

Board of Adjustment



January 11, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. **Consider approval of minutes from the regular meeting of the Board of Adjustment held on November 9, 2022.**

E. REGULAR ITEM(S)

1. **(BOA22-0005) Hold a public hearing and consider a request from Bob Smith for a variance from Section 98-1031 – "Maximum Height" of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of High Rd and is locally known as 3424 Lakewood Ln, Lot 18R, Block F-2 of the Franklin Hills subdivision.**

F. ADJOURN

The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 by the following date and time: January 6, 2023, at 2:11 p.m., at least 72 hours prior to the scheduled time of said meeting.

Emily Chapman, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



BOARD OF ADJUSTMENT AGENDA D.1. CONSENT ITEM(S)

DATE: January 11, 2023
FROM: Emily Chapman, Administrative Assistant
ITEM: **Consider approval of minutes from the regular meeting of the Board of Adjustment held on November 9, 2022.**

BACKGROUND: This agenda item is to consider approval of the minutes from the November 9, 2022, regular meeting of the Board of Adjustment.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Minutes 11.09.22- Draft

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 9TH DAY OF NOVEMBER 2022, 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:

Gregory Schultz	Chair
Greg Jones	Vice Chair
Ryan Geddie	Board Member, Place 2
Jodi Sealy	Board Member, Place 4
Craig Goodhart	Board Member, Place 5
Chuck Freeny	Board Member, Place 6
Len Chavez	Board Member, Place 7

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.)

Vicky Gunning	Board Member, Place 8
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And the following members of Town staff present:

Alicia Kreh	Town Attorney
Emily Chapman	Administrative Assistant
Joelle Hainley	Chief Building Official
Tasha Coates	Plans Review Manager
Chris Pamplin	Asst. Building Official

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ELECTION OF CHAIR AND VICE CHAIR

Gregory Schultz was elected Chair and Greg Jones was elected Vice Chair. The vote for both positions was unanimous.

D. PUBLIC COMMENT

None

E. CONSENT AGENDA

This agenda consists of non-controversial or “housekeeping” items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on September 14, 2022.

Vice Chair Jones made a motion to approve the September 14, 2022, minutes as presented. Board Member Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

The motion passed with a vote of 3-0-0.

F. PUBLIC HEARING

2. (BOA22-0003) Hold a public hearing and consider a request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.

Staff Presentation

Tasha Coates, Plans Review Manager gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-395(g)
- Sec. 98-1029
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Arielle Comer (4729 Ash, Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- About Us/Photos
- Variance Request
- Variance Requirement 1
- Zoning Guidelines
- Disadvantages
- Visual of Roof Additions
- Variance Requirement 2
- Variance Information
- Neighboring Homes Executing the same thing
- Variance Requirement 3
- Lot Zoned Residential

- Variance Requirement 4
- Current Plan
- Views from Various Angles
- Summary

Comments

No Comments.

PUBLIC COMMENTS CLOSED- 6:27 PM

Board Member Deliberation

Vice Chair Jones made a motion to approve the request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision. Board Member Goodhart seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

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

3. (BOA22-0004) Hold a public hearing and consider a request from James Raney for a variance from Section 98-1032(b)(1)(b) - “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Cardinal Dr. and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr., Lot 28, Block 5 of the Red Bud Point subdivision.

Staff Presentation

Tasha Coates, Plans Review Manager gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-1032(b)(1)(b)
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

James Raney (4605 Tour 18 Dr., Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- 6609 Red Bud

- Condition A
- Condition B
- Site Plan
- Condition C
- Condition D
- Site Plan
- Photos

Comments

No Comments.

PUBLIC COMMENTS CLOSED- 7:14 PM

Board Member Deliberation

Board Member Goodhart made a motion to approve the request from James Raney for a variance from Section 98-1032(b)(1)(b) - “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision. Board Member Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

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

G. ADJOURNMENT – REGULAR SESSION – 7:16 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT AGENDA E.1. REGULAR ITEM(S)

DATE: January 11, 2023
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA22-0005) Hold a public hearing and consider a request from Bob Smith for a variance from Section 98-1031 – “Maximum Height” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of High Rd and is locally known as 3424 Lakewood Ln, Lot 18R, Block F-2 of the Franklin Hills subdivision.**

BACKGROUND: BACKGROUND INFORMATION:

APPLICANT: Bob Smith
3925 Cloud Cover Rd
Roanoke, TX 76262

LOCATION:

PROPERTY ADDRESS: 3424 Lakewood Ln
Flower Mound, TX 75022

SUBDIVISION: Lot 18R, Block F-2
Franklin Hills

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Bob Smith for a variance from Section 98-1031 - “Maximum Height” of the Town’s Code of Ordinances. The request is to allow a new residential home to be constructed taller than the maximum allowed height.

Section 98-1031(a) Maximum Height of the Town’s Code of Ordinances states “*Generally.* The height of buildings and structures shall comply with the maximum height standards contained the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.”

Section 98-1031(b) Maximum Height of the Town’s Code of Ordinances states “*Measurement.* Height refers to the vertical distance of a building or structure measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher. Height may be measured in either feet or number of stories. Where the district regulations establish height standards in both feet and number of stories, buildings and structures shall comply with both standards as follows:

1. Height, when measured in feet, shall be measured to the highest point of the roof surface of a flat surface, the deck line of mansard roofs or the mean height level between eaves and ridges for hip and gable roofs. If the street grade has not been officially established, the average front yard shall be used for a base level.
2. Height, when measured in stories, shall not include cellars or basements where more than one-half of the height of the story is below average grade."

Section 98-395 (i) Minimum and maximum dimensions of the Town's Code of Ordinances states "Maximum height. The maximum height of buildings and structures in the SF-10 single-family district-10 shall be three stories or 35 feet for all uses, subject to section 98-1031.

Summary:

Mr. Smith is requesting a variance to allow a residential home to be constructed at 37'5" which is 2'5" taller than the maximum allowed per the Town's Code of Ordinances.

