

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 14TH DAY OF NOVEMBER 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.

[Click here](#) for meeting video link.

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

Stephen Harris	Chairman	
Greg Schultz	Member	Place 1
Sky Jay Schoggins	Member	Place 4
Brad Painter	Alternate	Place 6
Denis Toth	Alternate	Place 7
Greg Wilson	Alternate	Place 8

Constituting a quorum with the following members absent:

Kent Johnson	Vice-Chair	
David Moraine	Member	Place 5

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Building Official
Chris Pamplin	Assistant Building Official
Ved Gupta	Plans Review Manager
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 COMMENT

None

D. CONSENT AGENDA

1. Consider approval of the minutes of the October 10, 2018, Zoning Board of Adjustment and Oil and Gas Board of Appeals joint meeting.

Board Member Schoggins made a motion to approve the October 10, 2018, minutes as written. Board Member Painter seconded the motion.

VOTE ON THE MOTION

AYES: Schultz, Schoggins, Harris, Painter, Toth
NAYS: None
ABSTAIN: None

E. PUBLIC HEARING

1. **(BOA18-0007)** Hold a public hearing and consider a request from Don Happe for a variance from Section 14-173 (a), "Location Requirements," of the Code of Ordinances. The property is generally located East of High Rd and South of Sunnyview Lane and is locally known as 7300 Thomas Rd., Lot 11, of the Hickory Springs Subdivision.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave a presentation and answered questions.

Applicant Presentation

Don and Wanda Happe, (7300 Thomas Rd., Flower Mound, TX) presented background information on item 1 and answered any questions presented by the Board.

Public Comment

None.

Chairman Harris closed the Public Hearing at 6:54 p.m.

Board Member Deliberation

2. Board Member Schoggins made a motion to approve the variance from Section 14-173 (a), "Location Requirements," of the Code of Ordinances. The property is generally located East of High Rd and South of Sunnyview Lane and is locally known as 7300 Thomas Rd., Lot 11, of the Hickory Springs 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 Schultz seconded the motion.

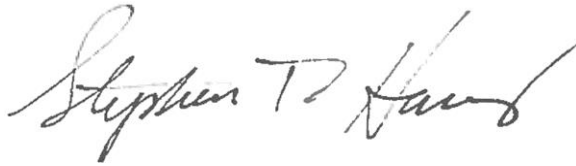
VOTE ON THE MOTION

AYES: Toth, Painter, Harris, Schoggins, Schultz
NAYS None
ABSTAIN: None

Motion to approve passed with a 5-0-0 vote.

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 6:56 p.m. and all were in favor.

A handwritten signature in cursive script, reading "Stephen T. Harris".

Stephen Harris, Chairman

ATTEST:

A handwritten signature in cursive script, reading "Kathy Allgood".

Kathy Allgood, Administrative Assistant