



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

MARCH 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

March 13, 2019

Page 2

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 February 13, 2019, Board of Adjustment meeting.

E. PUBLIC HEARING

1. **(BOA19-0004)** Hold a public hearing and consider a request from Kier & Heather Johnson for a variance from Section 98-1028 (b), “Minimum Rear Yard Setback,” of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Big Canyon Dr and is locally known as 1301 Paprika Dr, Block D, Lot 8, of Bakers Branch Estates.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: March 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: March 13, 2019

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Zoning Board of Adjustment held on February 13, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the February 13, 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 February 13, 2019, regular meeting of the Zoning Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the February 13, 2019, regular meeting of the Zoning Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 13TH DAY OF FEBRUARY 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
Brad Painter	Board Member, Place 6
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:

Denis Toth	Board Member, Place 7
David Moraine	Board Member, Place 5
Vacant	Board Member, Place 3

And the following members of Town staff present:

James Donavon	Town Attorney
Joelle Hainley	Building Official
Chris Pamplin	Assistant Building Official
Tasha Coates	Plan Review Manager
Kathy Allgood	Administrative Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

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 minutes from the regular meeting of the Board of Adjustment held on January 9, 2019.**

Board Member Painter made a motion to approve the January 9, 2018, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

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

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

E. 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.

Chair Harris opened the Public Hearing for item 1.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave the staff presentation.

Applicant Presentation

Bjourn Vandug (2016 Barton Creek Lane), spoke regarding item 1.

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	None	None

Chair Harris closed the Public Hearing at 6:51 PM.

Board Member Deliberation

1. Board Member Painter made a motion to approve the variance 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.
 - A. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and under the same zoning districts.

- B. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- C. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive master Plan of the Town of Flower Mound.
- D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.

Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

- 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.

Chair Harris reopened the Public Hearing for item 2.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave the staff presentation.

Applicant Presentation

Kenny Graham (Kenneth Graham Construction) and Jennifer Hagen, 7375 Lost Creek Drive, 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
Mark/Annette Barth	None	None
7380 Lost Creek		

Chair Harris closed the Public Hearing at 7:11 PM.

Board Member Deliberation

3. Board Member Painter made a motion to approve the variance 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.
 - A. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and under the same zoning districts.
 - B. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
 - C. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive master Plan of the Town of Flower Mound.
 - D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.

Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

F. ADJOURNMENT – REGULAR SESSION 7:15 PM

TOWN OF FLOWER MOUND, TEXAS

STEPHEN HARRIS
CHAIR

ATTEST:

KATHY ALLGOOD
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO.

REGULAR ITEM

DATE: March 13, 2019

FROM: Tasha Coates, Plans Review Manager

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Kier & Heather Johnson

STAFF: Joelle Hainley, Chief Building Official

ITEM: (BOA19-0004) Hold a public hearing and consider a request from Kier & Heather Johnson for a variance from Section 98-1028 (b), "Minimum Rear Yard Setback," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Big Canyon Dr and is locally known as 1301 Paprika Dr, Block D, Lot 8, of Bakers Branch Estates.

BACKGROUND INFORMATION:

APPLICANT: Kier & Heather Johnson
1301 Paprika Dr
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 1301 Paprika Dr
Flower Mound, TX 75028

SUBDIVISION: Block D, Lot 8
Bakers Branch Estates

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Kier & Heather Johnson for a variance from Section 98-1028 (b) "Minimum Rear Yard Setback" of the Code of Ordinances.

- The request is to allow a patio cover to be constructed 20' from the rear property line.
- The request could not be approved as the proposed patio cover encroaches the required 25' rear setback for the SF10 zoning on this property. Section 98-1028 (b) states "Permitted Obstructions. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features of the main building projecting no more than two feet into the required rear yard"

Mr. & Mrs. Johnson are requesting a variance to allow a patio cover to be constructed 20' from the rear property line, which is 5' less than required per Section 98-1028(b) 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. Zoning Map
5. 200' property owner notice map
6. Aerial photograph of property
7. Published public hearing notice
8. Property owner notification
9. List of property owners within 200 feet

BOA 19-0004

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

DATE: 2/8/2019

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: 1301 Paprika Dr.

