



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

JULY 10, 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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 May 8, 2019, Board of Adjustment meeting.

E. PUBLIC HEARING

(BOA19-0009) Hold a public hearing and consider a request from Scott Starkey 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 Bridlewood Blvd and North of Cross Timbers Rd and is locally known as 4710 Morningstar Dr., Lot 1, Block 6, of the Remington Park at Bridlewood 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: July 3, 2019, at 3:00 p.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: July 10, 2019

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Zoning Board of Adjustment held on May 8, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the May 8, 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 May 8, 2019, regular meeting of the Zoning Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the May 8, 2019, regular meeting of the Zoning Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 8TH DAY OF MAY 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 (Arrived at approximately 6:40 p.m.)
Skye Jay Schoggins	Board Member, Place 4
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:

David Moraine	Board Member, Place 5
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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 April 10, 2019.

Motion was made and seconded to approve the April 10, 2019, minutes as presented.

VOTE ON THE MOTION

AYES: Schoggins, Harris, Painter, Toth, Wilson*

NAYS: None

ABSTAIN: None

*(*Board Member Schultz arrived late and was not present to vote.)*

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

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.

Staff Presentation

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

Applicant Presentation

Joshua Logan (815 Overland Dr. Dallas, TX), gave the applicant presentation.

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
Amy Swanson Ashton Woods Homes 1844 Edgewood Flower Mound, TX	None	None

Chair Harris closed the Public Hearing at 6: 48 p.m.

Board Member Deliberation

Board Member Painter made a motion to approve the request for 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.

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 Schoggins seconded the motion.

VOTE ON THE MOTION

AYES: Wilson*, Toth, Painter, Harris, Schoggins
NAYS: None
ABSTAIN: None

*(*Board Member Schultz arrived late and was not eligible to vote.)*

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

F. ADJOURNMENT

Chairman Harris adjourned the meeting at 6:51 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: July 10, 2019
FROM: Mylinda Taylor, Permit Technician
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: Scott Starkey

STAFF: Chris Pamplin, Assistant Building Official

ITEM: **(BOA19-0009)** Hold a public hearing and consider a request from Scott Starkey 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 Bridlewood Blvd and North of Cross Timbers Rd and is locally known as 4710 Morningstar Dr., Lot 1, Block 6, of the Remington Park at Bridlewood Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Scott Starkey
4710 Morningstar Dr.
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 4710 Morningstar Dr.
Flower Mound, TX 75028

SUBDIVISION: Lot 1, Block 6
Remington Park at Bridlewood

ZONING: SFD

STAFF ANALYSIS:

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

- The request is to allow a maximum 6' 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 Morningstar Dr and Remington Park Dr.

Mr. Starkey is requesting a variance to be allowed a maximum 6' fence in front of the front building line in the front yard adjacent to Remington Park Dr..

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

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

ATTACHMENT 1

DATE: June 3, 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: 4710 Morningstar Dr Flower Mound, TX 75028

Legal Description: Lot/Tract 1, Block 6, of Subdivision/Abstract Remington Park at Bridlewood

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

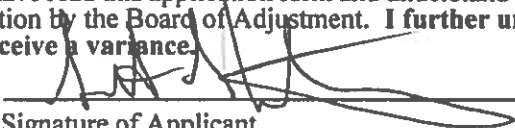
Requesting a variance to build 6' wood fence on a keylot as described in section a of the residential fences section of the Flower Mound Fence Permit and Inspection Requirements document. I was not informed the home was a key lot when I purchased the home on May 31, 2019. Nor did the survey list it as a key lot. The side of our home facing Remington Park clearly being a side yard and has been for years. Other properties in the area do not have 4' wooden fences. All other fences in the area are 6' wooden fences. Installing a 4' fence would allow both walking and driving pedestrians to clearly see into our backyard including the pool area thus not allowing for a safer and more private environment for our family. The granting of a variance to take away the key lot property designation would be of no impact to the public at large or the neighborhood. The change should not adversely impact the Master Plan for Bridlewood in any way and bring the ability to use and enjoy their land in privacy and safety in line with neighboring properties. Installing a 6 wood fence would not obstruct traffic views in any way.

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

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

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

I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.


