

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

January 13, 2021

**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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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 December 9, 2020.

E. REGULAR ITEMS – PUBLIC HEARING

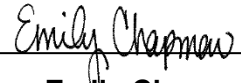
2. **(BOA20-0008)** Hold a public hearing and consider a request from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Lot 9, of the Bryn Mar Estates 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: January 8, 2021, 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: January 13, 2021

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on December 9, 2020.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the December 9, 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 December 9, 2020, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the December 9, 2020, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 9TH DAY OF DECEMBER 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
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.)

Constituting a quorum with the following members absent

Denis Toth	Vice Chair
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And the following members of Town staff present:

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

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 11, 2020.

Board Member Schoggins made a motion to approve the November 11, 2020, minutes as presented. Board Member Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Geddie, Freeny, Schultz, Schoggins, Wilson

NAYS: None

ABSTAIN: None

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

E. PUBLIC HEARING

2. (BOA20-0006) Hold a public hearing and consider a request from Adam Abushagur for a variance from Section 98-1032 (b)(2)(b), Accessory Buildings, Front, of the Code of Ordinances. The property is generally located South of Wichita Trl., and West of Bayshore Dr. and is locally known as 6204 Shoreview Ct., Lot 21, Block A of The Landing Subdivision.

Staff Presentation

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

- Sec. 98-1032
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Lisa Zimmerman (926 Covered Bridge Dr., Driftwood, TX) and Brian Bahe (713 Windsor Ct., Highland Village, TX) with Bud Bartley Custom Homes, answered questions and gave the applicant presentation with the following items included:

- Request
- Variance Criteria (a)
- Site Plan
- Photo: Accessory Building View
- Photo: View from Main House Pad Site
- Variance Criteria (b)
- Photo: Home in the Development
- Variance Criteria (c)

Lisa Zimmerman read a letter from the property owner.

Comments

The following individual(s) 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
David Lewis, 2200 Bayshore Drive	None	None

Board Member Deliberation

Board Member Geddie made a motion to approve the request from Adam Abushagur for a variance from Section 98-1032 (b)(2)(b), Accessory Buildings, Front, of the Code of Ordinances. The property is generally located South of Wichita Trl., and West of Bayshore Dr. and is locally known as 6204 Shoreview Ct., Lot 21, Block A of The Landing Subdivision. Board Member Freeny seconded the motion.

VOTE ON THE MOTION

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

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

3. (BOA20-0007) Hold a public hearing and consider a request from Adam Abushagur for a variance from Section 98-274 (c), Maximum height, of the Code of Ordinances. The property is generally located South of Wichita Trl., and West of Bayshore Dr. and is locally known as 6204 Shoreview Ct., Lot 21, Block A of The Landing Subdivision.

Staff Presentation

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

- Sec. 98-274 (c)
- Sec. 98-1031 (b)
- Site Plan
- Elevation
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Lisa Zimmerman (926 Covered Bridge Dr., Driftwood, TX) and Brian Bahe (713 Windsor Ct., Highland Village, TX) with Bud Bartley Custom Homes, answered questions and gave the applicant presentation with the following items included:

- Request
- Variance Criteria (a)
- Site Plan
- Height Details
- Photo: View from Street
- Photo: View from Accessory
- Variance Criteria (b)
- Variance Criteria (c)
- Variance Criteria (d)

Comments

The following individual(s) 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
David Lewis, 2200 Bayshore Drive	None	None

Board Member Deliberation

Board Member Wilson made a motion to approve the request from Adam Abushagur for a variance from Section 98-274 (c), Maximum height, of the Code of Ordinances. The property is generally located South of Wichita Trl., and West of Bayshore Dr. and is locally known as 6204 Shoreview Ct., Lot 21, Block A of The Landing Subdivision. Board Member Geddie seconded the motion.

VOTE ON THE MOTION

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

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

F. ADJOURNMENT – REGULAR SESSION – 6:57 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM NO. 2

REGULAR ITEM

DATE: January 13, 2021
FROM: Christa Crowe, Property Standards Manager

PRESENTERS:

APPLICANT: Patrick Baldasaro
STAFF: Christa Crowe, Property Standards Manager

ITEM: **(BOA20-0008)** Hold a public hearing and consider a request from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Lot 9, of the Bryn Mar Estates Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Patrick Baldasaro
2117 Dana Ct
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 2117 Dana Ct
Flower Mound, TX 75028

SUBDIVISION: Lot 9, Block 1
Bryn Mar Estates

ZONING: SF15

STAFF ANALYSIS:

A request has been received from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances.

This request is to increase the area and height of an existing accessory building.

Section 98-1032(a)(1) of the Code of Ordinances states, *Number; area: Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are*

located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.

Section 98-1032(b)(2)(e) of the Code of Ordinances states, *Height. Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof. Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.*

Mr. Baldasaro is requesting a variance to increase the area of an existing detached garage by adding a 420 square foot patio cover that will increase the total square footage of the building to 1,020 square feet. He is also requesting that this addition be allowed a height of 14 feet and 1 inch.

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: Section 98-1032(a)(1) and Section 98-1032(b)(2)(e)
- Attachment 4: Zoning Map
- Attachment 5: 200' property owner notice map
- Attachment 6: Aerial photograph of property
- Attachment 7: Published public hearing notice
- Attachment 8: Property owner notification
- Attachment 9: List of property owners within 200 feet

TOWN OF FLOWER MOUND

DATE: 12-3-2020

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 98-1032 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2117 Dana CourtLegal Description: Lot/Tract 9, Block 1, of Subdivision/Abstract BRYN MAR ESTATES

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.)