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

1. 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.
2. 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.
3. 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.
4. 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.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT AT SUBMITTAL
3. ATTACHMENT 3 - SECTION 98-1031
4. ATTACHMENT 4 - SECTION 98-395(i)
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - AERIAL PHOTOGRAPH
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION
10. ATTACHMENT 10 - LIST OF PROPERTY OWNERS WITHIN 200 FEET

DRAFT MOTION: N/A

TOWN OF FLOWER MOUND

BOA 22-0005

DATE: November 29, 2022

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 98-395 (i) Maximum Height of 35 feet for Single Family Residential (SF-10) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3424 Lakewood Ln, Flower Mound, TX
75022

Legal Description: Lot/Tract 18R, Block F-2, of Franklin Hills Addition Subdivision/Abstract

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

Requesting 2 foot 6 inches variance in maximum height due to the lot topography.

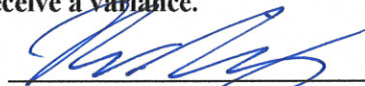
Please see attached letter, lot topo and plans.

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

Bob Smith

Print Name

3925 Cloud Cover Road, Roanoke, TX 76262

214-986-2835

214-986-2835

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 _____, _____.

November 29, 2022

To: Flower Mound Zoning Board of Adjustment

Subject: 3424 Lakewood Ln, Flower Mound, TX 75022

Dear Board members,

My name is Bob Smith and my family (wife, Tina and our two boys) currently reside at 3925 Cloud Cover Road, Roanoke, TX 76262. We bought the lot at 3424 Lakewood Lane about 2 years ago to build a house for our growing family. My father-in-law lives around the corner from this lot, and we wanted to live in this area so that our kids can grow up close to their grandparents. We hired local architects and engineers familiar with the Town's requirements to make sure our design meets the Town ordinances. However, we have had several re-designs up to this point due to the challenges associated with this lot's topography. This area is close to Grapevine Lake and is an older subdivision with asphalt roads and bar ditches. The houses are very different with various designs due to the topography and character of this area. Our lot slopes up from the street more than 25 feet, but only about 6 feet across the front where the height is measured. The ordinance allows for a 3-story house with a 35-foot maximum height, which works best on a flat lot. In our case, we are building on a hill and the height is measured from the bottom of the lot, at a mid-point from side to side and midway from front property line and the 25-foot building line, thus putting us at a hardship for height measurement. So, although the lot keeps going up, the height is measured at the lowest point of the lot. This requirement forces a homebuilder to scrape the hill and build very tall retaining walls at the sides and back of the property to achieve the height or do what we did by working with the hill which creates a hardship in height measurement. As I mentioned before, this area is very eclectic and not like any typical subdivision, thus the option of scraping the hill and building tall retaining walls would not have fit well into the neighborhood and would have put our house in a hole with a 12-15 foot retaining walls on the sides and back of the lot. Instead, we decided to work with the slope by building a basement garage into the hill to limit grading and retaining wall construction. The basement garage is practically hidden from 3 sides except the front doors. We have re-designed several times trying to meet the ordinance's height requirement including cutting a game-room on the third floor. In order to reduce height, we moved the game room to the 2nd floor with mezzanine and a balcony, which is now putting us at about 2.5 feet over the 35-foot height requirement, measured at the front building line. This small increase in height will not have any negative impact on the neighborhood. There are vacant lots on the north side of our property (game room side) and the houses behind us, on Sunnyview Lane, sit about 30 feet above us due to the grade of the street. There is a two-story house on the south side of the lot, and we have designed the house to be over 20 feet away from that property line. We have also limited the exposure and windows on the west side for privacy of the houses across the street from us on the west side of the lot.

We respectfully request that the Board grant us a variance for the extra 2.5 feet in height needed to build our house due to the hardship associated with the topography of this lot. We look forward to being a part of this neighborhood and living in Flower Mound. Please let me know if you have any questions or need additional information.

