



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

FEBRUARY 13, 2019

**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 COMMENT**

To address the Board of Adjustment, please fill out a comment form.

- Turn in form by 6:30 p.m. to Administrative Assistant
- Speakers are limited to 3 minutes, however this can be adjusted by the Chair
- Please state your name and address when speaking

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" on this agenda. 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."

Board of Adjustment Meeting Agenda

February 13, 2019

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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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 the January 9, 2019, Board of Adjustment meeting.

DI. PUBLIC HEARING

1. **(BOA19-0001)** Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and east of Morriss Rd and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside at Cross Timbers.
2. **(BOA19-0002)** Hold a public hearing and consider a request from Kenneth Graham for a variance from Section 98-1032(a)(2), "Accessory Buildings," of the Code of Ordinances. The property is generally located east of High Road and south of Cross Timbers Rd and is locally known as 7375 Lost Creek Drive, Lot 6A, of the Lost Creek subdivision.

DII. 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: February 8, 2019, 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.



ZONING BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: February 13, 2019

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the Zoning Board of Adjustment meeting held on January 9, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from January 9, 2019, regular meeting of the Zoning Board of Adjustment.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. A copy of the draft minutes from the January 9, 2019, meeting of the Zoning Board of Adjustment.
2. **RECOMMENDATION:** Move to approve the minutes from the January 9, 2019, regular meeting of the Zoning Board of Adjustment.

FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF JANUARY 9, 2019

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 9TH DAY OF JANUARY 2019, 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 PM.

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

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

Stephen Harris	Chair
Gregory Schultz	Vice Chair
Sky Jay Schoggins	Board Member, Place 4
David Moraine	Board Member, Place 5
Brad Painter	Board Member, Place 6
Denis Toth	Board Member, Place 7
Greg Wilson	Board Member, Place 8

Places 6, 7, and 8 of the Board do not vote on items unless they sit in place of one of the regular members, Places 1-5.)

Constituting a quorum with the following members absent:

Vacant	Board Member, Place 3
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And the following members of Town staff present:

James Donavon	Town Attorney
Matthew Woods	Director of Environmental Services
Emily Chapman	Administrative Assistant
Christa Crowe	Property Standards Manager

A. CALL TO ORDER - REGULAR SESSION: 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ELECTION OF VICE CHAIR

Gregory Schultz was appointed Vice Chair by a unanimous vote.

D. PUBLIC COMMENT

None

E. 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.

FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF JANUARY 9, 2019

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on December 12, 2018.

Board Member Deliberation

Board Member Painter made a motion to approve the December 12, 2018, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

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

The motion passed with a vote of 5-0-0

F. PUBLIC HEARING

2. (BOA18-0010) Public hearing to consider a request from Elaine Wells for an appeal of staff's determination that Town Code Section 98-951—98-952, "Subdivision-Use regulations generally and Use classification," applies to the use of the property as a boardinghouse/roominghouse as defined in Code Section 98-2 "Definitions." The property is generally located west of Long Prairie Rd and south of Flower Mound Rd and is locally known as 2900 Northshore Blvd, Lot 28, of the Villages of Northshore Ph 1A Subdivision.

Chair Harris opened the Public Hearing for item 2.

Staff Presentation

Christa Crowe, Property Standards Manager, gave a presentation with the following items included:

- Overview- Appeal of Staff Determination
- Background
- Section 98-952
- Applicant's Request

Applicant Presentation

Elaine Wells (95 Wall Street, # 1705, New York, NY 10005), spoke regarding item 2.

The following individuals either spoke in support or opposition or had questions / comments related to the item(s): Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
None	Travis Bright, 2900 Elmridge Dr.	None
	Mark Bartholomew, 2821 Northshore Blvd.	
	Natalie Rodgers, 1801 Woodland Blvd.	

FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF JANUARY 9, 2019

	Rob Walker, 3102 Woodhollow Dr.	
	Jeff Martin, 3109 Woodhollow Dr.	
	Venkat Anganagari, 2901 Northshore Blvd.	
	James Tullos, 2904 Bluffview Ln.	

Chair Harris closed the Public Hearing at 7:33 PM.

Board Member Deliberation

Vice Chair Schultz made a motion to deny the request from Elaine Wells for an appeal of staff's determination that Town Code Section 98-951—98-952, "Subdivision-Use regulations generally and Use classification," applies to the use of the property as a boardinghouse/roominghouse as defined in Code Section 98-2 "Definitions." The property is generally located west of Long Prairie Rd and south of Flower Mound Rd and is locally known as 2900 Northshore Blvd, Lot 28, of the Villages of Northshore Ph 1A Subdivision. Board Member Painter seconded the motion.

VOTE ON THE MOTION

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

The motion passed with a vote of 4-1-0

G. ADJOURNMENT – REGULAR SESSION 8:08 PM

TOWN OF FLOWER MOUND, TEXAS

STEPHEN HARRIS
 CHAIR

ATTEST:

EMILY CHAPMAN
 ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. E-1

REGULAR ITEM

DATE: February 13, 2019
FROM: Tasha Coates, Plans Examiner
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: Bjorn Vandug

STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA19-0001) Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and east of Morriss Rd and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside at Cross Timbers.

BACKGROUND INFORMATION:

APPLICANT: Bjorn Vandug
2016 Barton Creek Ln
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 2016 Barton Creek Ln
Flower Mound, TX 75028

SUBDIVISION: Lot 14, Block D
Creekside at Cross Timbers

ZONING: SFDM

STAFF ANALYSIS:

A request has been received from Bjorn Vandug for a variance from Section 98-1032(a)(1) "Accessory Buildings" of the Code of Ordinances.

- The request is to allow the total maximum square footage to be increased to 783 square feet from the 655.75 allowed for this property.
- The permit application could not be approved as the proposed accessory building would exceed the maximum allowed for this property, based on Section 98-1032(a)(1) which states "Except in A Agricultural zoning districts, no more than two accessory building 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”.

Mr. Vandug is requesting a variance to allow the combined total square footage of all accessory buildings to be 783 square feet, which is 127.25 square feet more than the maximum allowed per Section 98-1032(a)(1) of the Code of Ordinances. The maximum allowed square footage of all accessory buildings for this property is 655.75, which is 25% of the floor area of the main structure (2,623 square feet).

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.

ATTACHMENTS:

1. Application
2. Information from applicant
3. Section 98-1032
4. Denton County Property Information
5. Zoning Map
6. 200' property owner notice map
7. Aerial photograph of property
8. Published public hearing notice
9. Property owner notification
10. List of property owners within 200 feet

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

ATTACHMENT 1

DATE: 1/4/19

BOA19-0001

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: 2016 BARTON CREEK LN, FLOWER MOUND, TX 75028

Legal Description: Lot/Tract 14, Block D, of Subdivision/Abstract CREEKSIDE AT CROSS TIMBERS

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.)

ACCESSORY BUILDING REQUIREMENTS E. BUILDING SIZE
REQUEST TO EXCEED 25% OF THE FLOOR AREA OF THE
PRIMARY STRUCTURE AND 750 SQUARE FEET LIMIT TO ALLOW

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. 783.50

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

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 _____, _____.

Chairman, Board Member's and Staff

Flower Mound, January 4th, 2019

My name is Bjorn Vandug and I reside with Carmen Vandug at 2016 Barton Creek Lane, Flower Mound, Texas 75028. I come in front of you today to request a variance from size requirement under Accessory Building Requirements II. E. Building size.

Last May I requested a variance from the 35' building setback from Morriss Rd North East onto my property. Due to miscommunication between staff and myself a relief from the maximum accessory building size was not requested on the same application. As such I have been granted a variance from the setback, but have constraints due to building size.

The original request and the primary reason I were granted a variance from the setback was due to the reduced interior footprint of the existing garage.

My property was the original model home for the Creekside at Cross Timbers neighborhood. As such the garage was used as a sales office to select tile, hardwood floors etc. For some reason the developer built a 39" wide ledge on the interior north east side of the garage. The garage has cabinets on top of this ledge as well as at back of the garage. This greatly reduces the usable space in the garage (17' 1" x 16' 10"). Because of this space limitation I have never been able to park my truck in this garage, resulting in multiple rounds of hail damage.

I am requesting a variance to extend my garage to the south west by max 16ft (12-14ft garage door) in essence adding another parking space for my truck. I would also widen the driveway as shown on the rendering to allow for access to the extension.

At the time I purchased the property in 2005 there was a shed located on the southwest corner. I have discussed removal of the shed with staff and as such it will be removed upon completion of the new garage addition.

To address the conditions of the variance (a) through (d), I offer the following input

(A) There are special circumstances existing on this property, which will allow for a larger garage. Many of the other properties in the neighborhood have attached garages and not enough lot width. I have been granted a variance allowing the construction on the setback.

(B) The variance is necessary to permit the applicant the same right in the use of his property. First and foremost, I would like to be able to have the same use

of a two-car garage that are given to other property owners. I have included multiple properties with 3-4 car garages including 2213 Jester Lane, 2125, 2201 Beechwood Lane, 2021, 2101, 2105, 2109, 2113, 2116, 2117, 2137, 2201, 2205 Shumard Lane.

(C) I don't see any reason why this variance would adversely affect the land use pattern as outlined by the MLUP or any features of the CMP of Flower Mound

(D) If granted, I see no reason why this would be materially detrimental to the public welfare or injure the use, enjoyment or value or property in the vicinity.

I am available to answer any questions that the Board members would have. You can contact me at gudnav@msn.com or at 214-533-1891. Anyone wanting to visit the property is welcome to do so.

Sincerely,

A handwritten signature in dark ink, appearing to read "B. Vandug". The signature is stylized with a large, sweeping initial "B" and a trailing flourish.

Bjorn Vandug
2016 Barton Creek Lane
Flower Mound, TX 75028

Untitled Map

Write a description for your map.

Legend

ATTACHMENT 2

-  2016 Barton Creek Ln
-  Grace Baptist Church
-  Ring Chemicals
-  Stone Creek Park

Firewheel

Morris Road

2016 Barton Creek Ln

Google Earth

© 2018 Google

500 ft



BARTON CREEK 2000 LN

STOP

2016 Barton Creek Ln

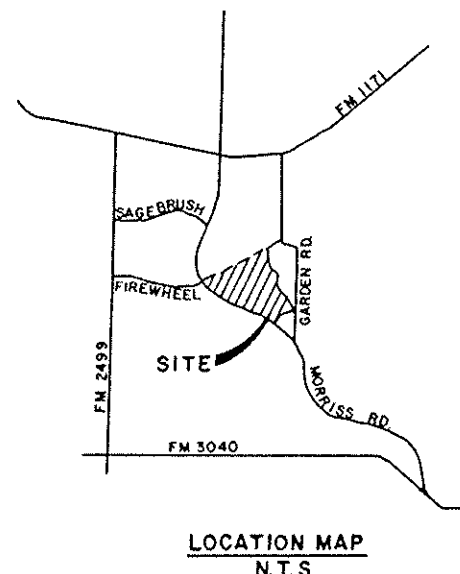
Google™ earth



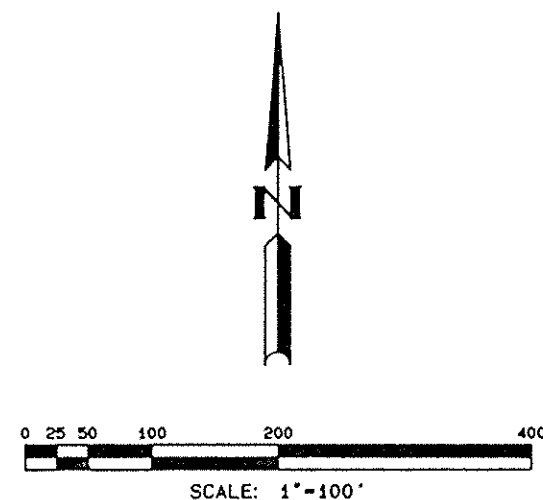
2016 Barton Creek Ln

Google™ earth

MANUEL ROBINSON
COUNTY CLERK, DENTON CO. TEX
BY 101 DEPUTY



MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK "A" (REFERENCE LOT GRADING PLANS FOR ACTUAL PROPOSED F.F.)			
LOT	MIN. F.F.	LOT	MIN. F.F.
1	573.3	10	574.5
2	573.3	11	576.2
3	573.2	12	577.7
4	573.1	13	577.9
5	573.1	14	578.6
6	573.2	15	579.2
7	573.2	16	580.4
8	573.3	17	583.2
9	573.3	18	583.5



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS CENTENNIAL HOMES, INC. is the owner of the following described tract of land, to wit:

Being a 23.5353 acre tract of land situated in the J. Eads Survey, Abstract No. 391, and the R. Roberts Survey, Abstract No. 1078, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the northeast line of Morris Road (a variable width right-of-way) as shown of record in Cabinet "E", Page 343 of the plat records of Denton County, Texas, at the intersection of the centerline of the proposed Firewheel Drive Extension (80 foot right-of-way);

THENCE, N 45° 51' 19" E, along the centerline of proposed Firewheel Drive Extension, a distance of 220.88 feet to an iron rod for corner, said point being the beginning of a curve to the right having a central angle of 29° 24' 52", a radius of 1,200.00 feet and a chord which bears N 60° 33' 45" E at 609.31 feet;

THENCE, northeasterly along said curve to the right an arc distance of 616.05 feet;

THENCE, N 75° 16' 11" E, and continuing along said centerline of proposed Firewheel Drive Extension, a distance of 176.75 feet to the beginning of a curve to the left having a central angle of 12° 46' 17", a radius of 1,050.00 feet and a chord which bears N 68° 53' 03" E at 233.56 feet;

THENCE, northeasterly along said curve to the left, an arc distance of 234.05 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 40.00 feet to an iron rod for corner, said point being in a curve to the left having a central angle of 02° 56' 42", a radius of 1,090.00 feet and a chord which bears S 63° 58' 15" W;

THENCE, Southwesterly along said curve to the left, an arc distance of 56.03 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 294.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 6.88 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 68.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 23.90 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 73.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 13.28 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 65.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 5.02 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 195.00 feet to an iron rod for corner;

THENCE, S 62° 29' 54" W, a distance of 115.00 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 15.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 121.40 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 65.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 28.37 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 65.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 36.82 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 65.00 feet to an iron rod for corner;

THENCE, N 62° 29' 54" E, a distance of 17.83 feet to an iron rod for corner;

THENCE, S 27° 30' 06" E, a distance of 96.03 feet to an iron rod for corner;

THENCE, S 80° 35' 02" W, a distance of 118.32 feet to an iron rod for corner in a curve to the right having a central angle of 17° 27' 27", a radius of 50.00 feet and a chord which bears S 00° 41' 14" E at 15.18 feet;

THENCE, southerly along said curve to the right, an arc distance of 15.24 feet to an iron rod for corner;

THENCE, N 80° 35' 02" E, a distance of 87.00 feet to an iron rod for corner;

THENCE, S 41° 14' 19" E, a distance of 59.31 feet to an iron rod for corner;

THENCE, S 31° 07' 22" W, a distance of 78.00 feet to an iron rod for corner;

THENCE, N 58° 52' 38" W, a distance of 10.00 feet to an iron rod for corner;

THENCE, S 31° 07' 22" W, a distance of 217.48 feet to an iron rod for corner, said point being in a curve to the left having a central angle of 07° 17' 28", a radius of 930.00 feet and a chord which bears N 59° 31' 52" W at 118.27 feet;

THENCE, northwesterly along said curve to the left, an arc distance of 118.35 feet to an iron rod for corner, said point being in a curve to the right having a central angle of 51° 55' 37", a radius of 50.00 feet and a chord which bears N 89° 33' 57" W at 43.78 feet;

THENCE, westerly along said curve to the right, an arc distance of 45.32 feet to an iron rod for corner in the northeasterly line of Morris Road, said point being in a curve to the left having a central angle of 14° 11' 17", a radius of 910.00 feet and a chord which bears N 70° 41' 47" W;

THENCE, westerly along said curve to the left, an arc distance of 225.34 feet to an iron rod for corner;

THENCE, N 77° 47' 26" W, along said northeasterly line of Morris Road, a distance of 482.66 feet to an iron rod for corner, said point being in a curve to the right having a central angle of 35° 21' 31", a radius of 1,236.01 feet and a chord which bears N 60° 06' 40" W at 750.73 feet;

THENCE, northwesterly along said northeasterly line of Morris Road and curve to the right, an arc distance of 762.77 feet to the POINT OF BEGINNING and containing 23.5353 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Team
R-138418
R-138419
Sandra
1-9-91
Gloria
GOL, 509, COT

520610A

- CURVE 1
Δ=77°13'43"
R=20.00'
T=15.97'
L=26.96'
- CURVE 2
Δ=19°00'00"
R=200.00'
T=33.47'
L=66.32'
- CURVE 3
Δ=31°46'17"
R=150.00'
T=42.69'
L=83.18'
- CURVE 4
Δ=30°12'36"
R=150.00'
T=40.49'
L=79.09'
- CURVE 5
Δ=25°52'32"
R=200.00'
T=45.95'
L=90.32'
- CURVE 6
Δ=32°30'27"
R=200.00'
T=58.31'
L=113.47'
- CURVE 7
Δ=84°30'00"
R=20.00'
T=18.17'
L=29.50'

Town of Flower Mound Acceptance

I hereby certify that the above and foregoing plat of Creekside at Cross Timbers, an addition to the Town of Flower Mound, Texas, was approved by the Town Commission on this 2nd day of July, 1990.

This approval shall be invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Denton County, Texas, within 30 days from said date of approval.

Said addition shall be subject to all of the regulations of the Platting Ordinance of the Town of Flower Mound, Texas.

Witness my hand this 11th day of December, 1990.

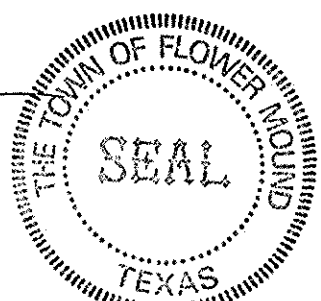
Approved by Chairman, Town Planning and Zoning Commission: June 25, 1990

Subdivision accepted for filing:

Cheryl Hathaway
Cheryl Hathaway - Town Secretary

Mark Sutterland - Chairman

Gary Ackley - Mayor



ABANDONMENT OF SANITARY SEWER EASEMENT

ACCEPTANCE AND FILING OF THIS PLAT SHALL CONSTITUTE ABANDONMENT OF A PORTION OF THE EXISTING SANITARY SEWER EASEMENT AS FILED IN VOL. 899, PAGE 172, UPON COMPLETION AND TOWN ACCEPTANCE OF THE CONSTRUCTION OF THE RELOCATION MAIN. THAT PORTION OF THE EASEMENT COVERING THE ABANDONED LINE SHALL BE VACATED.

NOTE: PER ORD. 70-85
NO FENCE, PUBLIC OR PRIVATE, NOR ANY OTHER RETAINING WALL, ETC. SHALL BE CONSTRUCTED SO THAT AN OBSTRUCTION TO SURFACE WATER FLOW OCCURS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, David Petree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Flower Mound, Texas.

Executed this 5th day of December, 1990.

David Petree
Registered Public Land Surveyor
David Petree
R.P.L.S. No. 1890

STATE OF TEXAS
COUNTY OF DENTON

BEFORE me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 5th day of December, 1990.

Peter Kavanagh
Notary Public
STATE OF TEXAS
My Comm. Exp. NOV. 3, 1992

THAT, CENTENNIAL HOMES, INC., as the owner, does hereby adopt this plat designating the herein described property as CREEKSIDE AT CROSS TIMBERS, an addition to the Town of Flower Mound, Denton County, Texas; and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the Town of Flower Mound, Texas.

