

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

November 11, 2020

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
[HTTPS://TX-FLOWER MOUND.CIVICPLUS.COM/AGENDACENTER](https://tx-flowermound.civicplus.com/agendacenter)

There will be limited seating in Jody Smith Hall to allow for social distancing. Meeting participants may be asked to wait in the lobby until their name is called.

**Comments regarding any item on this agenda can be sent to the Board of Adjustment by
Emailing: tofmboa@flower-mound.com or Calling: 972.874.6005**

A. CALL REGULAR MEETING TO ORDER – 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

To speak to The Board of Adjustment (BOA) during public comment, please fill out a comment form.

- Turn in form by 6:40 p.m. to Administrative Assistant
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the BOA on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Building Inspections at 972-874-6355 during business hours.

D. CONSENT AGENDA - CONSENT ITEMS

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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 October 14, 2020.

E. REGULAR ITEMS – PUBLIC HEARING

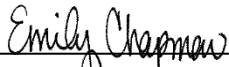
2. **(BOA20-0005)** Hold a public hearing and consider a request from Nancy Bouchard for a variance from Section 98-395(c), Minimum and maximum dimensions, of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Tour 18 Dr and is locally known as 9217 Cherokee Trl, Lot 21, Block GR of the Roanoke Hills Subdivision.

F. ADJOURNMENT- REGULAR SESSION



Joelle Hainley
Chief 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: November 6, 2020, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Emily Chapman
Administrative Assistant



BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: November 11, 2020

FROM: Emily Chapman, Administrative Assistant

ITEM: **Consider approval of minutes from the regular meeting of the Board of Adjustment held on October 14, 2020.**

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the October 14, 2020, regular meeting of the Board of Adjustment.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

- **ATTACHMENT 1:** A copy of the draft minutes from the October 14, 2020, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the October 14, 2020, regular meeting of the Board of Adjustment.

FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF OCTOBER 14, 2020

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 14TH DAY OF OCTOBER 2020, 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
Denis Toth	Vice Chair
Ryan Geddie	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
Charles Freeny	Board Member, Place 6
Troy Bishop	Board Member, Place 7
Thomas Stevenson	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.)

And the following members of Town staff present:

James Donovan	Town Attorney
Emily Chapman	Administrative Assistant
Chris Pamplin	Assistant Building Official
Tasha Coates	Plans Review Manager

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

B. ELECTION OF CHAIR AND VICE CHAIR

Gregory Schultz was elected Chair and Denis Toth was elected Vice Chair. The vote for both positions was unanimous.

C. INVOCATION AND PLEDGE OF ALLEGIANCE

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.

FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF OCTOBER 14, 2020

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on August 12, 2020.

Vice Chair Toth made a motion to approve the February 12, 2020, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

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

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

F. PUBLIC HEARING

2. (BOA20-0003) Hold a public hearing and consider a request from Nancy Esquivel for a variance from Sections 98-1028(a) and (b), "Minimum Rear Yard Setback," 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 3401 Shady Trail, Lot 5R, Block D-1, of the Franklin Hills subdivision.

Staff Presentation

Chris Pamplin, Assistant Building Official gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-1028
- 2018 Replat
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Nancy and Benjamin Esquivel (3432 Jack Atkins, Haltom City, TX 76117) gave the applicant presentation with the following items included:

- Background
- Special Circumstance
- Size and Shape- Plan
- Aerial View- Property Line
- Lot Layouts
- Survey
- Aerial View-Cul-de-sac
- Neighbors not affected
- Aerial View- Neighbor

- Photos of Neighbors view
- Requested Site Plan

There were no comments for this request.

Chair Schultz closed the Public Hearing at 6:56 PM.

