

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

June 9, 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)

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

Board of Adjustment Meeting Agenda

June 9, 2021

Page 2

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on January 13, 2021.

E. REGULAR ITEMS – PUBLIC HEARING

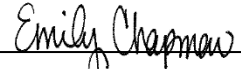
2. **(BOA21-0002)** Hold a public hearing and consider a request from Steve & Cheryl Gallegos for a variance from Section 98-1027 (d), "Minimum Side Yard Setback," of the Code of Ordinances. The property is generally located North of Cross Timbers Rd. and West of Long Prairie Rd., and is locally known as 3404 Juniper Dr., Block 26, Lot 18, of the Pecan Acres 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: June 4, 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: June 9, 2021

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on January 13, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the January 13, 2021, 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 January 13, 2021, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the January 13, 2021, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 13TH DAY OF JANUARY 2021, 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:

Denis Toth	Vice Chair
Ryan Geddie	Board Member, Place 3
Charles Freeny	Board Member, Place 6
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

Gregory Schultz	Chair
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
Troy Bishop	Board Member, Place 7

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Chief Building Official
Christa Crowe	Property Standards Manager
Helena Lynch	Administrative Assistant

A. CALL TO ORDER - REGULAR SESSION: 6:35 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 December 9, 2020.

Board Member Freeny made a motion to approve the December 9, 2020, minutes as presented. Board Member Stevenson seconded the motion.

VOTE ON THE MOTION

AYES: Geddie, Toth, Freeny, Stevenson

NAYS: None

ABSTAIN: None

The motion passed with a vote of 4-0-0.

E. 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.

Staff Presentation

Christa Crowe, Property Standards Manager gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-1032 (a)(1)
- Sec. 98-1032(b)(2)(e)
- Background
- Property Information
- Aerial Photo
- Site Plan
- Framing Plan
- Front Elevation
- Side Elevation
- Variance Request
- Photo 1
- Photo 2

Applicant Presentation

Matt Houston (1504 Boca Chica Dr, Dallas, TX, 75232) answered questions and gave the applicant presentation with the following items included:

- Request
- Variance Requirement
- Photo: Front of house
- Photo: Side on property brick wall from street view
- Photo: Height of roof seen over brick wall seen from street

- Site Plan
- Sec. 98-1032 Accessory Buildings
- Photo: Side view of accessory building and covered area
- Sec. 98-1032(b)(2)(e)
- Photo: Covered Patio
- Height Variation
- Neighbor Remarks

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
Zephra Freeman, 2113 Dana Ct		
Rex Payne, 2120 Heather Ridge Ct		
Patrick Baldasaro, 2117 Dana Ct		

Board Member Deliberation

Board Member Geddie made a motion to approve the 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. Board Member Freeny seconded the motion.

VOTE ON THE MOTION

AYES: Stevenson, Freeny, Geddie
NAYS: Toth
ABSTAIN: None

The motion did not pass with a vote of 3-1-0.

F. ADJOURNMENT – REGULAR SESSION – 7:22 PM.

TOWN OF FLOWER MOUND, TEXAS

**DENIS TOTH
VICE CHAIR**

ATTEST:

**HELENA LYNCH
ADMINISTRATIVE ASSISTANT**

DRAFT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 2

REGULAR ITEM

DATE: June 9, 2021

FROM: Tasha Coates, Plans Review Manager

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Steve & Cheryl Gallegos (will be attorney's name as presenter)

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0002) Hold a public hearing and consider a request from Steve & Cheryl Gallegos for a variance from Section 98-1027 (d), "Minimum Side Yard Setback," 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 3404 Juniper Dr., Block 26, Lot 18, of the Pecan Acres subdivision.

BACKGROUND INFORMATION:

APPLICANT: Steve & Cheryl Gallegos
3900 Grapevine Mills Pkwy #1522
Grapevine, TX 76051

LOCATION:

PROPERTY ADDRESS: 3404 Juniper Dr
Flower Mound, TX 75028

SUBDIVISION: Block 26, Lot 18
Pecan Acres

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Steve & Cheryl Gallegos for a variance from Section 98-1027 (d) "Minimum Side Yard Setback" of the Code of Ordinances.