Executed this 5th day of December, 1990.



David Petree
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DENTON

BEFORE me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared David Petree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 5th day of December, 1990.

LaVerne G. Moore
Notary Public, State of Texas
My Comm. Expires 8-9-92

CREEKSIDE AT CROSS TIMBERS

23.5353 ACRES
AN ADDITION TO
FLOWER MOUND, DENTON COUNTY, TEXAS
OUT OF THE
R. ROBERTS SURVEY, ABST. NO. 1078 &
J. EADS SURVEY, ABST. NO. 391, DENTON CO., TEXAS

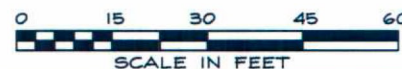
OWNER:
CENTENNIAL HOMES, INC.
5720 LBJ FREEWAY, SUITE 610
DALLAS, TEXAS 75240
(214) 458-9909

PREPARED BY:
DAVID PETREE, R.P.L.S.
8703 CORTLEIGH PLACE
DALLAS, TEXAS 75209
(214) 352-3271



BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 2016 BARTON CREEK LANE, and Being Lot 14 in Block D of CREEKSIDE AT CROSS TIMBERS, an Addition to the City of FLOWER MOUND, DENTON County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 278, Plat Records, DENTON County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48121C0545 E, dated APRIL 2, 1997. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: _____ DATE: _____

DATE: 01/18/05

FIELD DATE: 01/17/05

REVISÉ:

JOB NO: 505-0172 TECH: JS

MAPSCO NO: 649-P FIELD: AV

CAPITAL TITLE OF TEXAS

GF NO. 04-010248-FM



Registered Professional Land Surveyor

Precise

DALLAS: PHONE 972-681-7072 FAX 972-279-1508
4625 EASTOVER DRIVE MESQUITE, TEXAS 75149

FT WORTH: PHONE 817-451-0522 FAX 817-496-3418
6465 EAST ROSEDALE SUITE 3A5 FORT WORTH, TEXAS 76112

Property Details for Account: 160977

General		Values	
Market Value		\$337,072.00	Imp. Total \$253,135.00
Address	2016 BARTON CREEK LN 75028-4688	Land Homesite	\$83,937.00
Owner	VANDUG, BJORN—100%	Land Non-Homesite	\$0.00
Mailing Address	2016 BARTON CREEK LN FLOWER MOUND TX 75028-4688	Agricultural Market	\$0.00
		Timber Market	\$0.00
Property Type	Real Property	Timber Reduction	\$0.00
Area	2521ft²	Homestead Cap	\$1,572.00
Class	8	Appraised Value	\$337,072.00
Legal Description	CREEKSIDE AT CROSS TIMBERS BLK D LOT 14	Assessed Value	\$335,500.00
Geo ID	SL0610A-000000D-00000-0014-0000		
Subdivision	CREEKSIDE AT CROSS TIMBERS—SL0610A		
Neighborhood	CREEKSIDE AT CROSS TIMBERS—DC07036		
Homestead Cap	\$1,572.00		
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07		
Subdivision Stats			
CREEKSIDE AT CROSS TIMBERS			
Minimum Market		\$281,261.00	
Median Market		\$336,954.00	
Maximum Market		\$419,016.00	
Median Living Area		2347ft²	
Difference from Median Market		0.04%	
Difference from Median Living Area		7.15%	

Property Details for Account: 160977

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2005-01-31	WARRANTY DEED	WOOLEY, DEBORAH K	VANDUG, BJORN	05-15216	Unavailable
1993-12-29	WARRANTY DEED	WEEKLEY HOMES INC	WOOLEY, DEBORAH K	93-0094003	Unavailable
1991-03-22	WARRANTY DEED	CENTENNIAL HOMES INC	WEEKLEY HOMES INC		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1756ft²	2000	1991	
8	OPEN PORCH	72ft²	2000	1991	
8	DETACHED GARAGE	440ft²	2000	1991	
8	OPEN PORCH	30ft²	2000	1991	
8	SECOND FLOOR	765ft²	2000	1991	
Improvement Total		3063ft²			\$253,135.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.245	10672 ft²

16.0'

20.7'

New Addition

Existing two car garage

22.0'

20.7'

2.6'

1.4'

12.0' Garage Door

16'

New Drive Way

concrete drive

48'

32ft

15.5'

2.2'

13.0'

9.0'

2.2'

18.6'

2.0'

ATTN

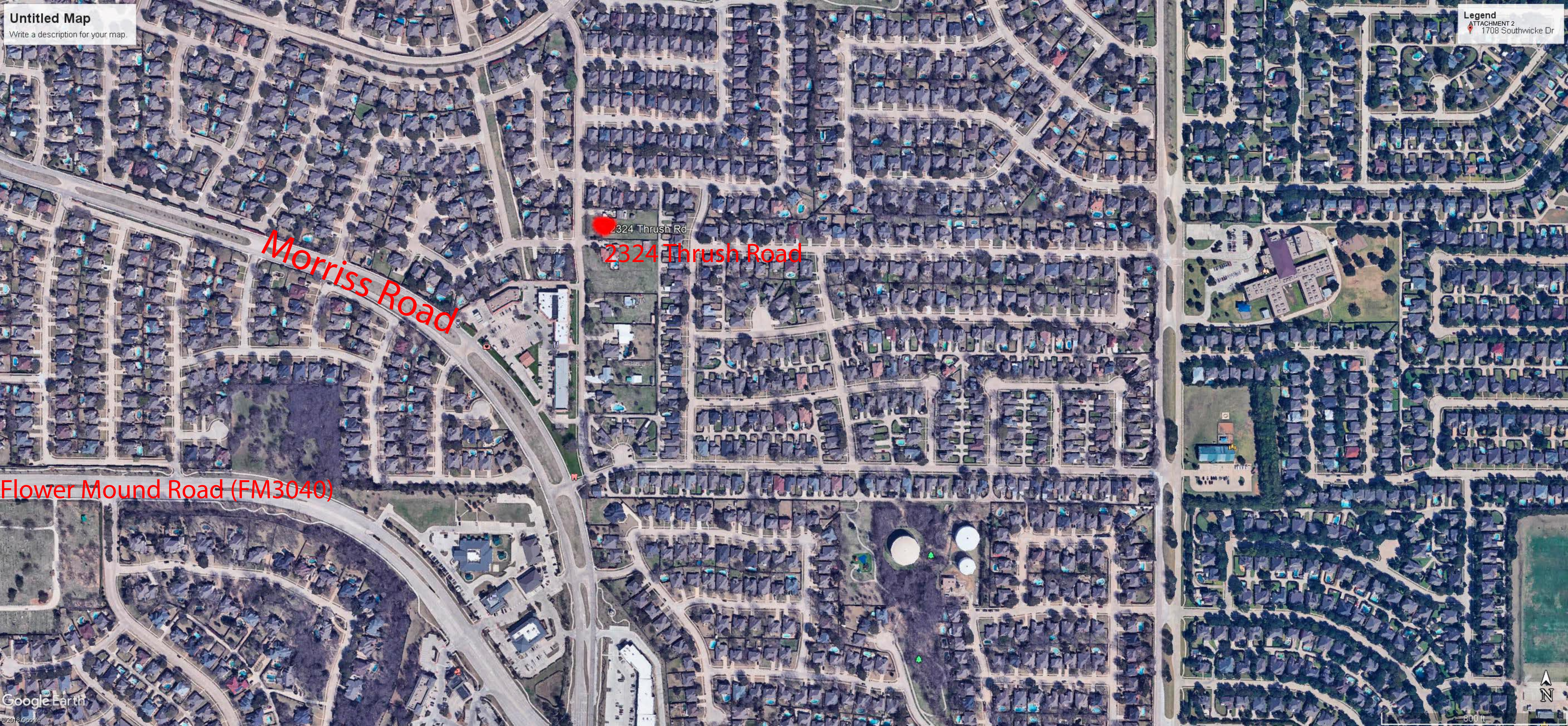
Exceed by 22sf

**2016 Barton Creek Lane
Two Story Brick & Frame**



Comparison for SF properties with detached accessory buildings exceeding 750sf or 25% of the primary structure or SFE with larger than 1500sf accessory building

	Main Dwelling	Property Size	Detached Garage SF	
2016 Barton Creek Lane	2623	0.245acre/10672sq ft	440 + <u>332</u> = 772	Applicant Property
2324 Thrush Road	2544	0.910acre/39649sq ft	704	Exceed 25%
1212 Oakwood Court	2402	.2851acre/12420sq ft	462 & 462 = 924	Exceed both 25% and 750sq ft max
2004 Barton Creek Lane	2856	.3820acre/16640sq ft	725	Exceed 25%
1708 Southwicke Drive	4555	.2605acre/11348sq ft	806	Exceed 750sq ft max
3709 Ashby Drive	4408	.2574acre/11211sq ft	759	Exceed 750sq ft max
3605 Laverton Place	4148	.2574acre/11018sq ft	912	Exceed 750sq ft max
1701 Dalton Drive	3505	.2583 acre/11250sq ft	792	Exceed 750sq ft max
1713 Dalton Drive	3606	.2539acre/11060sq ft	912	Exceed 750sq ft max
1721 Dalton Drive	3386	.2583acre/11250sq ft	1056	Exceed 750sq ft max
3701 Havenlake Drive	3387	.3076acre/13397sq ft	1056	Exceed 750sq ft max
3717 Havenlake Drive	3152	.2877acre/12313sq ft	912	Exceed 750sq ft max
3720 Havenlake Drive	3386	.2900acre/12633sq ft	1056	Exceed 750sq ft max
3800 Prarie Court	2467	.9200acre/40075sq ft	960	Exceed 25% & 750sq ft max
1500 Oak Drive	3566	1.000acre/43560sq ft	1500 & 652 = 2152	Exceed 1500sq ft max
137 Red Oak Lane	5168	1.450acre/63162sq ft	1250 & 575 = 1825	Exceed 1500sq ft max



Untitled Map
Write a description for your map.

Legend
ATTACHMENT 2
1708 Southwicke Dr

Morriss Road

2324 Thrush Rd
2324 Thrush Road

Flower Mound Road (FM3040)

Google Earth
©2018 Google



300 ft



2324 Thrush Road



Property Details for Account: 19994

General

Market Value	\$186,699.00
Address	2324 THRUSH RD 75028-3400
Owner	BAILEY, MELISSA—100%
Mailing Address	4913 ASHLOCK DR THE COLONY TX 75056-1600
Property Type	Real Property
Area	1375ft²
Class	8
Legal Description	A0544A J.H. HALLFORD, TR 8, .91 ACRES, OLD DCAD TR# 15
Geo ID	A0544A-000-0008-0000
Subdivision	J.H. HALLFORD—A0544A
Neighborhood	ABST 49 R. BAKER—DC07840
Homestead Cap	\$0.00
Taxing Jurisdictions	LEWISVILLE ISD—S09 DENTON COUNTY—G01 FLOWER MOUND TOWN OF—C07

Values

Imp. Total	\$93,115.00
Land Homesite	\$93,584.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$186,699.00
Assessed Value	\$186,699.00

Subdivision Stats

J.H. HALLFORD	
Minimum Market	\$61,352.00
Median Market	\$182,573.00
Maximum Market	\$449,084.00
Median Living Area	2447ft²
Difference from Median Market	2.23%
Difference from Median Living Area	-56.10%

Property Details for Account: 19994

Deed History

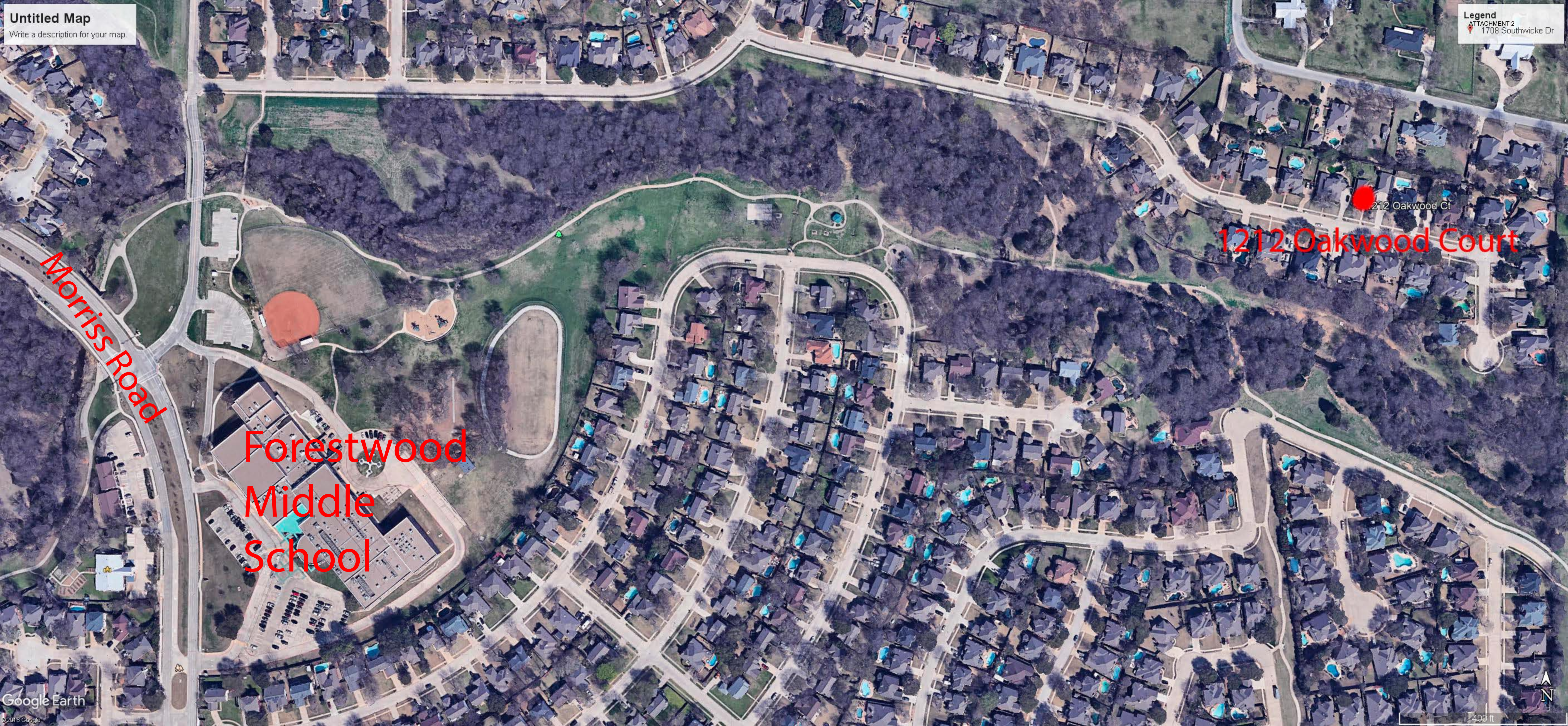
Date	Type	Seller	Buyer	Deed Number	Sale Price
2015-01-09	SPECIAL WD	BAILEY, BARBARA	BAILEY, MELISSA	2015-74704	Unavailable
2005-04-18	SPECIAL WD	LOCKARD, DAVID W & VIKKI	BAILEY, BARBARA	05-44793	Unavailable
2005-02-11	WARRANTY DEED	BAILEY, MARTHA JANE	LOCKARD, DAVID W & VIKKI	05-16874	Unavailable
2005-01-27	HEIRSHIP AFFD	BAILEY, TRAVIS	BAILEY, MARTHA JANE	05-10784	Unavailable
	CONVERSION	PRIOR OWNER	BAILEY, TRAVIS		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1375ft ²	1985	1977	
8	ATTACHED GARAGE	546ft ²	1985	1977	
8	DETACHED GARAGE	704ft ²	1985	1986	
8	CARPORT	288ft ²	1985	1986	
8	OPEN PORCH	95ft ²	1985	1986	
8	OPEN PORCH	240ft ²	1985	1986	
Improvement Total		3248ft ²			\$93,115.00

Land Segments

Type	Acres	Area
1 - HOMESITE	0.91	39639.6 ft ²





1212 Oakwood Court

Property Details for Account: 167237

General

Market Value	\$322,682.00
Address	1212 OAKWOOD CT 75028-3689
Owner	HEATON, JANET L & DALE W TRTS OF HEATON FAMILY REVOCABLE TRUST—100%
Mailing Address	1212 OAKWOOD CT FLOWER MOUND TX 75028-3689
Property Type	Real Property
Area	2266ft²
Class	9
Legal Description	BENTLEY WOODS ADDN PH B BLK 6 LOT 18
Geo ID	SL0773A-000006-0000-0018-0000
Subdivision	BENTLEY WOODS ADDN PH B—SL0773A
Neighborhood	BENTLEY WOODS ADDN PH A & B—DC07006
Homestead Cap	\$0.00
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09

Values

Imp. Total	\$235,364.00
Land Homesite	\$87,318.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$322,682.00
Assessed Value	\$322,682.00

Subdivision Stats

BENTLEY WOODS ADDN PH B	
Minimum Market	\$152,000.00
Median Market	\$360,000.00
Maximum Market	\$513,812.00
Median Living Area	2728ft²
Difference from Median Market	-10.93%
Difference from Median Living Area	-18.50%

Property Details for Account: 167237

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2005-03-21	SPECIAL WD	HEATON, DALE W & JANET L	HEATON, JANET L & DALE W TRTS OF HEATON FAMILY REVOCABLE TRUST	05-32184	Unavailable
2003-04-29	WARRANTY DEED	HEATON, DALE W & JANET L	OLIVAS, JOSE & ELIDA	03-64523	Unavailable
2003-04-29	WARRANTY DEED	KNIERIM, JASON S & TRACY	HEATON, DALE W & JANET L	03-64522	Unavailable
2001-05-02	SPECIAL WD	BANKERS TRUST CO CA TR &	KNIERIM, JASON S & TRACY	01-40657	Unavailable
2000-10-09	TRUSTEE DEED	GARRAWAY, ESAN & SAUNDRA	BANKERS TRUST CO CA TR &	00-98101	Unavailable
1999-08-02	SPECIAL WD	VETERANS AFFAIRS	GARRAWAY, ESAN & SAUNDRA	99-0078658	Unavailable
1999-04-01	WARRANTY DEED	NORWEST MTG INC	VETERANS AFFAIRS	99-0031118	Unavailable
1999-03-08	TRUSTEE DEED	BAILEY, MICHAEL B	NORWEST MTG INC	99-0021696	Unavailable
1993-07-30	WARRANTY DEED	WEEKLEY HOMES INC	BAILEY, MICHAEL B	93-0051214	Unavailable
1993-04-14	WARRANTY DEED	BENTLEY WOODS ESTATES, LTD	WEEKLEY HOMES INC	93-0021877	Unavailable
	CONVERSION	OLIVAS, JOSE & ELIDA	HEATON, DALE W & JANET L		Unavailable