Board Member Deliberation

Vice Chair Toth made a motion to approve the request from Nancy Esquivel for a variance from Sections 98-1028(a) and (b), "Minimum Rear Yard Setback," 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 3401 Shady Trail, Lot 5R, Block D-1, of the Franklin Hills subdivision. Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

G. ADJOURNMENT – REGULAR SESSION – 7:00 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT AGENDA ITEM NO. 2

REGULAR ITEM

DATE: November 11, 2020
FROM: Tasha Coates, Plans Review Manager

PRESENTERS:

APPLICANT: Nancy Bouchard
STAFF: Chris Pamplin, Assistant Building Official

ITEM: **(BOA20-0005)** Hold a public hearing and consider a request from Nancy Bouchard for a variance from Section 98-395(c), Minimum and maximum dimensions, of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Tour 18 Dr and is locally known as 9217 Cherokee Trl, Lot 21, Block GR of the Roanoke Hills Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Nancy Bouchard
107 Campaign Dr
Mebane, NC 27302

LOCATION:

PROPERTY ADDRESS: 9217 Cherokee Trl
Flower Mound, TX 75022

SUBDIVISION: Lot 21, Block G-R
Roanoke Hills

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Nancy Bouchard for a variance from Sections 98-395(c), Minimum and maximum dimensions, of the Code of Ordinances.

This request is to allow a proposed home to be constructed at 1,450 square feet, which is 350 sq feet less than the 1,800 square feet required by the current SF-10 zoning standards.

Section 98-395(c) of the Code of Ordinances states, "*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."

This property was originally zoned SF-3, which is an obsolete zoning standard. The original plat calls for a minimum square footage of 1,450 square feet.

Section 98-1201(5), Scope and Applicability of article provisions, of the Code of Ordinances states "The SF-1, SF-2, and SF-3 districts have been recodified by this chapter. SF-1 has been recodified

as SF-30, SF-2 has been recodified as SF-15, and SF-3 has been recodified as SF-10. Zoning that has been approved prior to the effective date of this chapter shall be subject to the corresponding regulations contained in this article. In cases of a planned development district approved prior to the effective date of this chapter, where the regulations of these districts are inconsistent with the regulations enumerated in the ordinance creating the planned development district, the regulations contained in such ordinance will control.”

Section 98-1205, Obsolete district standards, of the Code of Ordinances states, “The dimensional regulations for single-family detached units in planned developments, approved prior to the effective date of the ordinance from which this chapter is derived, where reference was made in the planned development approval ordinance to the standards of a residential zoning district, shall be the current standards of the referenced district, with the following exceptions:

- (1) *Minimum lot size.* The minimum lot size shall be 8,500 square feet where the SF-A, 2F, MF-1, MF-2 or MH district standards are referenced.
- (2) *Minimum side yard.* The minimum side yard shall be ten feet where the SF-2 district is referenced and eight feet where the SF-3 district is referenced.
- (3) *Minimum rear yard.* The minimum rear yard shall be ten feet for all referenced districts.

Ms. Bouchard is requesting a variance to allow a new home to be constructed at 1,450 square feet, which is 350 square feet less than the minimum required per the Code of Ordinances.

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

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

ATTACHMENTS:

- Attachment 1: Variance application
- Attachment 2: Information from applicant
- Attachment 3: Sections 98-395(c)
- Attachment 4: Section 98-1201(5)
- Attachment 5: Section 98-1205
- 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

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.

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

DATE: 10-08-2020

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 Sec. 98-395 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 9217 Cherokee TRAIL, Flower Mound, Tx.

Legal Description: Lot/Tract 21, Block G-R, of Subdivision/Abstract Roanoke Hills

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.)

Asking that a variance be approved for a house
1450 square feet. Size 52.0 feet wide by
50.0 feet deep.

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.

Nancy Lee Mary Bauchard Nancy Lee Mary Bauchard
Signature of Applicant Print Name
101 Campaign Dr. Mebane, NC 27302 (302) 270-3277
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 _____, _____.