Regards,



Bob Smith

Denton CAD Web Map

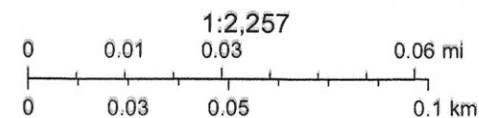


3/27/2022, 11:51:37 AM

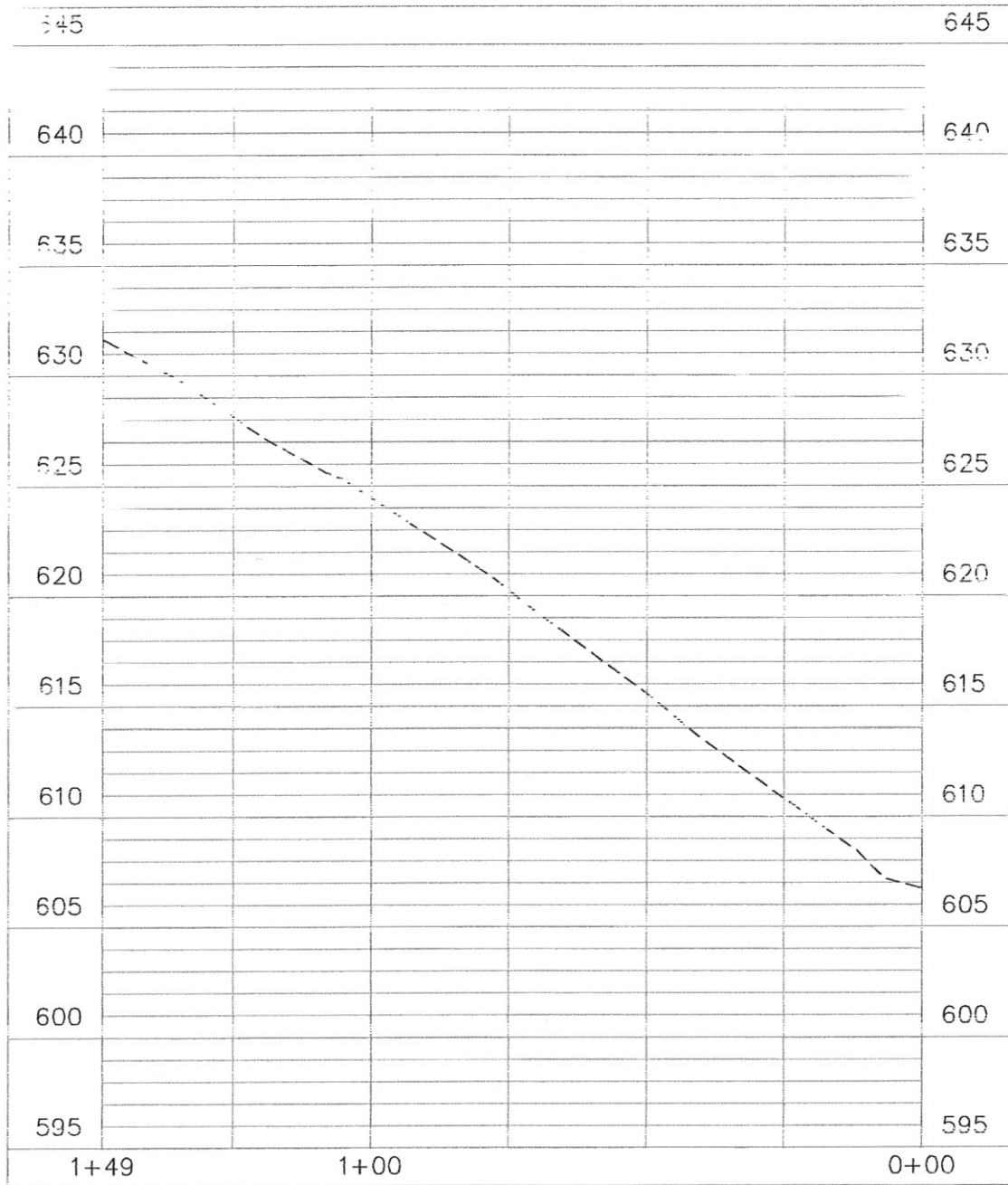
Parcels Roads

MINOR

→ Proposed Lot
3424 Lakewood Ln.

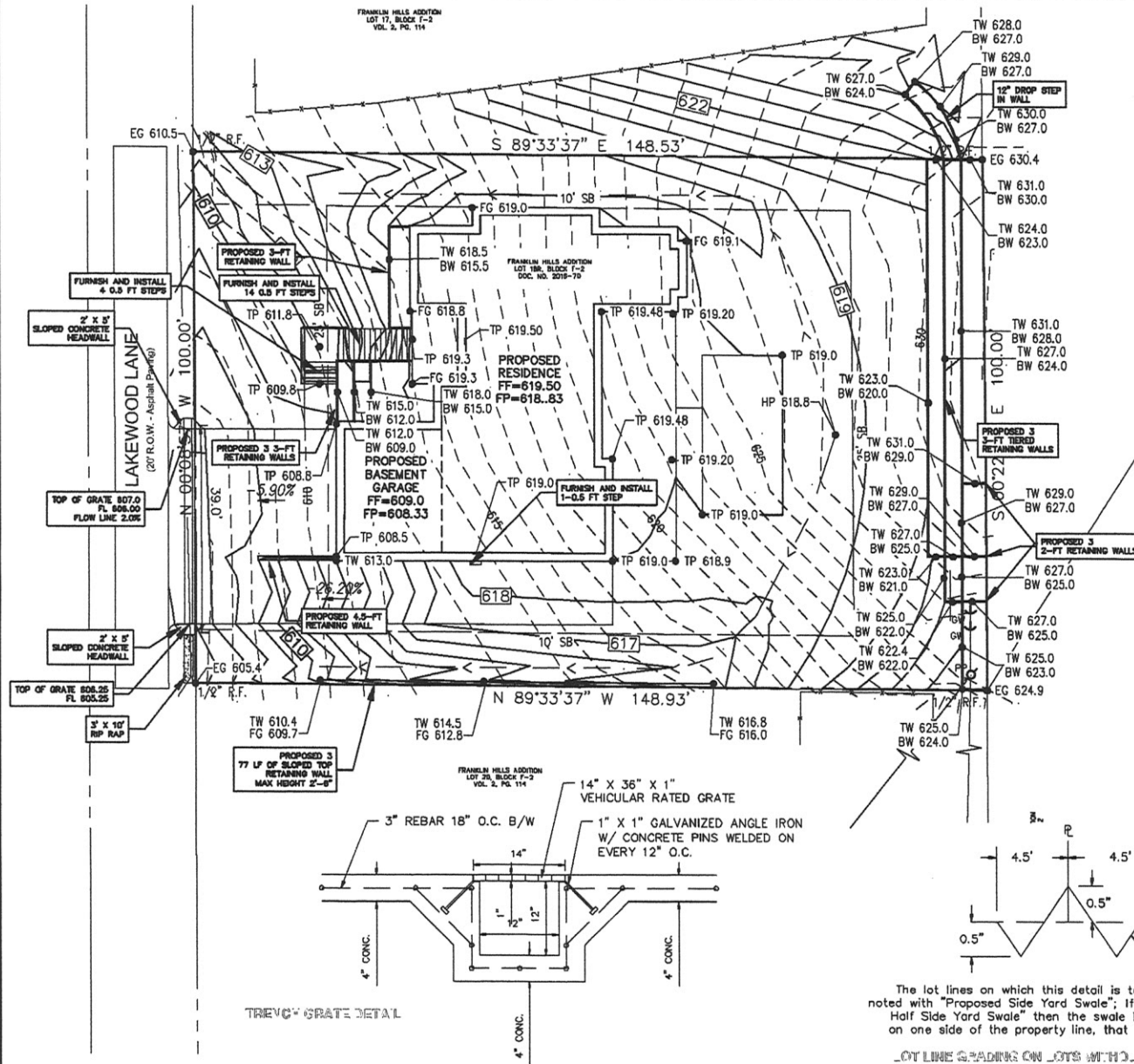


Denton Central Appraisal District, dentoncad.com



EG SURFACE

File: \\projects\jms\epg21001\04-Production\Engineering\CONSTRUCTION PLANS\SET\EPG21001_01.dwg
 Plotted: 5/16/2022 4:32 PM, by Derrick Jones. Saved: 5/16/2022 12:47 PM, by d Jones



FRANKLIN HILLS ADDITION
 LOT 17, BLOCK F-2
 DOC. NO. 2018-70

TBM #1: 1/2" REBAR FOUND FOR NORTHWEST PROPERTY CORNER

GENERAL NOTES

1. MINIMUM SLOPE = 1.25%
2. MAXIMUM SLOPE = 25.0%
3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND ADJUST TO FINISHED GRADE.
4. RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A SEPARATE PERMIT.
5. FINAL FINISHED PAD TO BE DETERMINED BY A STRUCTURAL ENGINEER.