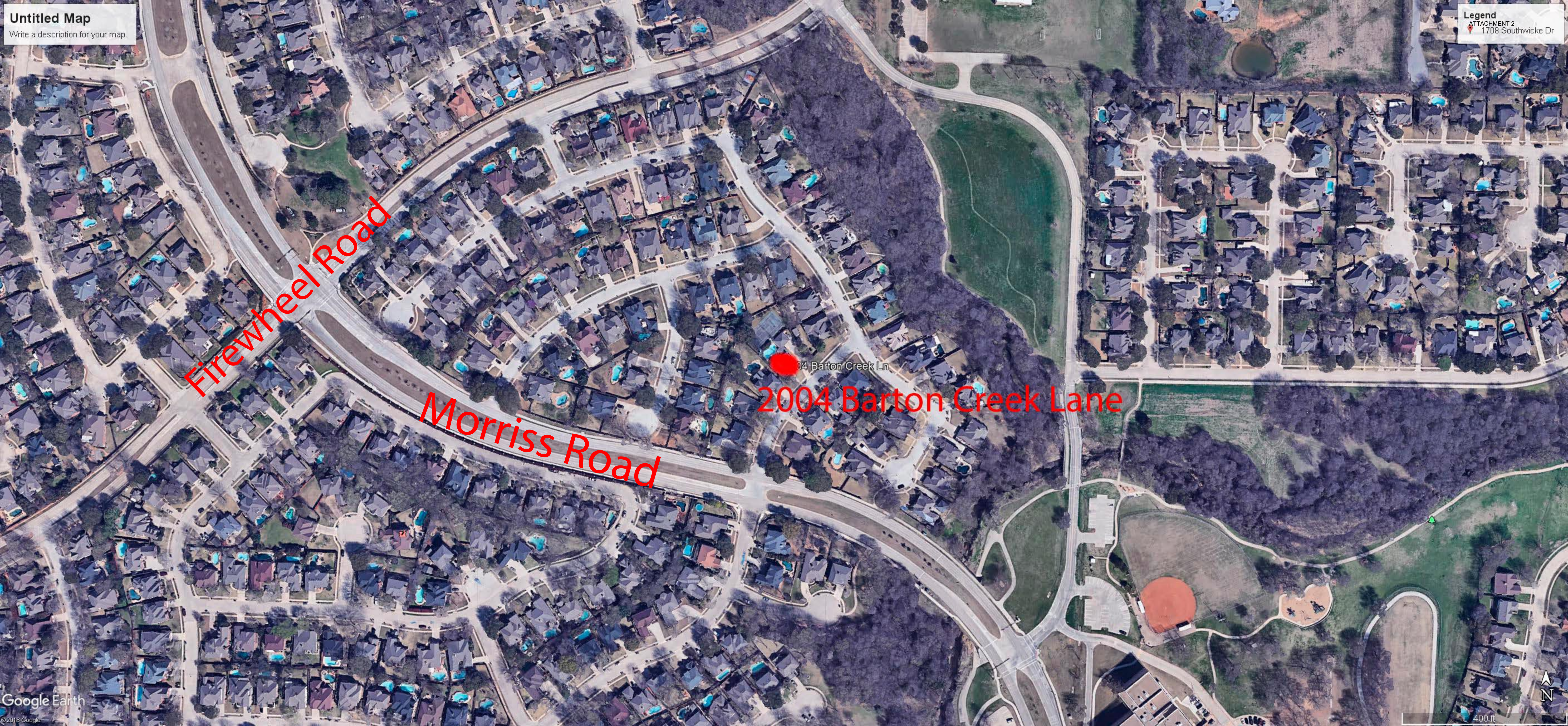
Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	2266ft²	2000	1993	
9	DETACHED GARAGE	462ft²	2000	1993	
9	OPEN PORCH	112ft²	2000	1993	
9	OPEN PORCH	24ft²	2000	1993	
9	DETACHED GARAGE	462ft²	2000	2004	
Improvement Total		3326ft²			\$235,364.00

Property Details for Account: 167237

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2851	12420 ft ²





2004 Barton Creek Lane



Property Details for Account: 160974

ATTACHMENT 2

General

Market Value	\$387,932.00
Address	2004 BARTON CREEK LN 75028-4688
Owner	HEDRICK, ROGER B, JR & KAREN E—100%
Mailing Address	2004 BARTON CREEK LN FLOWER MOUND TX 75028-4688
Property Type	Real Property
Area	2774ft²
Class	8
Legal Description	CREEKSIDE AT CROSS TIMBERS BLK D LOT 11
Geo ID	SL0610A-00000D-0000-0011-0000
Subdivision	CREEKSIDE AT CROSS TIMBERS—SL0610A
Neighborhood	CREEKSIDE AT CROSS TIMBERS—DC07036
Homestead Cap	\$0.00
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09

Values

Imp. Total	\$290,567.00
Land Homesite	\$97,365.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$387,932.00
Assessed Value	\$387,932.00

Subdivision Stats

CREEKSIDE AT CROSS TIMBERS

Minimum Market	\$281,261.00
Median Market	\$333,386.00
Maximum Market	\$419,016.00
Median Living Area	2347ft²
Difference from Median Market	15.12%
Difference from Median Living Area	16.68%

Property Details for Account: 160974

ATTACHMENT 2

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2010-06-25	WARRANTY DEED	MCAVOY, RONALD B & CATHERINE F	HEDRICK, ROGER B, JR & KAREN E	2010-63215	Unavailable
2001-02-02	WARRANTY DEED	ANDREWS, DONALD M	MCAVOY, RONALD B & CATHERINE F	01-09575	Unavailable
1992-07-13	GENERAL WD	WEEKLEY HOMES INC	ANDREWS, DONALD M		Unavailable
1992-03-06	WARRANTY DEED	CENTENNIAL HOMES INC	WEEKLEY HOMES INC		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1859ft ²	2000	1992	
8	SECOND FLOOR	915ft ²	2000	1992	
8	DETACHED GARAGE	462ft ²	2000	1992	
8	OPEN PORCH	52ft ²	2000	1992	
8	OPEN PORCH	30ft ²	2000	1992	
Improvement Total		3318ft ²			\$274,767.00
1750G	POOL	1ft ²	1997	1996	
Improvement Total		1ft ²			\$15,800.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.382	16640 ft ²

SURVEY PLAT

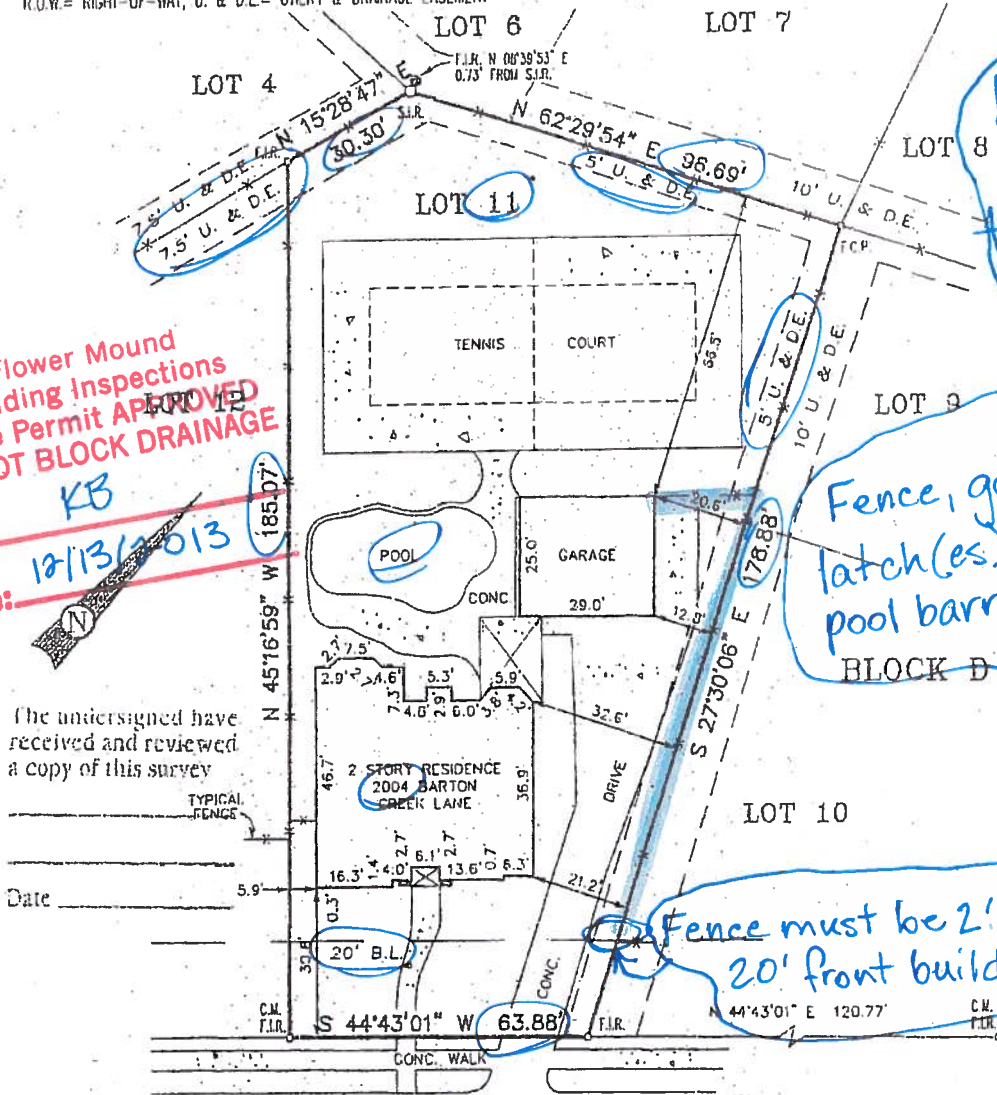
ATTACHMENT 2

NO 2004 BARTON CREEK LANE, IN THE CITY OF FLOWER MOUND, TEXAS, DESCRIBED
 LOT 11, BLOCK D OF CREEKSIDE AT CROSS TIMBERS
 AN ADDITION TO THE CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING
 TO THE PLAT THEREOF RECORDED IN CABINET H, PAGE 278, PLAT RECORDS, DENTON COUNTY, TEXAS
 BEARING BASIS NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE-REFERENCED, RECORDED PLAT OR MAP.
 LEGEND: B.L. = BUILDING LINE; C.M. = CONTROLLING MONUMENT; CONC. = CONCRETE; F.C.P. = FENCE CORNER POST; F.I.R. = FOUND IRON ROD;
 R.O.W. = RIGHT-OF-WAY; U. & D.E. = UTILITY & DRAINAGE EASEMENT

Flower Mound
 Building Inspections
 Fence Permit APPROVED
 DO NOT BLOCK DRAINAGE

By: KB

Date: 12/13/2013



The undersigned have received and reviewed a copy of this survey

Date

BARTON CREEK LANE (50' R.O.W.)

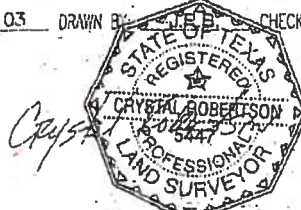
ALLEGIANCE TITLE COMPANY
 GF# 1030849 - TLV

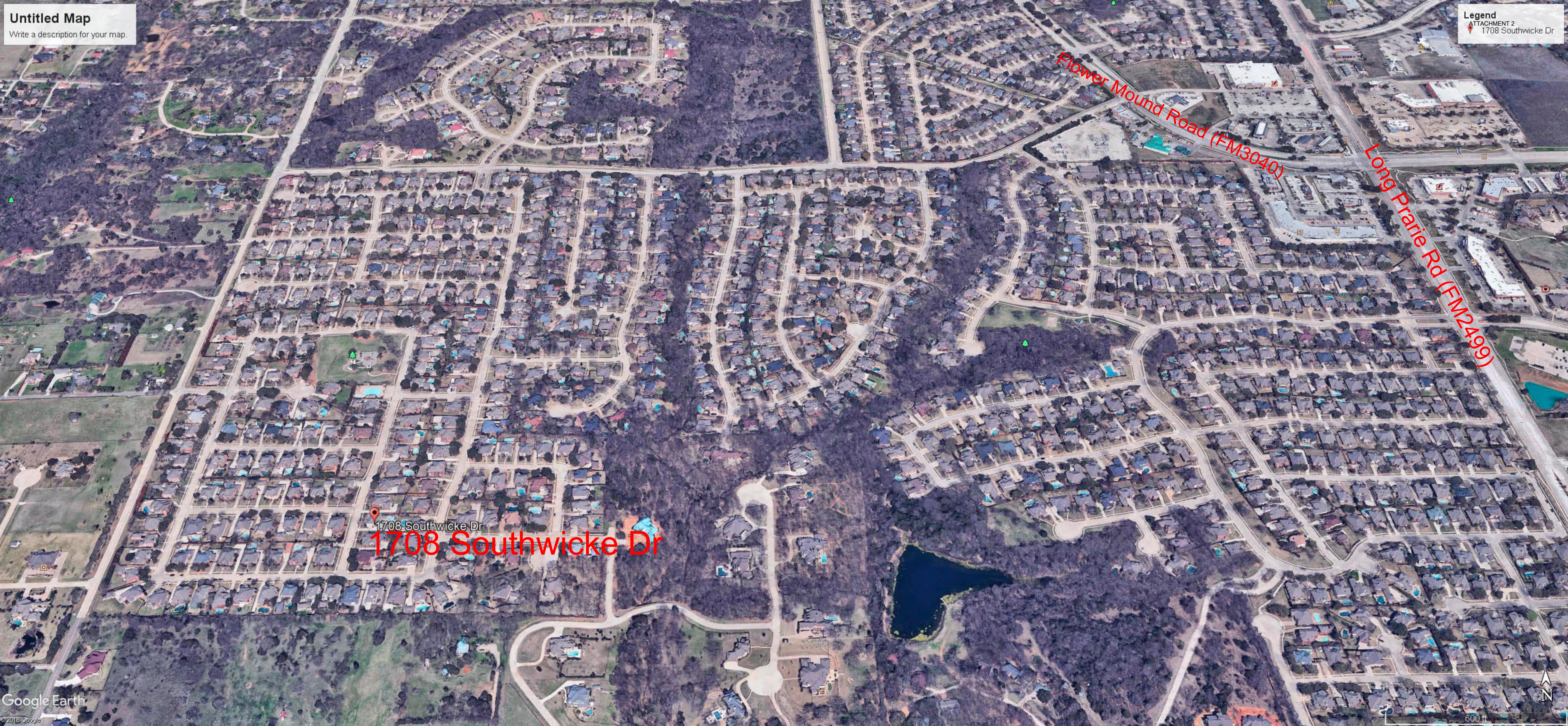
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO 480777 0545 E. PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997, HEREON PROPERTY SITUATED WITHIN ZONE X, UNSHADED

DATE: JANUARY 3, 2001 SCALE: 1" = 30' A.S.C. NO: 210103 DRAWN BY: J.C. CHECKED BY: J.C.

ARTHUR SURVEYING COMPANY, INC.
 Registered Professional Land Surveyors
 P.O. Box 54 - Lewisville, Texas 75067
 Office: (972) 221-9439 Fax: (972) 221-4675
 C:\SDSKPROJ\finals\dwg\210103.dwg





1708 Southwicke Dr

1708 Southwicke Dr

Flower Mound Road (FM3040)

Long Prairie Rd (FM2499)



1708 Southwicke Drive

Property Details for Account: 196929

General

Market Value	\$525,949.00
Address	1708 SOUTHWICKE DR 75022-8455
Owner	WESTERMANN, ROBERT EDWARD & CHERYL A—100%
Mailing Address	1708 SOUTHWICKE DR FLOWER MOUND TX 75022-8455
Property Type	Real Property
Area	4311ft²
Class	9
Legal Description	STAFFORD ESTATES PH III A,B & C BLK H LOT 3
Geo ID	SL4007A-00000H-0000-0003-0000
Subdivision	STAFFORD ESTATES PH III A,B & C—SL4007A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09

Values

Imp. Total	\$429,491.00
Land Homesite	\$96,458.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$525,949.00
Assessed Value	\$525,949.00

Subdivision Stats

STAFFORD ESTATES PH III A,B & C	
Minimum Market	\$343,130.00
Median Market	\$458,671.00
Maximum Market	\$606,071.00
Median Living Area	3590ft²
Difference from Median Market	13.67%
Difference from Median Living Area	18.25%

Property Details for Account: 196929

Deed History

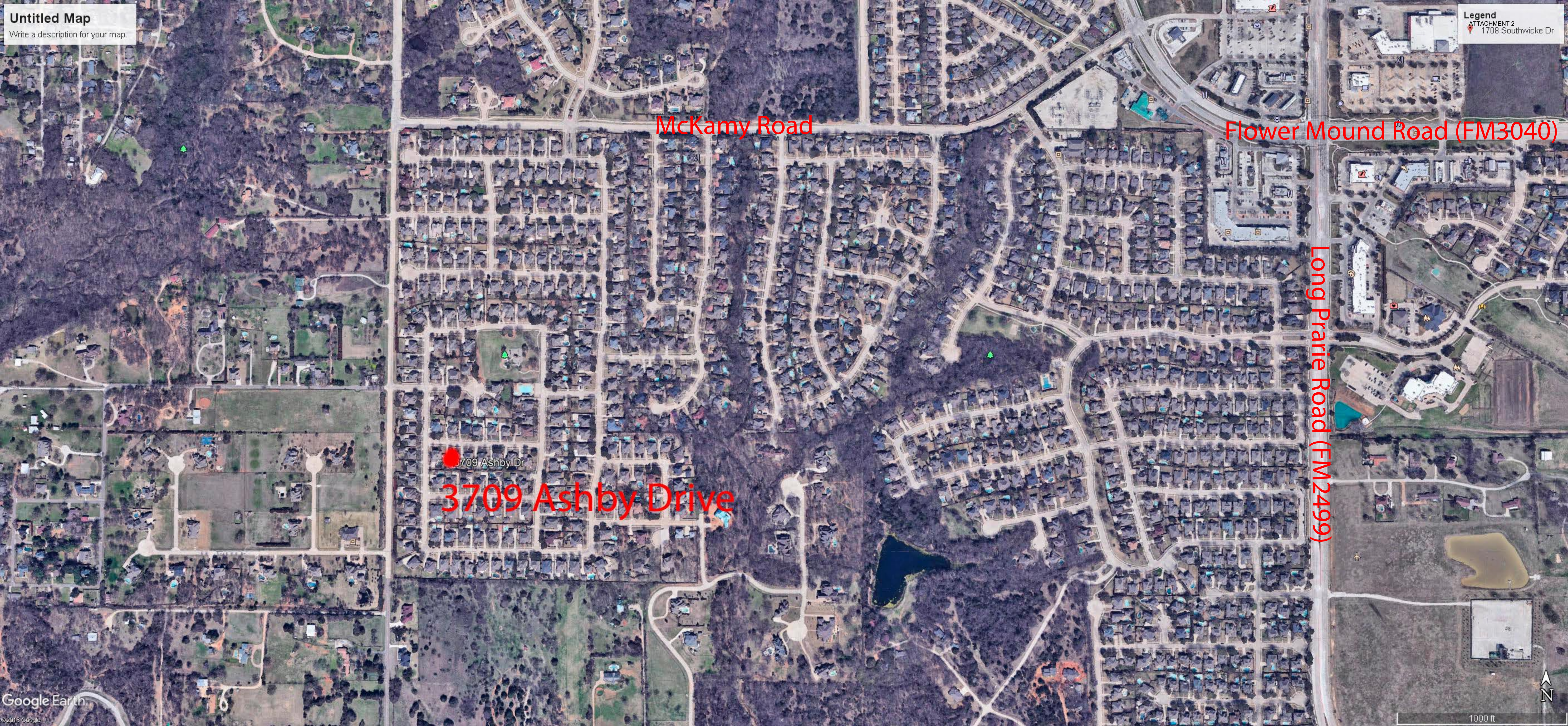
Date	Type	Seller	Buyer	Deed Number	Sale Price
2013-08-08	GENERAL WD	DOWNS, KENNETH E & LUCINDA B	WESTERMANN, ROBERT EDWARD & CHERYL A	2013-100224	\$414,000.00
2002-11-12	SPECIAL WD	BANK ONE NATIONAL ASSN	DOWNS, KENNETH E & LUCINDA B	02-144841	Unavailable
2002-08-21	TRUSTEE DEED	HICKEY, THOMAS P	BANK ONE NATIONAL ASSN	02-104774	Unavailable
2000-02-29	GENERAL WD	PERRY HOMES J/V	HICKEY, THOMAS P	00-17755	Unavailable
1999-07-16	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	99-0072798	Unavailable
1997-05-13	SPECIAL WD	PRIOR OWNER	STAFFORD ESTATES LTD P/S	97-0031553	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	2405ft ²	2005	1999	
9	DETACHED GARAGE	806ft ²	2005	1999	
9	SECOND FLOOR	1906ft ²	2005	1999	
9	OPEN PORCH	40ft ²	2005	1999	
9	OPEN PORCH	204ft ²	2005	2003	
Improvement Total		5361ft ²			\$409,991.00
1750S	POOL	1ft ²	2004	2003	
Improvement Total		1ft ²			\$19,500.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2605	11348 ft ²





