



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

May 8, 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.”

- 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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 April 10, 2019, Board of Adjustment meeting.

E. PUBLIC HEARING

(BOA19-0006) Hold a public hearing and consider a request from Joshua Logan for a variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located East of Gerault Rd. and South of Flower Mound Rd. and is locally known as 1713 Beckwood Ct., Lot 30R, Block C, of the Edgewood Subdivision.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: May 3, 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: May 8, 2019

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Zoning Board of Adjustment held on April 10, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the April 10, 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 April 10, 2019, regular meeting of the Zoning Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the April 10, 2019, regular meeting of the Zoning Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 10TH DAY OF APRIL 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
Skye Jay Schoggins	Board Member, Place 4
David Moraine	Board Member, Place 5
Brad Painter	Alternate Board Member, Place 6
Denis Toth	Alternate Board Member, Place 7
Greg Wilson	Alternate 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:

All members were present.

And the following members of Town staff present:

James Donavon	Town Attorney
Joelle Hainley	Building Official
Chris Pamplin	Assistant Building Official
Tasha Coates	Plans 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 March 13, 2019.

Motion was made and seconded to approve the March 13, 2019, minutes as presented.

VOTE ON THE MOTION

AYES: Schultz, Schoggins, Harris, Moraine, Painter

NAYS: None

ABSTAIN: None

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

E. PUBLIC HEARING

(BOA19-0003) Hold a public hearing and consider a request from Kim Frenette for a variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located West of Long Prairie Road and South of Lakeside Pkwy and is locally known as 629 Sandy Ln, Lot 9, Block H, of the Lakeside PH II Subdivision.

Staff Presentation

Chris Pamplin, Town of Flower Mound Assistant Building Official, gave the staff presentation.

Applicant Presentation

Kim Frenette (629 Sandy Lane, Flower Mound, TX), gave the applicant presentation 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 for item 1 at 6:58 PM.

Board Member Deliberation

1. Board Member Schultz made a motion to approve the request for variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances, for an 8 ft. maximum fence height and extension as presented. The property is generally located West of Long Prairie Road and South of Lakeside Pkwy and is locally known as 629 Sandy Ln, Lot 9, Block H, of the Lakeside PH II Subdivision.

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

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

Board Member Painter seconded the motion.

VOTE ON THE MOTION

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

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

(BOA19-0005) Hold a public hearing and consider a request from Holly Royer for a variance from Section 98-1032(b)(2)(b), "Accessory Buildings" of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Shiloh Rd and is locally known as 6901 Hidden Valley Rd, Lot 6, of the MEP & P Subdivision.

Staff Presentation

Chris Pamplin, Town of Flower Mound Assistant Building Official, gave the staff presentation.

Applicant Presentation

Holly Royer (6901 Hidden Valley Rd., Flower Mound, TX), gave the applicant presentation 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
Jerry Watson 6931 Hidden Valley Dr.	None	None
Umashankar Lavu 6905 Hidden Valley Dr.	None	None

Chair Harris closed the Public Hearing for item 2 at 7:27 PM.

Board Member Deliberation

2. Board Member Schultz made a motion to approve the request for variance from Section 98-1032(b)(2)(b), "Accessory Buildings," of the Code of Ordinances. The property is generally located South of Cross Timbers Road and West of Shiloh Road and is locally known as 6901 Hidden Valley Rd., Lot 6, of the MEP & P Subdivision.
- E. 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.
- F. 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.
- G. 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.
- H. 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 Schoggins seconded the motion.

VOTE ON THE MOTION

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

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

F. ADJOURNMENT

Chairman Harris adjourned the meeting at 7:31 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

STEPHEN HARRIS
CHAIR

ATTEST:

KATHY ALLGOOD
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO.

REGULAR ITEM

DATE: May 8, 2019
FROM: Mylinda Taylor
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: Joshua Logan

STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA19-0006) Hold a public hearing and consider a request from Joshua Logan for a variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Flower Mound Rd and is locally known as 1713 Beckwood Ct, Lot 30R, Block C, of the Edgewood Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Joshua Logan
815 Overglan Dr
Dallas, TX 75218

LOCATION:

PROPERTY ADDRESS: 1713 Beckwood Ct
Flower Mound, TX 75028

SUBDIVISION: Lot 30R
Block C
Edgewood

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Joshua Logan for a variance from Section 98-1142 "Front Yard Fence Height and Visibility" of the Code of Ordinances.