LEGEND

ABBREVIATIONS:

Ex TC	Existing Top of Curb
Ex TP	Existing Top of Pavement
TC	Top of Curb
G	Gutter
PG	Proposed Grade
TP	Grade at Top of Pavement
TA	Grade at Top of Asphalt
TW	Grade at Top of Wall
BW	Grade at Bottom of Wall
RW	Grade at Retaining Wall
TG	Grade at Top of Grate
FG	Finished Grade
FF	Finished Floor
FP	Finished Pad
FL	Flowline
HP	High Point

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

MCADAMS,
 TBPE: 19762
 JOSHUA M. BARTON,
 P.E. #129227
 DATE 4/22/2022

The John R. McAdams Company, Inc.
 (DBA, O&A) McAdams
 111 Hildebrand
 Lewisville, Texas 75074
 972.335.4772
 201 Country View Drive
 Rowland, Texas 75087
 972.260.1012
 www.jrmc.com
 TBPE: 19762



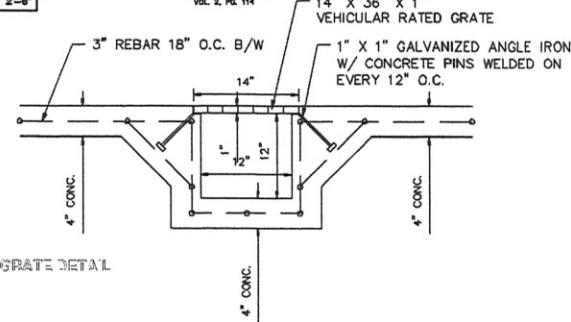
3424 LAKEWOOD LANE
 Lot 18R, Block F-2
 FRANKLIN HILLS
 0.342 Acres
 FLOWER MOUND
 DENTON, TEXAS

LOT GRADING EXHIBIT

Drawn By: RP
 Date: 4/22/2022
 Scale: 1" = 20'
 Revisions:
 05/16/2022

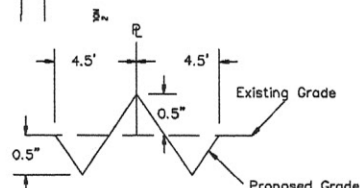
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TREVCY GRATE DETAIL

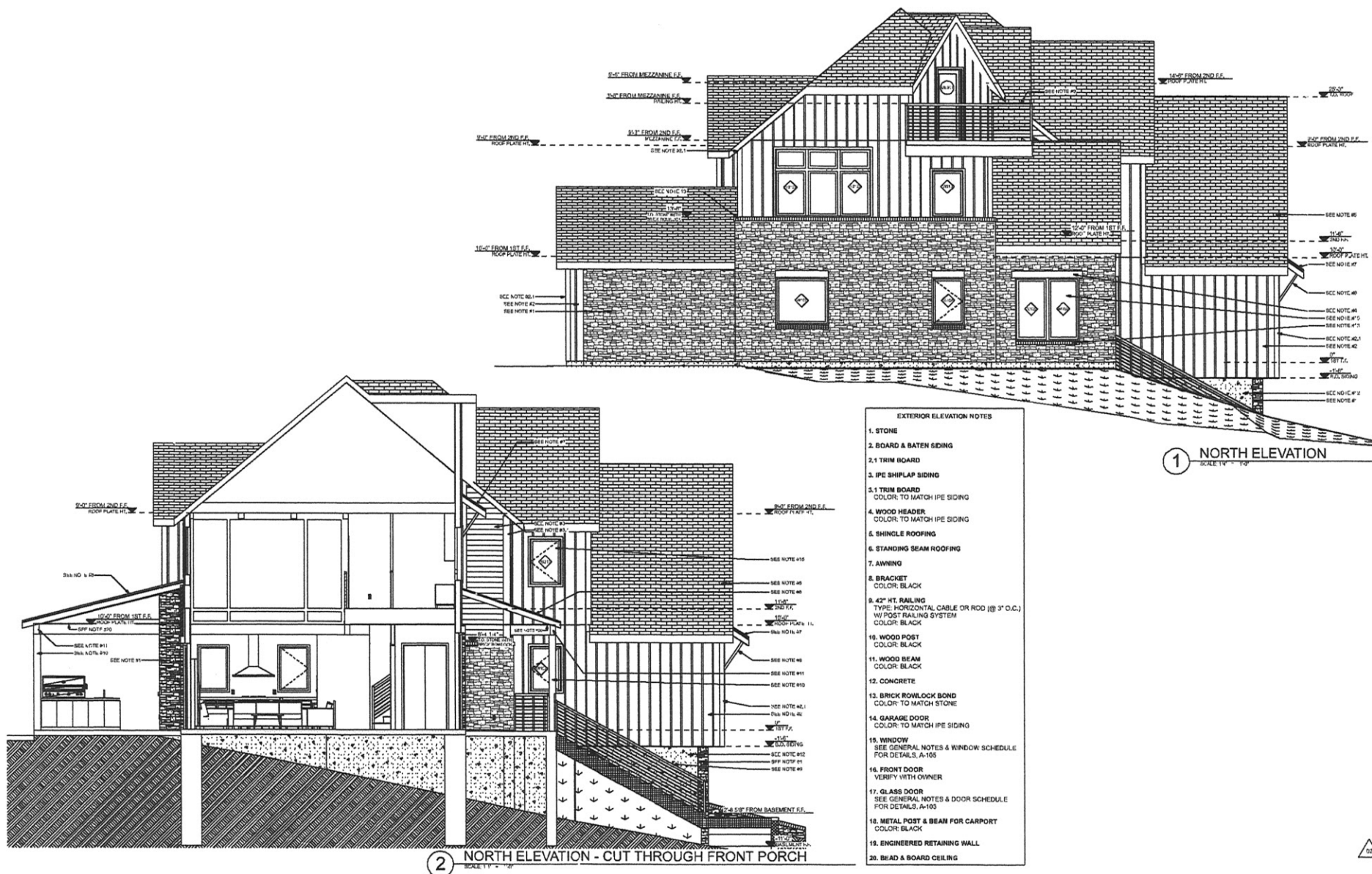


The lot lines on which this detail is to be used will be noted with "Proposed Side Yard Swale"; if noted with "Proposed Half Side Yard Swale" then the swale is only to be built on one side of the property line, that side will be noted.