- The request is to allow a garage to be constructed less than 20' from the side property line
- The request could not be approved as the proposed garage encroaches the required 20' side yard setback for the SF10 zoning on this property. Section 98-1027 (d) states "Where a garage or carport is designed and constructed to be entered from a side street, such garage or carport shall be set back from the side street a minimum distance of 20 feet from the right-of-way line and shall not encroach over a sidewalk so as not to interfere with the use of the street by other vehicles or persons"

Mr. & Mrs. Gallegos are requesting a variance to allow a garage to be constructed 15' from the side property line, which is 5' less than required per Section 98-1027(d) of 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:

1. Application
2. Information from applicant
3. Section 98-1027
4. Zoning Map
5. 200' property owner notice map
6. Aerial photograph of property
7. Published public hearing notice
8. Property owner notification
9. List of property owners within 200 feet

APPLICATION - REQUEST FOR VARIANCE OR APPEAL

ZONING BOARD OF ADJUSTMENT

TOWN OF FLOWER MOUND

DATE: 5/5/2021

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 98-2 10 7 (d) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3404 Juniper Street, Flower Mound, TX 75028Legal Description: Lot/Tract 18, Block 26, of Subdivision/Abstract Pecan Acres

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.)

Sec. 98-1027 (d) – Garage - Minimum side yard setback.

The garage for 3404 Juniper will be on the side of the house and therefore a side street. Our request is for a
variance on the required distance of 20 feet to be reduced to 15 feet from the right of way line.

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.

Steve M. Gallegos Cheryl H. Gallegos Steve M. Gallegos / Cheryl H. Gallegos
 Signature of Applicant Print Name

3900 Grapevine Mills Pkwy, #1522 Grapevine, TX 75028 505-227-0108
 Mailing Address Telephone (Home) Telephone (Day Number)
Jasha Coates 5/6/21 83074581
 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 _____, _____.

5/25/2021

Steve and Cheryl Gallegos
3900 Grapevine Mills Parkway #1522
Grapevine, TX 76051

Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

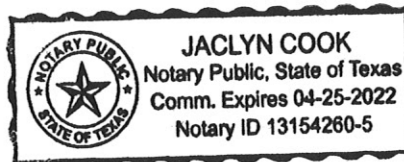
RE: 3404 Juniper Street, Flower Mound, TX 75028 – Application for Variance

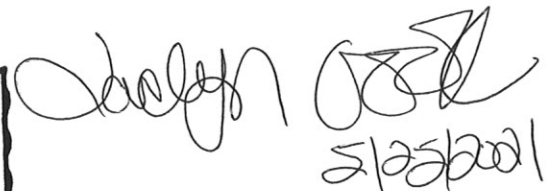
To Whom it May Concern: This is a letter authorizing, Maureen S. Kersey, Attorney at Law, to represent Steve and Cheryl Gallegos to the board of adjustment and Town of Flower Mound for the purpose of requesting a variance in setbacks with respect to the Town's Code of Ordinances.

