



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

FEBRUARY 12, 2020

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

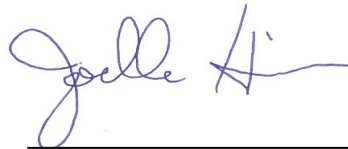
Board of Adjustment Meeting Agenda
February 12, 2020
Page 2

1. Consider approval of the minutes of the December 11, 2019, Board of Adjustment meeting.

E. PUBLIC HEARING

(BOA20-0001) Hold a public hearing and consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR of the Roanoke Hills Addition subdivision.

F. ADJOURNMENT



Joelle Hainley
Building Official

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 7, 2020, 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 12, 2020

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Zoning Board of Adjustment held on December 11, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the December 11, 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 December 11, 2019, regular meeting of the Zoning Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the December 11, 2019, regular meeting of the Zoning Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 11TH DAY OF DECEMBER 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
Denis Toth	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
Ryan Geddie	Board Member, Place 7
Anthony Kloefkorn	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 member absent:

Brad Painter	Board Member, Place 6
--------------	-----------------------

And the following members of Town staff present:

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

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 November 13, 2019.

Board Member Schoggins made a motion to approve the November 13, 2019, minutes as presented. Vice Chair Schultz seconded the motion.

VOTE ON THE MOTION

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

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

E. PUBLIC HEARING

(BOA19-0013) Hold a public hearing and consider a request from Monique Goodhart for a variance from Section 98-1028 (b), "Minimum Rear Yard Setback," of the Code of Ordinances. The property is generally located East of Long Prairie Rd and South of Flower Mound Rd, and is locally known as 2200 Malick Dr, Block A, Lot 48, of Oakbridge at Flower Mound Phase One.

Staff Presentation

Chris Pamplin, Assistant Building Official gave the staff presentation.

Applicant Presentation

Craig and Monique Goodhart (2200 Malick Dr., Flower Mound, 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
None	None	None

Chair Harris closed the Public Hearing at 6:50 PM.

Board Member Deliberation

Vice Chair Schultz made a motion to approve the request from Craig and Monique Goodhart for a variance from Section 98-1028 (b), "Minimum Rear Yard Setback," of the Code of Ordinances. The property is generally located East of Long Prairie Rd and South of Flower Mound Rd, and is locally known as 2200 Malick Dr, Block A, Lot 48, of Oakbridge at Flower Mound Phase One.

VOTE ON THE MOTION

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

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

F. ADJOURNMENT – REGULAR SESSION 6:53 PM

TOWN OF FLOWER MOUND, TEXAS

STEPHEN HARRIS
CHAIR

ATTEST:

KATHY ALLGOOD
ADMINISTRATIVE ASSISTANT



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO:
FEBRUARY 12, 2020**

FROM: Kim Barnes, Plans Examiner

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Pardeep Hundal

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA20-0001) Hold a public hearing and consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: Pardeep Hundal
533 Parkway Boulevard
Coppell, TX 75019

II. LOCATION:

PROPERTY ADDRESS: 9108 Shawnee Trl
Flower Mound, TX 75022

SUBDIVISION: Lot 3, Block GR
Roanoke Hills Addition

ZONING: SF-3

III. **STAFF ANALYSIS:**

A request has been received from Pardeep Hundal for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances.

The following items are non-conforming for this zoning district (SF-3):

- a) Per the provided site plan of this property, the home is currently located 23.3' from the front property line, which is 1.7' less than the required 25' front yard setback for SF-3 zoning.
- b) Per the site plan, the home has an existing gravel driveway. Gravel isn't an approved parking surface.
- c) The home has no garage. A minimum of two (2) 9'-wide by 20'-long enclosed parking spaces are required.
- d) Per the Denton Central Appraisal District's web site, this home is approximately 1,360sf, while the required minimum square footage for this zoning is 1,450.

Section 78-231(e) of the Code of Ordinances states, "*Destruction*. If a nonconforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of subpart B of this Code. In the case of partial destruction, where the cost of repairing or replacing the structure does not exceed 60 percent of its most recent appraised property tax value, reconstruction may be permitted after a hearing and favorable action by the board of adjustment, provided that the repaired or new structure shall not exceed the original structure in lot coverage, gross floor area or height and shall not increase the degree of any nonconformity."

Section 78-86(1) of the Code of Ordinances states, "Reconstruction of nonconforming building. The board of adjustment shall be authorized to permit the reconstruction of a nonconforming building pursuant to section 78-321(e), nonconforming uses and structures, destruction."