Requests
~~Consideration~~ for reconsideration of initial decision on homestead accessory building
 attached to garage structures by
 * Requesting a variance to increase the size allowance for accessory building

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

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

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

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

Signature of Applicant

Christa Crowe

Mailing Address

Christa CrowePatrick Baldasaro

Print Name

(972) 740-7389

Telephone (Home)

Telephone (Day Number)

12/4/2020

R3073731 | R3073732 | R3073815

Staff Member's Signature

Date

Receipt Number

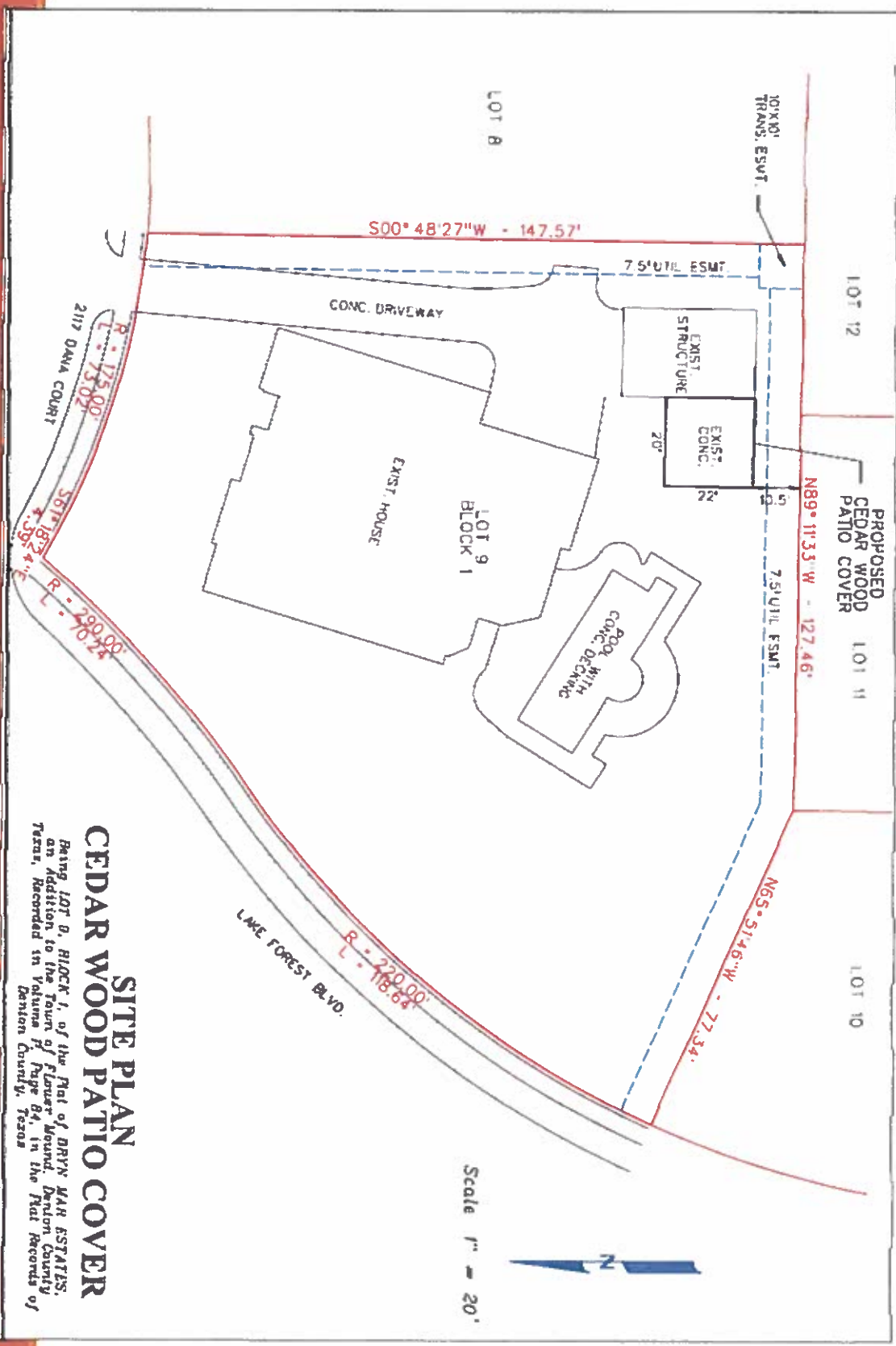
BOARD OF ADJUSTMENT DECISION: () DENIED

() GRANTED

TERMS AND/OR CONDITIONS:

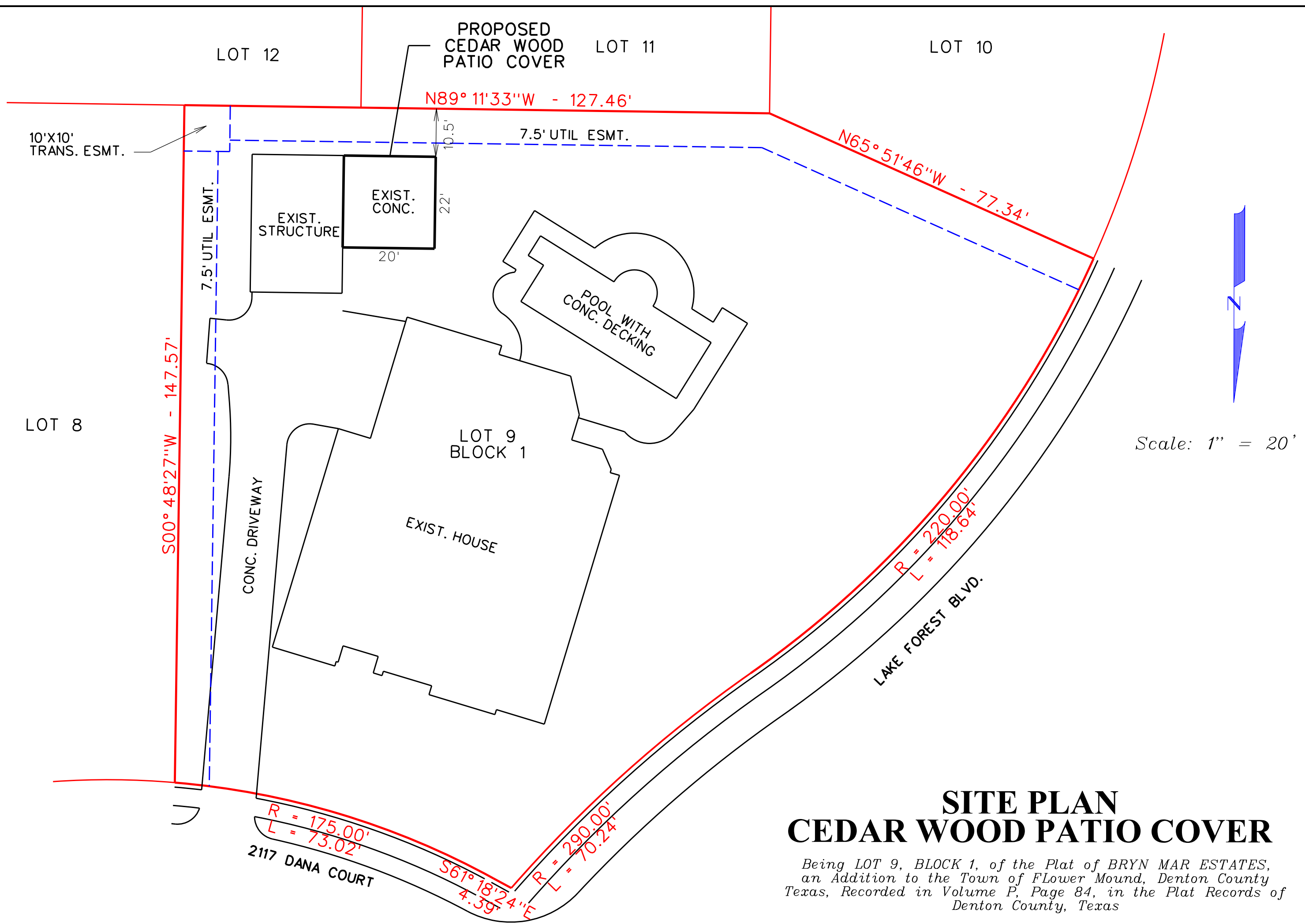
BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

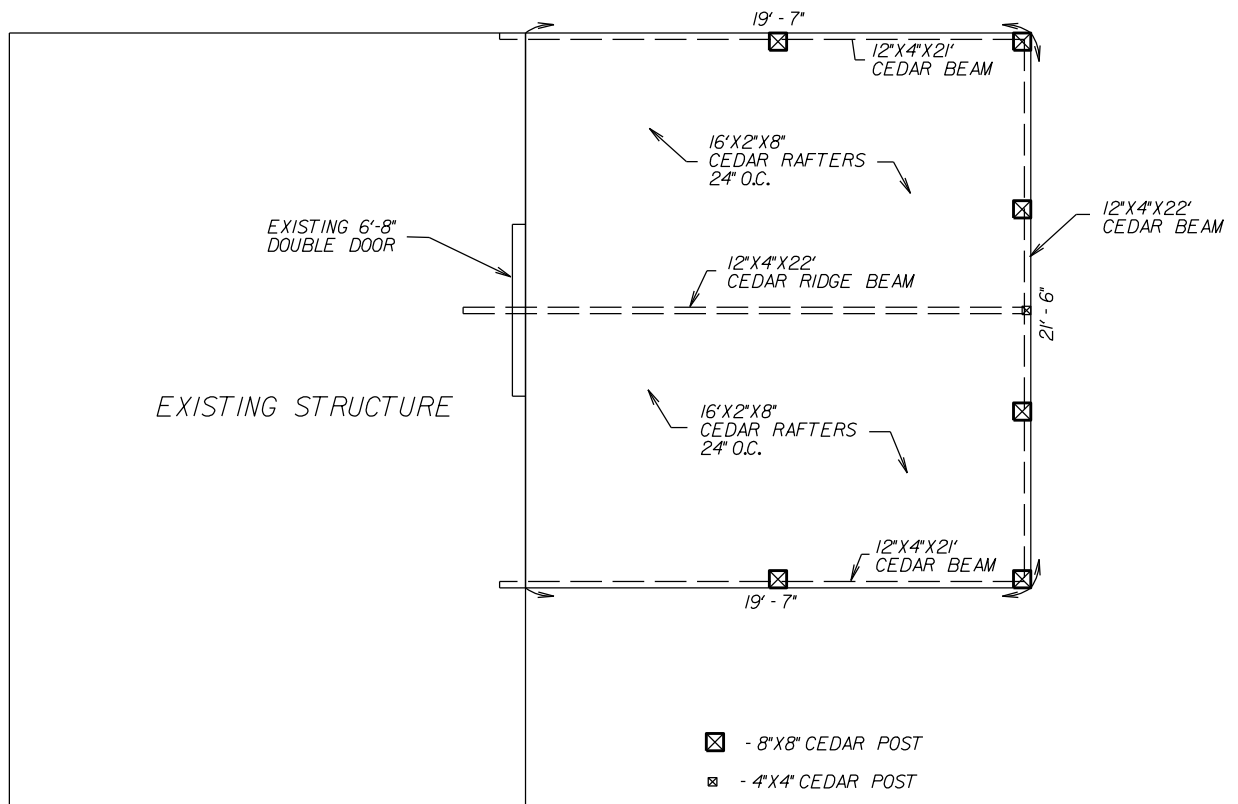
Filed with office of the Secretary this _____ day of _____



