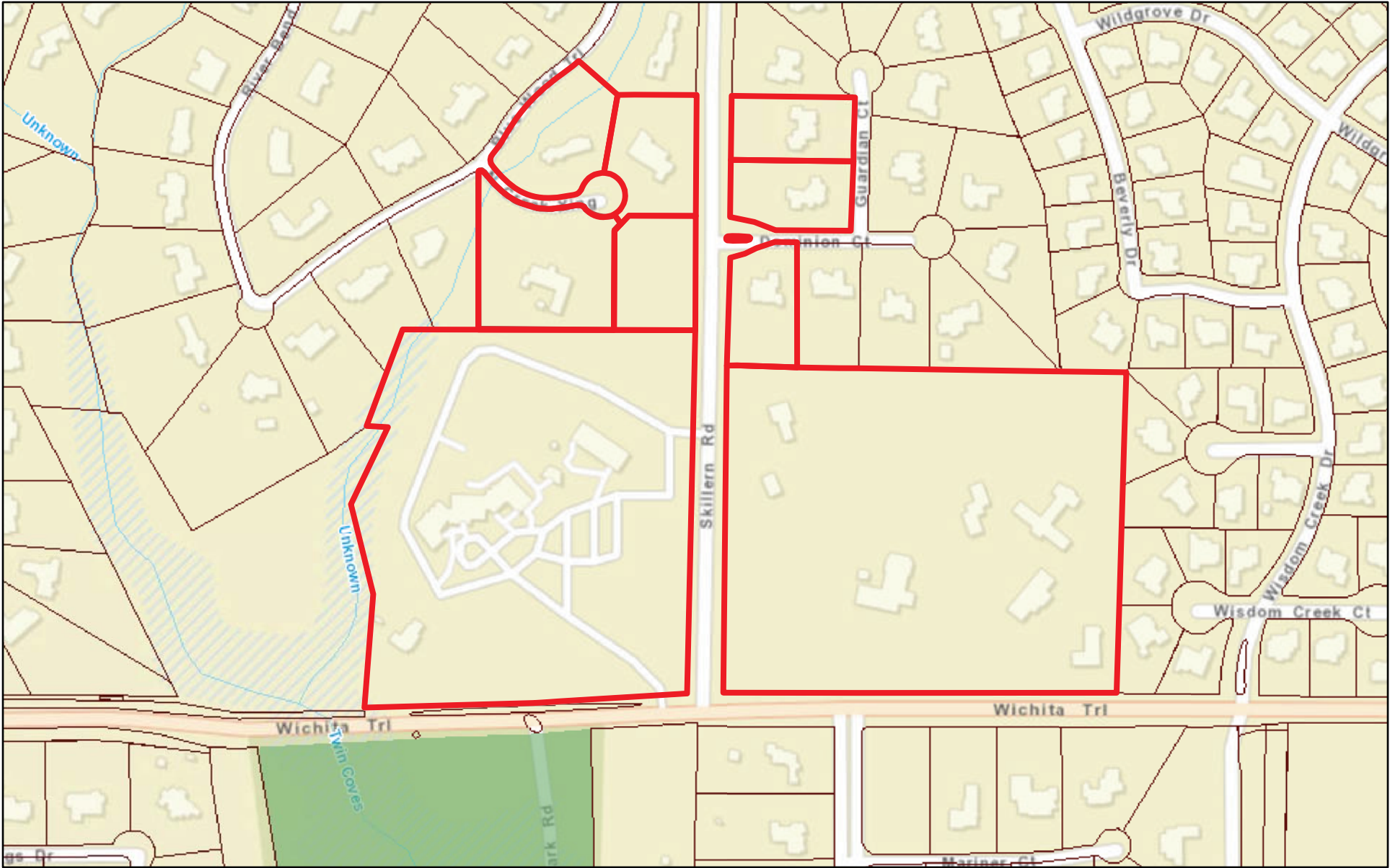
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- Override 1
- Town Limits
- Parcel
- County Line
- Zoning
- Interim Holding
- Combined Uses-See Ordinance
- Mixed Use
- Central Business District
- Agriculture
- Single Family Estate