A residential remodel permit to remodel the kitchen, replace windows, altering two window openings, replace one exterior door, and perform electrical work was issued May 1, 2019. Per the homeowner/contractor, when performing this work, the need for additional repair work was identified, and the additional work was started without applying to amend the issued permit's scope of work. This home has been deconstructed partially down to the studs, and per the property owner, framing in at least two rooms has been replaced. The currently submitted scope of work includes existing walls' being repaired/reframed, possible ceiling/roof framing work, and additional plumbing work. Additional work may be needed, as well. Per the Denton Central Appraisal web site, the 2019 improvement value for this property is \$124,423.

Under Texas law, a "Special Exception" may authorize a use or activity that is permitted in the Zoning Ordinance, but only after review by the Board of

Adjustment and a determination that the activity or use will not adversely affect the public and neighborhood interests. If the Board is inclined to approve a Special Exception, it may attach reasonable conditions to ensure that the activity meets these standards. However, the Board may not permit a use or activity that goes beyond the scope of the Council-approved authority within the underlying Zoning ordinance (in this case §78-231(e)). For example, in the present case, if the Board concludes, based on testimony and evidence supplied at the hearing, that repair or replacement cost of the structure exceeds “60 percent of its most recent appraised property tax value,” the Board has no authority to approve the Special Exception. A vote to approve a Special Exception requires the concurring vote of 75% of the members of the Board. A Special Exception is not a variance, and therefore, the Board is not required to find that a land-based hardship exists in order to approve.

IV. ATTACHMENTS:

- Attachment 1: Special exception application
- Attachment 2: Information from applicant
- Attachment 3: DCAD appraisal
- Attachment 4: Section 78-86
- Attachment 5: Section 78-231
- Attachment 6: Zoning Map
- Attachment 7: 200' property owner notice map
- Attachment 8: Aerial photograph of property
- Attachment 9: Published public hearing notice
- Attachment 10: Property owner notification
- Attachment 11: List of property owners within 200 feet

BOA20-0001

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

DATE: Jan 10th, 2020

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: 9108 SHAWNEE TRAILLegal Description: Lot/Tract 3, Block G-R, of Subdivision/Abstract Resubdivision of Romke H

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.)

I just want to add that I did not remove or add anything new; it is my primary residence.

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

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 _____, _____.

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

1. The Board of Adjustment consists of five (5) members, and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application **must** apply. If any of the items do not apply, the Board does not have the ability to grant a variance.
2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision, or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within fifteen (15) days of the rendering of the decision by the administrative official.
3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.
4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.
5. The following must also accompany the application packet:
 - A. A \$250.00 application fee plus a \$40.00 legal notice fee.
 - B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
6. Application fee, necessary documents, etc., in completed form must be submitted to the Development Services Department. If any supporting documents are larger in size than 11x17 inches, an electronic copy must be submitted. This copy (e.g., .pdf, .jpg, .bmp file) may be provided on CD or emailed to the case manager as an attachment.
7. After the above items have been completed, the variance request will begin the following process:
 - A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged \$2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.
 - B. The applicant or representative must be present at the Board of Adjustment Public Hearing. Failure to attend the Public Hearing will cause the Board to deny the item without prejudice to re-filing. The letter referenced in 7. A. above will be your notification of any hearing.
 - C. Persons who are in favor of or who oppose the request are allowed to appear before the Board in order to present their views.
8. Any additional information such as renderings, elevations, models, or other supporting documents that you wish to submit may be introduced at the meeting.

According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.