Signature of Applicant

Scott Starken
Print Name

4710 Morningstar Dr., Flower Mound, TX 75028
Mailing Address

972-741-9146
Telephone (Home)

972-741-9146
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 _____, _____.



May 29, 2019

RE: 4710 Morningstar Drive, Flower Mound TX 75028
Request for a fence variance-Town of Flower Mound

Dear Board of Adjustment Committee,

- The address in question was designated a key lot property before a home was built. Since that designation, a front yard selection has been made (Morningstar), with the side facing Remington Park clearly being a side yard.
- The home currently has a 4 ft. wrought iron fence on Remington Park with 10 ft. red tip photinia foliage privacy screen growing over it, a short wooden 4 ft. fence next to it (which the city recently approved) and a 6 ft. wooden front yard fence (which the city recently approved).
- The homeowner did not know at the time they built their additional fencing that they could request a variance, and they would like to do so now because their HOA will not approve their existing situation (nor do they like their current situation).
- The homeowner would like to utilize more of their land as a yard to create additional play space for their grandchildren when they visit and stay with them.
- The homeowner would like to create a safer and more private environment for his family.
- He must currently keep blinds closed on that side of the house, and both walking and driving pedestrians can clearly see into his pool area.
- A 4 ft. fence is easily scalable by an adult, a child (or even animals) and he would just like to have the same safe and private yard which other homeowners in his subdivision enjoy. He does not want to worry about people seeing his family in their bathing suits as they use their yard, or constantly keep his blinds closed to prevent anyone peeping in.
- If this was a visibility issue of some kind when turning from Morningstar onto Remington, why did the city approve a 6 ft. front yard fence, but not a side yard fence?
- This corner has had no issues with the existing 10 ft. privacy screen which exists from the red tip photinias. The plants, however, are diseased and are nearing the end of their lifecycle.
- When the homeowner purchased the home, they did not understand what a key lot meant, and due to other homes on Remington Park with similar corner lots and 6 ft. fences, the homeowner thought that it would not be a problem to request a 6 ft. privacy fence which almost all

other subdivision members enjoy on their property. He wants that same safety and privacy for his family.

- The granting of a variance to take away the key lot property designation would be of no impact to the public at large but would provide a major impact to the homeowner and his family in terms of increased privacy and safety.
- The homeowners have seen signs before of stepped on plants, etc. near his 4 ft. fencing that suggest pedestrians have been peering into his property before. This makes him extremely uncomfortable because of the pool area.
- As grandparents and parents, the homeowner just wants to create a safe environment for his family (and not always have his blinds closed or be afraid for his family in their bathing suits while using the pool).
- When the homeowner has his grandkids over, they play with balls in the backyard and they will sometimes go over the fence. He is fearful that a ball rolling into the street of Remington Park might be chased after by children pedestrians (or his own grandkids).
- The homeowner would need to build an interior wooden 6 ft. fence (which might not be approved by his HOA) to enjoy the privacy and safety which most other Bridlewood homeowners enjoy on corner lots such as his own. An interior fence such as that would GREATLY reduce the size of enjoyable land.
- When the homeowner purchased the home last year, they did not know or understand the hardship that a key lot designation would create for them in terms of safety and privacy for their family members. Due to the existing side yard 10 + ft. photinias (which have been in place for many years), and the recent approval of a 6 ft. front yard fence, not allowing this entire property to have a 6 ft. fence all around does not seem logical.
- The change should not adversely impact the Master Plan for Bridlewood in any way and bring the ability to use and enjoy their land in privacy and safety in line with neighboring properties.