3709 Ashby Road

Property Details for Account: 190149

General

Market Value	\$538,066.00
Address	3709 ASHBY DR
Owner	AUGUSTINO, CRAIG—100%
Mailing Address	3709 ASHBY DR FLOWER MOUND TX 75022-8460
Property Type	Real Property
Area	4227ft²
Class	9
Legal Description	STAFFORD ESTATES PH II BLK J LOT 13
Geo ID	SL9147A-00000J-0000-0013-0000
Subdivision	STAFFORD ESTATES PH II—SL9147A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07

Values

Imp. Total	\$442,772.00
Land Homesite	\$95,294.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$538,066.00
Assessed Value	\$538,066.00

Subdivision Stats

STAFFORD ESTATES PH II	
Minimum Market	\$375,000.00
Median Market	\$448,935.00
Maximum Market	\$538,066.00
Median Living Area	3415ft²
Difference from Median Market	18.06%
Difference from Median Living Area	21.25%

Property Details for Account: 190149

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2018-08-31	GENERAL WD WITH VENDOR'S LIEN	MYATT, RICHARD EMMETT & JENNIFER C	AUGUSTINO, CRAIG	2018-106624	Unavailable
2016-06-29	WARRANTY DEED	BURNS, NATHANIEL CORY & DEBORAH	MYATT, RICHARD EMMETT & JENNIFER C	2016-78650	Unavailable
2010-07-16	GENERAL WD WITH VENDOR'S LIEN	PATTERSON, CHRISTOPHER P & EILEEN B	BURNS, NATHANIEL CORY & DEBORAH	2010-73700	Unavailable
2009-08-11	WARRANTY DEED	SMITH, RICHARD	PATTERSON, CHRISTOPHER P & EILEEN B	2009-98687	Unavailable
2005-05-13	GENERAL WD	KURKECHIAN, JERRY & JUANITA	SMITH, RICHARD	05-61959	Unavailable
2004-08-31	CASH DEED	AMBLE, MICHAEL D	CENDANT MOBILITY FINANCIAL CORP	04-115658	Unavailable
2004-08-31	WD WITH VENDORS LIEN	CENDANT MOBILITY FINANCIAL CORP	KURKECHIAN, JERRY & JUANITA	04-115659	Unavailable
1997-06-05	WARRANTY DEED	PERRY HOMES	AMBLE, MICHAEL D	97-0037562	Unavailable
1997-01-31	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES	97-0006436	Unavailable
	CONVERSION	AMBLE, MICHAEL D	AMBLE, MICHAEL D		Unavailable
	CONVERSION	PRIOR OWNER	STAFFORD ESTATES LTD P/S	96-0042874	Unavailable

Improvements

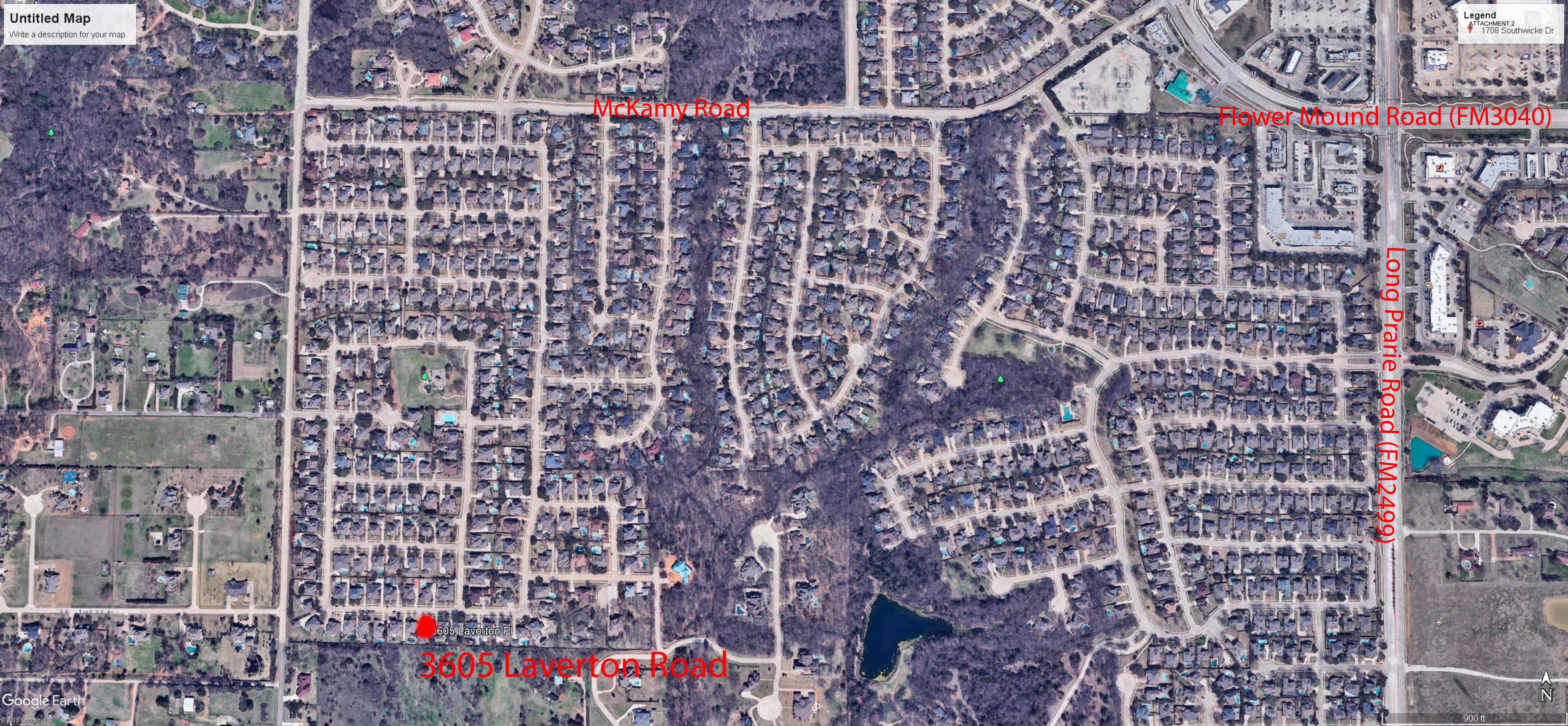
Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	2350ft²	2010	1997	
9	SECOND FLOOR	1877ft²	2010	1997	
9	OPEN PORCH	51ft²	2010	1997	
9	OPEN PORCH	126ft²	2010	1997	
9	DETACHED GARAGE	759ft²	2010	1997	
Improvement Total		5163ft²			\$420,932.00
1750S	POOL	1ft²	2000	2000	

Property Details for Account: 190149

Class	Description	Square Feet	Effective Year Built	Year Built	Value
SPA	THERA POOL/SPA	1ft ²	2000	2000	
Improvement Total		2ft ²			\$21,840.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2574	11211 ft ²



Untitled Map

Write a description for your map.

Legend

ATTACHMENT 2

1708 Southwicke Dr

McKamy Road

Flower Mound Road (FM3040)

Long Prairie Road (FM2499)

3605 Laverton Pl

3605 Laverton Road

Google Earth

© 2018 Google

900 ft





3605 Lavorton Place



Property Details for Account: 196975

General

Market Value	\$490,000.00
Address	3605 LAVORTON PL
Owner	DUSEY, MAKARAND & KALE, NEELIMA J—100%
Mailing Address	3605 LAVORTON PL FLOWER MOUND TX 75022-6706
Property Type	Real Property
Area	4118ft²
Class	9
Legal Description	STAFFORD ESTATES PH III A,B & C BLK L LOT 20
Geo ID	SL4007A-00000L-0000-0020-0000
Subdivision	STAFFORD ESTATES PH III A,B & C—SL4007A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07

Values

Imp. Total	\$396,347.00
Land Homesite	\$93,653.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$490,000.00
Assessed Value	\$490,000.00

Subdivision Stats

STAFFORD ESTATES PH III A,B & C	
Minimum Market	\$343,130.00
Median Market	\$458,671.00
Maximum Market	\$606,071.00
Median Living Area	3590ft²
Difference from Median Market	6.60%
Difference from Median Living Area	13.70%

Property Details for Account: 196975

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2014-12-12	WD WITH VENDORS LIEN	KANA, HIMESH & PRAVINA	DUSEY, MAKARAND & KALE, NEELIMA J	2014-126273	Unavailable
2006-12-28	SPECIAL WD	U S BANK NATIONAL ASSOC AS TRUSTEE UNDER THE APPLICABLE AGREEMENT	KANA, HIMESH & PRAVINA	2007-198	Unavailable
2006-05-02	TRUSTEE DEED	JOHNSON-HAMILTON, DEITRA	U S BANK NATIONAL ASSOC AS TRUSTEE UNDER THE APPLICABLE AGREEMENT	2006-52901	Unavailable
2002-05-09	WARRANTY DEED	CONTRERAS, PAMELA Y & RENE	JOHNSON-HAMILTON, DEITRA	02-59291	Unavailable
1998-10-07	GENERAL WD	PERRY HOMES J/V	CONTRERAS, PAMELA Y & RENE	98-0091081	Unavailable
1998-04-24	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	98-0032798	Unavailable
1997-05-13	SPECIAL WD	PRIOR OWNER	STAFFORD ESTATES LTD P/S	97-0031553	Unavailable

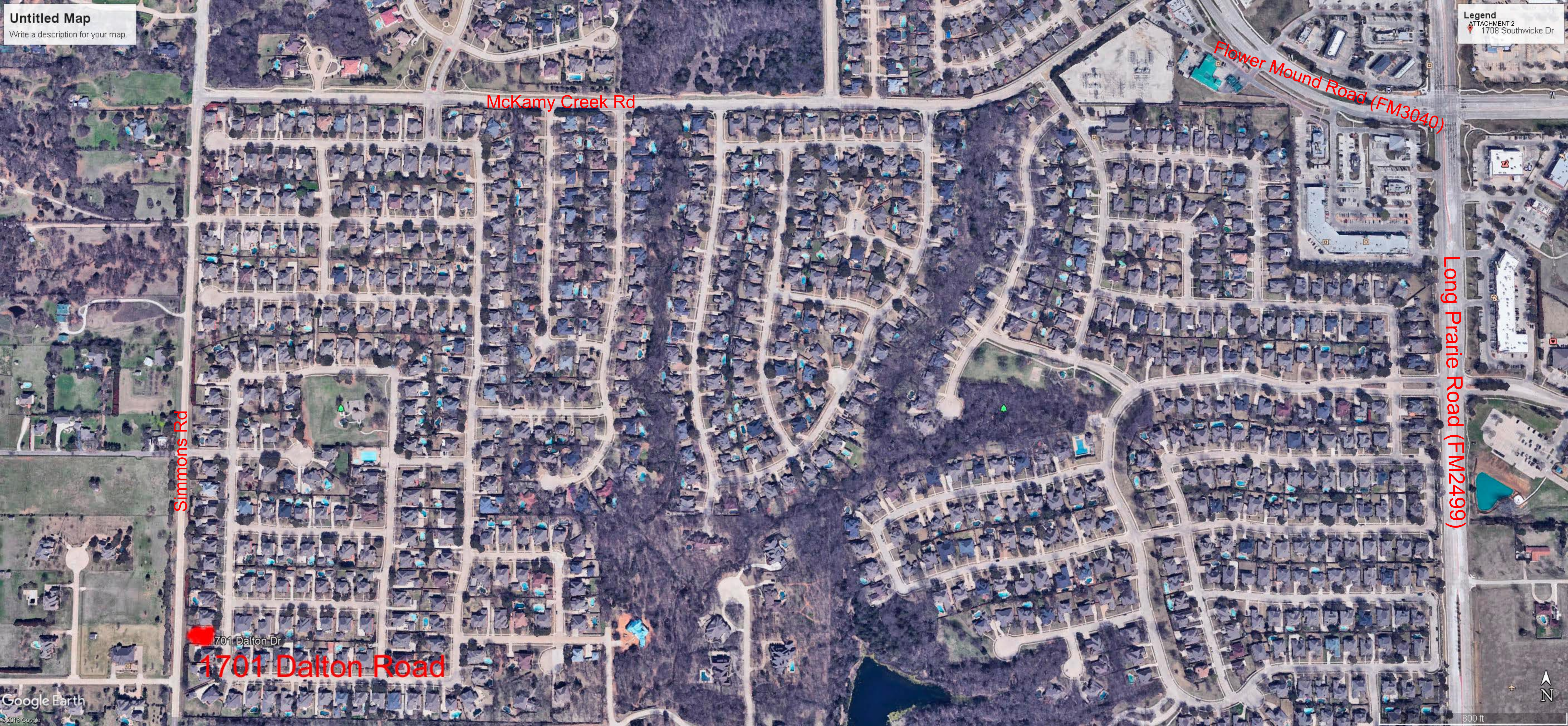
Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	2200ft ²	2005	1998	
9	DETACHED GARAGE	912ft ²	2005	1998	
9	SECOND FLOOR	1918ft ²	2005	1998	
9	OPEN PORCH	30ft ²	2005	1998	
Improvement Total		5060ft ²			\$394,735.00
1750S	POOL	1ft ²	1999	1999	
SPA	THERA POOL/SPA	1ft ²	1999	1999	
Improvement Total		2ft ²			\$21,840.00

Property Details for Account: 196975

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2529	11018 ft ²



Untitled Map

Write a description for your map.

Legend

ATTACHMENT 2

1708 Southwicke Dr

McKamy Creek Rd

Flower Mound Road (FM3040)

Long Prairie Road (FM2499)

Simmons Rd

701 Dalton Dr

1701 Dalton Road

Google Earth

©2018 Google

800 ft

N



Property Details for Account: 196965

General

Market Value	\$412,000.00
Address	1701 DALTON DR 75022-8461
Owner	BORN, KENNETH J & APIWAN—100%
Mailing Address	1701 DALTON DR FLOWER MOUND TX 75022-8461
Property Type	Real Property
Area	3439ft²
Class	9
Legal Description	STAFFORD ESTATES PH III A,B & C BLK L LOT 10
Geo ID	SL4007A-00000L-0000-0010-0000
Subdivision	STAFFORD ESTATES PH III A,B & C—SL4007A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07

Values

Imp. Total	\$316,375.00
Land Homesite	\$95,625.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$412,000.00
Assessed Value	\$412,000.00

Subdivision Stats

STAFFORD ESTATES PH III A,B & C	
Minimum Market	\$343,130.00
Median Market	\$458,671.00
Maximum Market	\$606,071.00
Median Living Area	3590ft²
Difference from Median Market	-10.72%
Difference from Median Living Area	-4.30%

Property Details for Account: 196965

Deed History

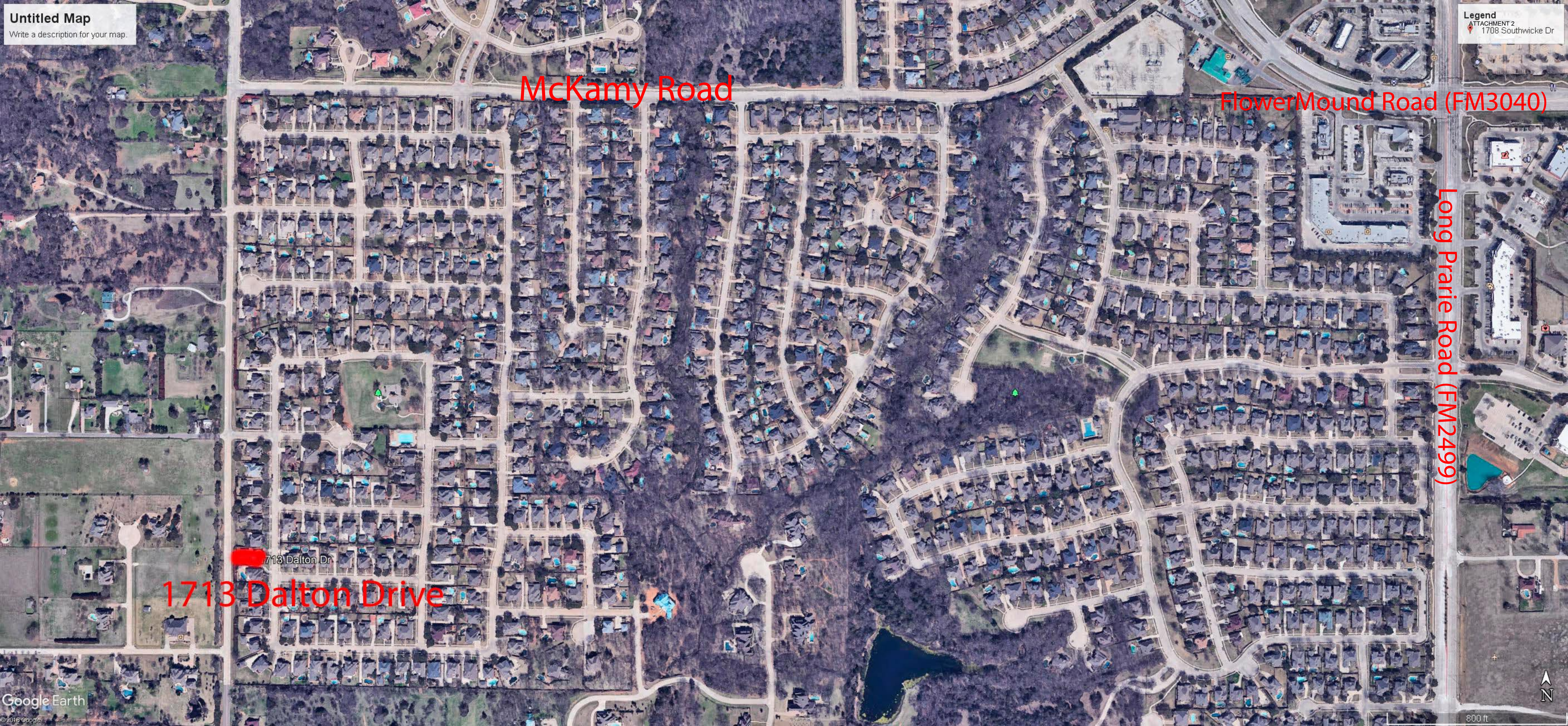
Date	Type	Seller	Buyer	Deed Number	Sale Price
2011-01-21	GENERAL WD WITH VENDOR'S LIEN	LAWRENCE, MICHAEL A JR & KELLI C	BORN, KENNETH J & APIWAN	2011-7992	\$320,000.00
1999-04-07	GENERAL WD	PERRY HOMES J/V	LAWRENCE, MICHAEL A JR & KELLI C	99-0033892	Unavailable
1998-04-27	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	98-0033669	Unavailable
1997-05-13	SPECIAL WD	PRIOR OWNER	STAFFORD ESTATES LTD P/S	97-0031553	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	1999ft ²	2000	1998	
9	SECOND FLOOR	1440ft ²	2000	1998	
9	OPEN PORCH	22ft ²	2000	1998	
9	OPEN PORCH	44ft ²	2000	1998	
9	DETACHED GARAGE	792ft ²	2000	1998	
Improvement Total		4297ft ²			\$321,331.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2583	11250 ft ²