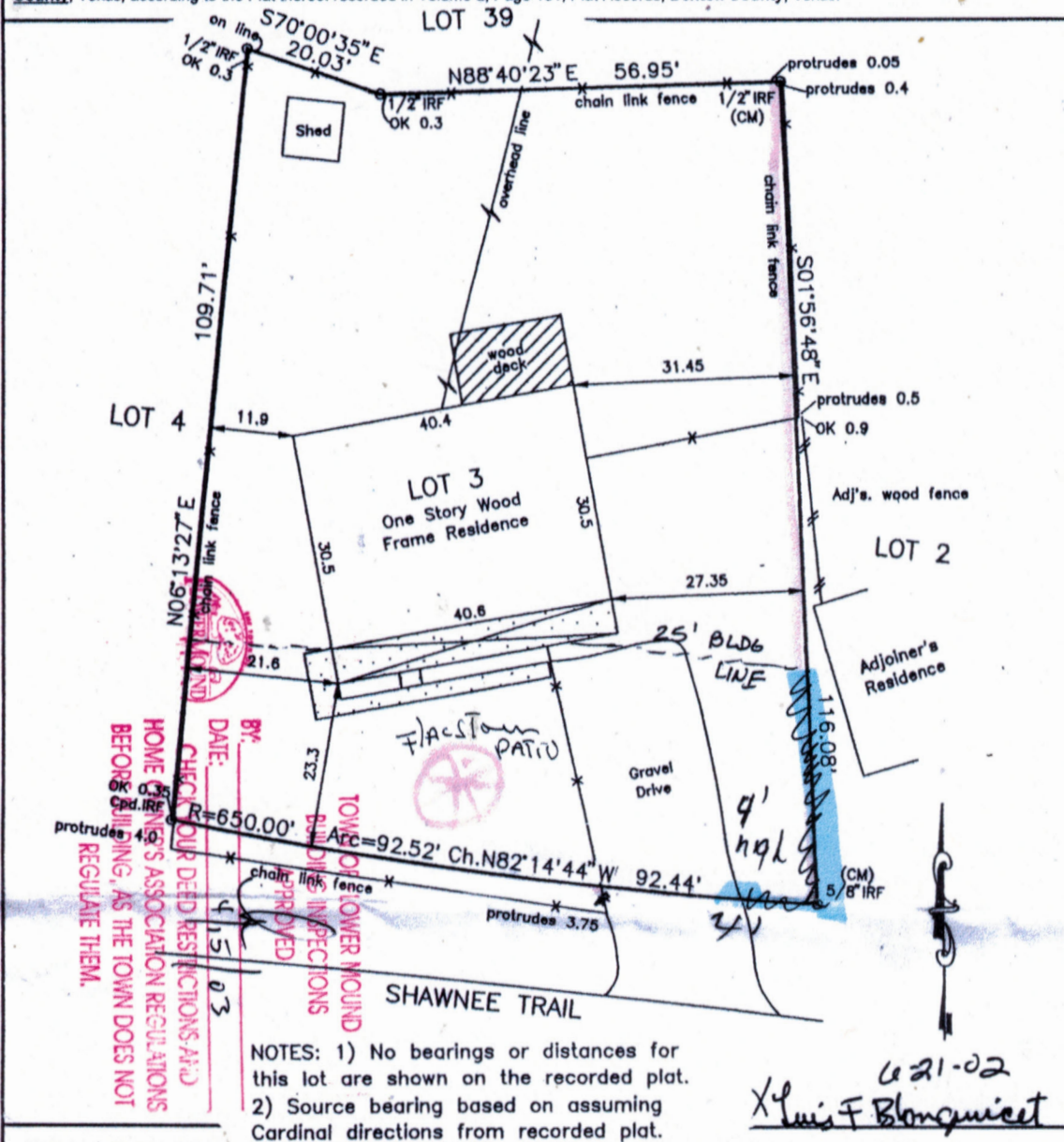
**APPEALS TO A DECISION RENDERED
BY THE BOARD OF ADJUSTMENT**

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

PROPERTY DESCRIPTION

Address: 9108 Shawnee Trail, Lot 3, Block G-R of A Resubdivision of Roanoke Hills, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 181, Plat Records, Denton County, Texas.

ATTACHMENT 2



Details for Property 69567

Values are [2019 Certified](#) ▼

General Information

9108 SHAWNEE TRL 75022-7043

\$170,000.00

Owner	HUNDAL, PARDEEP KAUR ^Q - 100%
Owner ID	1006838
Owner Mailing Address	9108 SHAWNEE TRL FLOWER MOUND, TX 75022-7043
Property Type	Real Property
Area	1,504ft ²
Class	3
Legal Description	ROANOKE HILLS BLK GR LOT 3
Geographic ID	SJ0034A-0000GR-0000-0003-0000
Subdivision	ROANOKE HILLS - SJ0034A ^Q
Neighborhood	ROANOKE HILLS - DC07263 ^Q
Taxing Jurisdictions	C07 (FLOWER MOUND TOWN OF) G01 (DENTON COUNTY) S11 (NORTHWEST ISD)

[Direct Link to this property](#)

[View on map](#)

[View plat](#)

[Download Appraisal Notice](#)

Exemptions

Exemptions applied to this property



HS

Homestead Exemption



2019 Values ▼

Total Improvement Value	\$120,145.00
Land Homesite Value	\$49,855.00
Land Non-Homesite Value	\$0.00
Agricultural Market Value	\$0.00
Timber Market Value	\$0.00
Total Market Value	\$170,000.00
Agricultural Use Reduction	\$0.00
Timber Use Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$170,000.00
Assessed Value	\$170,000.00

[Value History Export](#)