**SITE PLAN
CEDAR WOOD PATIO COVER**

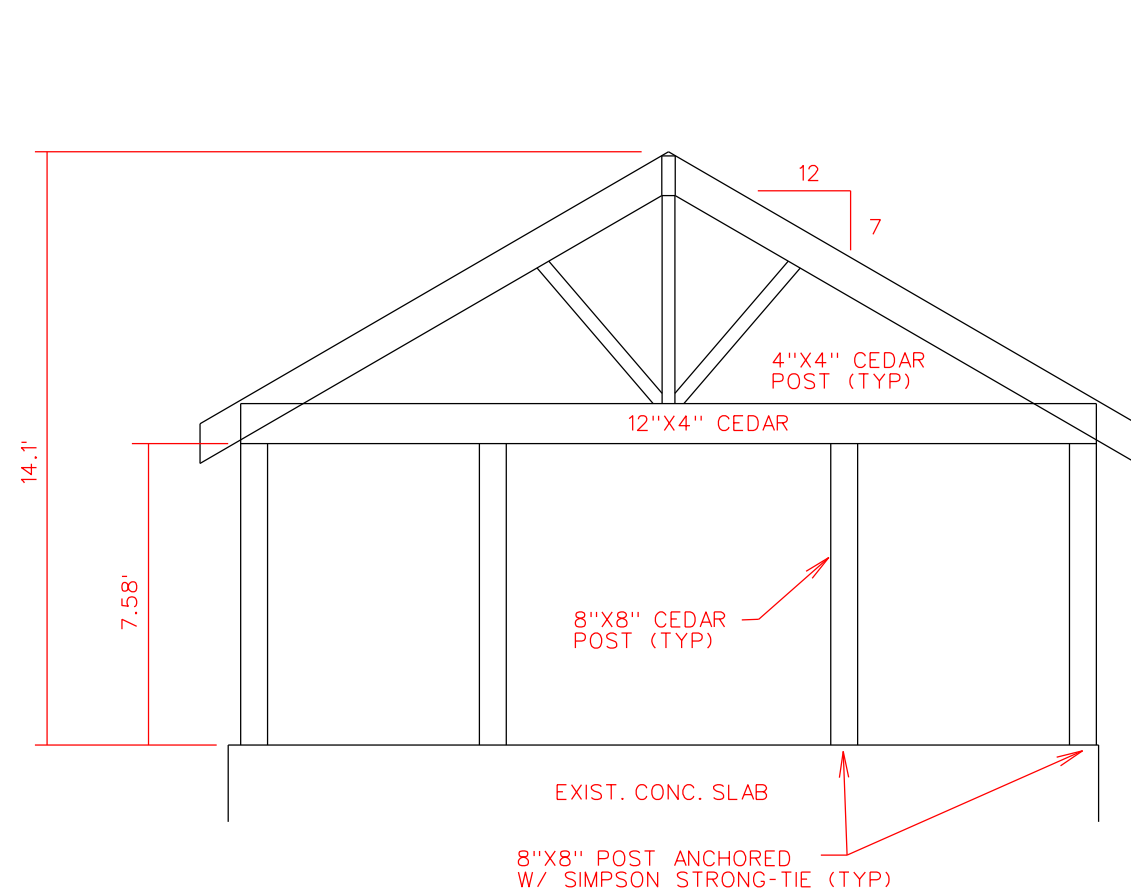
Being LOT 8, BLOCK 1, of the Plat of DRYN WAH ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, Recorded in Volume 17, Page 84, in the Plat Records of Denton County, Texas