LOT 13

LOT 14

ATTACHMENT 2

1/2" IRF BEARS
S 73° 11' W 1.5' 1/2" IRS

WEST 75.00'

UTILITY POLE

GUY ANCHOR

CM
1/2" IRF

LOT 21, BLOCK G-R
RESUBDIVISION OF PART OF
ROANOKE HILLS ADDITION

VACANT LOT
9217 CHEROKEE TRAIL

LOT 22

LOT

SOUTH 96.40'

NORTH 96.40'

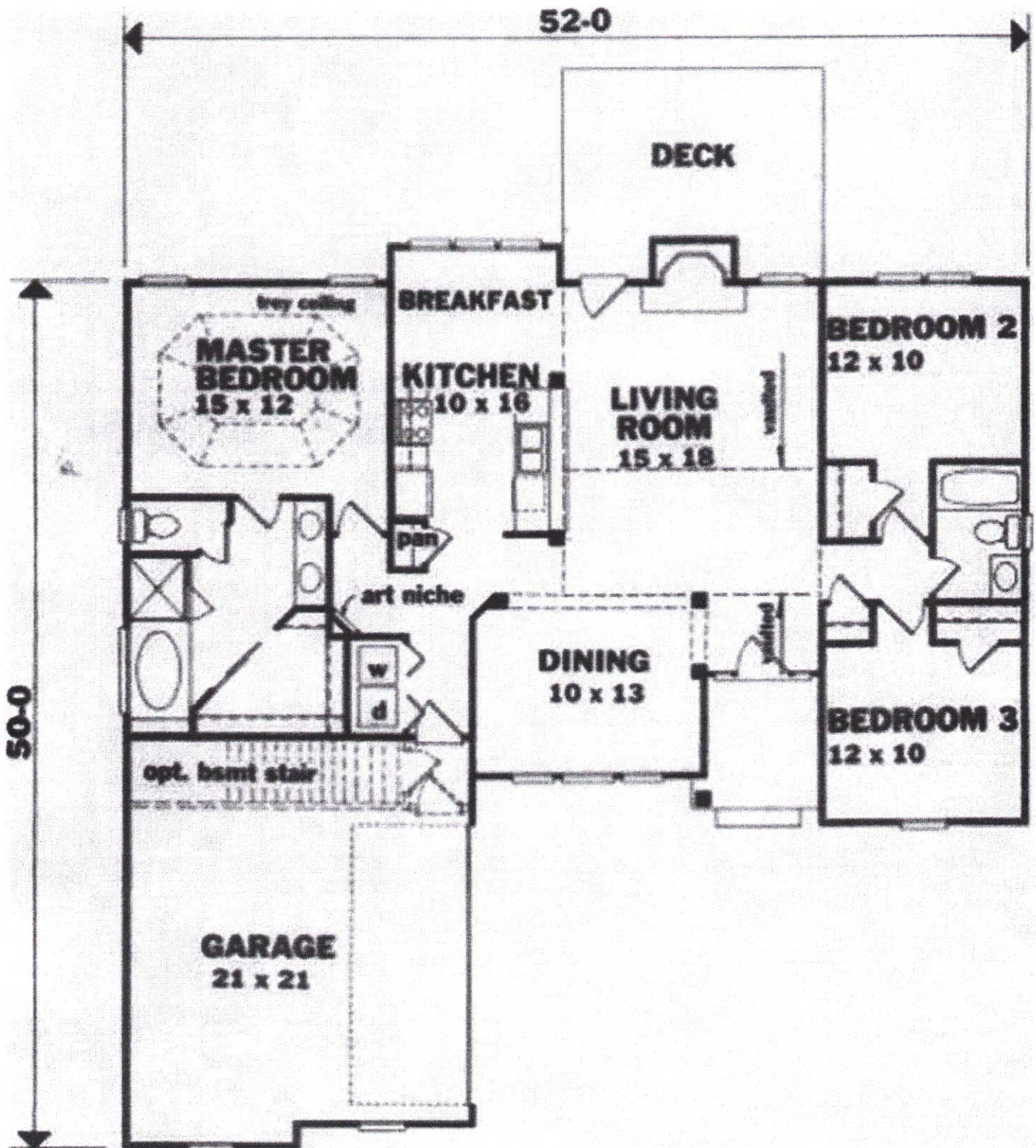
1/2" IRF BEARS
N 88° 41' W 1.6' 1/2" IRS

EAST 75.00'
(ASSUMED REF. BEARING)