Improvements

Class	Description	Square Feet	Number Of Units	Effective Year Built	Year Built	2019 Improvement Value
3	MAIN AREA	896		1995	1977	
3	OPEN PORCH	200		1995	1977	
3	MA ATTACHED ADDITION	144		1995	1977	
3	ATTACHED ADDITION	320		1995	1977	
3	OPEN PORCH	240		1995	1977	
3	OPEN PORCH	168		1995	1977	
SPEC	ODKIT - OUTDOOR KITCHENS	0		1995	1977	
Improvement Total		1968	N/A			\$124,423.00
1650	RES STORAGE	144		2018	2018	
Improvement Total		144	N/A			\$1,080.00



Land Segments

Type	Acres	Area
8 - RESIDENT LOT	0.2376	10350 ft ²

Subdivision Stats for ROANOKE HILLS

Minimum Market	\$11,354.00
Median Market	\$133,992.00
Maximum Market	\$620,000.00
Median Living Area	1,386 ft ²
Median Square Footage	1,860 ft ²

This Property

Percent Difference From Median Market	23.69% (rounded)
Percent Difference From Median Living Area	8.17% (rounded)
Percent Difference From Median Square Footage	12.69% (rounded)

Stats Per Class for ROANOKE HILLS

3

Property Count	31
Median Market	\$127,031.00
Median Living Area	1,239
Median Square Footage	1,744

2

Property Count	29
Median Market	\$92,829.00
Median Living Area	1,080
Median Square Footage	1,511

6

Property Count	16
Median Market	\$137,960.00
Median Living Area	1,345
Median Square Footage	1,795



2019 Estimated Taxes

Entity	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
FLOWER MOUND TOWN OF - C07	0.4365%	\$165,000	\$720.23	n/a
DENTON COUNTY - G01	0.225278%	\$170,000	\$382.97	n/a
NORTHWEST ISD - S11	1.42%	\$145,000	\$2,059.00	n/a
Estimated Total Taxes				\$3,162.20

DO NOT PAY BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

[Prior Taxing Rates](#)

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
2018-10-02	WD WITH VENDORS LIEN	BLANQUICET, LUIS F	HUNDAL, PARDEEP KAUR	2018-117736	\$170,000.00
2002-07-09	WD WITH VENDORS LIEN	RANDAZZO, JOSEPH C, SR	BLANQUICET, LUIS F	02-84977	Unavailable
1996-12-18	GENERAL WD	PEARCE, DON W	RANDAZZO, JOSEPH C, SR	96-0088723	Unavailable
1994-07-05	QUIT CLAIM DEED	PEARCE, BONNIE K	PEARCE, DON W	94-0052941	Unavailable
	CONVERSION	PEARCE, DON WILLIAM	PEARCE, BONNIE K		Unavailable



Real Estate Sales

By Neighborhood: ROANOKE HILLS

Sales within ▾

By Abstract/Subdivision: SJ0034A

Sales within ▾

By City: FLOWER MOUND TOWN OF

Sales within ▾

By School: NORTHWEST ISD

Sales within ▾

Select Language ▾



Sec. 78-86. - Special exceptions.

The board of adjustment shall have the power to hear and decide the following special exceptions to the terms of subpart B of this Code:

- (1) *Reconstruction of nonconforming building.* The board of adjustment shall be authorized to permit the reconstruction of a nonconforming building pursuant to section 78-231(e), nonconforming uses and structures, destruction.
- (2) *Expansion of nonconforming building.* The board shall be authorized to permit the addition of off-street parking or off-street loading to a nonconforming use pursuant to section 78-231(b), nonconforming uses and structures, expansion.
- (3) *Discontinuance of nonconforming use.* The board shall be authorized to require the discontinuance of nonconforming uses of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of subpart B of this Code. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard to the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of the property.
- (4) *Status of nonconforming uses.* The board shall, from time to time, on its own motion or upon cause presented by interested property owners or on request of the town council or planning and zoning commission inquire into the existence, continuation or maintenance of any nonconforming use within the town.

(Code 1989, ch. 12, § 6.13)

Sec. 78-231. - Nonconforming uses and structures.

- (a) *Nonconforming status.* The use of land, use of a structure, or a structure itself shall be deemed to have nonconforming status when each of the following conditions exist:
- (1) The use or structure that does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully constructed, located and operating prior to, and at the time of, the event or action that made such use or structure nonconforming.
 - (2) The event or action that made such use or structure nonconforming was one of the following: annexation into the town, adoption of subpart B of this Code or a previous zoning ordinance, or amendment of subpart B of this Code or a previous zoning ordinance.
 - (3) The nonconforming use has been operating since the time that the use first became nonconforming without abandonment, as abandonment is defined in subsection (d) of this section.
- (b) *Expansion.*
- (1) No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of subpart B of this Code, except to provide off-street loading or off-street parking space upon approval of the board of adjustment.
 - (2) No structure, occupied by a nonconforming use shall be altered so as to increase the gross floor area.
 - (3) No nonconforming structure shall be altered or expanded so as to increase the degree of nonconformity.
- (c) *Change of use.*
- (1) Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
 - (2) Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by securing a certificate of occupancy.
- (d) *Abandonment.* Whenever a nonconforming use is abandoned, all nonconforming rights shall cease, and the use of the premises shall henceforth be in conformance to subpart B of this Code. Abandonment shall involve the intent of the user or