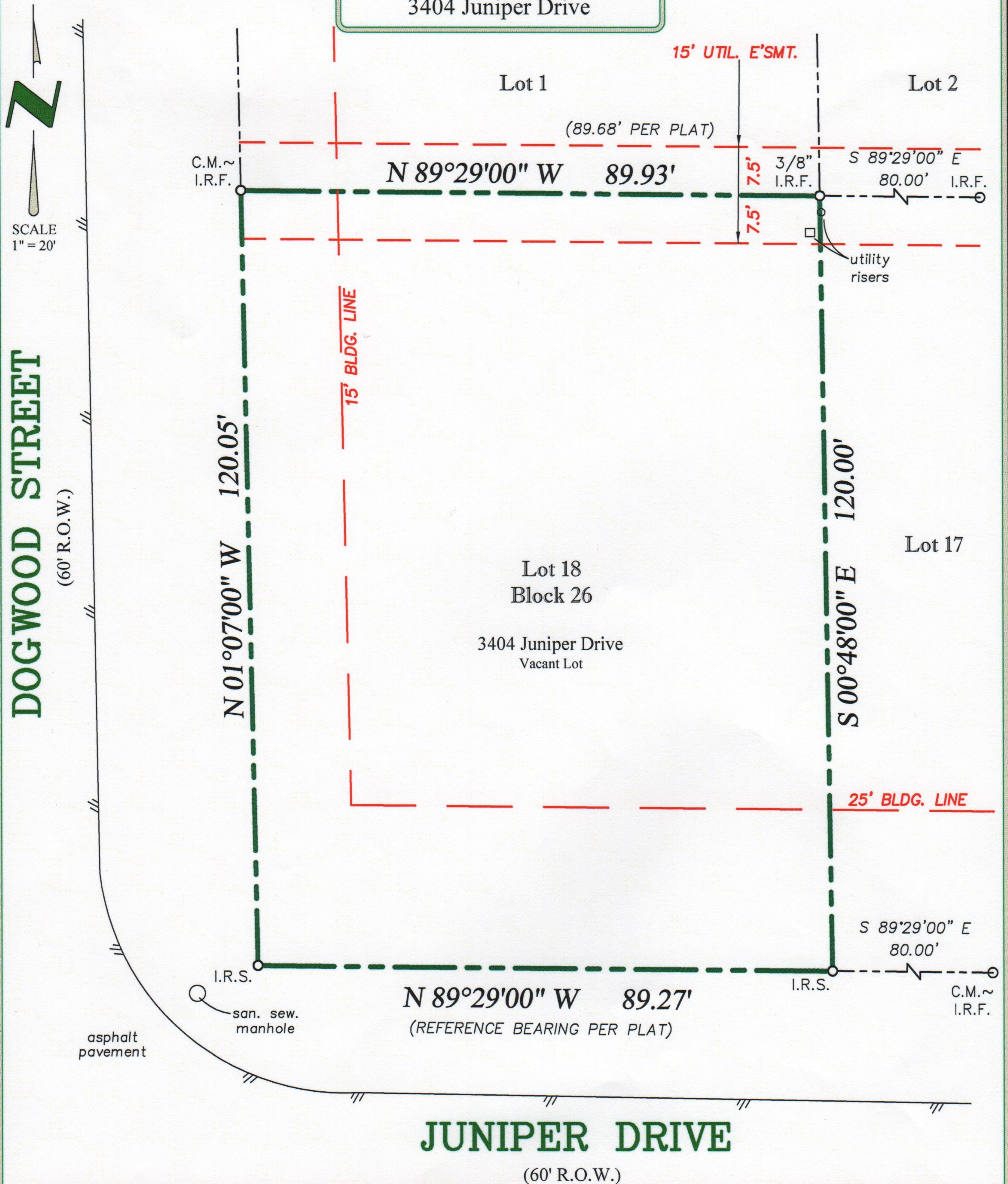
Sincerely,


Steve Gallegos


Cheryl Gallegos




5/25/2021



PROPERTY DESCRIPTION: LOT 18, BLOCK 26, PECAN ACRES ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE(S) 39, OF THE MAP AND/OR PLAT RECORDS OF DENTON COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.	Date:	09-12-16	LEGEND - C.M.= Controlling Monument; I.R.F.= Iron Rod Found ; I.P.F.= Iron Pipe Found ; F.C.P.= Fence Corner Post. OHE=Overhead Electric. I.R.S.= Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / ϕ fence post) — OHE — (overhead power)
	ASC No.	1609115	
	Drawn/Chk	SWIM/FHW	
	Client:	Capital Title	
x	G.F. No.:	16-272177-FM	FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480777 0540 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".