McKamy Road

FlowerMound Road (FM3040)

Long Prairie Road (FM2499)

1713 Dalton Drive

713 Dalton Dr



1713 Dalton Drive



Property Details for Account: 196962

General

Market Value	\$420,000.00
Address	1713 DALTON DR 75022-8461
Owner	COOPER, JUSTIN J & CLAIRISSA—100%
Mailing Address	1713 DALTON DR FLOWER MOUND TX 75022-8461
Property Type	Real Property
Area	3571ft²
Class	9
Legal Description	STAFFORD ESTATES PH III A,B & C BLK L LOT 7
Geo ID	SL4007A-00000L-0000-0007-0000
Subdivision	STAFFORD ESTATES PH III A,B & C—SL4007A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09 DENTON COUNTY—G01

Values

Imp. Total	\$325,990.00
Land Homesite	\$94,010.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$420,000.00
Assessed Value	\$420,000.00

Subdivision Stats

STAFFORD ESTATES PH III A,B & C

Minimum Market	\$343,130.00
Median Market	\$458,671.00
Maximum Market	\$606,071.00
Median Living Area	3590ft²
Difference from Median Market	-8.80%
Difference from Median Living Area	-0.53%

Property Details for Account: 196962

Deed History

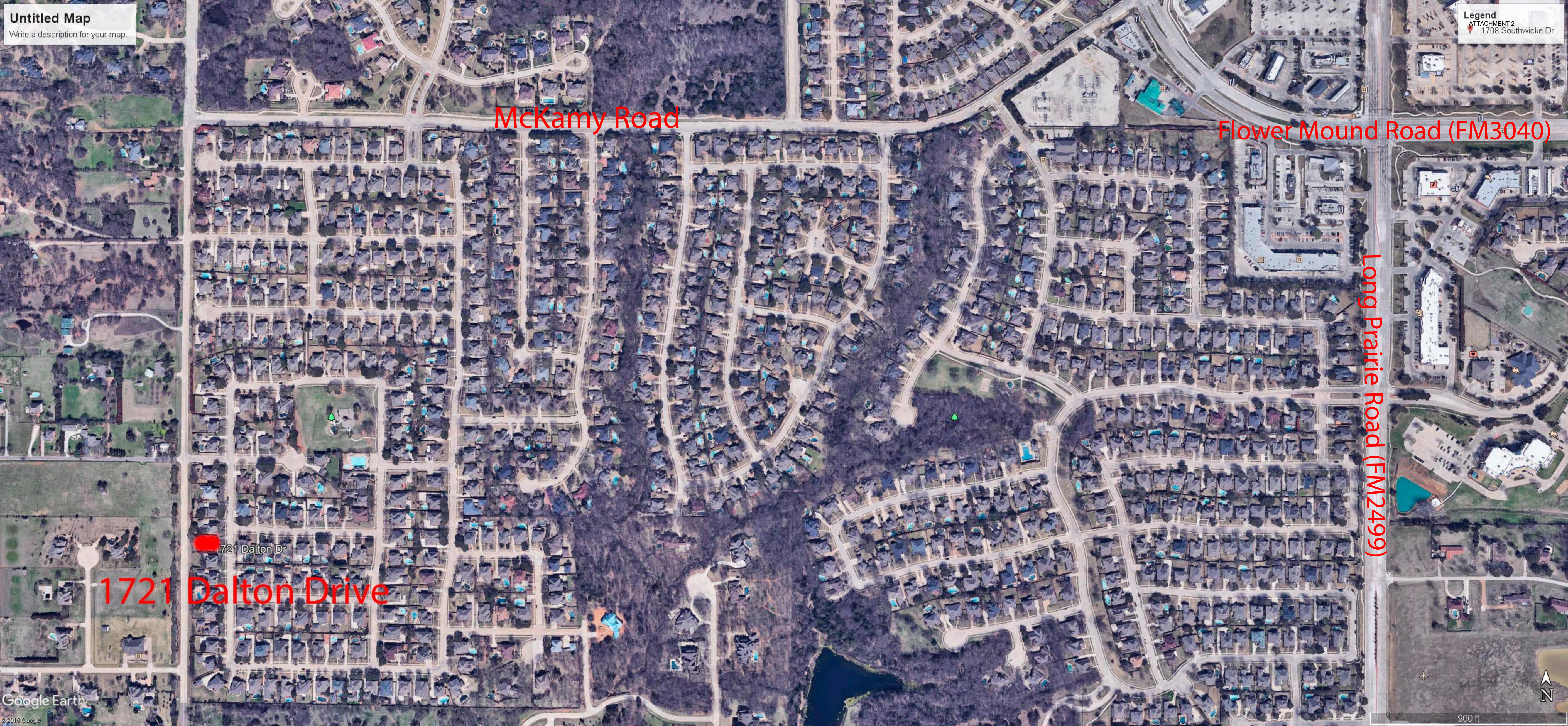
Date	Type	Seller	Buyer	Deed Number	Sale Price
2010-08-27	GENERAL WD	MOONEY, JERROLD W & NOREEN H	COOPER, JUSTIN J & CLAIRISSA	2010-84743	\$330,000.00
1998-11-30	GENERAL WD	PERRY HOMES J/V	MOONEY, JERROLD W & NOREEN H	98-0107679	Unavailable
1998-06-16	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	98-0051091	Unavailable
1997-05-13	SPECIAL WD	PRIOR OWNER	STAFFORD ESTATES LTD P/S	97-0031553	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	2131ft ²	2000	1998	
9	DETACHED GARAGE	912ft ²	2000	1998	
9	SECOND FLOOR	1440ft ²	2000	1998	
9	OPEN PORCH	35ft ²	2000	1998	
Improvement Total		4518ft ²			\$337,004.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2539	11060 ft ²



McKamy Road

Flower Mound Road (FM3040)

Long Prairie Road (FM2499)

1721 Dalton Dr

1721 Dalton Drive



1721 Dalton Drive

Property Details for Account: 190156

General

Market Value	\$425,500.00
Address	1721 DALTON DR 75022-8461
Owner	STIKA, JAMES A & KAREN J—100%
Mailing Address	1721 DALTON DR FLOWER MOUND TX 75022-8461
Property Type	Real Property
Area	3346ft²
Class	9
Legal Description	STAFFORD ESTATES PH II BLK L LOT 5
Geo ID	SL9147A-00000L-0000-0005-0000
Subdivision	STAFFORD ESTATES PH II—SL9147A
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150
Homestead Cap	\$0.00
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09 DENTON COUNTY—G01

Values

Imp. Total	\$329,875.00
Land Homesite	\$95,625.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$425,500.00
Assessed Value	\$425,500.00

Subdivision Stats

STAFFORD ESTATES PH II	
Minimum Market	\$375,000.00
Median Market	\$448,935.00
Maximum Market	\$538,066.00
Median Living Area	3415ft²
Difference from Median Market	-5.36%
Difference from Median Living Area	-2.04%

Property Details for Account: 190156

Deed History

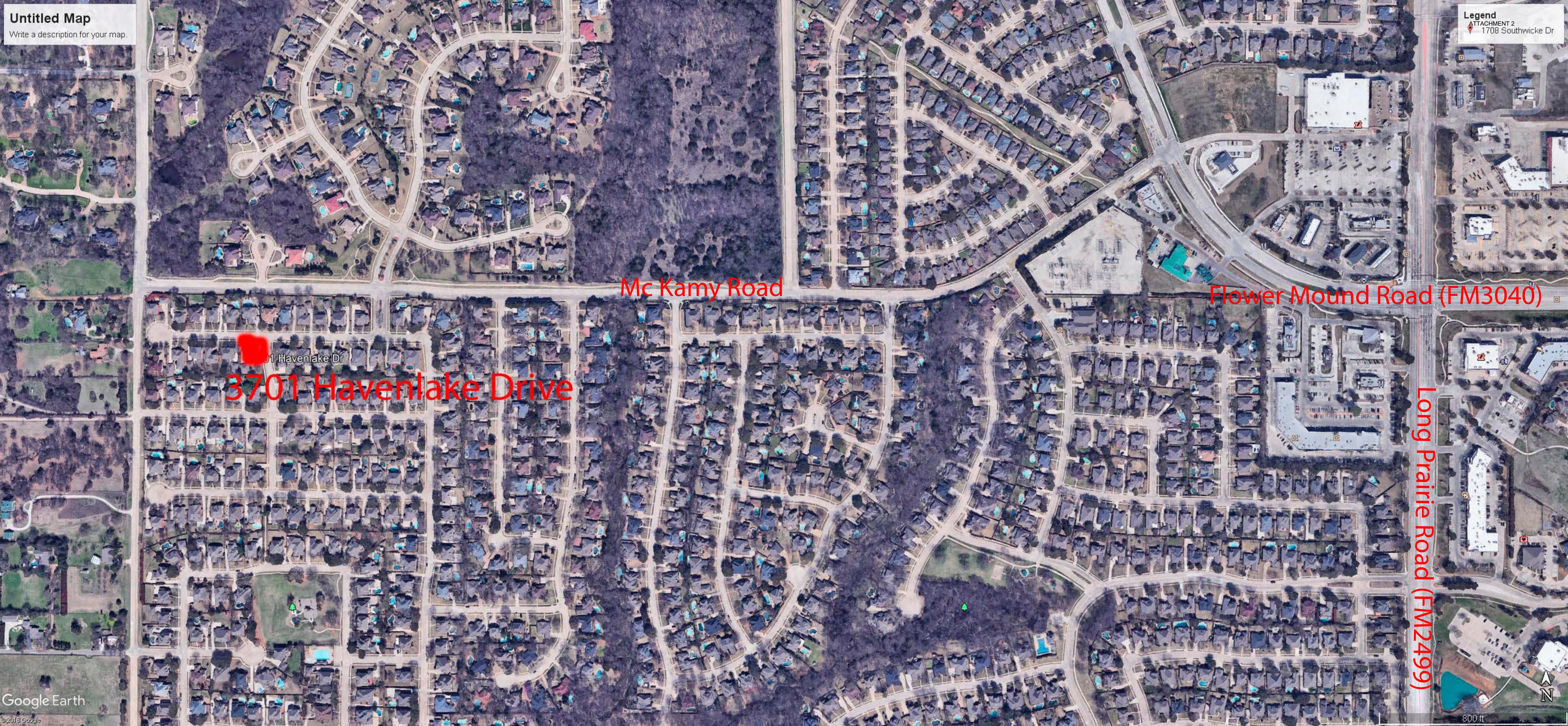
Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-08-12	GENERAL WD	WINTERS, GARY P & DIANA	STIKA, JAMES A & KAREN J	99-0083385,6	Unavailable
1997-07-10	GENERAL WD	PERRY HOMES J/V	WINTERS, GARY P & DIANA	97-0046797	Unavailable
1997-03-05	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	97-0014072	Unavailable
	CONVERSION	PRIOR OWNER	STAFFORD ESTATES LTD P/S	96-0042874	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	1917ft ²	2005	1997	
9	SECOND FLOOR	1429ft ²	2005	1997	
9	DETACHED GARAGE	1056ft ²	2005	1997	
9	OPEN PORCH	40ft ²	2005	1997	
Improvement Total		4442ft ²			\$338,965.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2583	11250 ft ²



3701 Havenlake Drive

Mc Kamy Road

Flower Mound Road (FM3040)

Long Prairie Road (FM2499)



3701 Havenlake Drive

Property Details for Account: 190087

General		Values	
Market Value	\$411,000.00	Imp. Total	\$305,203.00
Address	3701 HAVENLAKE DR 75022-8470	Land Homesite	\$105,797.00
Owner	NELSON, ROBERT & KATHRYN K—100%	Land Non-Homesite	\$0.00
Mailing Address	3701 HAVENLAKE DR FLOWER MOUND TX 75022-8470	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	3347ft ²	Timber Reduction	\$0.00
Class	9	Homestead Cap	\$0.00
Legal Description	STAFFORD ESTATES PH II BLK D LOT 7	Appraised Value	\$411,000.00
Geo ID	SL9147A-00000D-0000-0007-0000	Assessed Value	\$411,000.00
Subdivision	STAFFORD ESTATES PH II—SL9147A		
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150		
Homestead Cap	\$0.00		
Taxing Jurisdictions	LEWISVILLE ISD—S09 DENTON COUNTY—G01 FLOWER MOUND TOWN OF—C07		

Subdivision Stats

STAFFORD ESTATES PH II

Minimum Market	\$375,000.00
Median Market	\$448,935.00
Maximum Market	\$538,066.00
Median Living Area	3415ft ²
Difference from Median Market	-8.82%
Difference from Median Living Area	-2.04%

Property Details for Account: 190087

Deed History

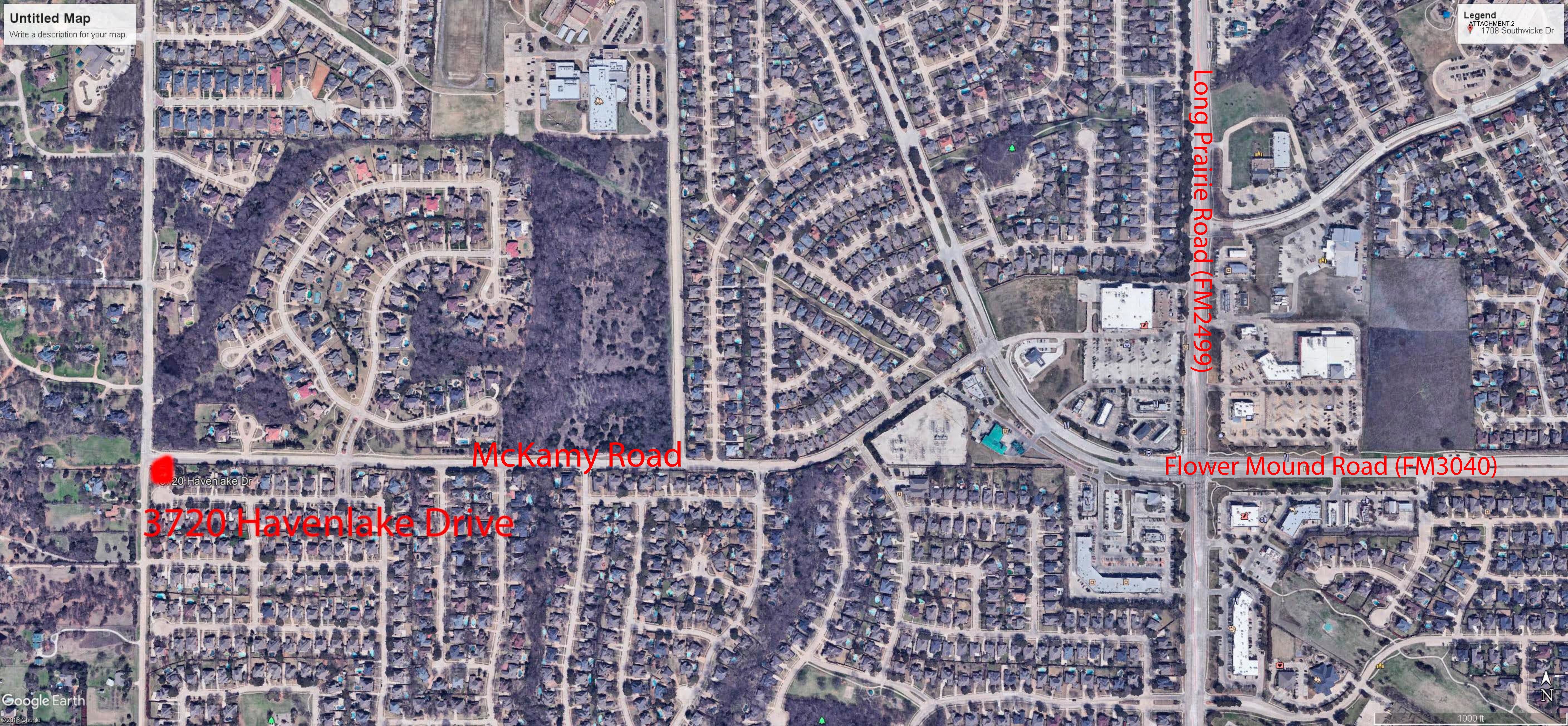
Date	Type	Seller	Buyer	Deed Number	Sale Price
2014-11-21	GENERAL WD WITH VENDOR'S LIEN	HARDEN, DOUGLAS & DAWN	NELSON, ROBERT & KATHRYN K	2014-119453	\$360,000.00
2003-04-10	GENERAL WD	MADISON, CHAD C	HARDEN, DOUGLAS & DAWN	03-53711	Unavailable
2000-08-08	GENERAL WD	MARTINEZ, MARK E	MADISON, CHAD C	00-76412	Unavailable
1997-03-05	WARRANTY DEED	PERRY HOMES	MARTINEZ, MARK E	97-0014076	Unavailable
1996-10-23	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES	96-0075955	Unavailable
	CONVERSION	PRIOR OWNER	STAFFORD ESTATES LTD P/S	96-0042874	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	1917.5ft ²	2000	1996	
9	SECOND FLOOR	1429ft ²	2000	1996	
9	DETACHED GARAGE	1056ft ²	2000	1996	
9	OPEN PORCH	40ft ²	2000	1996	
Improvement Total		4442.5ft ²			\$321,458.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.3076	13397 ft ²





3720 Havenlake Drive

Property Details for Account: 190075

General		Values	
Market Value	\$444,322.00	Imp. Total	\$340,148.00
Address	3720 HAVENLAKE DR 75022-8470	Land Homesite	\$104,174.00
Owner	POMPEI, RONALD J & CONNIE—100%	Land Non-Homesite	\$0.00
Mailing Address	3720 HAVENLAKE DR FLOWER MOUND TX 75022-8470	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	3346ft ²	Timber Reduction	\$0.00
Class	9	Homestead Cap	\$0.00
Legal Description	STAFFORD ESTATES PH II BLK A LOT 1	Appraised Value	\$444,322.00
Geo ID	SL9147A-00000A-0000-0001-0000	Assessed Value	\$444,322.00
Subdivision	STAFFORD ESTATES PH II—SL9147A		
Neighborhood	STAFFORD ESTATES-PHASE I, PH II & PH III—DC07150		
Homestead Cap	\$0.00		
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07		

Subdivision Stats

STAFFORD ESTATES PH II

Minimum Market	\$375,000.00
Median Market	\$448,935.00
Maximum Market	\$538,066.00
Median Living Area	3415ft ²
Difference from Median Market	-1.03%
Difference from Median Living Area	-2.04%