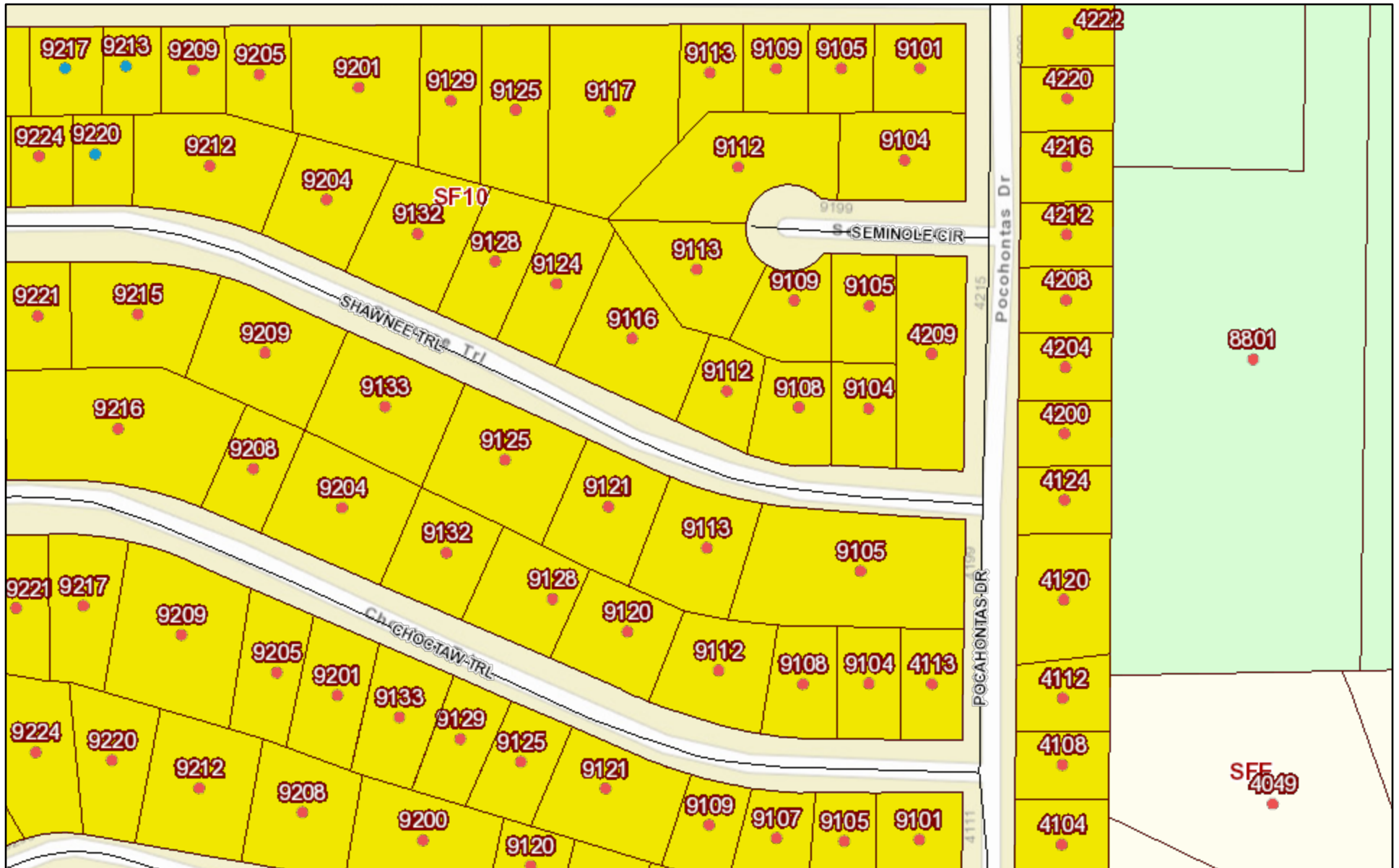
owner to discontinue a nonconforming operation and the actual act of discontinuance. Any nonconforming use that is discontinued, or that remains vacant for a period of six months, shall be considered to have been abandoned. Any nonconforming use that is moved from the premises shall be considered to have been abandoned.