LOT LINE GRADING ON LOTS WITHOUT BUILDING PAD







2022-07-26

Professional Engineer Seal for the State of Texas, dated 2022-07-26.

SMITH RESIDENCE
FOR REVIEW ONLY
3424 LAKEWOOD LANE
FLOWER MOUND, TX 75022

8/17/23: PFC R. W.
10/18/23: VLS B.
12/18/23: VLS B.
1/18/24: VLS B.

PECK
ARCHITECTS

REVISIONS

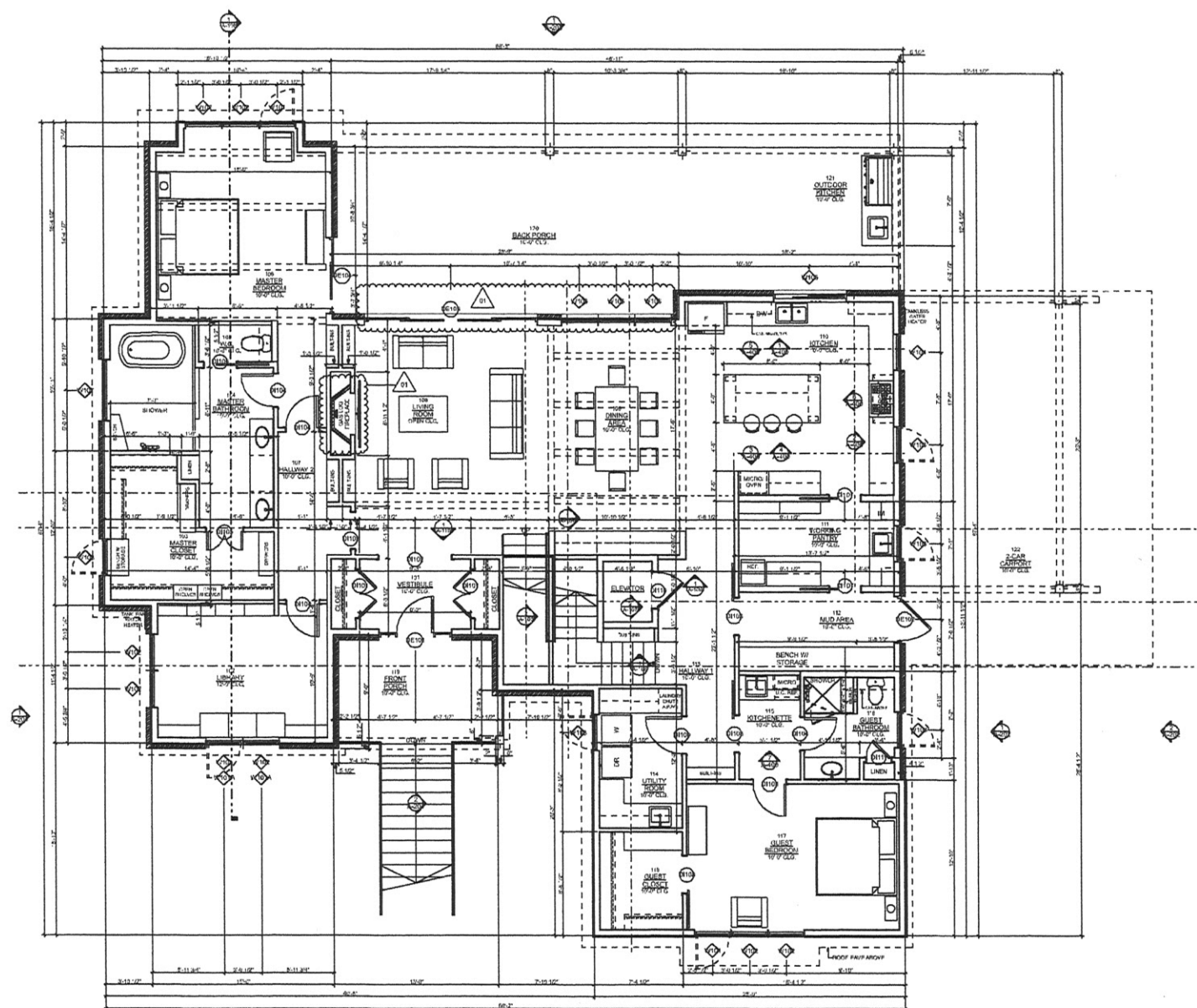
NO.	DATE	DESCRIPTION
1	2022-05-12	CITY COMMENTS
2	2022-07-25	CITY COMMENTS