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

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

variance from rear set back to allow
patio covers to be 20ft from property line.

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.

Signature of Applicant Heather JohnsonPrint Name Heather JohnsonMailing Address 1301 Paprika DriveTelephone (Home) 214-2230780

Telephone (Day Number) _____

Staff Member's Signature _____

Date _____

Receipt Number _____

BOARD OF ADJUSTMENT DECISION: () DENIED

() GRANTED

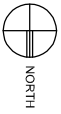
TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

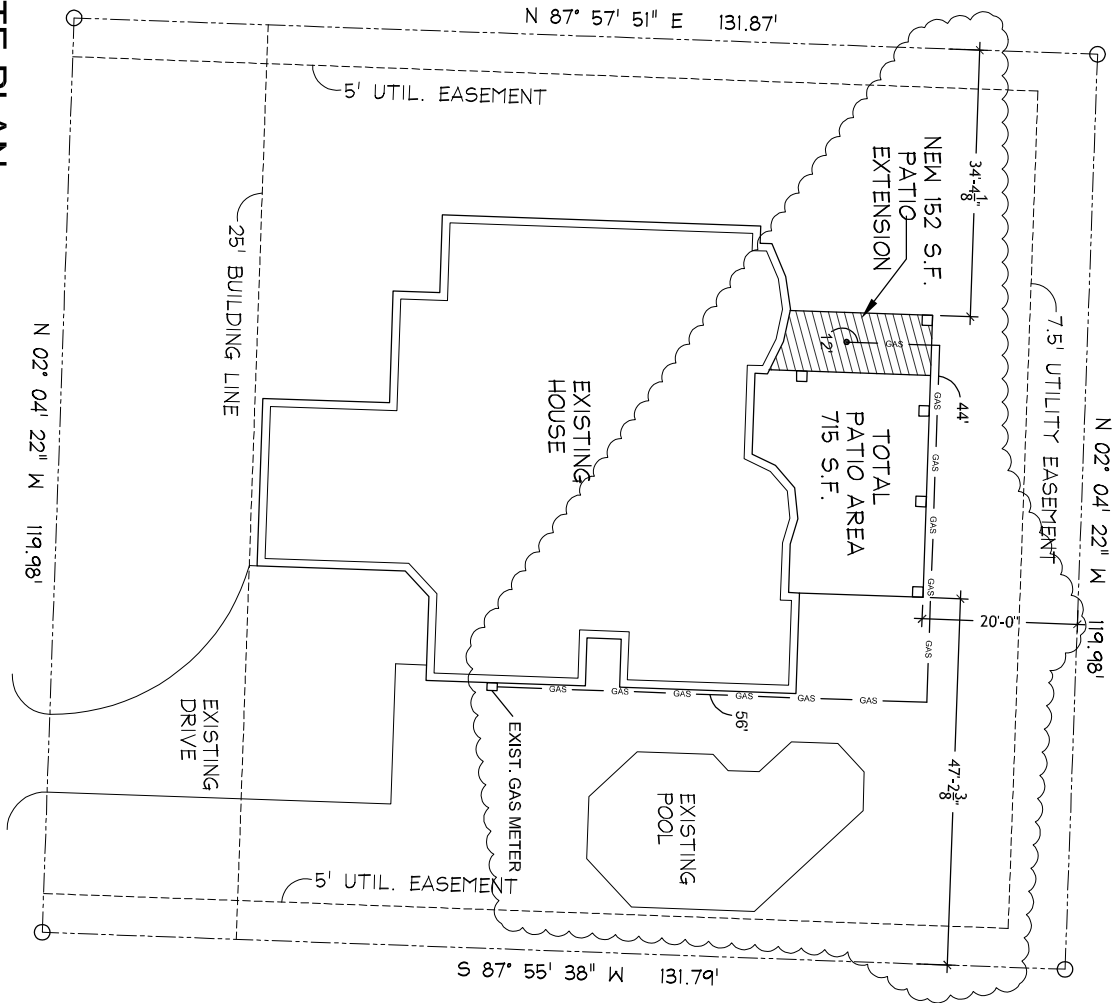
Filed with office of the Secretary this _____ day of _____, _____.