- (e) *Destruction.* If a nonconforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of subpart B of this Code. In the case of partial destruction, where the cost of repairing or replacing the structure does not exceed 60 percent of its most recent appraised property tax value, reconstruction may be permitted after a hearing and favorable action by the board of adjustment, provided that the repaired or new structure shall not exceed the original structure in lot coverage, gross floor area or height and shall not increase the degree of any nonconformity.

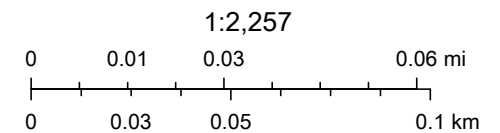
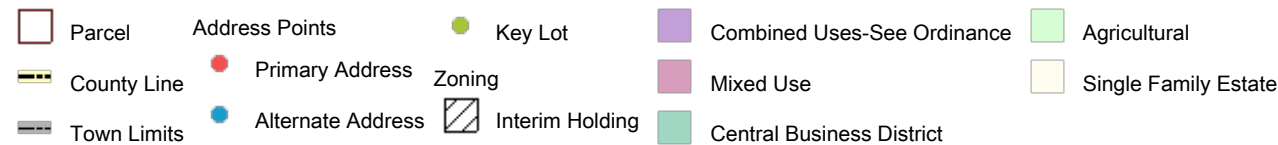
(Code 1989, ch. 12, § 1.05(a))