- The request is to allow a 6' privacy fence to be located within the 25' required front yard.
- A residential fence permit application could not be approved as the proposed fence is located within the required front yard. Section 98-1142 of the Code of Ordinances states "Except in A, agricultural district no fence or wall within a required front yard shall exceed four feet in height above the adjacent grade." This lot is a key lot, platted with two front yards adjacent to Beckwood Ct and Carter Ct.

Mr. Logan is requesting a variance to be allowed a 6' privacy fence in front of the front building line in the front yard adjacent to Carter Ct.

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. Variance Application
2. Information from applicant
3. Section 98-1142
4. Definition of key lot
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: 4/2/2019

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 98-1142(a) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 1713 Beckwood CtLegal Description: Lot/Tract 30R, Block C, of Subdivision/Abstract Edgewood

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.)

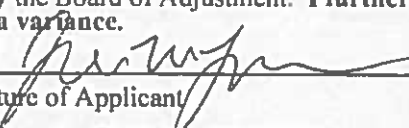
We are requesting a variance to the 4ft fence height restriction per section 98-1142(a), in order to install a 6ft privacy fence in the secondary front yard along Carter Ct. Please see the attached explanation and images for more detail.

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

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

- (a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- (b) That a variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- (c) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- (d) That the variance, if granted, will 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

Joshua W. Logan

815 Overglan Dr Dallas TX 75218

214-770-7302

Same

Mailing Address

Telephone (Home)

Telephone (Day Number)

Staff Member's Signature

Date

Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED

() GRANTED

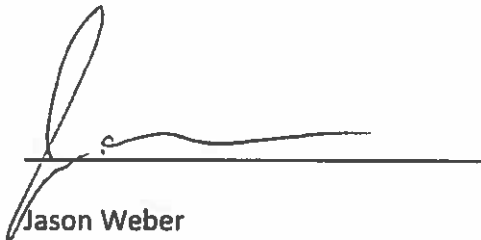
TERMS AND/OR CONDITIONS:

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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



In regards to request for variance or appeal, board of adjustment, town of Flower Mound,
Ashton Woods Homes has given authority to Joshua W. Logan to request variance for this
application to the Town of Flower Mound in regard to 1713 Beckwood Ct, Lot/Tract 30R, Block
C, of Subdivision/Abstract Edgewood.



Jason Weber

Area Construction Manager, Ashton Woods Homes

Given under my hand and seal of office this 1 day of April, 2019



Notary Public Signature



Seal

Variance Request Explanation 1713 Beckwood Ct

According to the ordinances, 1713 Beckwood Ct is currently considered to be a key lot. According to Section 74-3, a key lot is a corner lot abutting two or more noncorner (interior or through) lots. According to Section 98-1026(c), a corner lot is a lot with frontage on two intersecting streets (in this case, Beckwood Ct and Carter Ct).

Additionally, according to Section 98-1026(c), key lots in residential districts platted after January 9, 1975, shall have both street exposures treated as front yards (the "true" front yard along Beckwood Ct and a "secondary" front yard along Carter Ct).

Finally, according to Section 98-1142(a), a fence in a front yard cannot exceed 4ft in height.

We are requesting a variance to the 4ft fence height restriction per section 98-1142(a), in order to install a 6ft privacy fence in the secondary front yard along Carter Ct. We believe this variance request satisfies the following conditions:

A. Special circumstances

1. Typically, a property is considered a keylot when it abuts two or more noncorner lots. However, directly behind the property is a 51ft easement separating this property from the neighboring property at 929 Carter Ct. See attached Image A. Based on this information:
 - a. Should the property be considered a key lot, when there is no residential property directly abutting the lot at 1713 Beckwood Ct? If not, then the property is simply a corner lot, and according to Section 98-1026(c), a front yard shall be provided along the shorter of the two street lines, which would be Beckwood Ct. In this scenario, a 6ft privacy fence would be permitted along Carter Ct.
 - b. If after considering the easement, the property is still treated as a key lot, could an exception be made for designating the yard space along Carter Ct as a secondary front yard, since the easement provides more than enough front yard space for 929 Carter Ct? In this scenario, the secondary front yard along Carter Ct would no longer need to be designated as a front yard, and a 6ft privacy fence would be permitted along Carter Ct.
2. Within the backyard of the property, there are existing trees surrounded by a retaining wall which takes up a significant portion of the yard space. In order to have a 6ft privacy fence enclosing the back yard without the variance, the 6ft privacy fence must be at least 25ft from Carter Ct, which would significantly limit the amount of safe and usable yard space for our children and pets. See attached Image B.