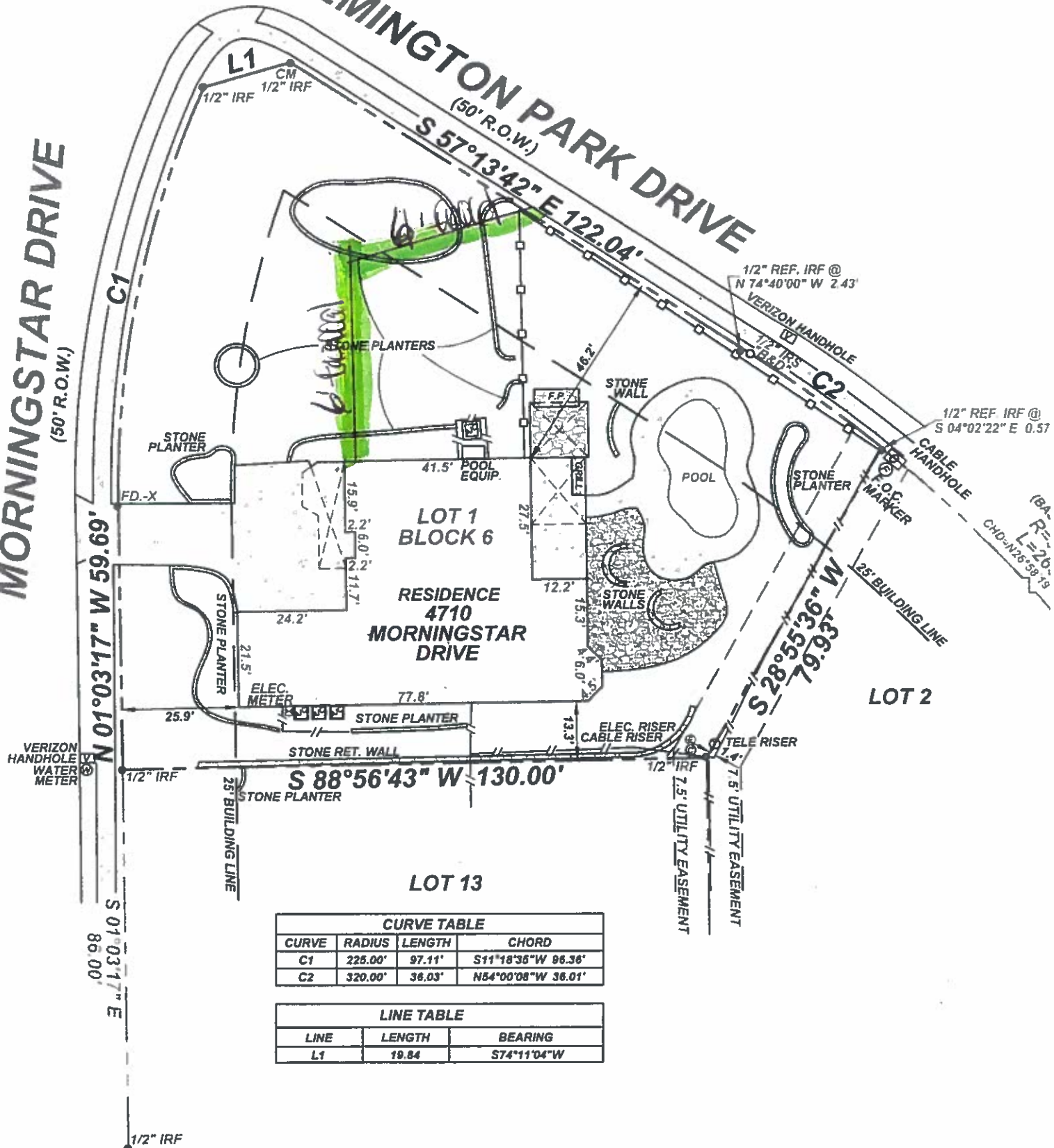
On behalf of homeowner, Scott Starkey and the Bridlewood Architectural Review Committee we thank you for your consideration.



Cathy Holt, GM Bridlewood HOA

MORNINGSTAR DRIVE
(50' R.O.W.)

REMINGTON PARK DRIVE
(50' R.O.W.)



PROPERTY DESCRIPTION

DRIVE, LOT 1, BLOCK 6, OF REMINGTON PARK AT BRIDLEWOOD, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RE
1, PLAT RECORDS, DENTON COUNTY, TEXAS.