1/2" IRF

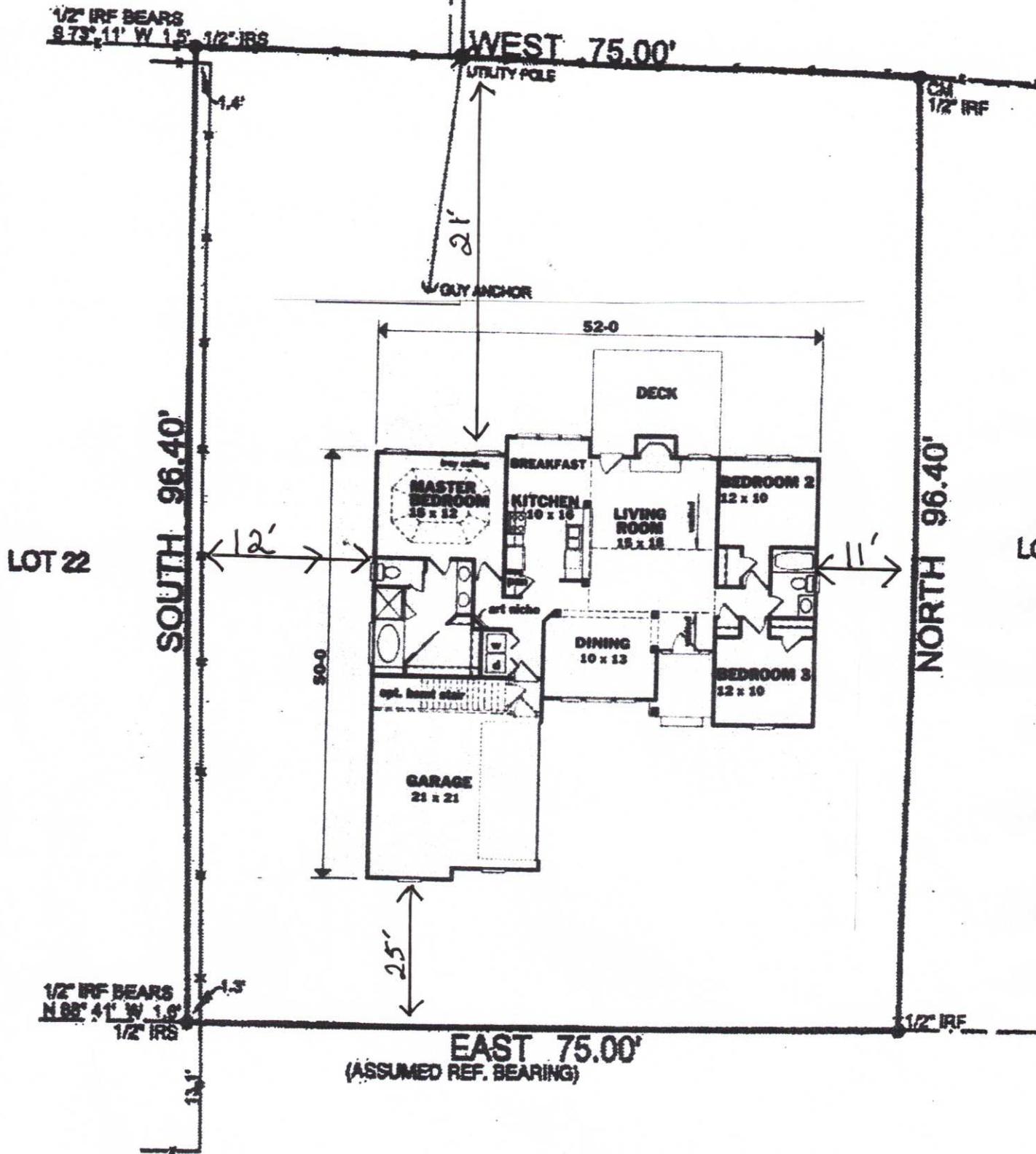
CHEROKEE TRAIL

(60' R.O.W.)