B. Equal rights

1. Without the variance, we understand that we would be able to install a 4ft fence within the secondary front yard along Carter Ct; however, this would not provide our family the desired amount of privacy and protection from Carter Ct, and the forthcoming commercial zoning that is on the north side of Carter Ct. Without a 6ft privacy fence in the secondary front yard, the property has very limited safe and usable yard space that other property owners in the neighborhood may experience.
2. If the variance is not granted and we install a 4ft fence in the secondary front yard, this would be the only property in the neighborhood with a fence of this height.

C. No adverse effects

1. We are not aware of any adverse effects that the variance would have on the Master Land Use Plan and Comprehensive Master Plan.

D. Not materially detrimental

1. We have demonstrated in the attached documents that even with the variance for a 6ft fence installed at the preferred location in the secondary front yard, there is still a clear line of sight from the driveway of 929 Carter Ct (see Image C) as well as the intersection of Beckwood Ct and Carter Ct (see Image D). This would ensure the safety of all drivers in the neighborhood without any hinderance from a 6ft privacy fence.
2. With the variance, the aesthetics of the fence would be consistent with other properties in the neighborhood.

IMAGE A - PREFERRED FENCE LOCATION

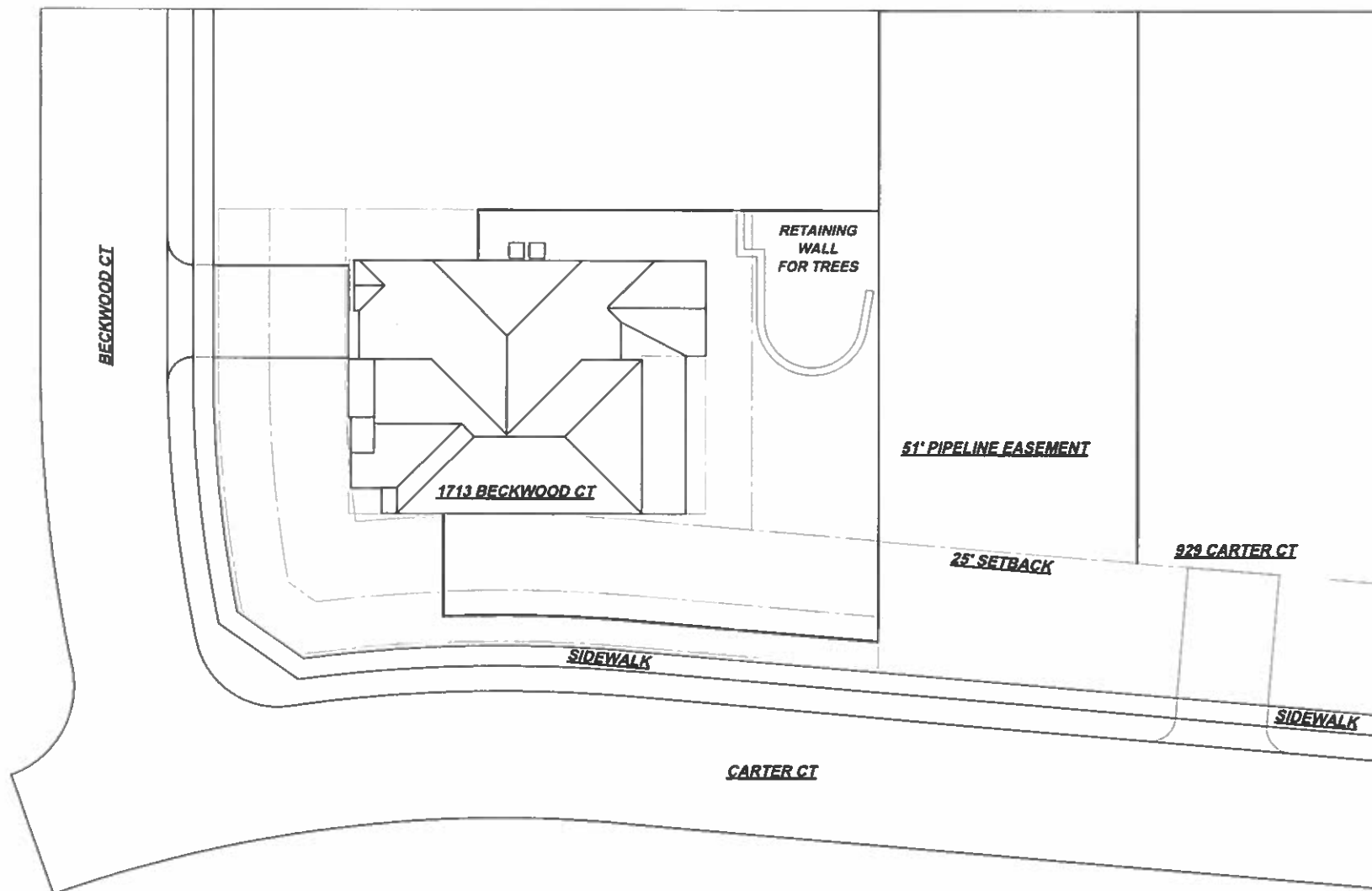
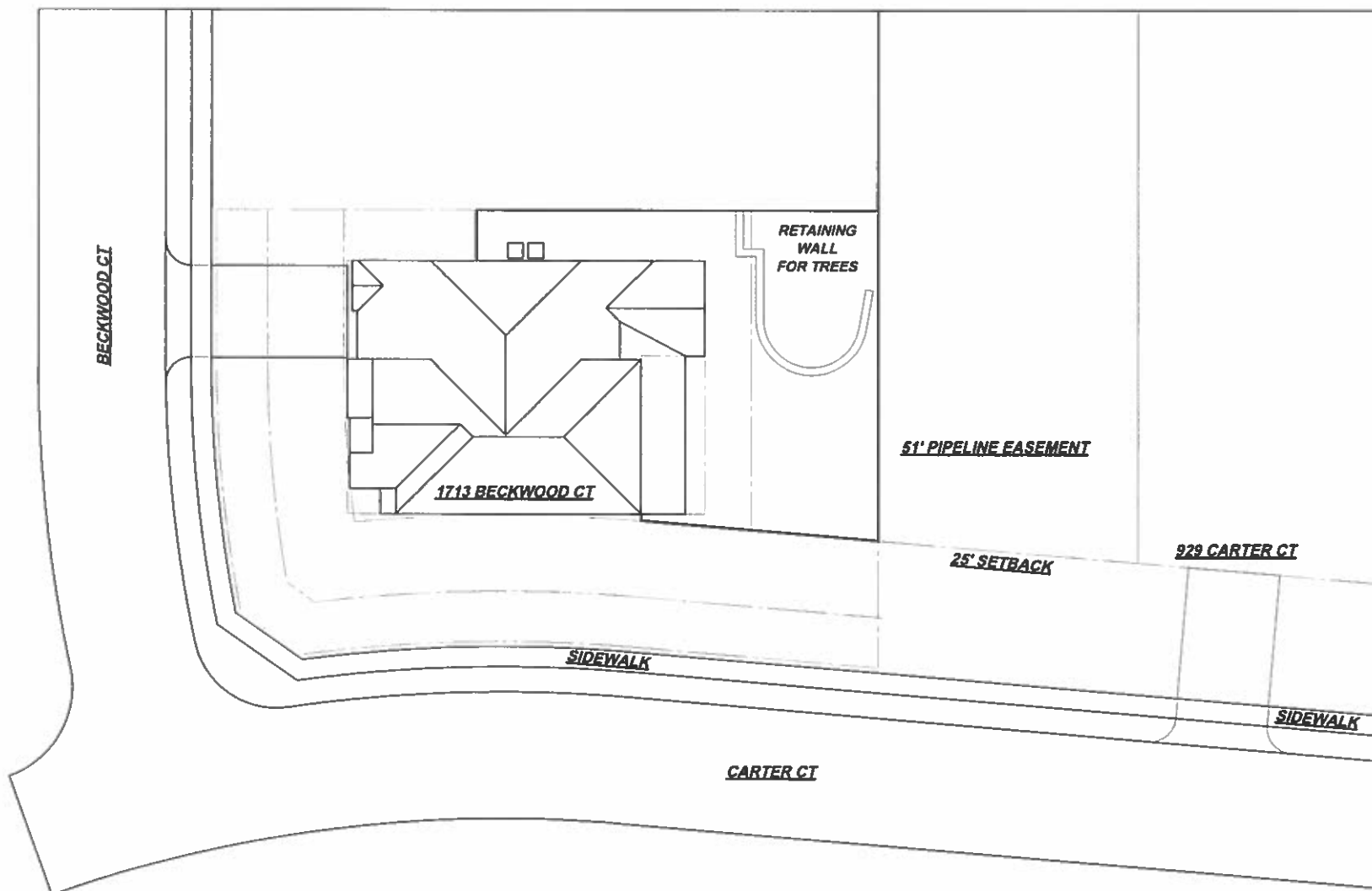