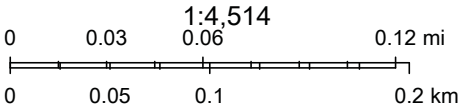
Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

200' PROPERTY OWNER NOTICE MAP



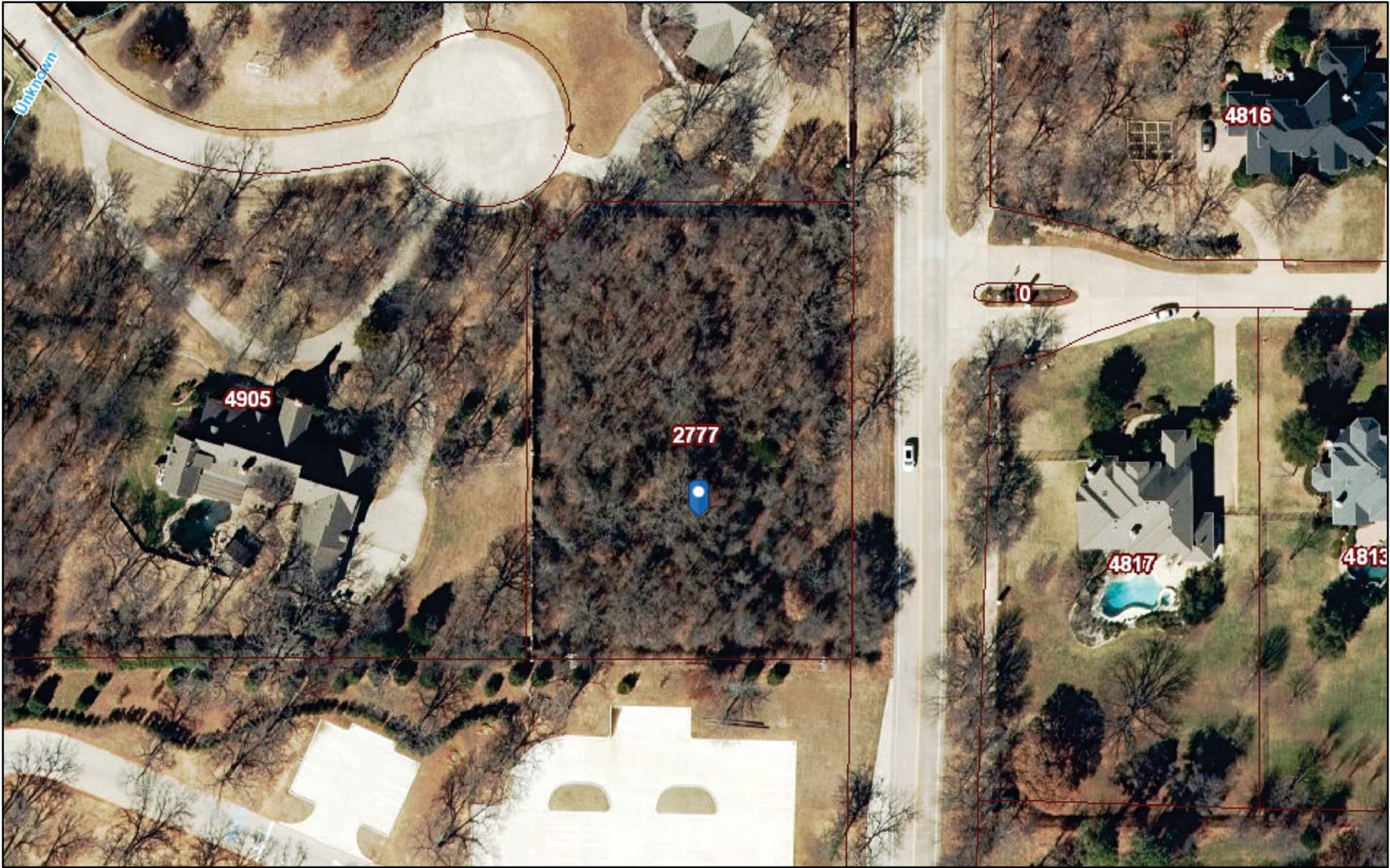
8/24/2018 3:48:41 PM

- Buffer (Step 2) _Query result
- County Line
- Park Location
- Override 1
- Town Limits
- Streams
- Parcel
- Address Points