LOT 13

LOT 14 ATTACHMENT 2



CHEROKEE TRAIL
(60' F.O.W.)

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))

Sec. 98-1201. - Scope and applicability of article provisions.

The zoning regulations of this article shall apply only to planned development districts approved prior to the effective date of this chapter. This article contains the following five types of obsolete zoning regulations:

- (1) *Obsolete districts.* The MF-1, MF-2 and CC districts have been removed from the remainder of this chapter and shall not henceforth be applied to any property in the town. The standards of these districts shall continue to apply only in planned development districts approved prior to the effective date of this chapter that reference the regulations of these districts in the adopting ordinance.
- (2) *Modified dimensional regulations.* Some of the dimensional regulations for single-family detached dwellings have been modified as of the effective date of this chapter. The original regulations existing prior to the effective date of this chapter and retained in this article shall continue to apply only to planned development districts approved prior to the effective date of this chapter that reference the dimensional regulations of such districts in the adopting ordinance.
- (3) *Obsolete use.* Some planned development districts approved prior to the effective date of this chapter authorize the development of single-family detached (medium density) dwellings. The development standards for single-family detached (medium density) dwellings contained in this article shall continue to apply to such districts.
- (4) *Obsolete planned development standards.* Prior to the effective date of this chapter, the town's zoning ordinance contained specific development standards for uses other than single-family detached (medium density) dwellings in planned development districts. These standards applied in planned development districts where no other standards were specifically referenced in the adopting ordinance. These standards shall continue to apply to such districts, but shall not be applicable to planned development districts approved after the effective date of this chapter.
- (5) The SF-1, SF-2 and SF-3 districts have been recodified by this chapter. SF-1 has been recodified as SF-30, SF-2 has been recodified as SF-15, and SF-3 has been recodified as SF-10. Zoning that has been approved prior to the effective date of this chapter shall be subject to the corresponding regulations contained in this article. In cases of a planned development district approved prior to the effective date of this

chapter, where the regulations of these districts are inconsistent with the regulations enumerated in the ordinance creating the planned development district, the regulations contained in such ordinance will control.

(Code 1989, ch. 12, § 7.01)

Sec. 98-1205. - Obsolete district standards.