Date: _____



3404 Juniper Drive
Flower Mound, Texas

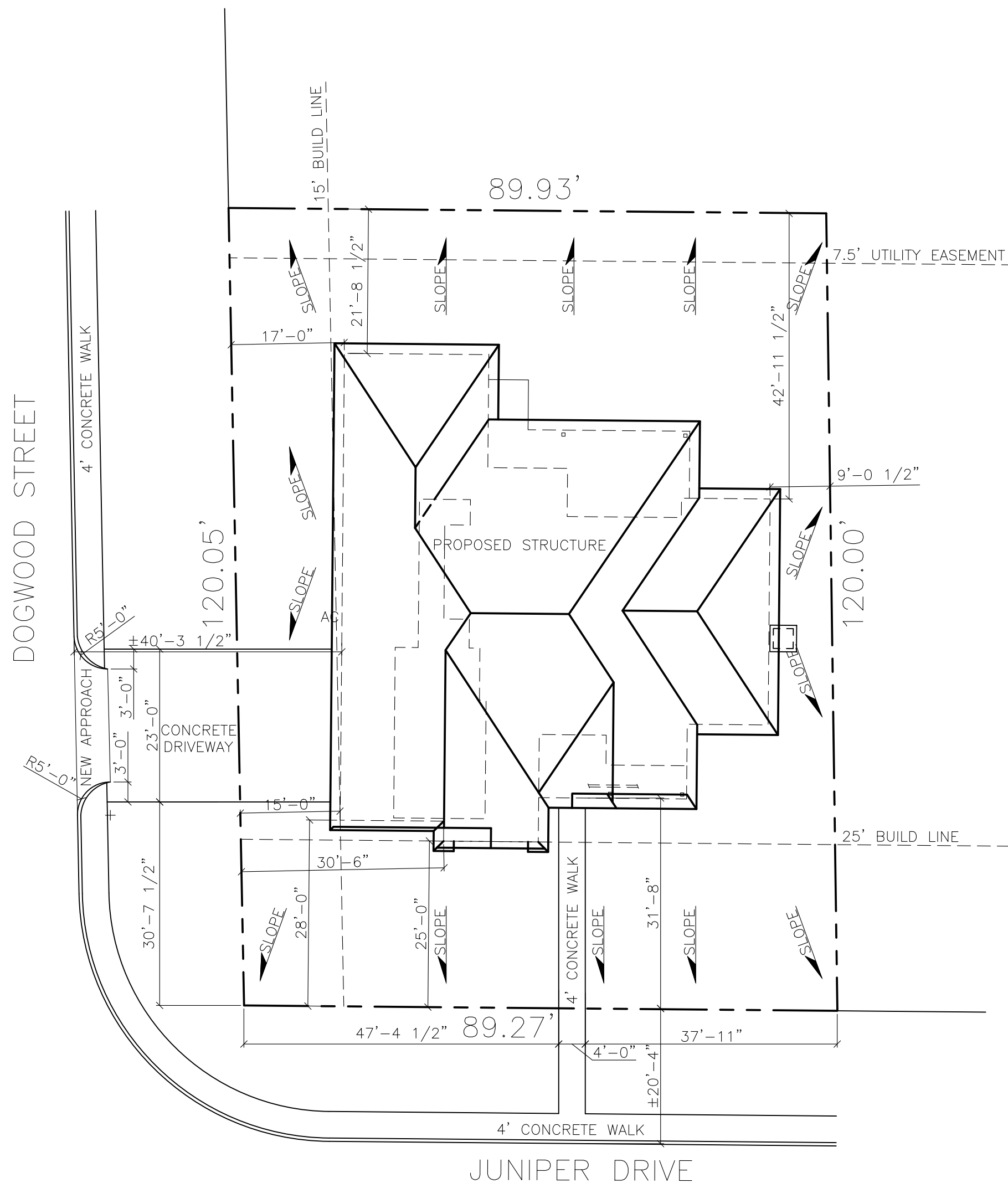
SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.



 **Capital Title**
A Shaddock Company
2260 Cross Timbers Road Ste. 200
Flower Mound, Texas 75028
Ph: 972.355.1755
Fax: 855.809.1556

 **Arthur Surveying Co.**
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

F.H. Westphall



1 SITE PLAN
1/16" = 1'-0"

NORTH

DRAINAGE IS SELF CONTAINED ON THIS LOT.