1 SITE PLAN

SCALE: 1/16"=1'-0"



1301 PAPRIKA DRIVE



A0.1



BrennanCorp.com
2100 E. Randol Mill Road
Arlington, TX 76010

JOHNSON RESIDENCE
1301 PAPRIKA
FLOWER MOUND, TX 75028

Description	Construction Documents
Revision	01 / 29 / 2019
Date	12 / 10 / 2018

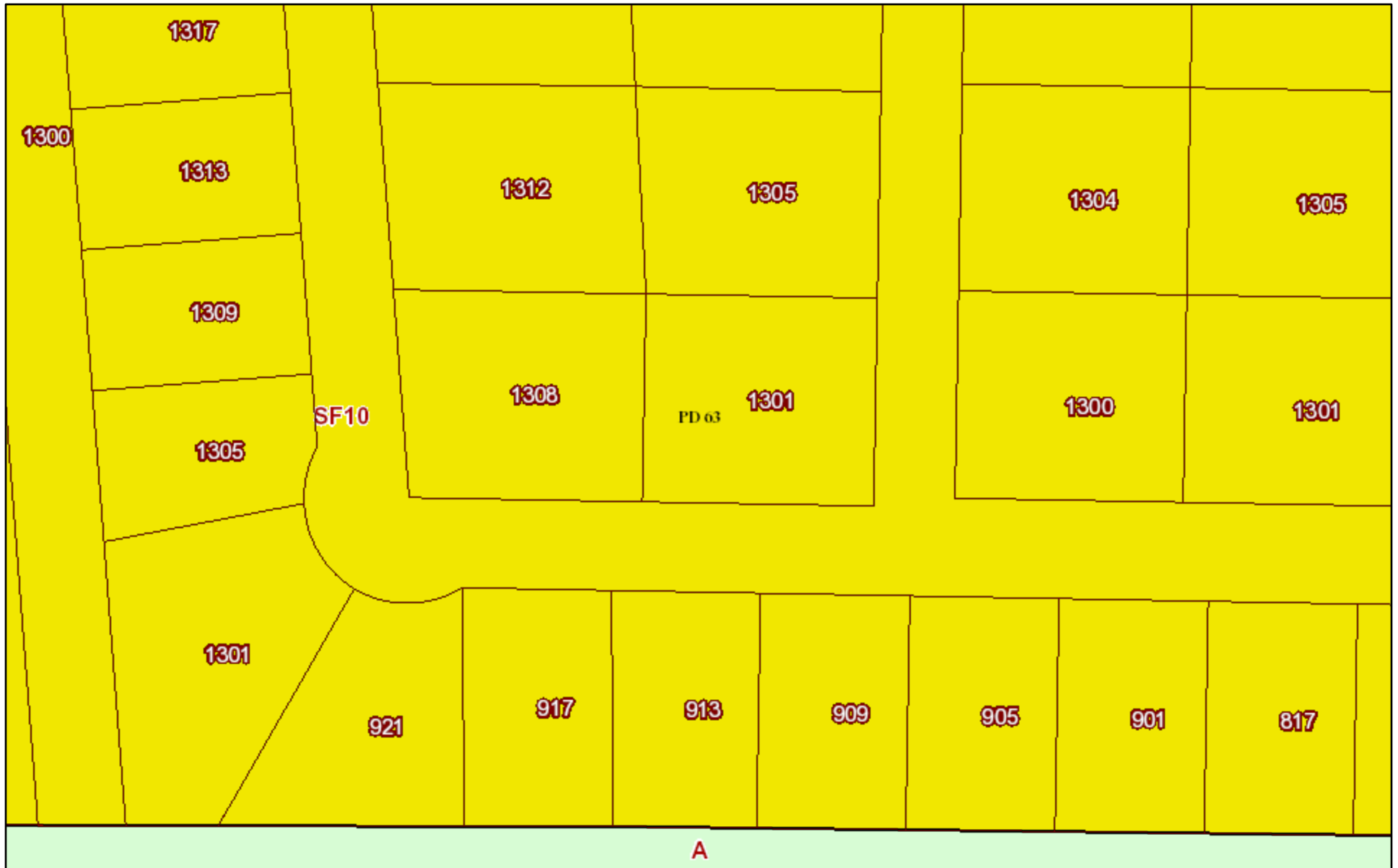
Sec. 98-1028. - Minimum rear yard setback.