ISSUE DATE: 2021-07-29
2021-07-29 FOR PERMIT
2022-07-20 FOR REVIEW

Scale: REF. PLAN
Drawn: JB / MW
Ari: 20-121-001

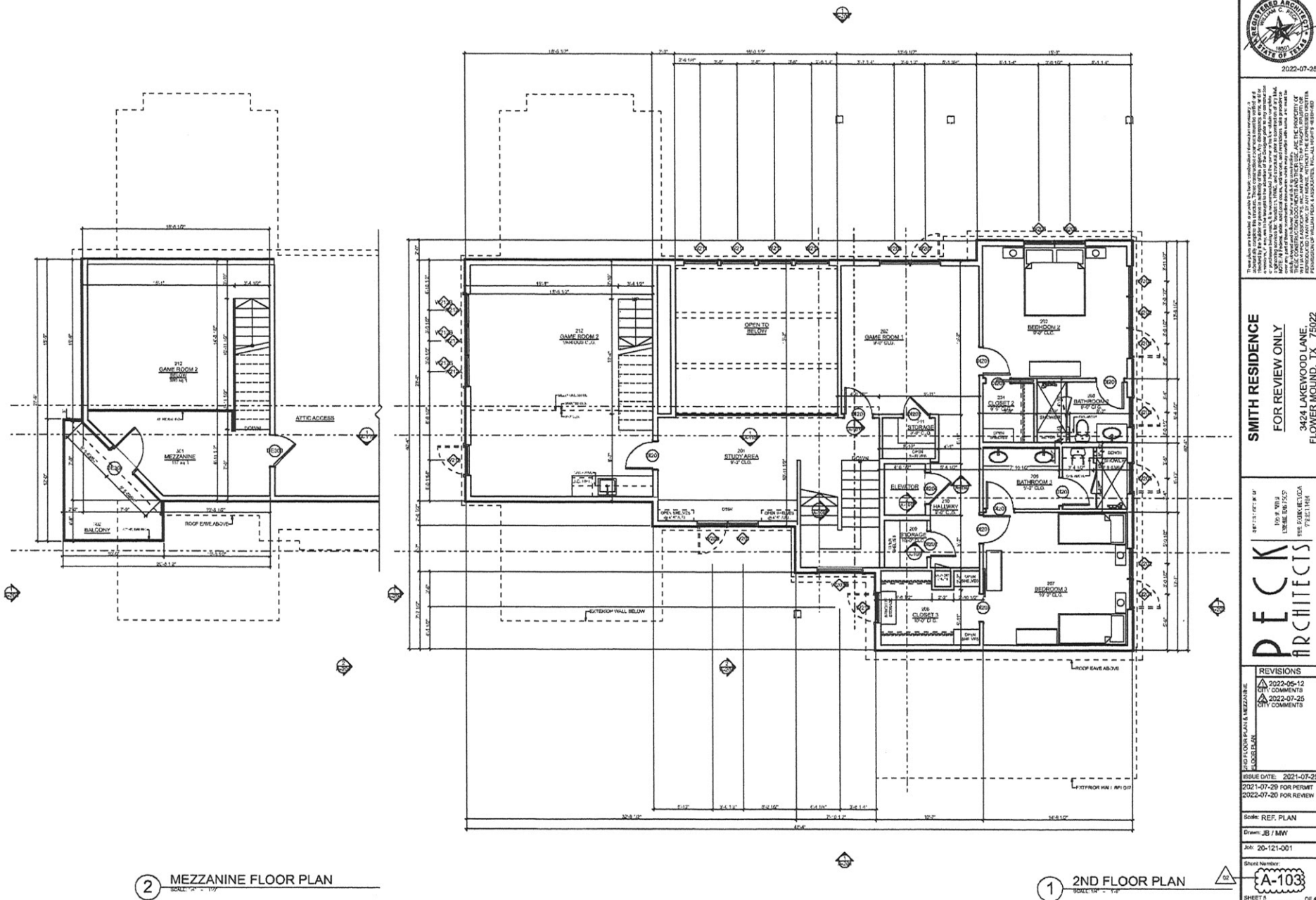
Sheet Number:
A-204

SHEET 16 OF 42



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SMITH RESIDENCE FOR REVIEW ONLY 3424 LAKEWOOD LANE, FLOWER MOUND, TX 75022										
REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>2022-05-12</td> <td>FOR PERMIT</td> </tr> <tr> <td>2</td> <td>2022-07-25</td> <td>FOR REVIEW</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	2022-05-12	FOR PERMIT	2	2022-07-25	FOR REVIEW	DATE: 2021-07-29 2021-07-29 FOR PERMIT 2022-07-20 FOR REVIEW
NO.	DATE	DESCRIPTION								
1	2022-05-12	FOR PERMIT								
2	2022-07-25	FOR REVIEW								
Scale: REF. PLAN Drawn: JB / MW No: 20-121-001 Sheet Number: A-102	Scale: REF. PLAN Drawn: JB / MW No: 20-121-001 Sheet Number: A-102									



Sec. 98-1031. - Maximum height.

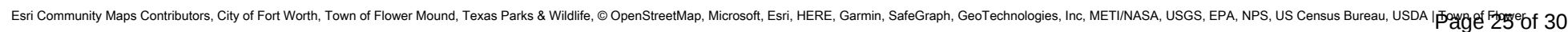
- (a) *Generally.* The height of buildings and structures shall comply with the maximum height standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Measurement.* Height refers to the vertical distance of a building or structure measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher. Height may be measured in either feet or number of stories. Where the district regulations establish height standards in both feet and number of stories, buildings and structures shall comply with both standards as follows:
 - (1) Height, when measured in feet, shall be measured to the highest point of the roof surface if a flat surface, the deck line of mansard roofs or the mean height level between eaves and ridges for hip and gable roofs. If the street grade has not been officially established, the average front yard shall be used for a base level.
 - (2) Height, when measured in stories, shall not include cellars or basements where more than one-half of the height of the story is below average grade.
- (c) *Permitted exceptions.* The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height
- (d) *Additional height.* Additional height above that permitted by district regulations may be granted by the planning and zoning commission at the time of site plan approval, and the planning and zoning commission may require that the front, side and rear yards be increased above the minimum requirements to mitigate the impacts of such increased height.
- (e) *Other height restrictions.* In addition to the district regulations, the height of buildings may be further restricted by section 82-303 of this Code, compatibility setback.

(Code 1989, ch. 12, § 3.06(k))