IMAGE B - 6FT PRIVACY FENCE WITHOUT VARIANCE



**IMAGE C - VIEW FROM 929 CARTER CT
(WITH VARIANCE SHOWN)**

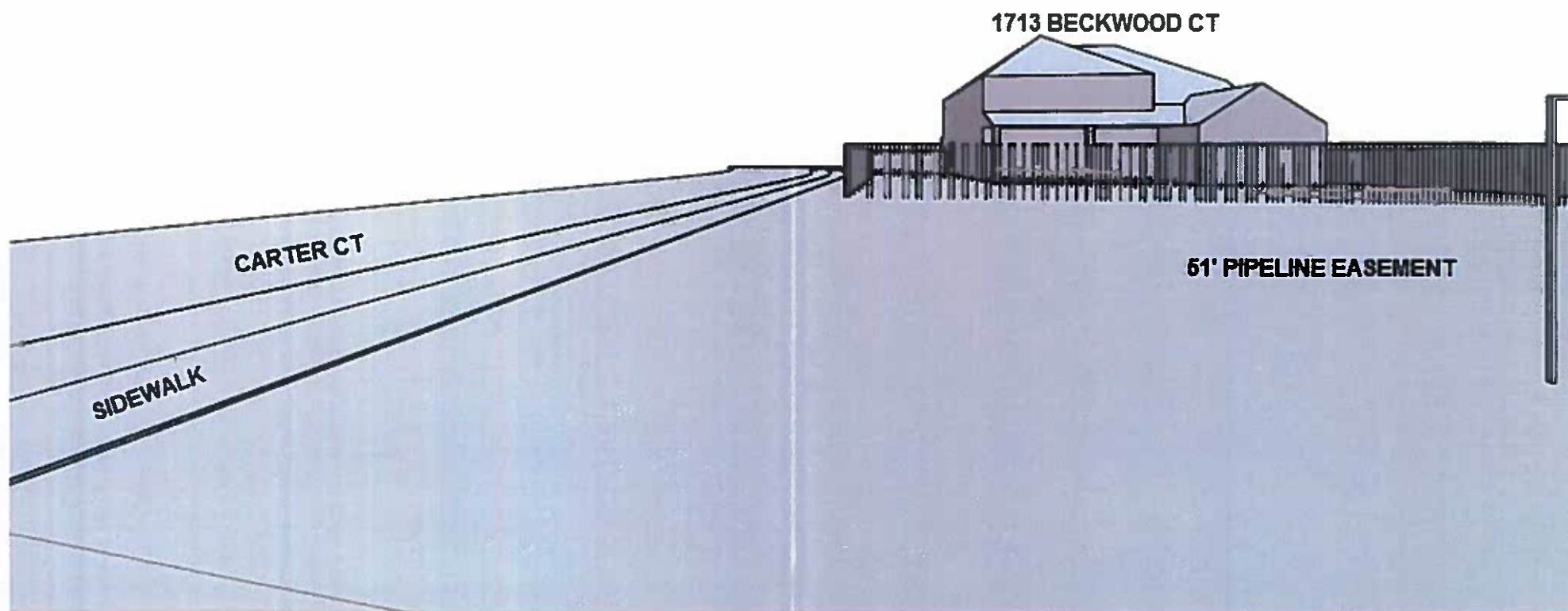
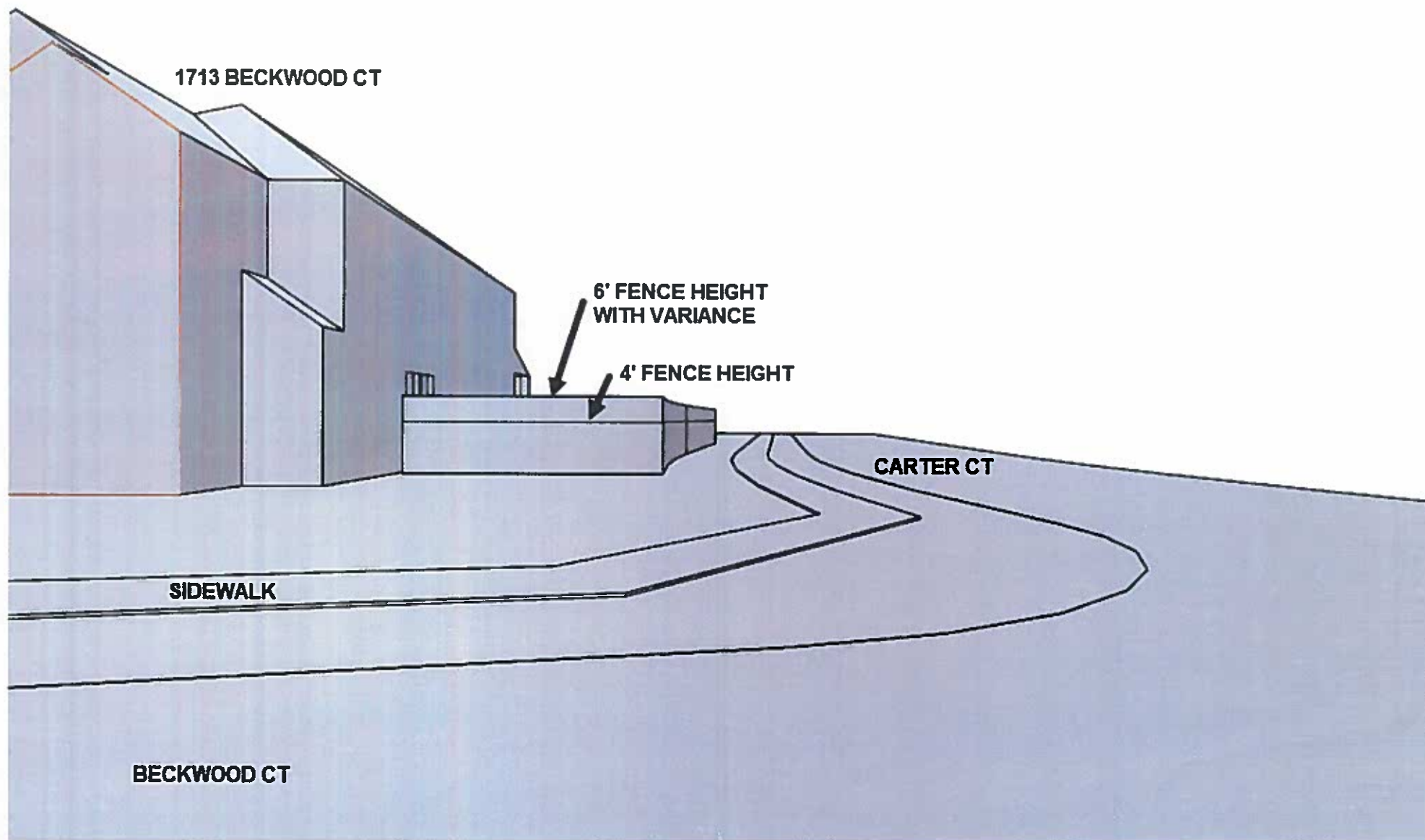


IMAGE D - VIEW FROM INTERSECTION,
BECKWOOD CT & CARTER CT
(WITH VARIANCE SHOWN)



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

- (a) Except in A, agricultural district no fence or wall within a required front yard shall exceed four feet in height above the adjacent grade.
- (b) In the A, agricultural district no solid fence or wall within a required front yard shall exceed four feet in height above the adjacent grade; however, notwithstanding the foregoing, barbed wire or metal/wire livestock fencing not exceeding five feet in height above the adjacent grade shall be permitted within a required front yard.
- (c) No fence or wall erected within a required side or rear yard shall exceed eight feet in height above the adjacent grade.
- (d) Fences and walls shall be erected in accordance with the requirements of section 82-161 of this Code, corner visibility.