SURVEYORS CERTIFICATION

DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF
ILE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-
) OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

RIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 481
DATE OF MAP APRIL 18, 2011, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

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)

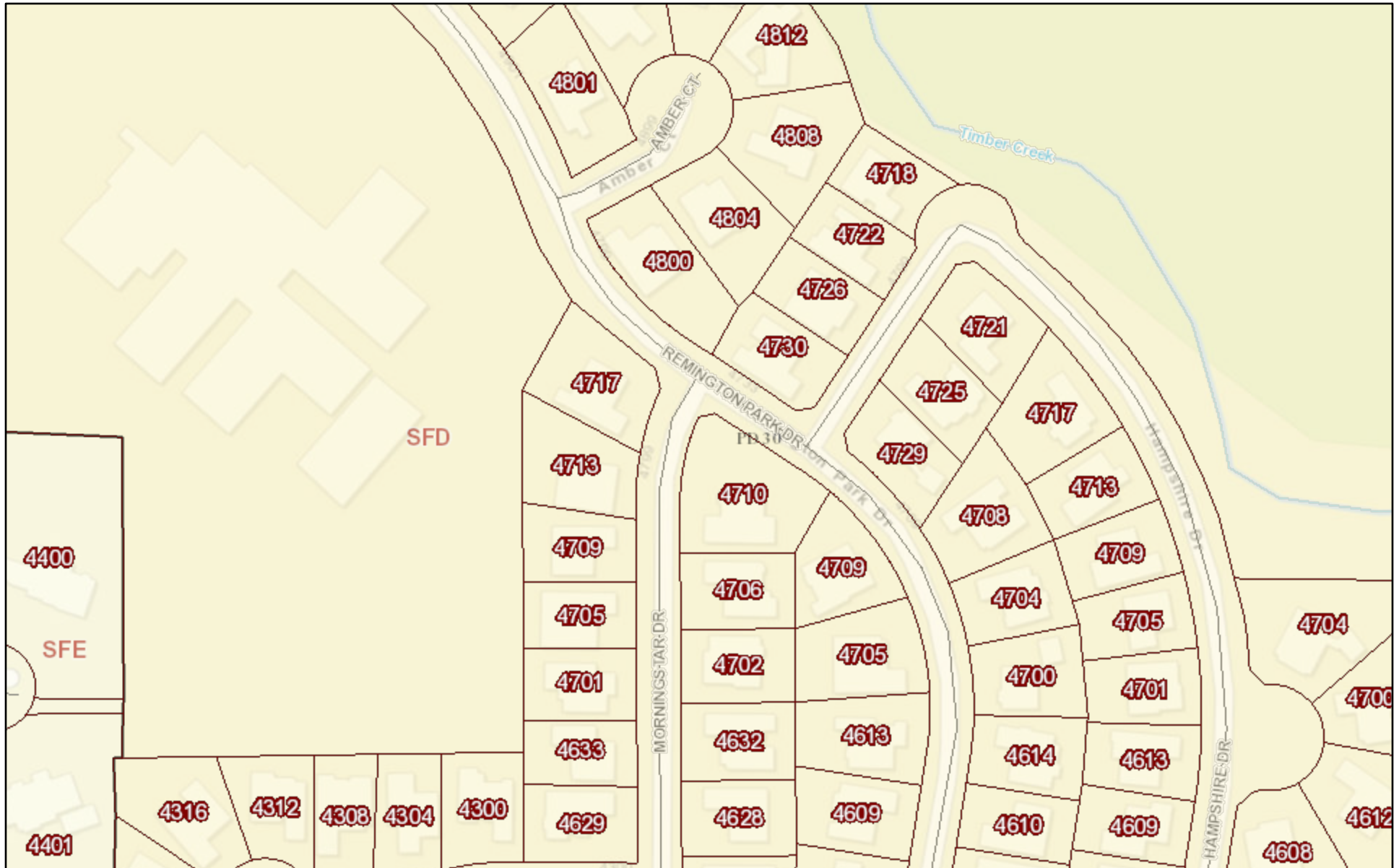
Sec. 74-3. - Definitions.

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.