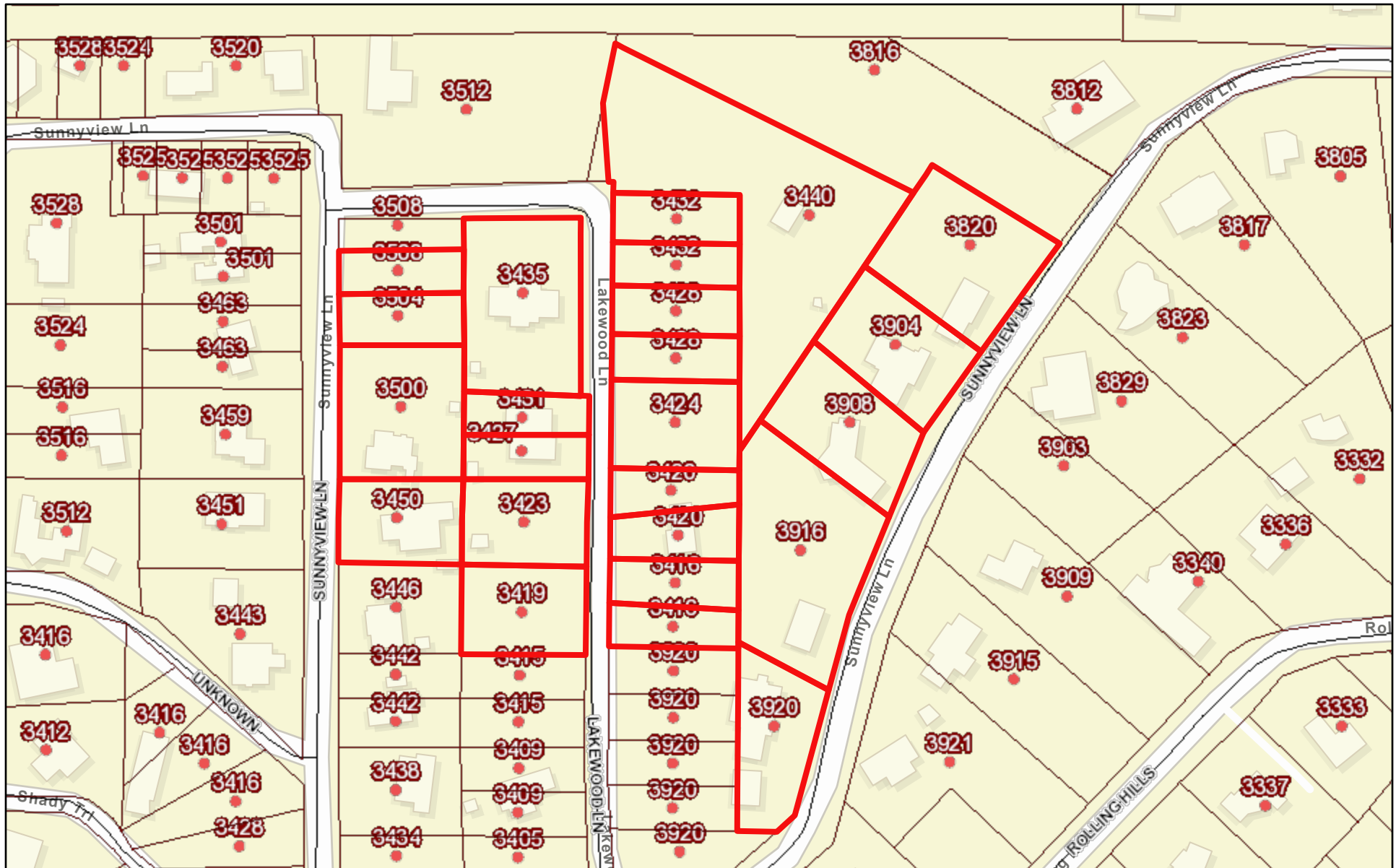
Sec. 98-395. - Minimum and maximum dimensions.

- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet, subject to section 98-1024.
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the SF-10 single-family district-10 shall be 1,800 square feet, subject to section 98-1025.
- (d) *Minimum front yard.* The minimum front yard for all uses in the SF-10 single-family district-10 shall be 25 feet, subject to section 98-1026.
- (e) *Minimum side yard.* The minimum side yard in the SF-10 single-family district-10 shall be ten feet for all uses, subject to section 98-1027.
- (f) *Minimum rear yard.* The minimum rear yard in the SF-10 single-family district-10 shall be 25 feet, subject to section 98-1028.
- (g) *Maximum lot coverage.* The maximum lot coverage in the SF-10 single-family district-10 shall be 40 percent for all uses, subject to section 98-1029.
- (h) *Maximum floor area ratio.* There shall be no maximum floor area requirement in the SF-10 single-family district-10.
- (i) *Maximum height.* The maximum height of buildings and structures in the SF-10 single-family district-10 shall be three stories or 35 feet for all uses, subject to section 98-1031.

(Code 1989, ch. 12, § 3.12(e)—(m))

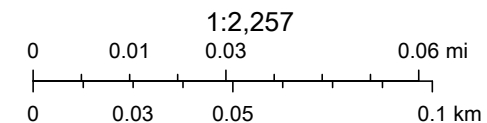


200' PROPERTY OWNER NOTICE MAP



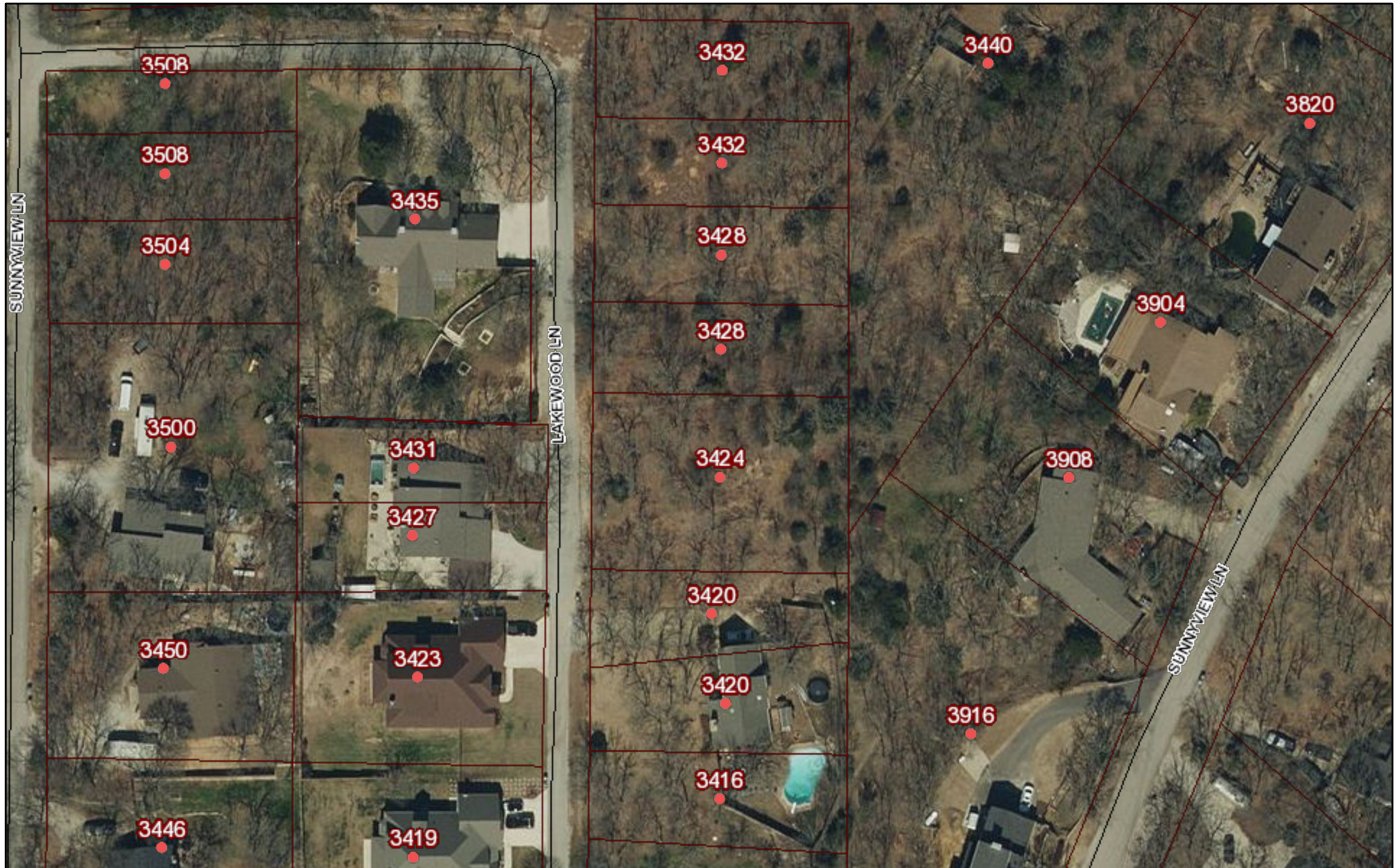
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- Buffer (Step 2) _Query result
- Town Limits
- Alternate Address
- Streams
- Denton County Appraisal Data
- Address Points
- Key Lot
- Streets
- Parcel
- Primary Address
- Park Location
- Unknown