- (a) *Generally.* The location of buildings shall comply with the minimum rear yard setback standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Permitted obstructions.* Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features of the main building projecting no more than two feet into the required rear yard.
- (c) *Nonresidential buildings.* No rear yard shall be required for nonresidential buildings if an alley is located adjacent to the rear lot line. In the I or in a PD-I district where rail lines exist at the rear of lots or tracts occupied by industrial or commercial buildings, the buildings may be located for direct service by rail transportation.
- (d) *Accessory buildings.* Detached accessory buildings may be located within a required rear yard, subject to section 98-1032, accessory buildings.
- (e) *Garage or carport.* Where a garage or carport is designed and constructed to be entered from an alley, such garage or carport shall be set back from the alley a minimum distance of 20 feet so as not to interfere with the use of the alley by other vehicles or persons.
- (f) *Special regulations for residential districts.* In all residential zoning districts, including agricultural, the following building setbacks from street lines shall be required:
 - (1) On minor arterials, a minimum 35-foot rear yard setback.
 - (2) On major arterials, a minimum 60-foot rear yard setback.
 - (3) Notwithstanding the foregoing, during the platting process, the town council may authorize exceptions to these special rear yard requirements in instances where there exists irregular or jogged right-of-way lines, or other such special circumstances.

(Code 1989, ch. 12, § 3.06(h))

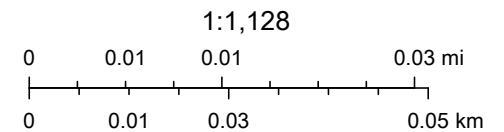
Zoning Map

ATTACHMENT 4



2/25/2019 8:35:48 AM

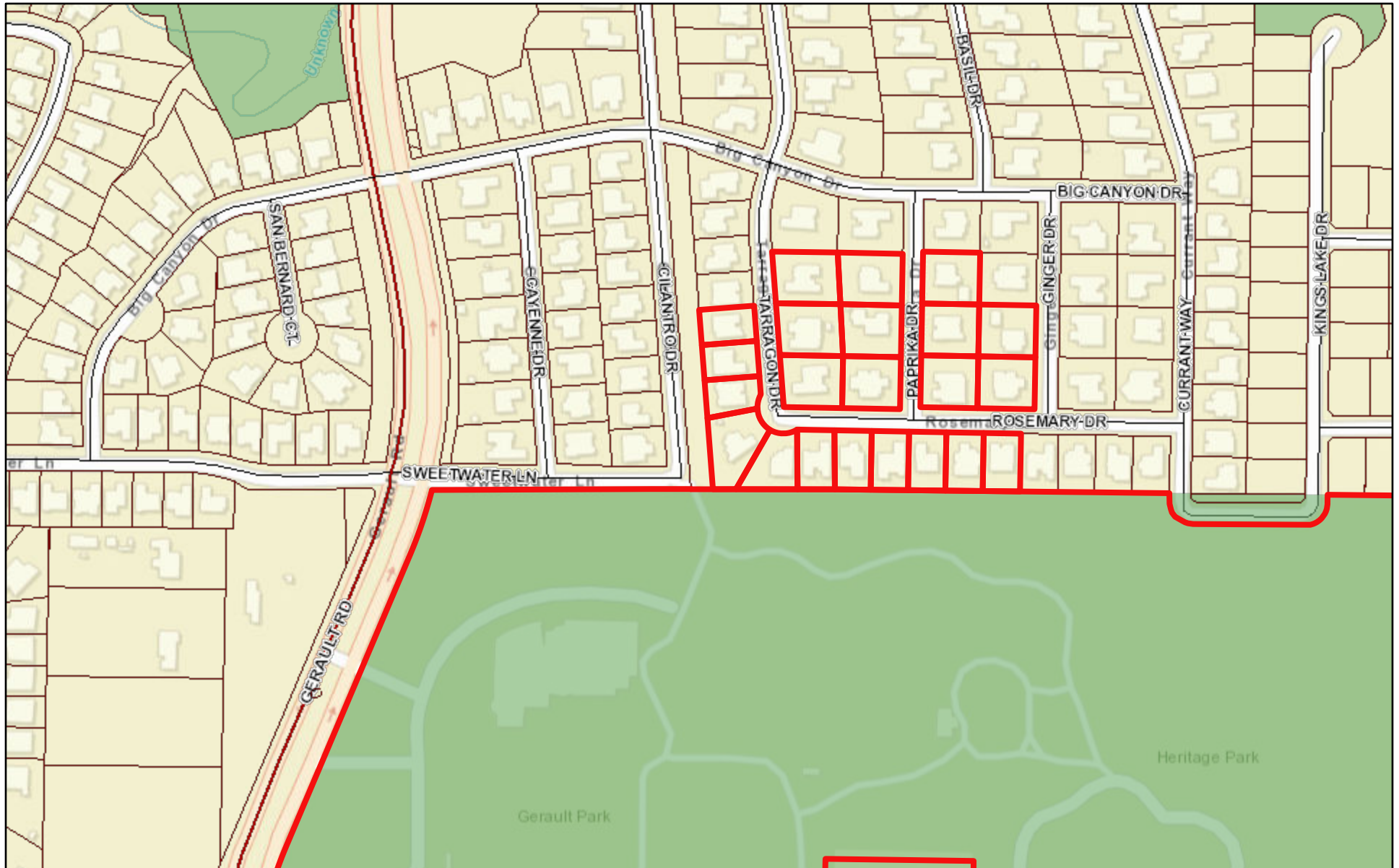
- | | | | |
|--------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Combined Uses-See Ordinance | Agriculture |
| County Line Zoning | Mixed Use | Single Family Estate | |
| Town Limits | Interim Holding | Central Business District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