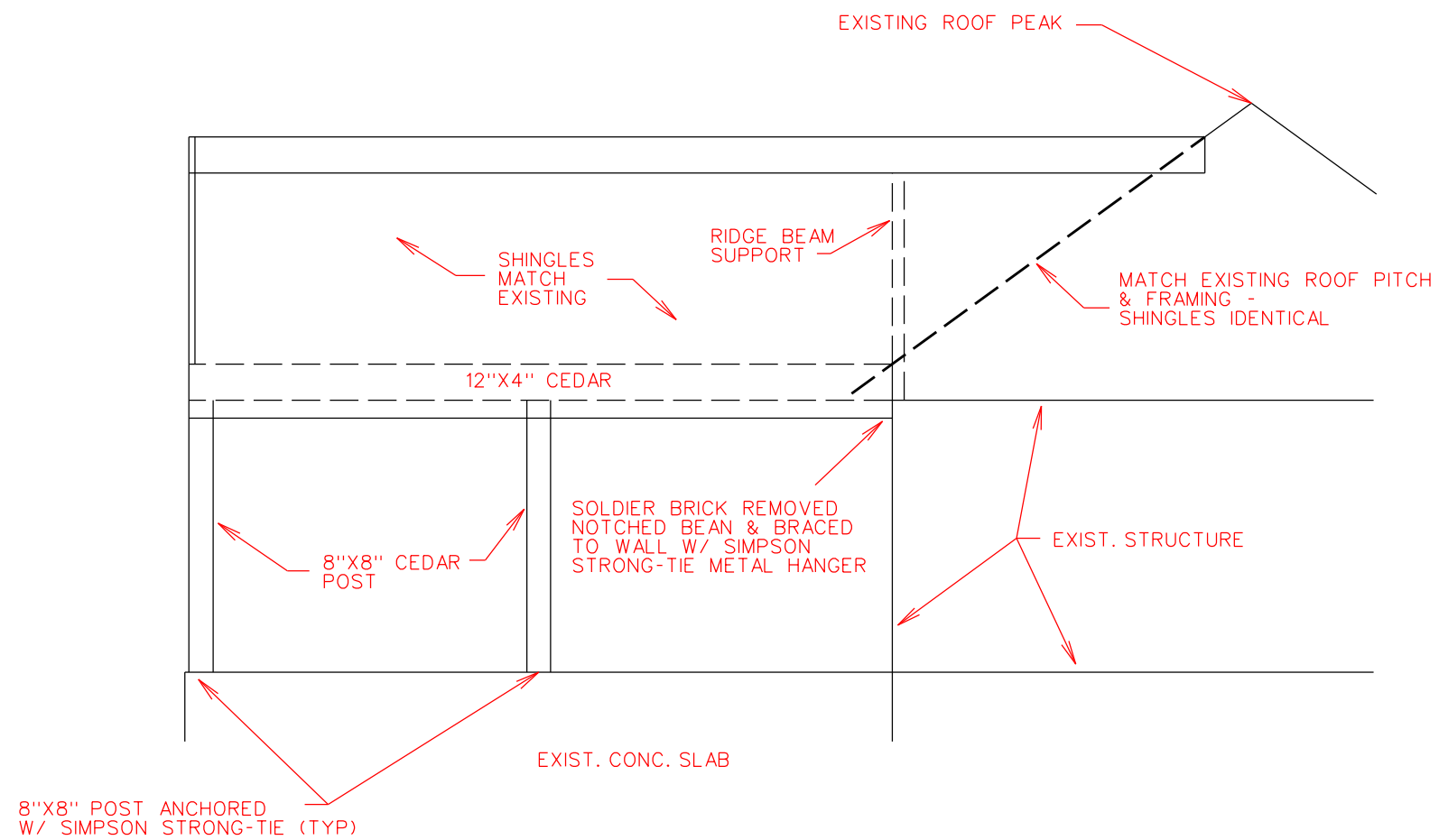


NOT TO SCALE

2117 DANA COURT
FLOWER MOUND TEXAS



FRONT ELEVATION



SIDE ELEVATION

Sec. 98-1032. - Accessory buildings.

- (a) *Generally.* Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.
- (1) *Number; area.* Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
- (2) *Barns and stables.* In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns and/or stables shall be limited to a height of not more than twenty feet to the top of the roof. Such barns and/or stables shall not be located within 50 feet of any property line. Riding or rodeo arenas, whether enclosed, partially enclosed, or open air, shall require a specific use permit as provided in subsection 98-952(c), schedule of use regulations.
- (3) *Location.* Accessory buildings must be located at least five feet from any other building or structure on the property.
- (4) *Walls abutting property line.* When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.
- (b) *Setback requirements.*
- (1) Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.
- a. *Generally.*
1. No accessory building shall be located within any easement.
 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
- b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

- c. *Side.* Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet.
 - e. *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
 - f. *Permit.* No building permit shall be required.
- (2) Detached accessory buildings 120 square feet or larger shall be subject to the following regulations, in addition to any applicable regulations of this Code.
- a. *Generally.*
 - 1. No accessory building shall be located within any easement.
 - 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
 - b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
 - c. *Side.* Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet from a side property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than 20 feet from the exterior side property line.
 - d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than 20 feet from the rear property line.
- (c) *Roof.*
- (1) The minimum roof slope shall be 3 to 12.
Exception. Metal carports and engineered metal buildings.
 - (2) The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

(d) *Exterior walls.*

- (1) Accessory buildings 300 square feet and less in area may use exterior grade wood siding.
- (2) Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