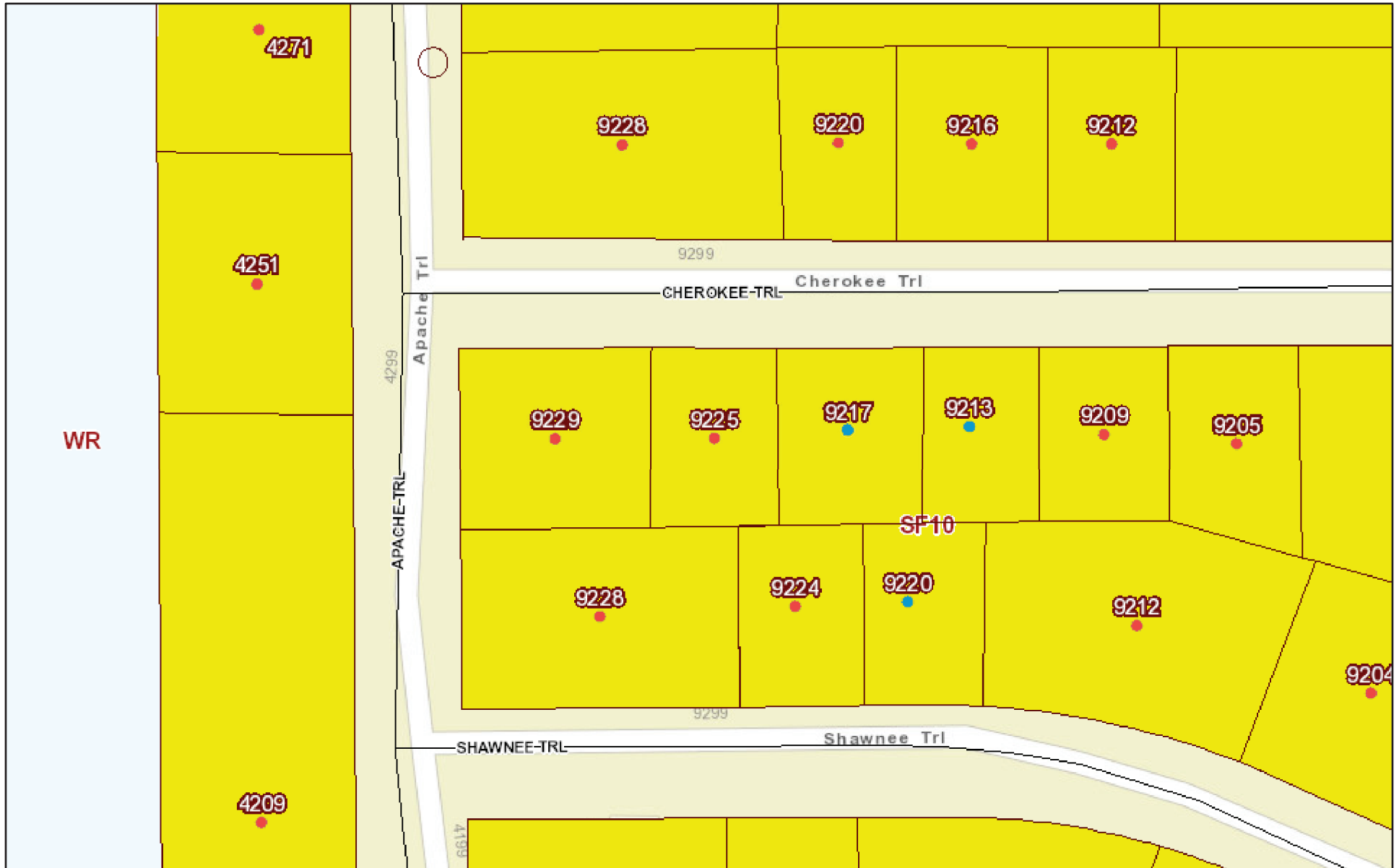
The dimensional regulations for single-family detached units in planned developments, approved prior to the effective date of the ordinance from which this chapter is derived, where reference was made in the planned development approval ordinance to the standards of a residential zoning district, shall be the current standards of the referenced district, with the following exceptions:

- (1) *Minimum lot size.* The minimum lot size shall be 8,500 square feet where the SF-A, 2F, MF-1, MF-2 or MH district standards are referenced.
- (2) *Minimum side yard.* The minimum side yard shall be ten feet where the SF-2 district is referenced and eight feet where the SF-3 district is referenced.
- (3) *Minimum rear yard.* The minimum rear yard shall be ten feet for all referenced districts.

(Code 1989, ch. 12, § 7.05)