SITE COVERAGE

BUILDING FOOT PRINT: 3,693 SQFT
SITE: 10,749 SQFT

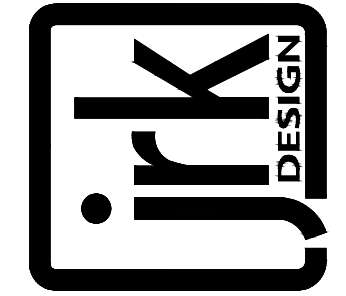
PERCENTAGE OF COVERAGE: 34.36%

LEGAL DESCRIPTION

LOT 18 BLOCK 26, PECAN ACRES ADDITION,
AN ADDITION TO THE TOWN OF FLOWER
MOUND, DENTON COUNTY, TEXAS, ACCORDING
TO MAP OR PLAT THEREOF RECORDED IN
VOLUME 5, PAGE(S) 39, OF MAP AND/OR PLAT
RECORDS OF DENTON COUNTY, TEXAS.

A DESIGN FOR
GALLEGOS RESIDENCE
3404 JUNIPER DRIVE
FLOWER MOUND, TX 75028

3559 Williams Road
Suite 150
Fort Worth, TX. 76116
phone. 817.680.5921
www.jrkdesign.us



SLAB SQFT.

3,693 SQFT

SQFT CALCS.

TOTAL AC.: 2,500

PORCH: 157

PATIO: 310

GARAGE: 726

BONUS ROOM: 462

TOTAL UR: 4,155

REVISION

PLAN NO.

TX-19038

A100

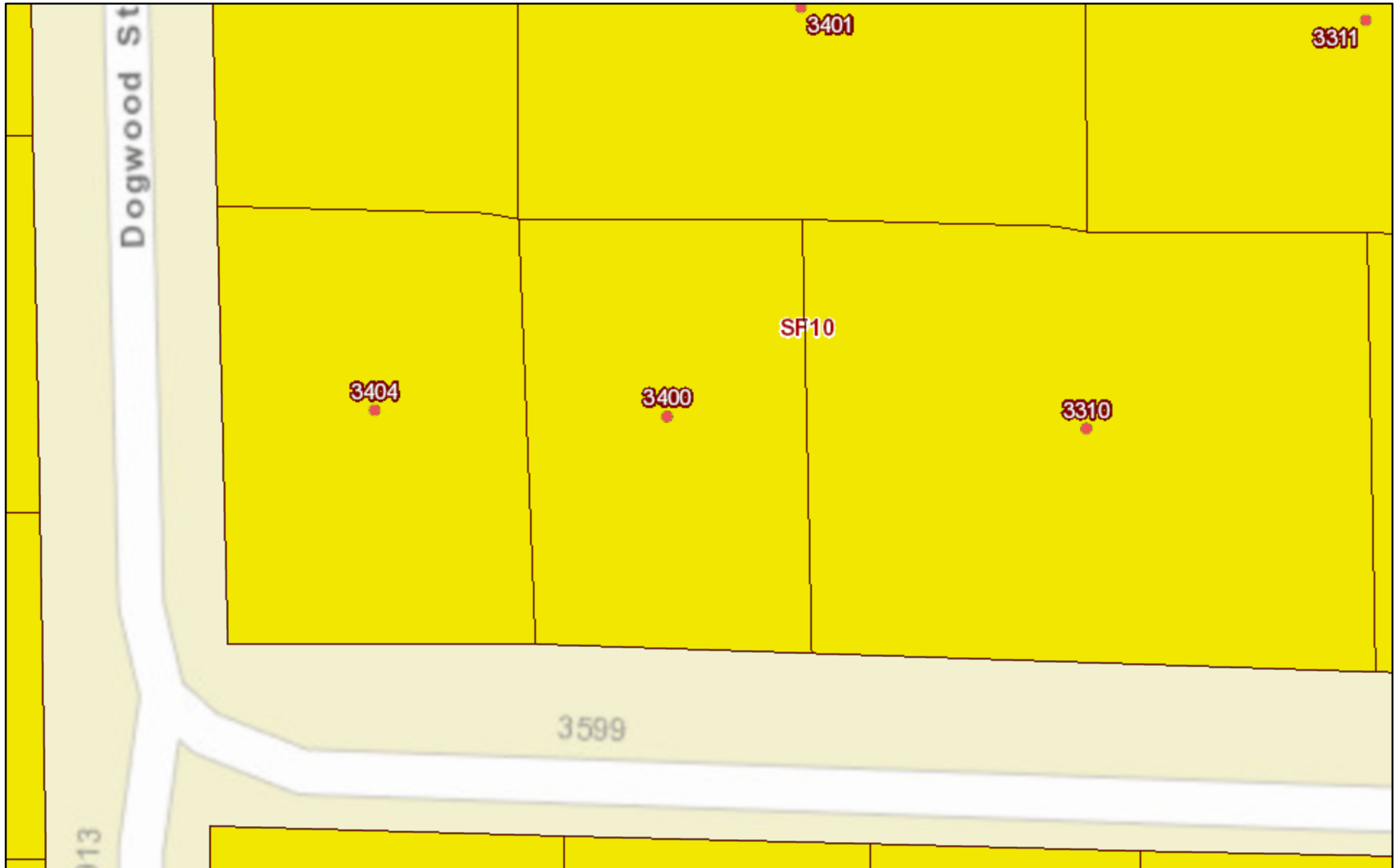
Sec. 98-1027. - Minimum side yard setback.