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

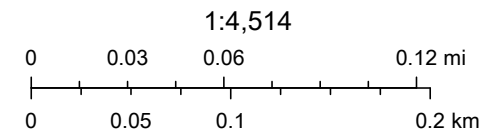
200' Property Owner Map

ATTACHMENT 5



2/25/2019 8:38:37 AM

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



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

Town of Flower Mound, City of Lewisville, 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,

Aerial Photograph

ATTACHMENT 6



2/25/2019 8:31:41 AM

2017 AERIAL PHOTOGRAPHY

Red: Band_1

Green: Band_2

Blue: Band_3

Parcel

County Line

Town Limits

Address Points

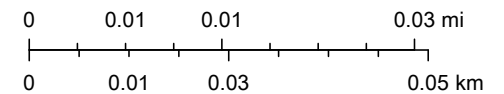
Park Location

Streams

Streets

Unknown

1:1,128



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, March 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 Kier & Heather Johnson for a variance from Section 98-1028 (b), "Minimum Rear Yard Setback," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Big Canyon Dr and is locally known as 1301 Paprika Dr, Block D, Lot 8, of Bakers Branch Estates.

Tasha Coates
Residential Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, March 1, 2019

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, March 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. BOA19-0004)

Town of Flower Mound Account Number: 100041132



February 26, 2019

Board of Adjustment Case No. BOA19-0004

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

A request has been made from Kier & Heather Johnson for a variance from Section 98-1028(b), "Minimum Rear Yard Setback," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Big Canyon Dr and is locally known as 1301 Paprika Dr, Block D, Lot 8, of Bakers Branch Estates.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, March 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 Review Manager