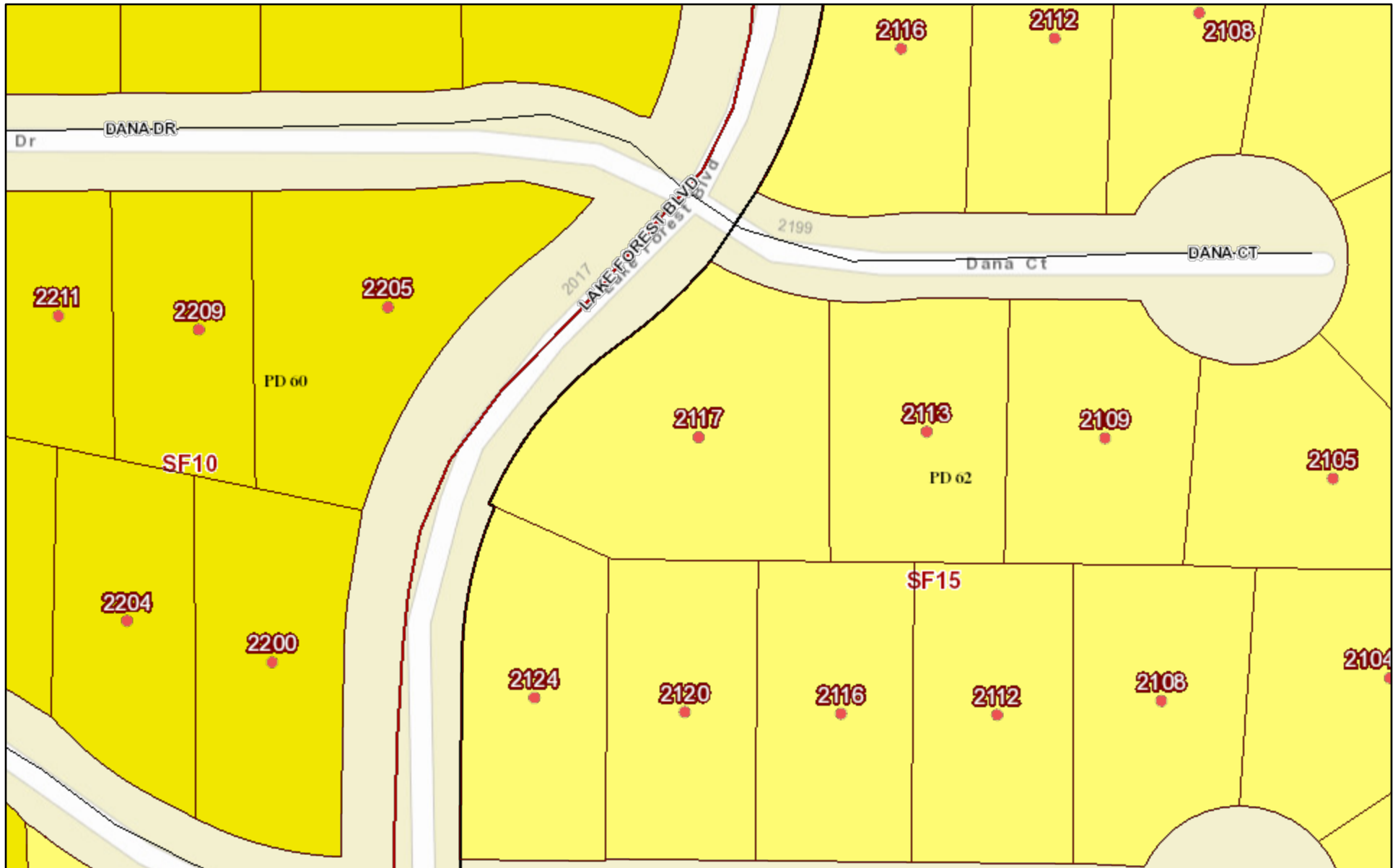
Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.

(f) *Permit.* A building permit shall be required.

(Ord. No. 19-01, § 1, 3-5-2001)