(Code 1989, ch. 12, § 5.06(a)—(e); Ord. No. 03-01, § 1, 1-4-2001; Ord. No. 06-12, § 38, 2-20-2012)

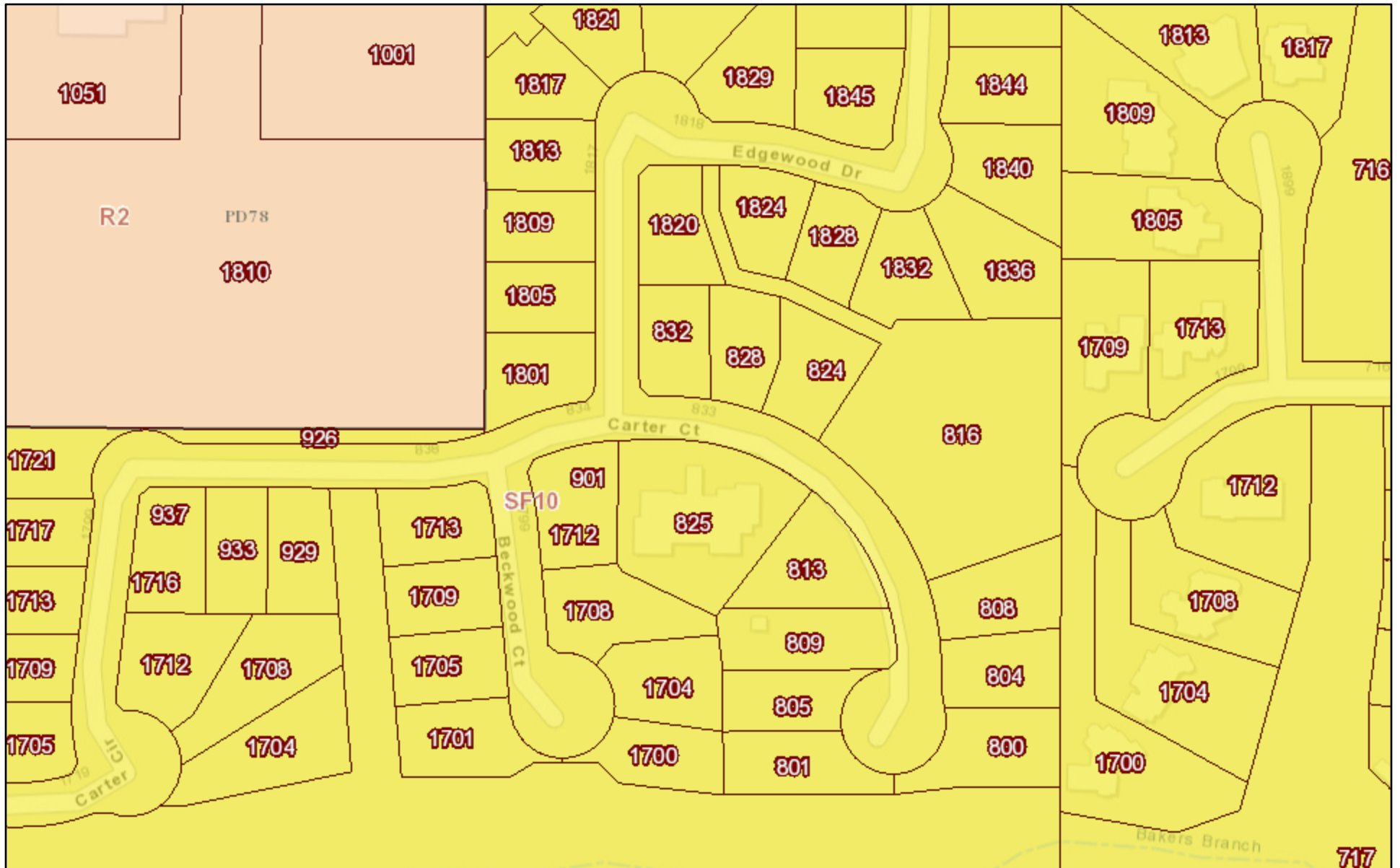
Sec. 74-3. - Definitions.