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

ATTACHMENT 9

PID	SUBNAME	ASCODE	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Site Address
R212486	BAKERS BRANCH ESTATES	SL4130A	HEISTER, ROBERT & ANGELA	2201 LONG PRAIRE RD, STE 107-392	FLOWER MOUND	TX	75022	1313 Tarragon Dr
R212487	BAKERS BRANCH ESTATES	SL4130A	MCINTOSH, THOMAS & CATHERINE	1309 TARRAGON DR	FLOWER MOUND	TX	75028	1309 Tarragon Dr
R212488	BAKERS BRANCH ESTATES	SL4130A	MCKINLEY, GARY & LISA	1305 TARRAGON DR	FLOWER MOUND	TX	75028	1305 Tarragon Dr
R212489	BAKERS BRANCH ESTATES	SL4130A	NELSON, JACOB & JANA	1301 TARRAGON DR	FLOWER MOUND	TX	75028	1301 Tarragon Dr
R212490	BAKERS BRANCH ESTATES	SL4130A	STEPHENS, JOHN PAUL & CHRISTIAN C	921 ROSEMARY DR	FLOWER MOUND	TX	75028	921 Rosemary Dr
R212491	BAKERS BRANCH ESTATES	SL4130A	LEE, SEUNG HO	917 ROSEMARY DR	FLOWER MOUND	TX	75028	917 Rosemary Dr
R212492	BAKERS BRANCH ESTATES	SL4130A	ROBISON, DAVID & LINDA	913 ROSEMARY DR	FLOWER MOUND	TX	75028	913 Rosemary Dr
R212493	BAKERS BRANCH ESTATES	SL4130A	WANG, WEI & YUAN, FEI	909 ROSEMARY DR	FLOWER MOUND	TX	75028	909 Rosemary Dr
R212494	BAKERS BRANCH ESTATES	SL4130A	HIX, CHRISTIAN STEWART & HEIDI LYNN	905 ROSEMARY DR	FLOWER MOUND	TX	75028	905 Rosemary Dr
R212495	BAKERS BRANCH ESTATES	SL4130A	SILVIA, THOMAS & KATHLEEN C	901 ROSEMARY DR	FLOWER MOUND	TX	75028	901 Rosemary Dr
R212496	BAKERS BRANCH ESTATES	SL4130A	SPEER, JENNIFER	817 ROSEMARY DR	FLOWER MOUND	TX	75028	817 Rosemary Dr
R212501	BAKERS BRANCH ESTATES	SL4130A	FRANKLIN, DEDRA DEANN KONRADE	1308 TARRAGON DR	FLOWER MOUND	TX	75028	1308 Tarragon Dr
R212502	BAKERS BRANCH ESTATES	SL4130A	RICHARDS, WILLIAM MARK & LUZ ZENaida	1312 TARRAGON DR	FLOWER MOUND	TX	75028	1312 Tarragon Dr
R212503	BAKERS BRANCH ESTATES	SL4130A	CODY, CLINTON & AMY	1316 TARRAGON DR	FLOWER MOUND	TX	75028	1316 Tarragon Dr
R212506	BAKERS BRANCH ESTATES	SL4130A	DILL, DANIEL J	1309 PAPRIKA DR	FLOWER MOUND	TX	75028	1309 Paprika Dr
R212507	BAKERS BRANCH ESTATES	SL4130A	SMOUSE, ROBERT & RACHELLE C	1305 PAPRIKA DR	FLOWER MOUND	TX	75028	1305 Paprika Dr
R212508	BAKERS BRANCH ESTATES	SL4130A	JOHNSON, KIER & CHOVAN, HEATHER	1301 PAPRIKA DR	FLOWER MOUND	TX	75028	1301 Paprika Dr
R212509	BAKERS BRANCH ESTATES	SL4130A	DREW, GREGORY SCOTT & LISA D	1300 PAPRIKA DR	FLOWER MOUND	TX	75028	1300 Paprika Dr
R212510	BAKERS BRANCH ESTATES	SL4130A	MARTINEZ, IVAN A & DEBORA B	1304 PAPRIKA DR	FLOWER MOUND	TX	75028	1304 Paprika Dr
R212511	BAKERS BRANCH ESTATES	SL4130A	ORTIZ, MARTIN & KATHRYN TR ORTIZ REVOCABLE TRUST	1308 PAPRIKA DR	FLOWER MOUND	TX	75028	1308 Paprika Dr
R212515	BAKERS BRANCH ESTATES	SL4130A	HOLLAH, SCOTT A	1305 GINGER DR	FLOWER MOUND	TX	75028	1305 Ginger Dr
R212516	BAKERS BRANCH ESTATES	SL4130A	DAVE, HARSHAL K & HINA H	1301 GINGER DR	FLOWER MOUND	TX	75028	1301 Ginger Dr
R339411	GERAULT PARK	SL2961A	FLOWER MOUND, TOWN OF	2121 CROSS TIMBERS RD	FLOWER MOUND	TX	75028	600 Spinks Rd