- (a) *Generally.* The location of buildings shall comply with the minimum side yard setback 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) *Permitted obstructions.* Every put of a required side yard shall be open and unobstructed, except for accessory buildings as permitted in subsection (c) of this section and the ordinary projections of window sills, belt courses, cornices and other architectural features of the main building projecting no more than 12 inches into the required side yard. Roof eaves of the main building shall project no more than two feet into the required side yard.
- (c) *Accessory buildings.* Detached accessory buildings may be located within a required side yard, subject to section 98-1032, accessory buildings.
- (d) *Garage or carport.* Where a garage or carport is designed and constructed to be entered from a side street, such garage or carport shall be set back from the side street a minimum distance of 20 feet from the right-of-way line and shall not encroach over a sidewalk so as not to interfere with the use of the street by other vehicles or persons.
- (e) *Special regulations for residential districts.* In all residential zoning districts, including agricultural, the following building setbacks from street lines shall be required:
 - (1) On minor arterials, a minimum 35-foot side yard setback.
 - (2) On major arterials, a minimum 60-foot side yard setback.
 - (3) Notwithstanding the foregoing, during the platting process, the town council may authorize exceptions to these special side yard requirements in instances where there exists irregular or jogged right-of-way lines, or other such special circumstances.

(Code 1989, ch. 12, § 3.06(g))