ZONING MAP

ATTACHMENT 6



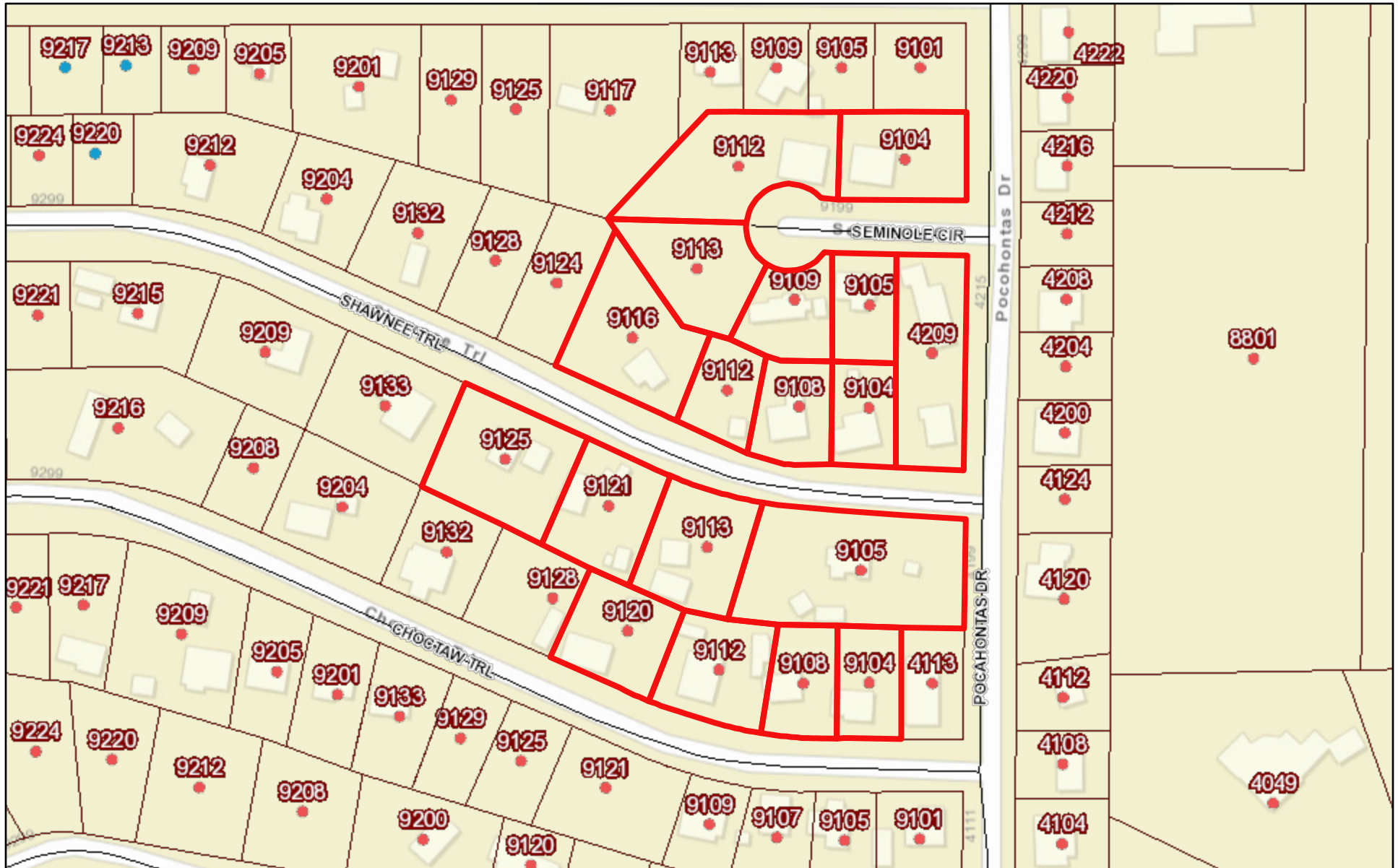
1/24/2020 1:43:43 PM



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

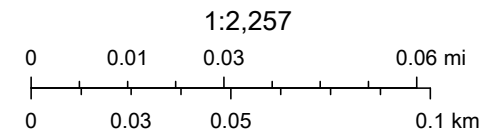
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 7



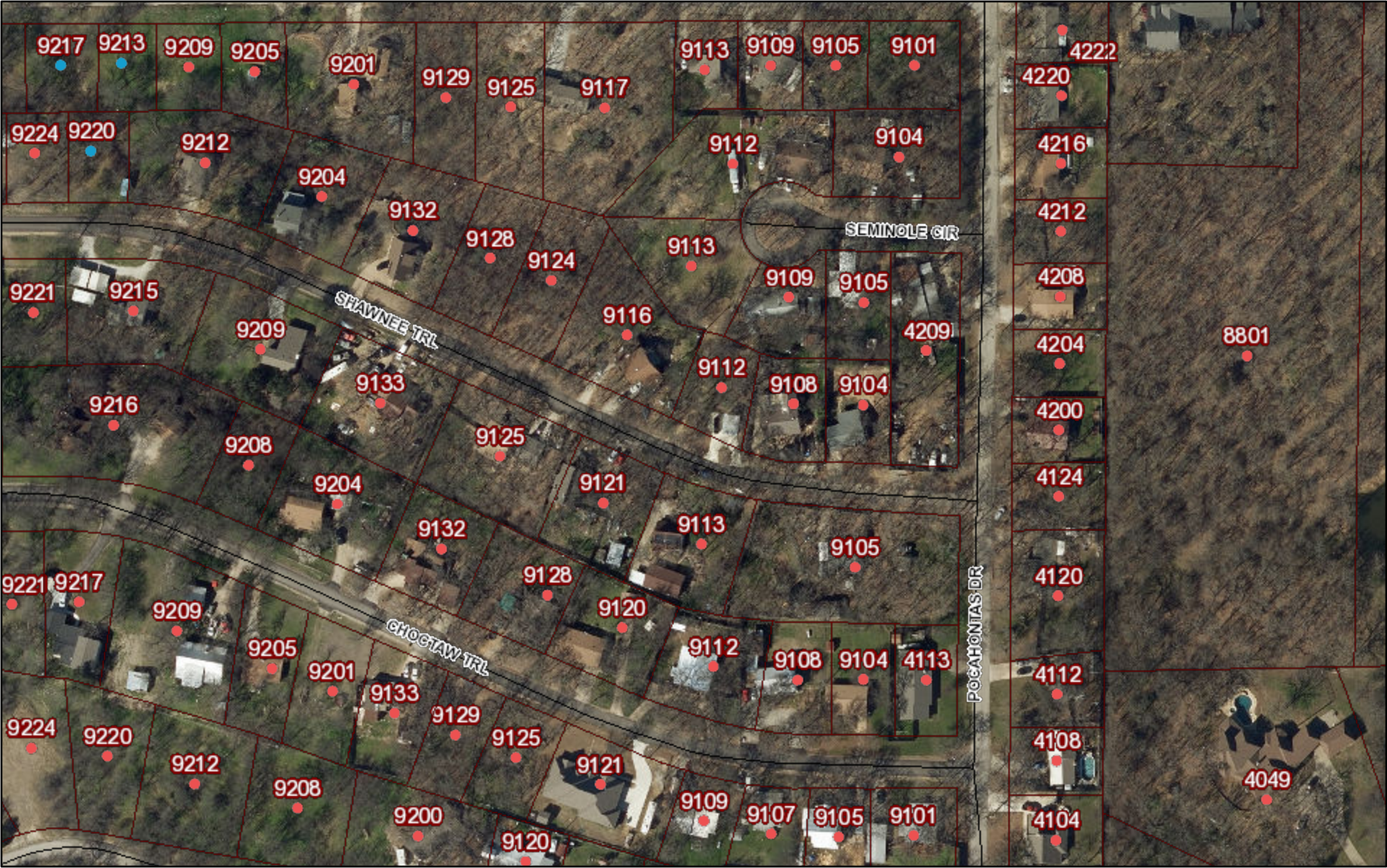
1/24/2020 1:38:23 PM

- | | | | |
|--|--|--|--|
| Buffer (Step 2) _Query result | Town Limits | ● Alternate Address | — Streams |
| Parcel | ● Address Points | ● Key Lot | — Streets |
| County Line | ● Primary Address | Park Location | — Unknown |