Property Details for Account: 190075

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2005-02-03	WARRANTY DEED	QUINTELA, MICHAEL & SHIRLEY	POMPEI, RONALD J & CONNIE	05-13191	Unavailable
2000-03-13	GENERAL WD	PARKER, ALBERT M	QUINTELA, MICHAEL & SHIRLEY	00-22288	Unavailable
1997-10-06	GENERAL WD	PERRY HOMES J/V	PARKER, ALBERT M	97-0070496	Unavailable
1997-04-25	GENERAL WD	STAFFORD ESTATES LTD P/S	PERRY HOMES J/V	97-0027002	Unavailable
	CONVERSION	PRIOR OWNER	STAFFORD ESTATES LTD P/S	96-0042874	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	1917ft ²	2005	1997	
9	SECOND FLOOR	1429ft ²	2005	1997	
9	DETACHED GARAGE	1056ft ²	2005	1997	
9	OPEN PORCH	40ft ²	2005	1997	
Improvement Total		4442ft ²			\$340,148.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.29	12633 ft ²



Dixon Lane

Waketon Road

Long Prairie Road (FM2499)

300 Prairie Ct

3800 Prairie Road



3800 Prairie Road



Property Details for Account: 80212

General		Values	
Market Value	\$302,575.00	Imp. Total	\$230,440.00
Address	3800 PRAIRIE CT 75028-1601	Land Homesite	\$72,135.00
Owner	WATKINS, ALLAN RAY & CAROLINE I—100%	Land Non-Homesite	\$0.00
Mailing Address	3800 PRAIRIE CT FLOWER MOUND TX 75028-1601	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2674ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$2,936.00
Legal Description	CHINN CHAPEL PLACE LOT 4	Appraised Value	\$302,575.00
Geo ID	SL2020A-000000-0000-0004-0000	Assessed Value	\$299,639.00
Subdivision	CHINN CHAPEL PLACE—SL2020A		
Neighborhood	CHINN CHAPEL PLACE—DC30023		
Homestead Cap	\$2,936.00		
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 DOUBLE OAK TOWN OF—C30		

Subdivision Stats

CHINN CHAPEL PLACE

Minimum Market	\$171,993.00
Median Market	\$310,000.00
Maximum Market	\$635,000.00
Median Living Area	1989ft²
Difference from Median Market	-2.42%
Difference from Median Living Area	29.38%

Property Details for Account: 80212

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2017-09-28	SPECIAL WD	WATKINS, ALLAN R & CAROLINE I TRTS OF WATKINS LIVING TRUST	WATKINS, ALLAN RAY & CAROLINE I	2017-123541	Unavailable
2006-02-02	SPECIAL WD	WATKINS, ALLAN & CAROLINE	WATKINS, ALLAN R & CAROLINE I TRTS OF WATKINS LIVING TRUST	2006-14649	Unavailable
1999-12-03	SPECIAL WD	FEDERAL NATL MRG ASN	WATKINS, ALLAN & CAROLINE	99-0121494	Unavailable
1999-08-09	TRUSTEE DEED	BALLARD, GERRY J	FEDERAL NATL MRG ASN	99-0081485	Unavailable
1996-04-22	WARRANTY DEED	HOLLAND, PAUL P, III	BALLARD, GERRY J	96-0026847	Unavailable
1993-02-05	WARRANTY DEED	WHEELER, RICHARD B	HOLLAND, PAUL P, III		Unavailable
1983-08-17	CONVERSION	CROSS COUNTRY HOMES	WHEELER, RICHARD B		Unavailable
1983-05-04	CONVERSION	CHINN CHAPEL PLACE INC	CROSS COUNTRY HOMES		Unavailable

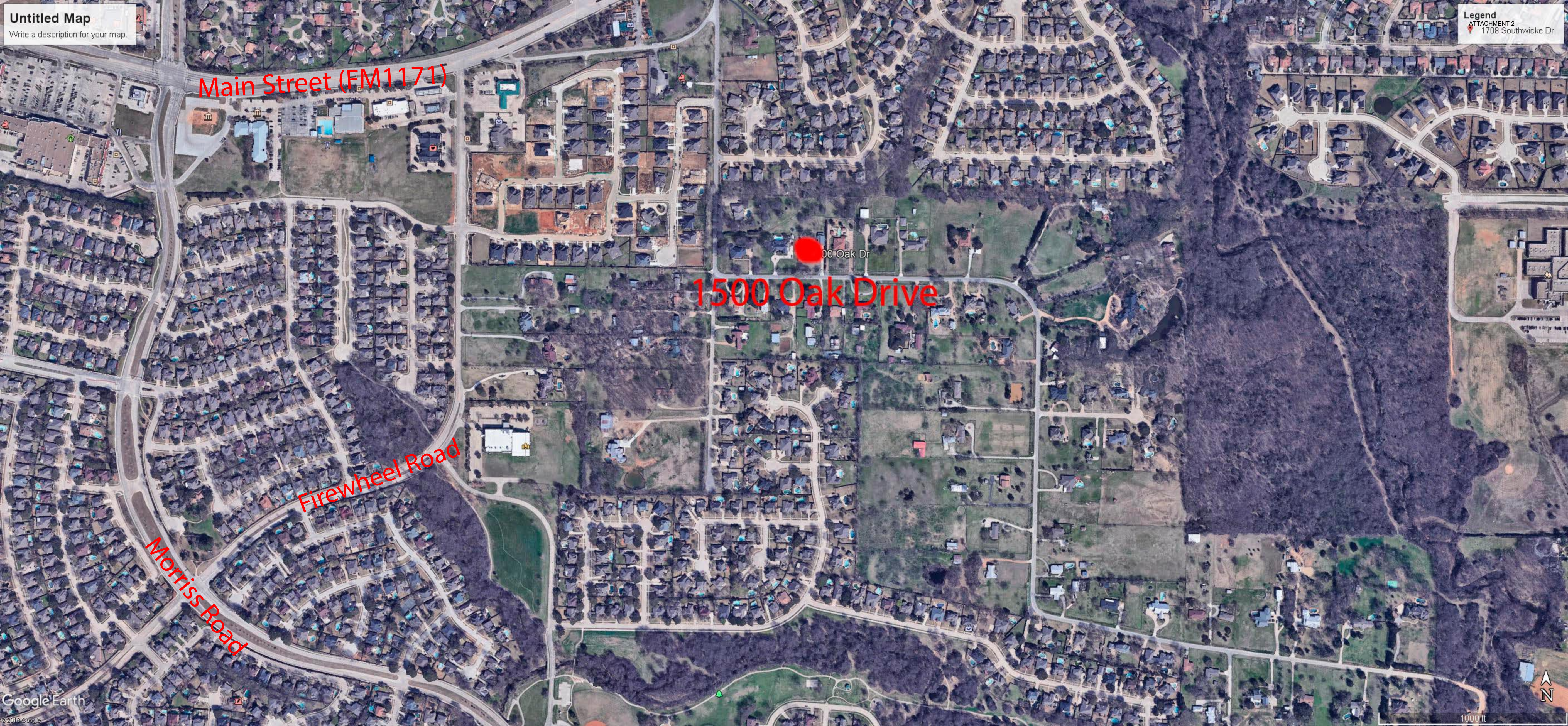
Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1714ft ²	1995	1983	
8	ATTACHED GARAGE	441ft ²	1995	1983	
8	OPEN PORCH	100ft ²	1995	1983	
8	OPEN PORCH	212ft ²	1995	1983	
8	DETACHED GARAGE	960ft ²	1995	2005	
Improvement Total		3427ft ²			\$206,300.00
1750G	POOL	1ft ²	2003	2002	
Improvement Total		1ft ²			\$15,700.00
1670	RES STORAGE	960ft ²	2004	2004	
Improvement Total		960ft ²			\$8,440.00

Property Details for Account: 80212

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.92	40075 ft ²



Main Street (FM1171)

1500 Oak Drive

Firewheel Road

Morris Road



1500 Oak Drive

Property Details for Account: 183772

General

Market Value	\$470,000.00
Address	1500 OAK DR TX 75028-3607
Owner	COOKSEY, JEFFREY S—100%
Mailing Address	1500 OAK DR FLOWER MOUND TX 75028-3607
Property Type	Real Property
Area	2946ft²
Class	10A
Legal Description	REMBERT'S ADDN LOT 19-R-D
Geo ID	SL0991A-0000000-0000-0019-00RD
Subdivision	REMBERT'S ADDN—SL0991A
Neighborhood	OAK HEIGHTS & REMBERT'S ADDN; ALLISON 1 & 2—DC07105
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON COUNTY—G01 LEWISVILLE ISD—S09 FLOWER MOUND TOWN OF—C07

Values

Imp. Total	\$361,100.00
Land Homesite	\$108,900.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$470,000.00
Assessed Value	\$470,000.00

Subdivision Stats

REMBERT'S ADDN	
Minimum Market	\$453,439.00
Median Market	\$522,872.00
Maximum Market	\$590,000.00
Median Living Area	3445ft²
Difference from Median Market	-10.65%
Difference from Median Living Area	-15.62%

Property Details for Account: 183772

Deed History

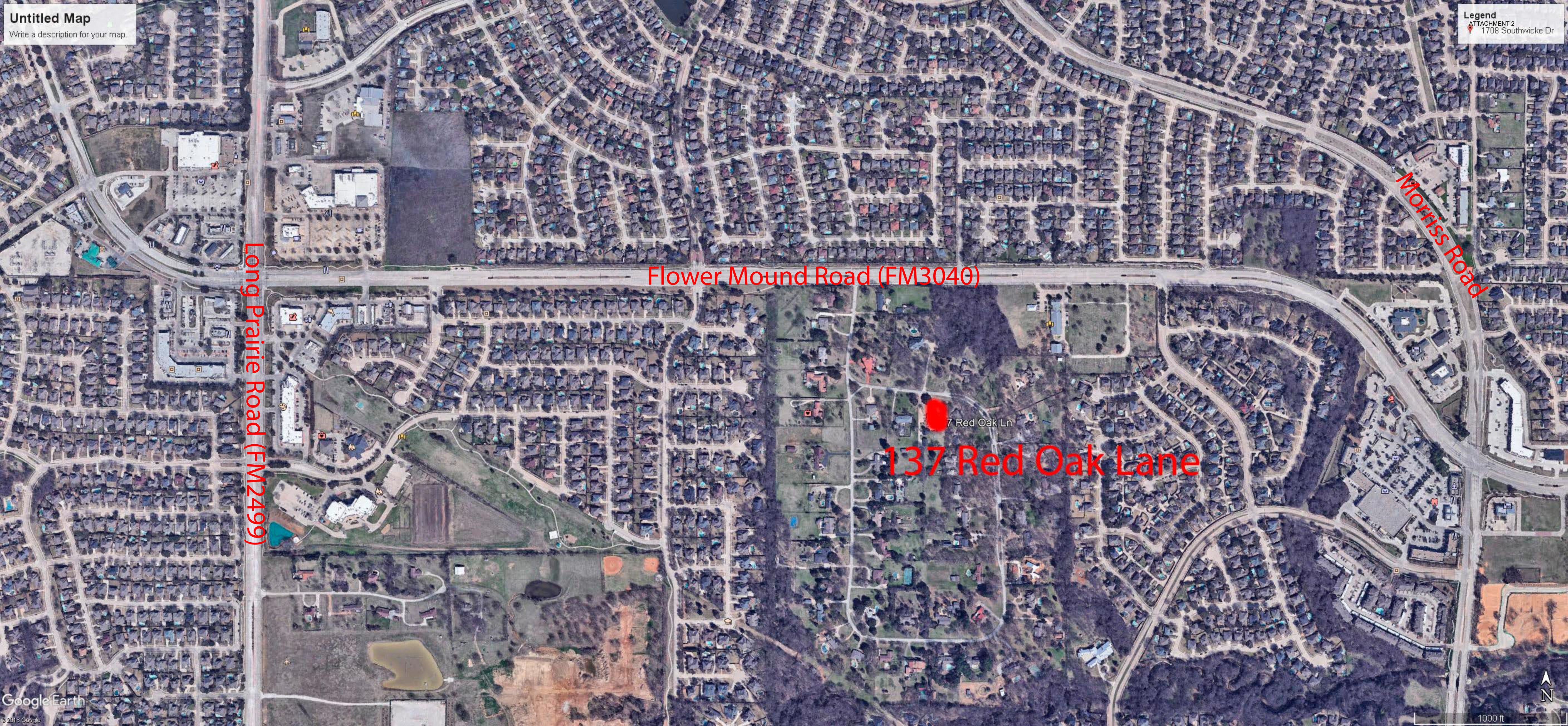
Date	Type	Seller	Buyer	Deed Number	Sale Price
1996-07-03	WARRANTY DEED	HEARTHSTONE HOMES INC	COOKSEY, JEFFREY S	96-0045617	Unavailable
1996-01-25	WARRANTY DEED	REMBERT, REGINALD B	HEARTHSTONE HOMES INC	96-0005667	Unavailable
1994-09-20	WARRANTY DEED	PRIOR OWNER	REMBERT, REGINALD B	94-0072397	Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
10A	MAIN AREA	2107ft ²	2000	1996	
10A	SECOND FLOOR	839ft ²	2000	1996	
10A	ATTACHED GARAGE	336ft ²	2000	1996	
10A	OPEN PORCH	84ft ²	2000	1996	
10A	OPEN PORCH	60ft ²	2000	1996	
10A	OPEN PORCH	140ft ²	2000	2003	
10A	BALCONY	224ft ²	2000	2003	
10A	DETACHED GARAGE	1500ft ²	2000	2008	
SPEC	DETACHED GARAGE	652ft ²	2000	2003	
Improvement Total		5942ft ²			\$366,468.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	1	43560 ft ²



Flower Mound Road (FM3040)

Long Prairie Road (FM2499)

Morris Road

7 Red Oak Ln

137 Red Oak Lane



137 Red Oak Lane



Property Details for Account: 12930

General

Market Value	\$561,925.00
Address	137 RED OAK LN 75028-3538
Owner	CLAY, ROBERT M & AMBER C W/ LIFE EST TRS CLAY JOINT REV LIV TRUST—100%
Mailing Address	137 RED OAK LN FLOWER MOUND TX 75028-3538
Property Type	Real Property
Area	3664ft²
Class	9
Legal Description	FLOWER MOUND FARMS BLK B LOT 3 ACRES 1.45
Geo ID	SL0065A-00000B-0000-0003-0000
Subdivision	FLOWER MOUND FARMS—SL0065A
Neighborhood	FLOWER MOUND FARMS—DC07045
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON COUNTY—G01 FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09

Values

Imp. Total	\$438,759.00
Land Homesite	\$123,166.00
Land Non-Homesite	\$0.00
Agricultural Market	\$0.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$561,925.00
Assessed Value	\$561,925.00

Subdivision Stats

FLOWER MOUND FARMS	
Minimum Market	\$90,090.00
Median Market	\$417,909.00
Maximum Market	\$728,669.00
Median Living Area	3509.5ft²
Difference from Median Market	29.40%
Difference from Median Living Area	4.31%

Property Details for Account: 12930

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2017-12-07	SPECIAL WD	CLAY, ROBERT M	CLAY, ROBERT M & AMBER C W/ LIFE EST TRS CLAY JOINT REV LIV TRUST	2018-89565	Unavailable
2015-11-23	GENERAL WD WITH VENDOR'S LIEN	HATLEY, RICHARD DALE JR	CLAY, ROBERT M	2015-135760	Unavailable
2010-11-08	SPECIAL WD WITH VENDOR'S LIEN	AMMERMAN, ANTHONY E	HATLEY, RICHARD DALE JR	2010-113049	\$452,000.00
1997-03-05	GENERAL WD	MARELLA, WILLIAM M	AMMERMAN, ANTHONY E	97-0014203	Unavailable
1993-07-21	WARRANTY DEED	CALLMAN, DELFORD J	MARELLA, WILLIAM M	93-0048708	Unavailable
1991-09-06	GENERAL WD	ADAMS, EARL A	CALLMAN, DELFORD J		Unavailable
1986-09-03	CONVERSION	MC MAHON, PAUL	ADAMS, EARL A		Unavailable

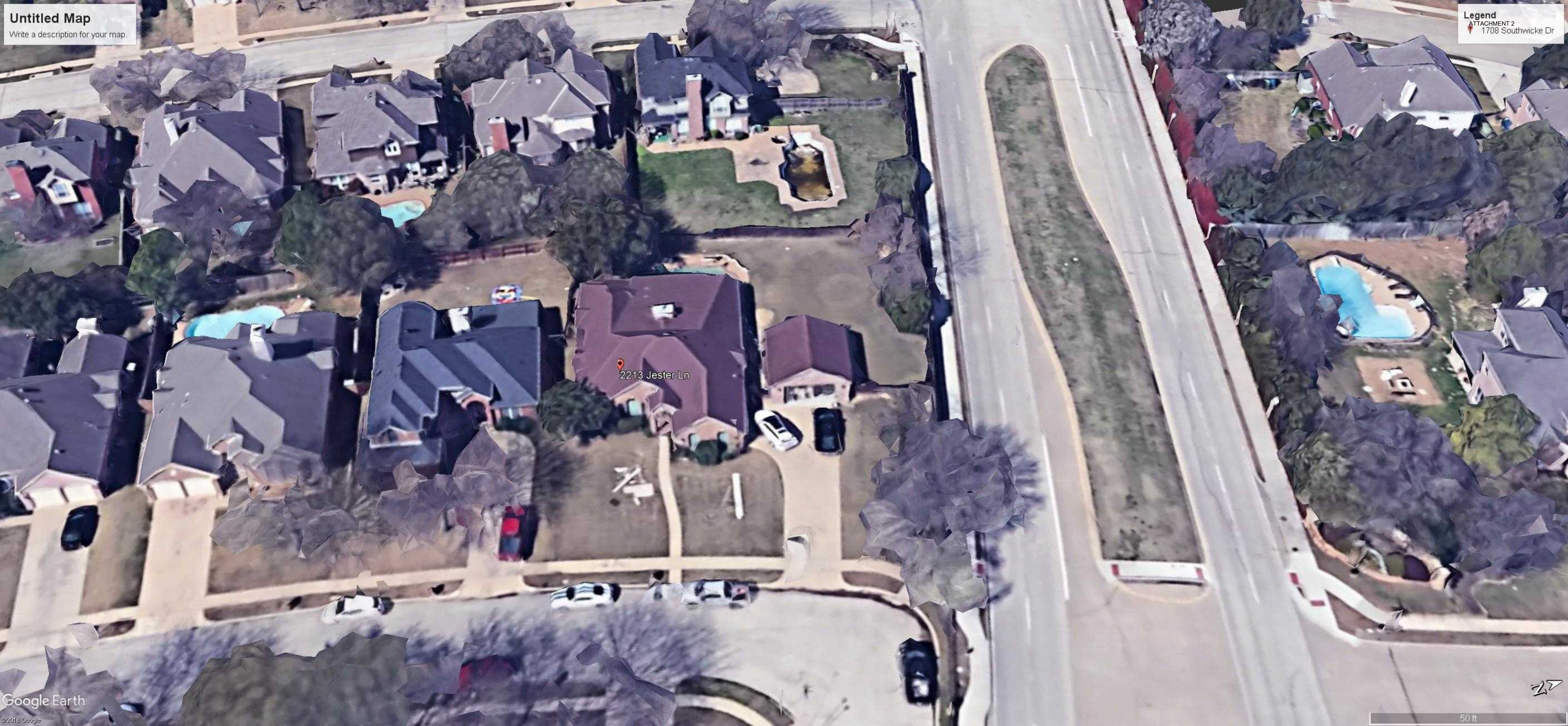
Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	3314ft²	2000	1975	
9	ATTACHED GARAGE	520ft²	2000	1975	
9	OPEN PORCH	240ft²	2000	1975	
9	OPEN PORCH	408ft²	2000	1975	
9	DETACHED GARAGE	575ft²	2000	1975	
9	ATTACHED ADDITION	350ft²	2000	1975	
9	DETACHED GARAGE	1250ft²	2000	1993	
9	DETACHED LIVING QUARTER'S	336ft²	2000	1993	
Improvement Total		6993ft²			\$422,509.00
1750E	POOL	1ft²	1980	1980	
Improvement Total		1ft²			\$16,250.00