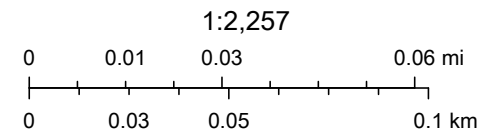
ZONING MAP

ATTACHMENT 5



6/17/2019, 2:42:25 PM

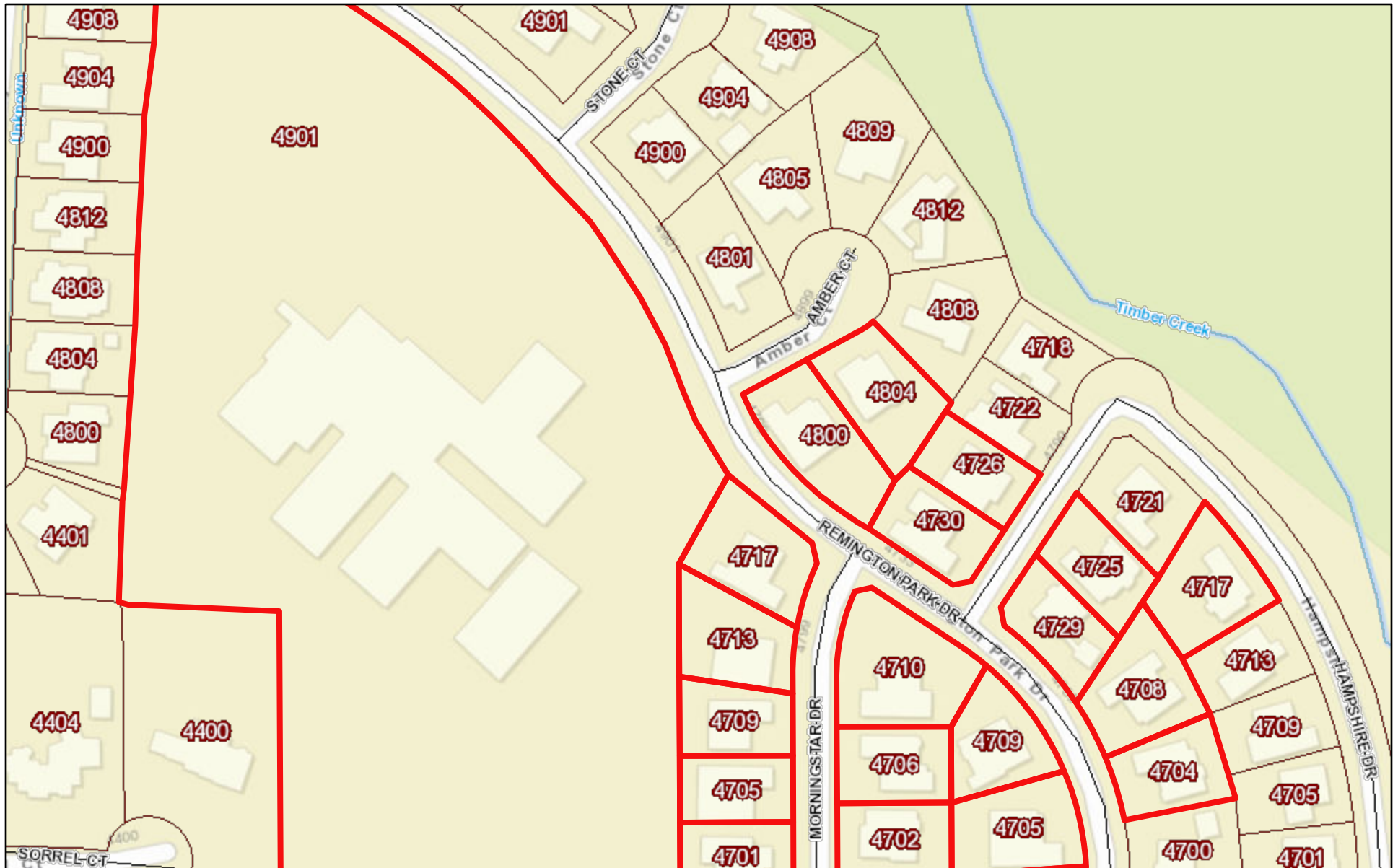
- | | | | |
|--------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Combined Uses-See Ordinance | Agriculture |
| County Line Zoning | Mixed Use | Single Family Estate | |
| Town Limits | Interim Holding | Central Business District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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