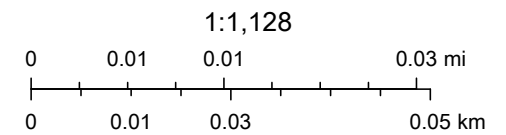
Zoning Map

Attachment 4



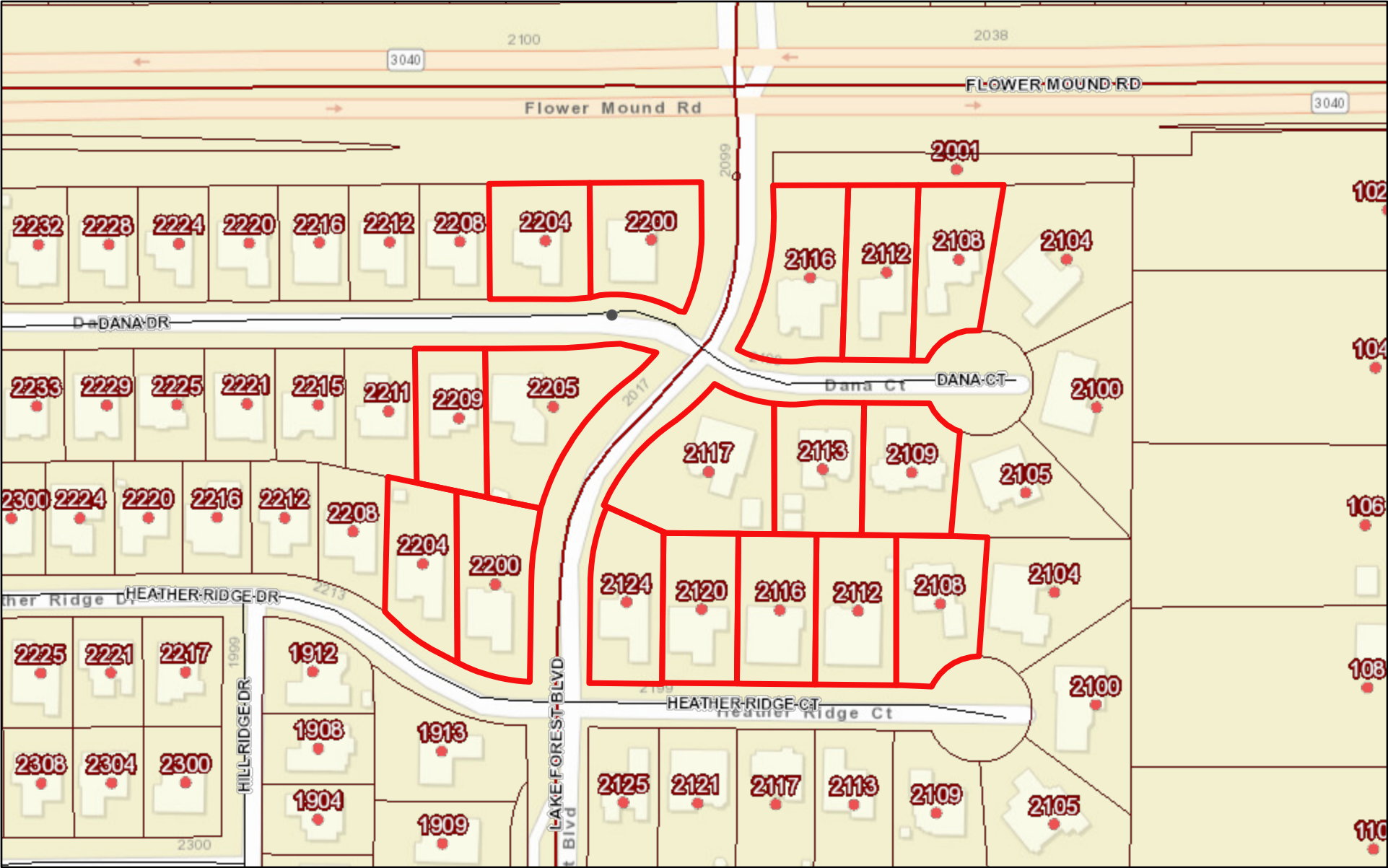
1/7/2021, 2:47:39 PM

- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| 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) |