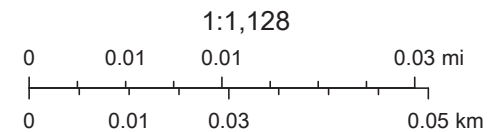
ZONING MAP

ATTACHMENT 6



10/20/2020 2:12:39 PM

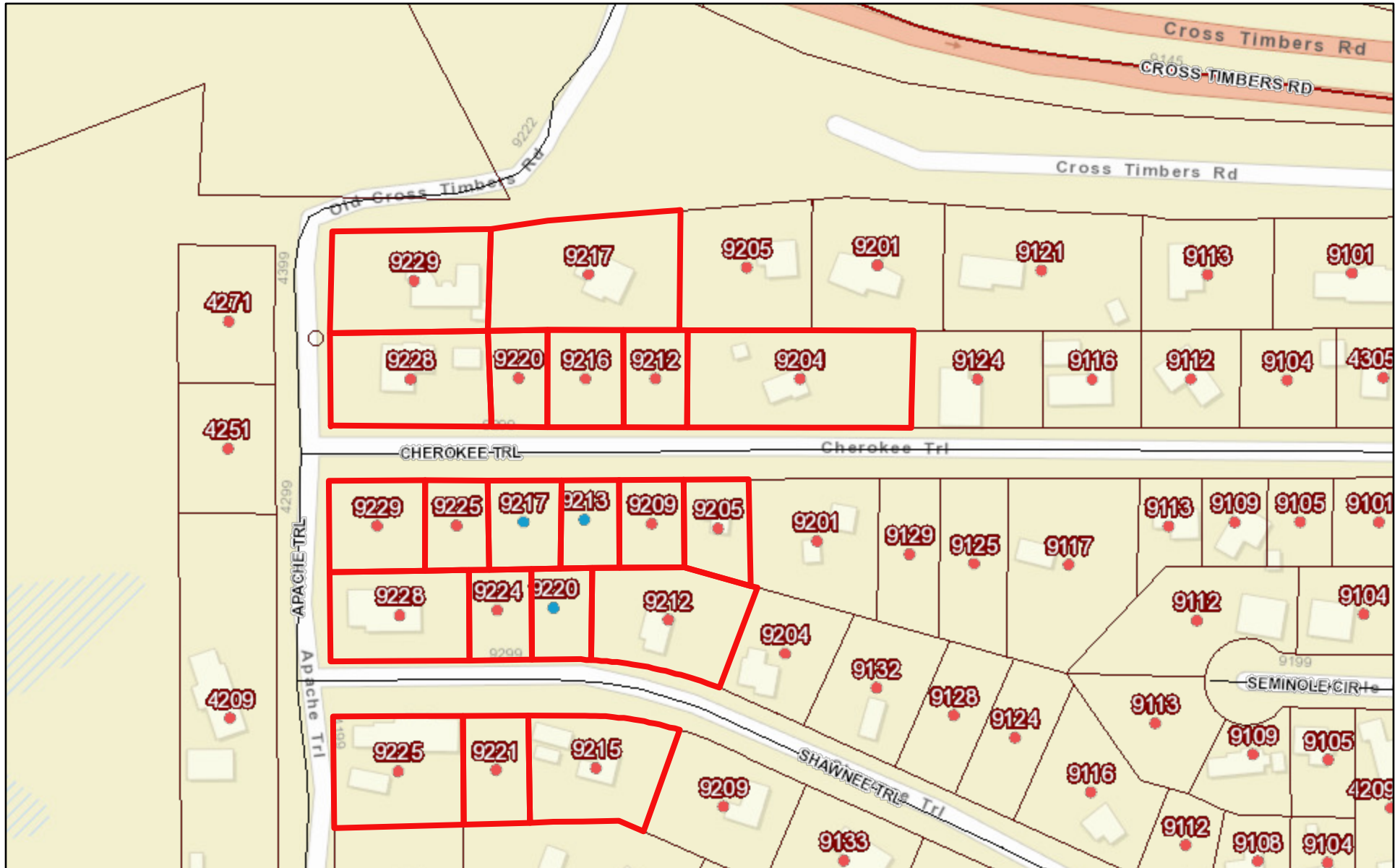
- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agricultural |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits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



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

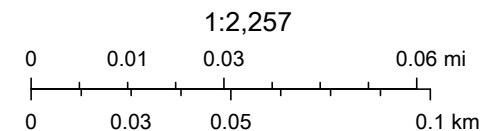
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 7



10/20/2020 2:26:02 PM

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



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

AERIAL PHOTOGRAPH



10/20/2020 2:14:38 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

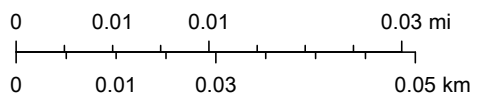
Park Location

Streams

Streets

Unknown

1:1,128



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, November 11, 2020 at 6:30pm. The meeting will be held at the Flower Mound Town Hall, 2121 Cross Timbers Road, or via Virtual Meeting (Video Conference). If the meeting is held via video conference, login and public access details will be made available on the first page of the meeting agenda posted to the Town's Agenda Center page at <https://www.flower-mound.com/agendacenter>. The purpose of the hearing is to consider a request from Nancy Bouchard for a variance from Sections 98-395(5), Minimum and maximum dimensions, of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Tour 18 Dr and is locally known as 9217 Cherokee Trl, Lot 21, Block GR of the Roanoke Hills Subdivision

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, October 30, 2020 and Saturday/Sunday (print edition), October 31, 2020 & November 1, 2020.