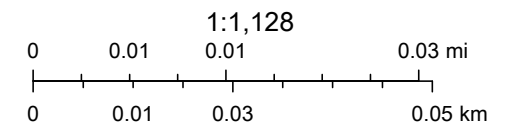
Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

AERIAL PHOTOGRAPH



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- | | | | |
|------------------------------|-------------------|---------------|---------|
| Denton County Appraisal Data | Address Points | Key Lot | Streets |
| Parcel | Primary Address | Park Location | Unknown |
| Town Limits | Alternate Address | Streams | DG3 |



Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

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, January 11, 2023 at 6:30pm. The meeting will be held at the Flower Mound Town Hall, 2121 Cross Timbers Road. The purpose of the hearing is to consider a request from Bob Smith for a variance from Section 98-1031 – “Maximum Height” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of High Rd and is locally known as 3424 Lakewood Ln, Lot 18R, Block F-2 of the Franklin Hills subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, December 31, 2022 & January 1, 2023

Denton Record Chronicle:

FAX: 940-566-6818

e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

Any questions or issues, please contact:

Tasha Coates

p: 972-874-6367.

e: tasha.coates@flower-mound.com

(Ref: Case No. BOA22-0005)

Town of Flower Mound Account Number: 100041132



December 22, 2022

Board of Adjustment Case No. BOA22-0005

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

A request has been received from Bob Smith a variance from Section 98-1031 – “Maximum Height” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of High Rd and is locally known as 3424 Lakewood Ln, Lot 18R, Block F-2 of the Franklin Hills subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, January 11, 2022, 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 email to BOA@flower-mound.com. Please note that Board members are unable to reply to your message(s) due to Open Meetings regulations. In addition, correspondence received two hours prior to the meeting start time may not be read as Board members are preparing for the meeting. Please note that your correspondence is considered public information; however, your email address, or other information deemed confidential by law, would not be disclosed.

Sincerely,

Tasha Coates
Plans Review Manager

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS_1
R08945	BRILEY, SHERRI	3450 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3450 Sunnyview Ln
R08952	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3504 Sunnyview Ln
R08953	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3508 Sunnyview Ln
R08963	FUSILIER, BRANDON & MELANIE	3427 LAKEWOOD LN	FLOWER MOUND	TX	75022	3431 Lakewood Ln
R08966	FUSILIER, BRANDON & MELANIE	3427 LAKEWOOD LN	FLOWER MOUND	TX	75022	3427 Lakewood Ln
R09028	HOWE-RAMOS, DIANE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3440 Lakewood Ln
R09033	HOWE-RAMOS, DIANE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3432 Lakewood Ln
R09036	HOWE-RAMOS, DIANE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3432 Lakewood Ln
R09041	RAMOS, MIKE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3428 Lakewood Ln
R09049	RAMOS, MIKE	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3428 Lakewood Ln
R09065	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022	3420 Lakewood Ln
R09068	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022	3420 Lakewood Ln
R09096	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022	3416 Lakewood Ln
R09097	WILEY, LIDIJA	3420 LAKEWOOD LN	FLOWER MOUND	TX	75022	3416 Lakewood Ln
R09104	SCHWENDEMANN, KENNETH L & RUTH MARY & ANNA JOY SCHWENDEMANN TR ETAL	3920 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3920 Sunnyview Ln
R09107	HUEBNER, RONALD	1014 E 66TH PL APT 518	TULSA	OK	74136	3908 Sunnyview Ln
R09108	RAMOS, MICHAEL C	3904 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3904 Sunnyview Ln
R196045	MAYS, MATTHEW TRENT & NEWLIN, MEGHAN	3435 LAKEWOOD LN	FLOWER MOUND	TX	75022	3435 Lakewood Ln
R279698	ARAYA, JAVIER & ADRIANA	3916 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3916 Sunnyview Ln
R526934	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3500 Sunnyview Ln
R579667	MCGUFFIN, JAMES JOSEPH & GERI E	3423 LAKEWOOD LN	FLOWER MOUND	TX	75022	3423 Lakewood Ln
R579668	WURTZ, DAVID N & HEATHER S	3419 LAKEWOOD LN	FLOWER MOUND	TX	75022	3419 Lakewood Ln
R678445	REINECKE, NIKA	3201 LAKEWOOD LN	FLOWER MOUND	TX	75022	3424 Lakewood Ln
R754954	NOT AVAILABLE					3820 Sunnyview Ln