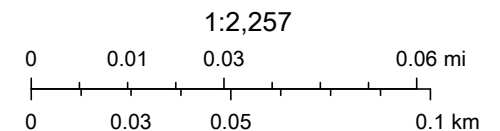
200' PROPERTY OWNER MAP

ATTACHMENT 6



6/17/2019, 3:04:43 PM

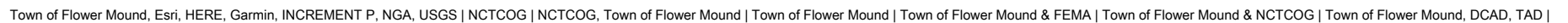
- Buffer (Step 2) _Query result
- Parcel
- County Line
- Town Limits
- Streams
- Address Points
- Park Location
- DG3
- Streets
- HIP
- Unknown



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

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 |

ATTACHMENT 7



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, July 10th, 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 Scott Starkey 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 Bridlewood Blvd and North of Cross Timbers Rd and is locally known as 4710 Morningstar Dr., Lot 1, Block 6, of the Remington Park at Bridlewood Subdivision.

Mylanda Taylor
Permit Technician
Town of Flower Mound

To Run in Denton Record Chronicle: Wednesday, June 19, 2019
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Wednesday, June 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. BOA19-0009)

Town of Flower Mound Account Number: 100041132



June 24, 2019

Board of Adjustment Case No. BOA19-0009

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

A request has been made from Scott Starkey 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 Bridlewood Blvd and North of Cross Timbers Rd and is locally known as 4710 Morningstar Dr., Lot 1, Block 6, of the Remington Park at Bridlewood Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, July 10, 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
MARTENS, ANDREW & MEREDITH	4633 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4633 Morningstar Dr
JACKSON, KARL W & BARBARA N, CO-TRS OF JACKSON FAM LIV TRUST	4701 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4701 Morningstar Dr
MELDRUM, JAMES R & PAIGE B	4705 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4705 Morningstar Dr
KILLGORE, ROBBY W & TRACEY L	4709 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4709 Morningstar Dr
LAWLESS, JAMES E & BETTY E	4713 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4713 Morningstar Dr
PEMBROKE, WILLIAM G	4729 HAMPSHIRE DR	FLOWER MOUND	TX	75028	4729 Hampshire Dr
PETRO, EDWARD A III & LISA A	4725 HAMPSHIRE DR	FLOWER MOUND	TX	75028	4725 Hampshire Dr
FREDRICK, JAMES S, II	4717 HAMPSHIRE DR	FLOWER MOUND	TX	75028	4717 Hampshire Dr
MILLER, CURT & CAROLINE T	4704 REMINGTON PARK DR	FLOWER MOUND	TX	75028	4704 Remington Park Dr
COONEY, JOHN W	4708 REMINGTON PARK DR	FLOWER MOUND	TX	75028	4708 Remington Park Dr
STARKEY, SCOTT & BARBARA	4710 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4710 Morningstar Dr
BAUMAN, KEVIN M & MICHELLE A	4709 REMINGTON PARK DR	FLOWER MOUND	TX	75028	4709 Remington Park Dr
BLOOMBERG, ADAM & LAURA	4705 REMINGTON PARK DR	FLOWER MOUND	TX	75028	4705 Remington Park Dr
JAUREGUI, E JEAN	4613 REMINGTON PARK DR	FLOWER MOUND	TX	75028	4613 Remington Park Dr
OLSEN, AUDREY A & KEVIN R	4632 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4632 Morningstar Dr
DAVID, RALPH LEONARD AMERI & KRISTI LEE	4702 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4702 Morningstar Dr
NIELSEN, LIEF E & JUDITH E FAMILY LV TR	4706 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4706 Morningstar Dr
TORGESSEN, MICHAEL & CAROLINE STEELE	4730 HAMPSHIRE DR	FLOWER MOUND	TX	75028	4730 Hampshire Dr
TURNER, PAUL R & TAMMIE	4726 HAMPSHIRE DR	FLOWER MOUND	TX	75028	4726 Hampshire Dr
LOADMAN, SCOTT & CANDACE G	4804 AMBER CT	FLOWER MOUND	TX	75028	4804 Amber Ct
WARTECKER, STEVEN J & JULIA M	4800 AMBER CT	FLOWER MOUND	TX	75028	4800 Amber Ct
COOK, MATTHEW N & MARY D	4717 MORNINGSTAR DR	FLOWER MOUND	TX	75028	4717 Morningstar Dr
LEWISVILLE ISD	PO BOX 217	LEWISVILLE	TX	75067	4901 Remington Park Dr