Property Details for Account: 12930

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	1.45	63162 ft ²





2021 Shumard Lane



2101 Shumard Lane



2105 Shumard Lane



2109 Shumard Lane



2113 Shumard Lane



2116 Shumard Lane



2117 Shumard Lane



2137 Shumard Lane



2201 Shumard Lane



2205 Shumard Lane



2125 Beechwood Lane



2201 Beechwood Lane

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)

Property Details for Account: 160977

ATTACHMENT 4

General

Values

Market Value	\$315,000.00	Imp. Total	\$231,063.00
Address	2016 BARTON CREEK LN 75028-4688	Land Homesite	\$83,937.00
Owner	VANDUG, BJORN—100%	Land Non-Homesite	\$0.00
Mailing Address	2016 BARTON CREEK LN FLOWER MOUND TX 75028-4688	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	2521ft²	Timber Reduction	\$0.00
Class	8	Homestead Cap	\$0.00
Legal Description	CREEKSIDE AT CROSS TIMBERS BLK D LOT 14	Appraised Value	\$315,000.00
Geo ID	SL0610A-00000D-0000-0014-0000	Assessed Value	\$315,000.00
Subdivision	CREEKSIDE AT CROSS TIMBERS—SL0610A		
Neighborhood	CREEKSIDE AT CROSS TIMBERS—DC07036		
Homestead Cap	\$0.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 LEWISVILLE ISD—S09 DENTON COUNTY—G01		

Subdivision Stats

CREEKSIDE AT CROSS TIMBERS

Minimum Market	\$281,261.00
Median Market	\$333,386.00
Maximum Market	\$419,016.00
Median Living Area	2348ft²
Difference from Median Market	-5.67%
Difference from Median Living Area	7.11%

Property Details for Account: 160977

ATTACHMENT 4

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2005-01-31	WARRANTY DEED	WOOLEY, DEBORAH K	VANDUG, BJORN	05-15216	Unavailable
1993-12-29	WARRANTY DEED	WEEKLEY HOMES INC	WOOLEY, DEBORAH K	93-0094003	Unavailable
1991-03-22	WARRANTY DEED	CENTENNIAL HOMES INC	WEEKLEY HOMES INC		Unavailable

Improvements

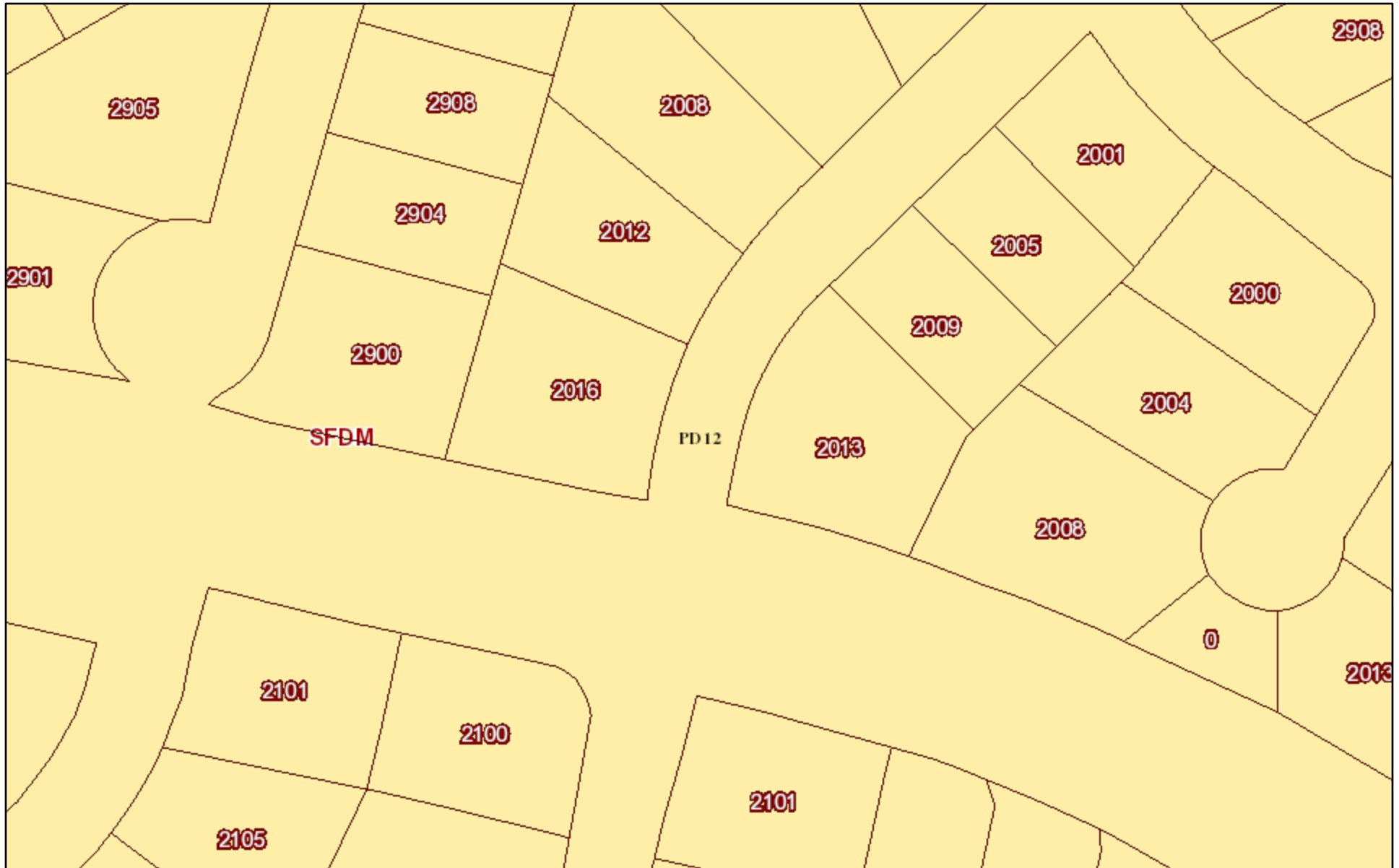
Class	Description	Square Feet	Effective Year Built	Year Built	Value
8	MAIN AREA	1756ft ²	2000	1991	
8	OPEN PORCH	72ft ²	2000	1991	
8	DETACHED GARAGE	440ft ²	2000	1991	
8	OPEN PORCH	30ft ²	2000	1991	
8	SECOND FLOOR	765ft ²	2000	1991	
Improvement Total		3063ft ²			\$253,135.00

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.245	10672 ft ²

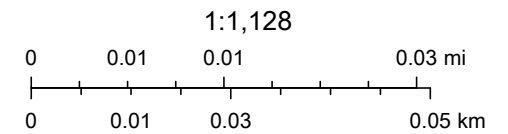
Zoning Map

ATTACHMENT 5



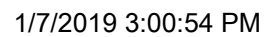
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- | | | | |
|--------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Combined Uses-See Ordinance | Agriculture |
| County Line Zoning | Mixed Use | Single Family Estate | |
| Town Limits | Interim Holding | Central Business District | Single Family 30 & 1 (obsolete) |



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

ATTACHMENT 6



 Parcel  Address Points

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

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 & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD |

AERIAL PHOTOGRAPH



1/7/2019 2:47:12 PM

2017 AERIAL PHOTOGRAPHY

Blue: Band_3

Red: Band_1

Green: Band_2

Parcel

County Line

Town Limits

Address Points

Park Location

Streams

00.010.010.030.05

mi

00.010.030.05

km

Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

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 & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD |

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, February 13th, 2019 at 6:30pm at the Flower Mound Town Hall, 2121 Cross Timbers Rd (FM1171). The purpose of the hearing is to consider a request from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and east of Morriss Rd and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside at Cross Timbers.

Tasha Coates
Residential Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, February 1, 2019
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday,
February 1, 2019

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. BOA19-0001)

Town of Flower Mound Account Number: 100041132



January 29, 2019

Board of Adjustment Case No. BOA19-0001

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

A request has been made from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located south of Firewheel Drive and east of Morriss Rd and is locally known as 2016 Barton Creek Lane, Lot 14, Block D, Creekside at Cross Timbers.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, February 13, 2019, 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 in writing by mail to the address listed below to my attention or dropping off 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 Stat	Owner Zip	Site Address
R160962	CREEKSIDE AT CROSS TIMBERS	HOLCOMB, KEVIN E & RHONDA J	2905 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2905 Branch Hollow Cir
R160963	CREEKSIDE AT CROSS TIMBERS	NOE, STEPHEN	2901 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2901 Branch Hollow Cir
R160964	CREEKSIDE AT CROSS TIMBERS	WILLIAMS, HARRIS E & BAUTISTA, MYRIAM	2900 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2900 Branch Hollow Cir
R160965	CREEKSIDE AT CROSS TIMBERS	KLAMKIN, PETER	2904 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2904 Branch Hollow Cir
R160966	CREEKSIDE AT CROSS TIMBERS	HUDSON, NATHAN & JULIE	2908 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2908 Branch Hollow Cir
R160967	CREEKSIDE AT CROSS TIMBERS	WHITWELL, ANDREA L	2912 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028	2912 Branch Hollow Cir
R160973	CREEKSIDE AT CROSS TIMBERS	WALZ, NICHOLAS A & ALYSON D	3001 BRUSH CREEK LN	FLOWER MOUND	TX	75028	3001 Brush Creek Ln
R160974	CREEKSIDE AT CROSS TIMBERS	HEDRICK, ROGER B, JR & KAREN E	2004 BARTON CREEK LN	FLOWER MOUND	TX	75028	2004 Barton Creek Ln
R160975	CREEKSIDE AT CROSS TIMBERS	TRIMBLE, KEVIN P & JENNIFER R	2008 BARTON CREEK LN	FLOWER MOUND	TX	75028	2008 Barton Creek Ln
R160976	CREEKSIDE AT CROSS TIMBERS	BERG, KIM A & HOLLY J W/LIFE ESTATE TRS BERG FAMILY TRUST	2012 BARTON CREEK LN	FLOWER MOUND	TX	75028	2012 Barton Creek Ln
R160977	CREEKSIDE AT CROSS TIMBERS	VANDUG, BJORN	2016 BARTON CREEK LN	FLOWER MOUND	TX	75028	2016 Barton Creek Ln
R160978	CREEKSIDE AT CROSS TIMBERS	BLOCKLEY, GARY R & SUSAN T	2013 BARTON CREEK LN	FLOWER MOUND	TX	75028	2013 Barton Creek Ln
R160979	CREEKSIDE AT CROSS TIMBERS	CONFIDENTIAL					2009 Barton Creek Ln
R160980	CREEKSIDE AT CROSS TIMBERS	ORZEN, KEVIN M	2005 BARTON CREEK LN	FLOWER MOUND	TX	75028	2005 Barton Creek Ln
R160983	CREEKSIDE AT CROSS TIMBERS	COSS, GRANT & JILL	2004 GLORY CREEK CIR	FLOWER MOUND	TX	75028	2004 Glory Creek Cir
R160984	CREEKSIDE AT CROSS TIMBERS	CUMMINGS, ANDREW & AKEMI	2008 GLORY CREEK CIR	FLOWER MOUND	TX	75028	2008 Glory Creek Cir
R168395	VILLAGES OF CROSS TIMBERS NO 1 PH 1	JOHNSTON, TIMOTHY S & KATHERINE F	2105 BLUE SAGE DR	FLOWER MOUND	TX	75028	2105 Blue Sage Dr
R168396	VILLAGES OF CROSS TIMBERS NO 1 PH 1	LACHARITE, DEAN SCOTT & BECKY B	2101 BLUE SAGE DR	FLOWER MOUND	TX	75028	2101 Blue Sage Dr
R168397	VILLAGES OF CROSS TIMBERS NO 1 PH 1	MILLER, DONALD K & TAMARA	2100 BEECHWOOD LN	FLOWER MOUND	TX	75028	2100 Beechwood Ln
R168398	VILLAGES OF CROSS TIMBERS NO 1 PH 1	DEMARZO, JOANNE	2104 BEECHWOOD LN	FLOWER MOUND	TX	75028	2104 Beechwood Ln
R168406	VILLAGES OF CROSS TIMBERS NO 1 PH 1	DAS, AMITABH & SINGH, PRATEEKSHA	2101 BEECHWOOD LN	FLOWER MOUND	TX	75028	2101 Beechwood Ln
R168408	VILLAGES OF CROSS TIMBERS NO 1 PH 1	JEROME, NICHOLAS & MEAGAN	2804 PECAN HOLLOW CT	FLOWER MOUND	TX	75028	2804 Pecan Hollow Ct



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. E-2

REGULAR ITEM

DATE: February 13, 2019
FROM: Tasha Coates, Plans Examiner
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:
APPLICANT: Kenneth Wright, Kenneth Graham Construction
STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA19-0002) Hold a public hearing and consider a request from Kenneth Graham for a variance from Section 98-1032(a)(2), "Accessory Buildings," of the Code of Ordinances. The property is generally located east of High Road and south of Cross Timbers Rd and is locally known as 7375 Lost Creek Dr, Lot 6A, of the Lost Creek subdivision.

BACKGROUND INFORMATION:

APPLICANT: Kenneth Graham
2221 Justin Rd Ste #119-440
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 7375 Lost Creek Dr
Flower Mound, TX 75022

SUBDIVISION: Lot 6A
Lost Creek

ZONING: SFE

STAFF ANALYSIS:

A request has been received from Kenneth Graham for a variance from Section 98-1032(a)(1) "Accessory Buildings" of the Code of Ordinances.

- The request is to allow a barn to be constructed 40' from the side property line and 40' from the rear property line.
- The request could not be approved as the proposed barn is located less than 50' from the side and rear property lines which is not permitted based on Section 98-1032(a)(2) which states "*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”.

Mr. Graham is requesting a variance to allow a barn to be constructed 40’ from the side property line and 40’ from the rear property line, which is 10’ less than required per Section 98-1032(a)(2) of the Code of Ordinances.

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.

ATTACHMENTS:

1. Application
2. Information from applicant
3. Section 98-1032
4. Denton County Property Information
5. Zoning Map
6. 200’ property owner notice map
7. Aerial photograph of property
8. Published public hearing notice
9. Property owner notification
10. List of property owners within 200 feet

APPLICATION - REQUEST FOR VARIANCE OR APPEAL ZONING BOARD OF ADJUSTMENT TOWN OF FLOWER MOUND

DATE: 1/3/18

BOA19-0002

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 298-1032; A2 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 7375 LOST CREEKLegal Description: Lot/Tract 6, Block A, of Subdivision/Abstract LOST CREEK

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.)

Change offsets to 40' off property line vs 50'. 2 mature trees would have to be removed if 50' offset were kept. Older Existing barn to be removed was only 30' off property line. We do not want to have to delete nice trees. Property is Ag + SF-E. 2223 Thrush Rd... →

A non-refundable application fee of \$250 + \$40 public hearing notice fee are required at the time of application. Fee of \$2.50 per property notice 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.

<u>KW Wright</u> Signature of Applicant <u>2221 Justin Rd Suite 119-440 Flower Mound</u> Mailing Address <u>[Signature]</u> Staff Member's Signature	<u>Kenneth Wright</u> Print Name <u>469 233 5720</u> Telephone (Home) <u>1/4/19</u> 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 _____, _____.

AUTHORIZATION TO REPRESENT

I, Jennifer Hagen owner of property located at 7375 Lost Creek, Flower Mound, Tx, authorize Kenneth Wright of Kenneth Graham Construction (General Contractor) to represent on our behalf concerning our property and the variance we are requesting should I not be available at committee meeting concerning this agenda on 2/13/19.