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

AERIAL PHOTO



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2017 AERIAL PHOTOGRAPHY

Red: Band_1

Green: Band_2

Blue: Band_3

Parcel

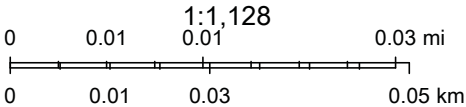
County Line

Town Limits

Address Points

Park Location

Streams



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong

PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing and consider a request from The Town of Flower Mound for a variance from Sec. 98-1026, "Minimum front yard setback" and Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail, Lot 40, Block F, and is locally known as 2777 Skillern Road of the River Oaks Estates Subdivision.

Liz Ciolino
Commercial Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, August 31, 2018
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, August 31, 2018

Denton Record Chronicle:
FAX: 940-381-9667
Attn: Ann
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Liz Ciolino at 972-874-6364.

(Ref: Case No. BOA18-0005)

Town of Flower Mound Account Number: 100041132



August 28, 2018

Board of Adjustment Case No. BOA18-0005

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

A request has been received from Town of Flower Mound for a variance from Sec. 98-1026, "Minimum front yard setback" and Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail, Lot 40, Block F, and is locally known as 2777 Skillern Road of the River Oaks Estates Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, September 12, 2018, 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 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 not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Liz Ciolino
Commercial Plans Examiner

Mailing address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Road
Flower Mound, TX 75028

PID	SUBNAME	Owner Name	Owner Address	Owner City	Owner Stat	Owner Zip	Site Address
R188011	RIVER OAKS ESTATES	FLOWER MOUND, TOWN OF	2121 CROSS TIMBERS RD	FLOWER MOUND	TX	75028	2701 SKILLERN RD
R188012	RIVER OAKS ESTATES	TIGNOR, KURT & MAUREEN	4900 N CREEK XING	FLOWER MOUND	TX	75022	4900 CREEK XING
R188013	RIVER OAKS ESTATES	LEYMAN, MATTHEW E & PAMELA J	4904 N CREEK XING	FLOWER MOUND	TX	75022	4904 CREEK XING
R193772	DOMINION EST	JONES, GARY C & DENISE K	4817 DOMINION CT	FLOWER MOUND	TX	75022	4817 DOMINION CT
R193784	DOMINION EST	BEILER, DONALD & CYBILL	2805 GUARDIAN CT	FLOWER MOUND	TX	75022	2805 GUARDIAN CT
R193785	DOMINION EST	WU, LIANG & ELAINE	4816 DOMINION CT	FLOWER MOUND	TX	75022	4816 DOMINION CT
R193786	DOMINION EST	DOMINION ESTATES HOA	PO BOX 270012	FLOWER MOUND	TX	75027	0 SKILLERN R & DOMINION CT
R19567	CORAM DEO ACADEMY	CORAM DEO ACADEMY, INC	4900 WICHITA TRL	FLOWER MOUND	TX	75022	4902 WICHITA TRL
R19816	A0459A J. GIBSON	EPISCOPAL CHURCH (MASOLUEM)	2700 SKILLERN RD	FLOWER MOUND	TX	75022	2700 SKILLERN RD
R234205	RIVER OAKS ESTATES	CHAMBERLAIN, JAY & JANA TRTS OF CHAMBERLAIN REVOCABLE TRUST	4905 N CREEK XING	FLOWER MOUND	TX	75022	4905 CREEK XING