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Esri, HERE,

200' PROPERTY OWNER NOTICE MAP



1/7/2021, 1:52:49 PM

- 200' PROPERTY OWNER NOTICE MAP

Parcel

County Line
- Town Limits

Address Points

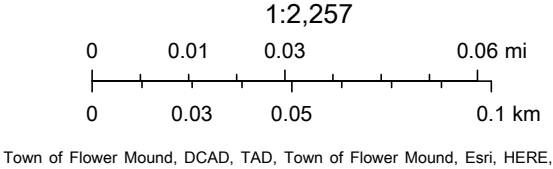
Primary Address
- Alternate Address

Key Lot

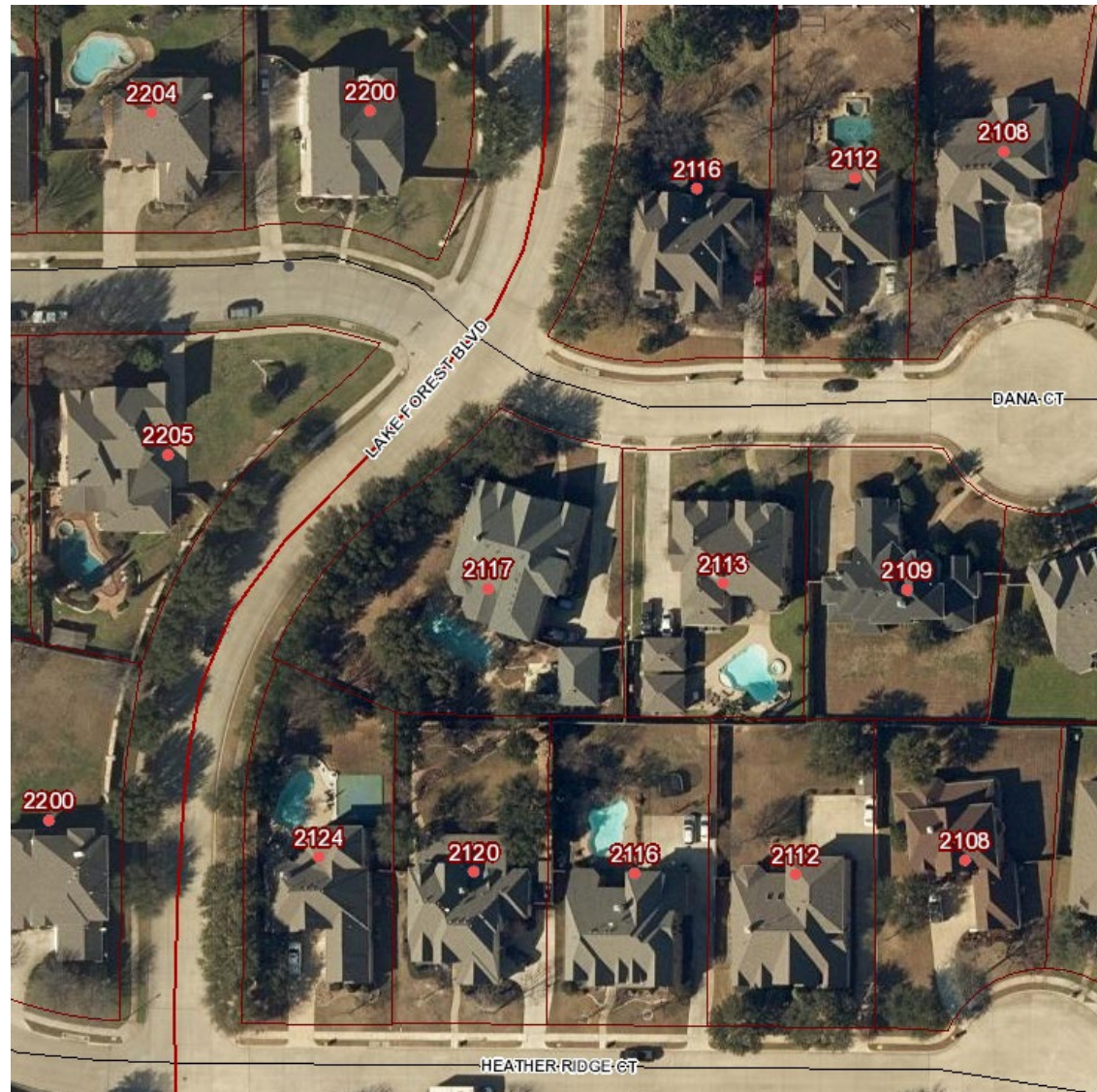
Park Location
- Streams

Streets

Unknown



AERIAL PHOTOGRAPH



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 13, 2021, at 6:30 pm. 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 Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Block 1, Lot 9, of the Bryn Mar Estates Subdivision.

Christa Crowe
Property Standards Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Thursday, December 31, 2020, January 1, 2021 and Saturday/Sunday (print edition), January 2, 2021 and January 3, 2021.

Denton Record-Chronicle:

FAX: 1-940-381-9667

ATTN: Kaycee

Email: classads@dentonrc.com

ATTN: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Helena Lynch at 972-874-6340.

(Ref: Case No. BOA20-0008)

Town of Flower Mound Account Number: 100041133



Board of Adjustment Case No. BOA20-0008

December 28, 2020

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

A request has been made from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Block 1, Lot 9, of the Bryn Mar Estates Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, January 13, 2021, at 6:30 p.m. The meeting will be held 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 in writing by mail to the address listed below to my attention, or via email, or by dropping it off in person to the office of Environmental Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

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

Sincerely,

Christa Crowe
Property Standards Manager
christa.crowe@flower-mound.com
972-874-6336

Mailing Address:
Town of Flower Mound
Environmental Services
2121 Cross Timbers Road
Flower Mound, TX 75028

Property Owners within 200 Feet

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
VOSBURG, WILLIAM E JR & ERICA J	2200 HEATHER RIDGE DR	FLOWER MOUND	TX	75028
RHODES, LAWRENCE B & PAM K	2204 HEATHER RIDGE DR	FLOWER MOUND	TX	75028
OGLESBY, BARTON S & ALLYSON KATHLEEN	2116 DANA CT	FLOWER MOUND	TX	75028
HANCHETTE, KRIS L & BARBARA A	2112 DANA CT	FLOWER MOUND	TX	75028
MCFADDEN, AMY L H	2108 DANA CT	FLOWER MOUND	TX	75028
KASHYAP, NIKHILESH SUBBAKRISHNA & POORNIMA SRINARASI CO-TRS	2109 DANA CT	FLOWER MOUND	TX	75028
FREEMAN, ZEPHRA C & KAREN PERRY	2113 DANA CT	FLOWER MOUND	TX	75028
BALDASARO, PATRICK JR	2117 DANA CT	FLOWER MOUND	TX	75028
CALANDRA, STEVEN EDWARD & MEGAN D	2124 HEATHER RIDGE CT	FLOWER MOUND	TX	75028
PAYNE, REX ALAN & SUZANNE B TR PAYNE LIVING TRUST	2120 HEATHER RIDGE CT	FLOWER MOUND	TX	75028
CARPENTER, JAMES & JENNY	2116 HEATHER RIDGE CT	FLOWER MOUND	TX	75028
HOMER, DONALD STEVEN & MARJANN REVOCABLE LIVING TRUST	2112 HEATHER RIDGE CT	FLOWER MOUND	TX	75028
TEMPELMAN, MICHAEL D REVOCABLE TRUST	2108 HEATHER RIDGE CT	FLOWER MOUND	TX	75028
KALUVALA, SHILPA & SIDDHARTH KEESARA	2204 DANA DR	FLOWER MOUND	TX	75028
MORE, MAKARAND SUBBASH & SEEMA MAKARAND	2200 DANA DR	FLOWER MOUND	TX	75028
KALLEPALLI, RAJESH & PASUPULETI, SWATHI	2209 DANA DR	FLOWER MOUND	TX	75028
ASHABRANNER, DONNA	2205 DANA DR	FLOWER MOUND	TX	75028