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, October 30, 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 Tasha Coates at 972-874-6367.

(Ref: Case No. BOA20-0005)

Town of Flower Mound Account Number: 100041132



October 27, 2020

Board of Adjustment Case No. BOA20-0005

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

A request has been received from Nancy Bouchard for a variance from Sections 98-395(c), Minimum and maximum dimensions, of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Tour 18 Dr and is locally known as 9217 Cherokee Trl, Lot 21, Block GR of the Roanoke Hills Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, November 11, 2020, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171), or via Virtual Meeting (Video Conference).** **If the meeting is held via video conference, login and public access details will be made available on the first page of the meeting agenda posted to the Town's Agenda Center page at <https://www.flower-mound.com/agendacenter>.** 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

ATTACHMENT 11

PID	SUBNAME	OWN_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP	ADDRESS_1
R159141	ROANOKE HILLS	MINASSIAN, ARA	115 TANGLEWOOD LN	DOUBLE OAK	TX	75077	CHEROKEE
R159142	ROANOKE HILLS	MCKETHAN, PHYLLIS K	5051 FM 156 N	KRUM	TX	76249	CHEROKEE
R159144	ROANOKE HILLS	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	CHEROKEE
R159145	ROANOKE HILLS	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	CHEROKEE
R334985	ROANOKE HILLS	HAWKINS, SHERRY R	9224 SHAWNEE TRL	FLOWER MOUND	TX	75022	9224 SHAWNEE
R464360	ROANOKE HILLS	ZIMLICH, SALLY L LIFE ESTATE & LIVELY, TAMMY M	9229 OLD CROSS TIMBERS RD	FLOWER MOUND	TX	75022	9229 OLD CROSS TIMBERS
R694146	ROANOKE HILLS	ZHAO, QING	ROOM 1501 NO 260 YAOHUA ROAD	P.R. CHINA			
R694147	ROANOKE HILLS	ROSAL, ROCIO DEL	10810 SPRING CYPRESS RD APT 816	TOMBALL	TX	77375	
R694148	ROANOKE HILLS	PAPARELLI, LEANDRO & ANA C	3409 PREMIER DR APT 202	PLANO	TX	75023	
R69513	ROANOKE HILLS	THEYS, DAVID L	9225 SHAWNEE TRL	FLOWER MOUND	TX	75022	9225 SHAWNEE
R69519	ROANOKE HILLS	THEYS, DAVID L	9225 SHAWNEE TRL	FLOWER MOUND	TX	75022	SHAWNEE
R69523	ROANOKE HILLS	CECIL, NATHAN D	9215 SHAWNEE TRL	FLOWER MOUND	TX	75022	9215 SHAWNEE
R69590	ROANOKE HILLS	HAWKINS PROPERTY MANAGEMENT LLC	9120 SHOSHONE TRL	FLOWER MOUND	TX	75022	9212 SHAWNEE
R69592		ANTHONY, LARRY & KIMBERLY	PO BOX 262	LEWISVILLE	TX	75067	SHAWNEE
R69595	ROANOKE HILLS	GONZALEZ, ALEXANDER O	3905 MIRAMAR DR	DENTON	TX	76210	CHEROKEE
R69597	ROANOKE HILLS	MCKETHAN, PHYLLIS K	5051 FM 156 N	KRUM	TX	76249	CHEROKEE
R69798	ROANOKE HILLS	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	9204 CHEROKEE
R69801	ROANOKE HILLS	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	CHEROKEE
R69802	ROANOKE HILLS	MUNOZ, LARRY & FRED A	9228 CHEROKEE TRL	FLOWER MOUND	TX	75022	9228 CHEROKEE
R69807	ROANOKE HILLS	BE ZE INVESTMENTS LLC - SERIES D	6313 PRESTON RD STE 200	PLANO	TX	75024	9217 OLD CROSS TIMBERS