Jennifer Hagen
Owner

1-4-19
Date

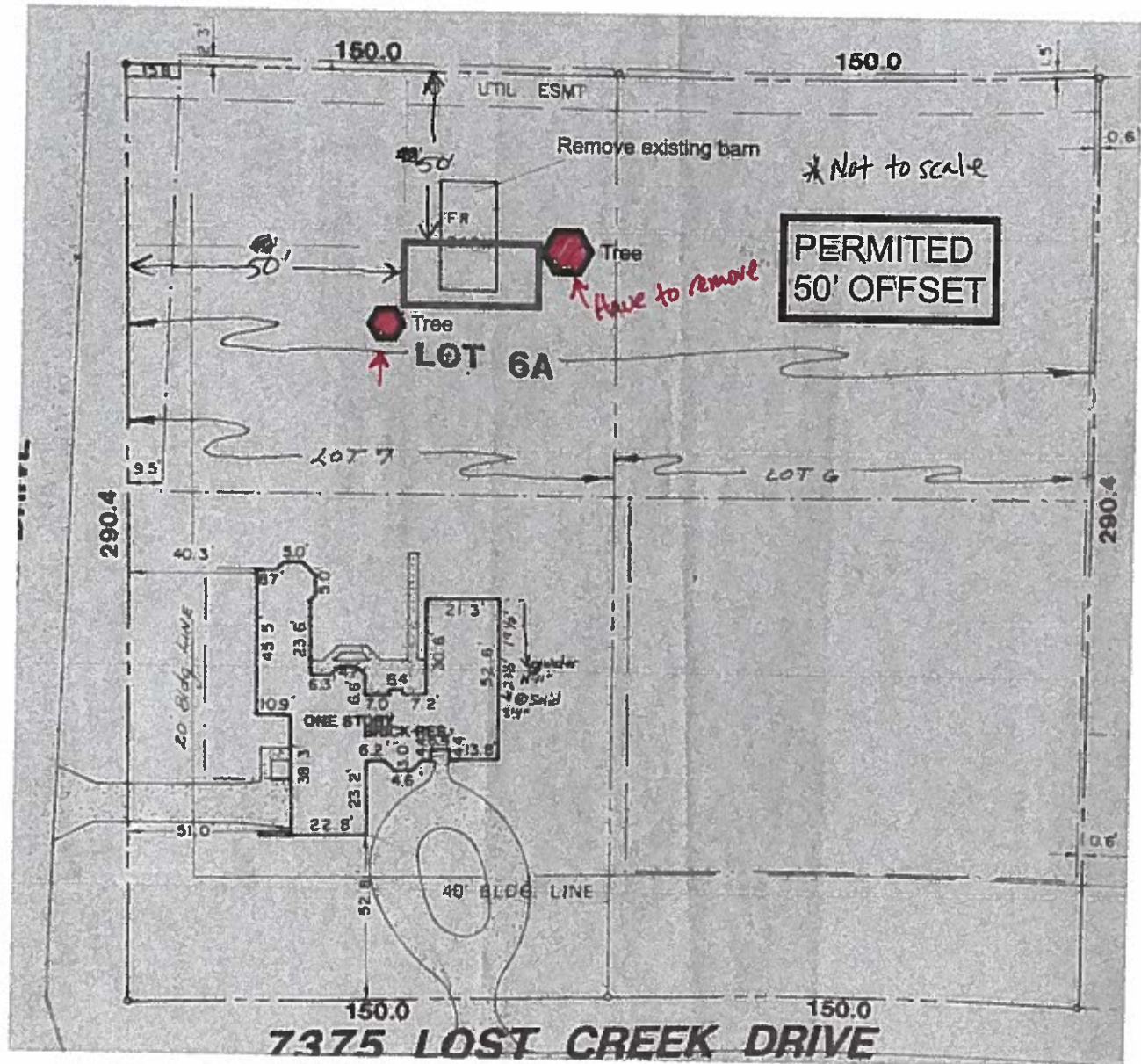
Denton County, Texas

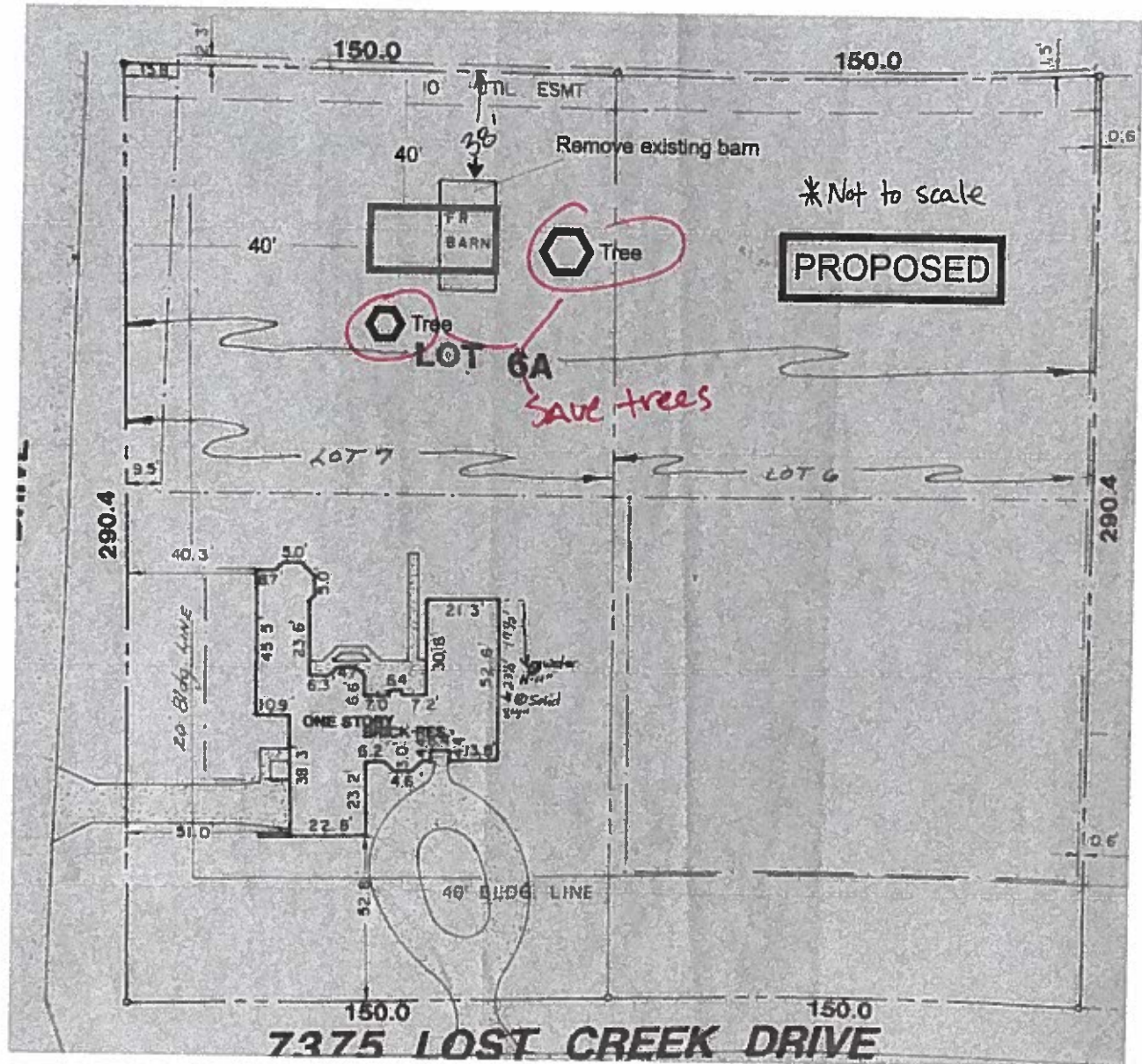
Witness Isaac Lozano

1-4-19

Isaac Lozano







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)

Property Details for Account: 131479

ATTACHMENT 4

General

Values

Market Value	\$435,845.00	Imp. Total	\$280,458.00
Address	7375 LOST CRK	Land Homesite	\$155,387.00
Owner	HAGEN, DONALD L II & JENNIFER—100%	Land Non-Homesite	\$0.00
Mailing Address	7375 LOST CRK FLOWER MOUND TX 75022-6034	Agricultural Market	\$0.00
Property Type	Real Property	Timber Market	\$0.00
Area	4257ft²	Timber Reduction	\$0.00
Class	9	Homestead Cap	\$0.00
Legal Description	LOST CREEK LOT 6A	Appraised Value	\$435,845.00
Geo ID	SL9070A-000000-0000-0006-000A	Assessed Value	\$435,845.00
Subdivision	LOST CREEK—SL9070A		
Neighborhood	LOST CREEK—DC07086		
Homestead Cap	\$0.00		
Taxing Jurisdictions	FLOWER MOUND TOWN OF—C07 DENTON COUNTY—G01 LEWISVILLE ISD—S09		

Subdivision Stats

LOST CREEK

Minimum Market	\$319,661.00
Median Market	\$355,886.00
Maximum Market	\$492,152.00
Median Living Area	3222ft²
Difference from Median Market	20.20%
Difference from Median Living Area	27.68%

Property Details for Account: 131479

ATTACHMENT 4

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2017-07-28	WD WITH VENDORS LIEN	BENNETT, JADEN CRAIG & BENNETT, JULIA KATHLEEN	HAGEN, DONALD L II & JENNIFER	2017-93522	\$435,000.00
2017-06-08	HEIRSHIP AFFD	BENNETT, CRAIG LEON	BENNETT, JADEN CRAIG & BENNETT, JULIA KATHLEEN	2017-69016	Unavailable
2012-07-20	SPECIAL WD	BENNETT, CRAIG L & KIMBERLY	BENNETT, CRAIG LEON	2012-116765	Unavailable
2002-06-26	GENERAL WD	BENNETT FAMILY TRUST	BENNETT, CRAIG L & KIMBERLY	02-79872	Unavailable
2000-08-02	GENERAL WD	JUMP, WILLIAM C	BENNETT FAMILY TRUST	00-73861	Unavailable
1995-01-24	WARRANTY DEED	CARAMANICA, MARYANNE	JUMP, WILLIAM C	95-0004925	Unavailable
1990-03-19	GENERAL WD	SALVERSON, KENNETH ETUX	CARAMANICA, MARYANNE		Unavailable
	CONVERSION	PRIOR OWNER	SALVERSON, KENNETH ETUX		Unavailable

Improvements

Class	Description	Square Feet	Effective Year Built	Year Built	Value
9	MAIN AREA	3168.5ft ²	1995	1984	
9	ATTACHED GARAGE	552ft ²	1995	1984	
9	CARPORT	616ft ²	1995	1995	
9	GAZEBO	234ft ²	1995	2000	
Improvement Total		4570.5ft ²			\$260,174.00
1750S	POOL	1ft ²	1995	1995	
SPA	THERA POOL/SPA	1ft ²	1995	1995	
Improvement Total		2ft ²			\$19,320.00
1600	BARN	1088ft ²	1986	1986	
Improvement Total		1088ft ²			\$964.00

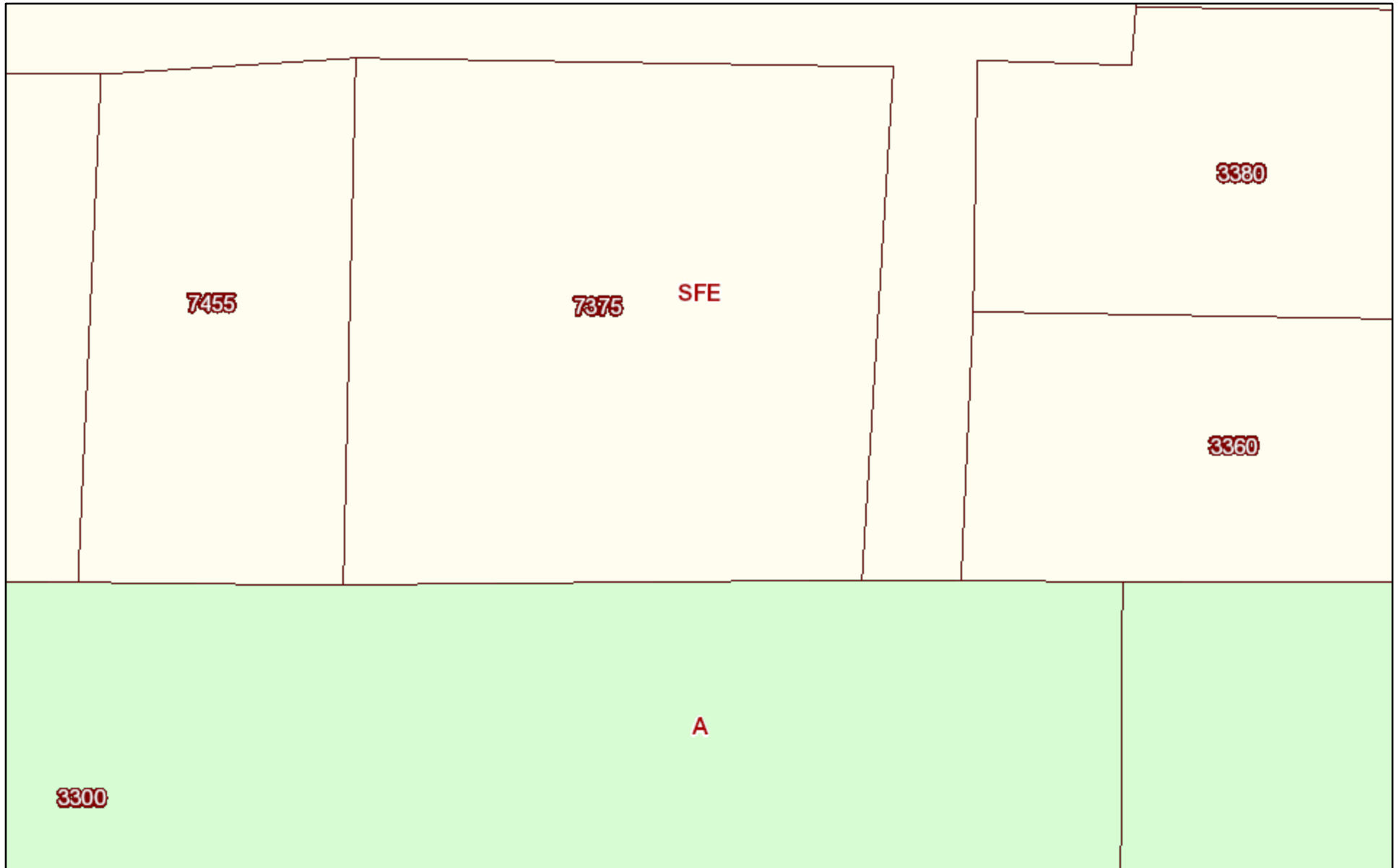
Property Details for Account: 131479

Land Segments

Type	Acres	Area
8 - RESIDENT LOT	2	87120 ft ²

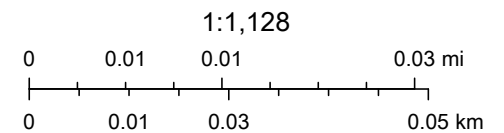
Zoning Map

ATTACHMENT 5



1/11/2019 3:03:37 PM

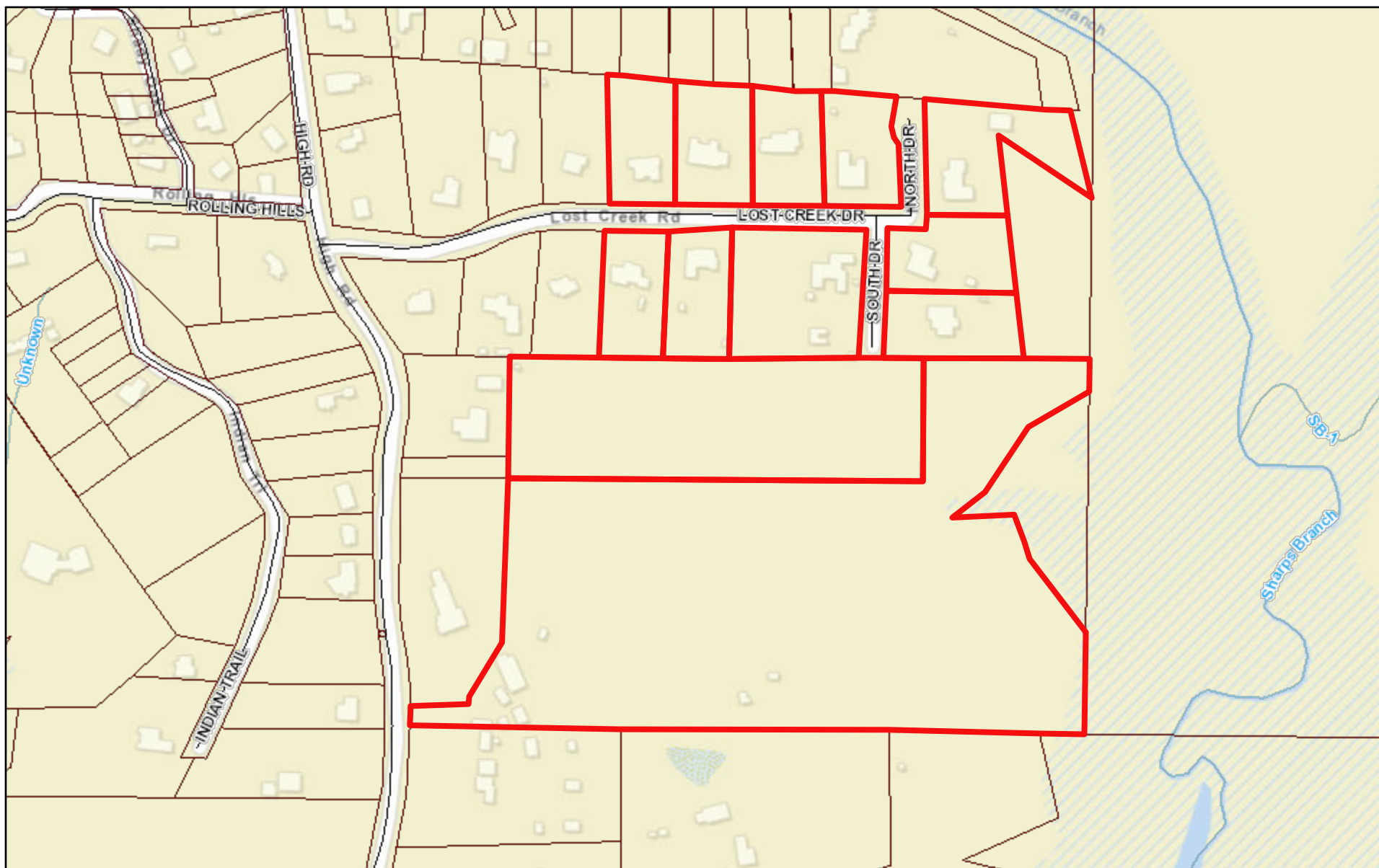
- | | | | |
|---|---|---|---|
|  Parcel |  Address Points |  Combined Uses-See Ordinance |  Agriculture |
|  County Line |  Zoning |  Mixed Use |  Single Family Estate |
|  Town Limits |  Interim Holding |  Central Business District |  Single Family 30 & 1 (obsolete) |



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

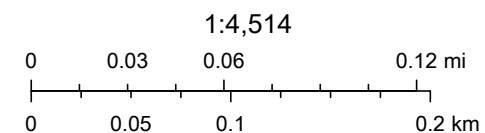
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 6



1/11/2019 3:32:49 PM

- Buffer (Step 2) _Query result
- Parcel
- County Line
- Town Limits
- Streams
- Streets
- Unknown
- DG3
- HIP
- Park Location



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

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 & FEMA | Town of Flower Mound & NCTCOG | Town of Flower Mound, DCAD, TAD |

Aerial Photograph

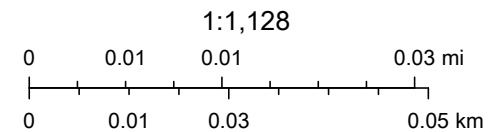
ATTACHMENT 7



1/11/2019 3:07:46 PM

2017 AERIAL PHOTOGRAPHY

- | | | |
|--|--|--|
| ■ Blue: Band_3 | Town Limits | — Streams |
| ■ Red: Band_1 | Parcel | ● Address Points |
| ■ Green: Band_2 | County Line | — Unknown |
| | ■ Park Location | |



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

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, February 13th, 2019 at 6:30pm at the Flower Mound Town Hall, 2121 Cross Timbers Rd (FM1171). The purpose of the hearing is to consider a request from Kenneth Graham for a variance from Section 98-1032(a)(2), "Accessory Buildings," of the Code of Ordinances. The property is generally located east of High Road and south of Cross Timbers Rd and is locally known as 7375 Lost Creek Dr, Lot 6A, of the Lost Creek subdivision..

Tasha Coates
Residential Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, February 1, 2019
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, February 1, 2019

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. BOA19-0002)

Town of Flower Mound Account Number: 100041132



January 29, 2019

Board of Adjustment Case No. BOA19-0002

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

A request has been made from Kenneth Graham for a variance from Section 98-1032(a)(2), "Accessory Buildings," of the Code of Ordinances. The property is generally located east of High Road and south of Cross Timbers Rd and is locally known as 7375 Lost Creek Dr, Lot 6A, of the Lost Creek subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, February 13, 2019, 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 in writing by mail to the address listed below to my attention or dropping off 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

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
STOPAK, STEWART	7475 LOST CRK	FLOWER MOUND	TX	75022
ZAPATA, MISTY M	7455 LOST CRK	FLOWER MOUND	TX	75022
HARRISON, JERI	3360 SOUTH DR	FLOWER MOUND	TX	75022
MORRIS, LESLIE A	3380 SOUTH DR	FLOWER MOUND	TX	75022
GRISWOLD, RICHARD M & JAYE W, TRS GRISWOLD FAMILY LIV TRUST	3400 NORTH DR	FLOWER MOUND	TX	75022
BARTH, MARC PETER & IRENE RUEEGGER TRS IGWT REV LIV TRUST	7380 LOST CRK	FLOWER MOUND	TX	75022
DELGADO, FELIPE & BELINDA ROSAS	7400 LOST CRK	FLOWER MOUND	TX	75022
TULLOS, JAMES R, JR	7450 LOST CRK	FLOWER MOUND	TX	75022
CLEM, WADE E & SHELLEY K	7480 LOST CRK	FLOWER MOUND	TX	75022
HAGEN, DONALD L II & JENNIFER	7375 LOST CRK	FLOWER MOUND	TX	75022
JANI, SONAL	3400 HIGH RD	FLOWER MOUND	TX	75022
JANI, SONAL	3400 HIGH RD	FLOWER MOUND	TX	75022

Site Address

7475 Lost Creek Dr

7455 Lost Creek Dr

3360 South Dr

3380 South Dr

3400 North Dr

7380 Lost Creek Dr

7400 Lost Creek Dr

7450 Lost Creek Dr

7480 Lost Creek Dr

7375 Lost Creek Dr

3300 High Rd

3300 High Rd