The following words, terms and phrases, when used in subpart B of this Code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Lot, key, means a corner lot abutting two or more noncorner (interior or through) lots.

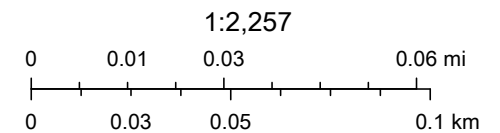
zoning map

ATTACHMENT 5



4/5/2019 7:47:25 AM

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



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

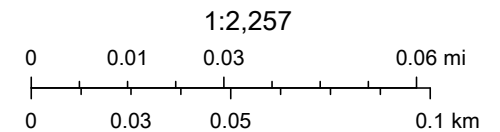
200' PROPERTY OWNER MAP

ATTACHMENT 6



4/5/2019 8:04:29 AM

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



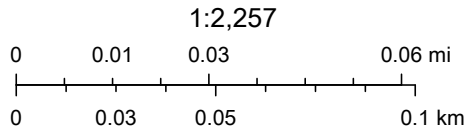
Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

AERIAL PHOTOGRAPH



4/5/2019 8:10:07 AM

- 2017 AERIAL PHOTOGRAPHY
- Blue: Band_3
 - Red: Band_1
 - Green: Band_2
 - Parcel
 - County Line
 - Town Limits
 - Address Points
 - Park Location
 - Streams
 - Streets
 - Unknown



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, May 8th, 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 Joshua Logan for a variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Flower Mound Rd and is locally known as 1713 Beckwood Ct, Lot 30R, Block C, of the Edgewood Subdivision.

Mylanda Taylor
Permit Technician
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, April 19, 2019
To Run in Lewisville/Flower Mound/Highland Village Neighbors:
Friday, April 19, 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 Mylanda Taylor at 972-874-6316.

(Ref: Case No. BOA19-0006)

Town of Flower Mound Account Number: 100041132



April 23, 2019

Board of Adjustment Case No. BOA19-0006

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

A request has been made from Joshua Logan for a variance from Section 98-1142, "Front Yard Fence Height and Visibility," of the Code of Ordinances. The property is generally located East of Gerault Rd and South of Flower Mound Rd and is locally known as 1713 Beckwood Ct, Lot 30R, Block C, of the Edgewood Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 8, 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,

My linda Taylor
Permit Technician

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	Site Address
FLOWER MOUND MARKET, LTD	25 HIGHLAND PARK VLG STE 100-464	DALLAS	TX	75205	1810 Gerault Rd
GH RESIDENTIAL LLC	4040 MYERWOOD LN STE 100	DALLAS	TX	75244	825 Carter Ct
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1712 Beckwood Ct
KHATRI, AVINASH S & SHACHI H	929 CARTER CT	FLOWER MOUND	TX	75028	929 Carter Ct
BANDARU, NAGARAJU	933 CARTER CT	FLOWER MOUND	TX	75028	933 Carter Ct
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1716 Carter Cir
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1705 Beckwood Ct
STEVENS, MATTHEW & LISA	1709 BECKWOOD CT	FLOWER MOUND	TX	75028	1709 Beckwood Ct
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1713 Beckwood Ct
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1712 Carter Cir
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1708 Carter Cir
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1805 Edgewood Dr
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1801 Edgewood Dr
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	926 Carter Ct
NICHOLAS, KIMBERLY WILLIAMS & DONTRELL JOSEPH	1708 BECKWOOD CT	FLOWER MOUND	TX	75028	1708 Beckwood Ct
LEMUS, ERICK E & RHINA	1704 BECKWOOD CT	FLOWER MOUND	TX	75028	1704 Beckwood Ct
KRISHNASWAMY, SOWMYA MYSORE & RAMACHANDRA, ARAVINDA BANAVARA	1701 BECKWOOD CT	FLOWER MOUND	TX	75028	1701 Beckwood Ct
MILSCH, HARDY ALEXANDER	1704 CARTER CIR	FLOWER MOUND	TX	75028	1704 Carter Cir
ASHTON DALLAS RESIDENTIAL LLC	1800 VALLEY VIEW LN, STE 100	FARMERS BRANCH	TX	75234	1700 Carter Cir