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

AERIAL PHOTOGRAPH



1/24/2020 1:46:02 PM

2019 AERIAL PHOTOGRAPHY

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Parcel



County Line



Town Limits

Address Points



Primary Address



Alternate Address



Key Lot



Park Location



Streams

Streets

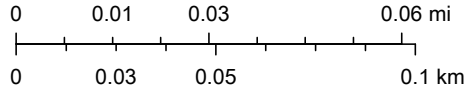


Unknown



DG3

1:2,257



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

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 12, 2020, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

Kim Barnes
Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, January 31, 2020
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, January 31, 2020

Denton Record Chronicle:
FAX: 940-381-9667
Attn: Ann
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Kim Barnes at 972-874-6357.

(Ref: Case No. BOA20-0001)

Town of Flower Mound Account Number: 100041132



January 28, 2020

Board of Adjustment Case No. BOA20-0001

**NOTICE OF APPLICATION
FOR A SPECIAL EXCEPTION TO THE CODE OF ORDINANCES
FOR THE TOWN OF FLOWER MOUND, TEXAS**

A request has been made from Pardeep Hundal for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, February 12, 2020, 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 by mail to the address listed below to my attention or in person to the office of Development Services.

Sincerely,

Kim Barnes
Plans Examiner

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

PID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Site Address
R224678	DEWOLF, DANIEL JAMES	9112 SEMINOLE CIR	FLOWER MOUND	TX	75022	9112 Seminole Cir
R334953	TICHANSKY, PETER	4209 POCAHONTAS	FLOWER MOUND	TX	75022	4209 Pocahontas Dr
R69467	HANVEY, DON H	PO BOX 1725	ROANOKE	TX	76262	9104 Choctaw Trl
R69474	HART, FRANK FRANCIS & JUDITH ANN	9108 CHOCTAW TRL	FLOWER MOUND	TX	75022	9108 Choctaw Trl
R69479	WRIGHT, DAVID C JR	9112 CHOCTAW TRL	FLOWER MOUND	TX	75022	9112 Choctaw Trl
R69481	RICHARDS, DAVID STANLEY JR	4973 OBRIEN WAY	FORT WORTH	TX	76244	9120 Choctaw Trl
R69536	ALDER SOMERSET III LP	3600 DALLAS HWY SW STE 230-240	MARIETTA	GA	30064	9125 Shawnee Trl
R69542	STUM, STEPHEN & SHARON CO-TRUSTEES STUM REVOCABLE TRUST	9121 SHAWNEE TRL	FLOWER MOUND	TX	75022	9121 Shawnee Trl
R69547	DYE, AMELLIA	9113 SHAWNEE TRL	FLOWER MOUND	TX	75022	9113 Shawnee Trl
R69551	PEASLEY, DAVID	9105 SHAWNEE TRL	FLOWER MOUND	TX	75022	9105 Shawnee Trl
R69563	TULL, CHRISTY A	226 N STARNES ST	GRAPEVINE	TX	76051	9104 Shawnee Trl
R69567	HUNDAL, PARDEEP	533 PARKWAY BOULEVARD	COPPELL	TX	75019	9108 Shawnee Trl
R69571	WRIGHT, DAVID C JR	9112 CHOCTAW TRL	FLOWER MOUND	TX	75022	9112 Shawnee Trl
R69574	WATSON, STEVE III	831 BEVERLY DR	GRAPEVINE	TX	76051	9116 Shawnee Trl
R69640	TURNAGE, MARILYN	9104 SEMINOLE CIR	FLOWER MOUND	TX	75022	9104 Seminole Cir
R69674	SADEGHIAN, KHOSROW TRTS OF KAMY REAL PROPERTY TRUST	PO BOX 50593	DENTON	TX	76206	9113 Seminole Cir
R69682	LINDSLEY, H LOUIS, JR	9109 SEMINOLE CIR	FLOWER MOUND	TX	75022	9109 Seminole Cir
R69694	HAYES, MELBA J	9105 SEMINOLE CIR	FLOWER MOUND	TX	75022	9105 Seminole Cir