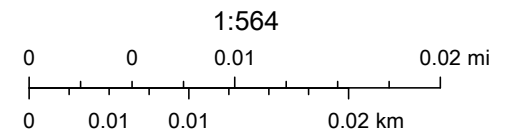
ZONING MAP

ATTACHMENT 4



5/10/2021, 11:33:41 AM

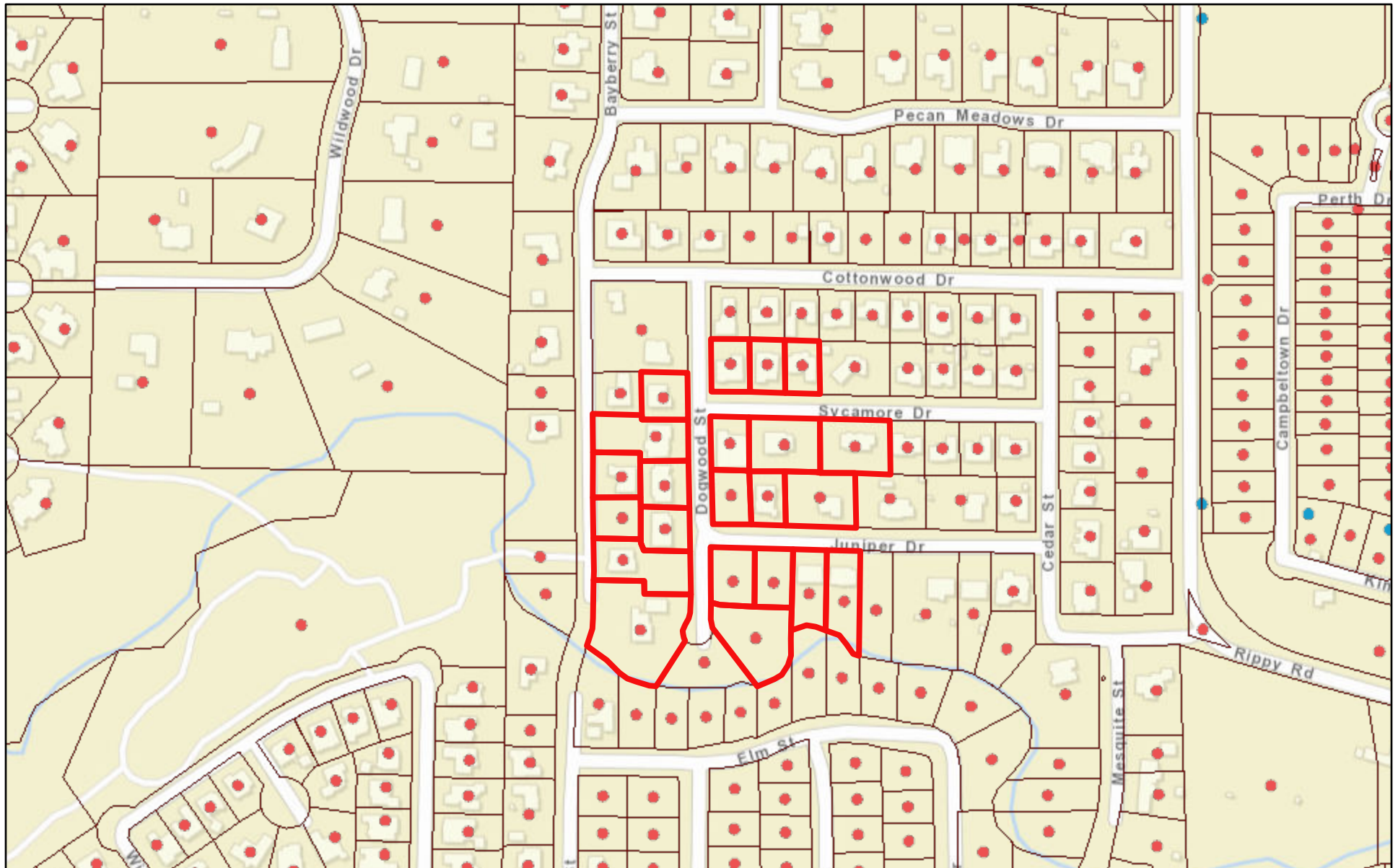
- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits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



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

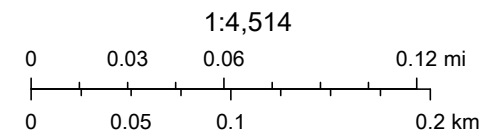
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 5



5/10/2021, 11:39:32 AM

- Buffer (Step 2) _Query result
- Parcel
- County Line
- Town Limits
- Alternate Address
- Key Lot
- Primary Address



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

AERIAL PHOTOGRAPH



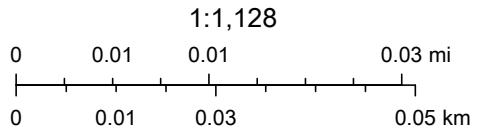
5/10/2021, 11:35:05 AM

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



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, June 9, 2021 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 Steve & Cheryl Gallegos for a variance from Section 98-1027 (d), "Minimum Side Yard Setback," 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 3404 Juniper Dr, Block 26, Lot 18, of the Pecan Acres subdivision.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, May 28, 2021 and Saturday/Sunday (print edition), May 29, 2021 & May 30, 2021.

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, May 28, 2021

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. BOA21-0002)

Town of Flower Mound Account Number: 100041132



May 24, 2021

Board of Adjustment Case No. BOA21-0002

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

A request has been received from Steve & Cheryl Gallegos from Section 98-1027 (d), "Minimum Side Yard Setback," 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 3404 Juniper Dr, Block 26, Lot 18, of the Pecan Acres subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, June 9, 2021, 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 9

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R14201	MCFARLAND, JEFFREY & MEGAN	3312 SYCAMORE DR	FLOWER MOUND	TX	75028	3312 Sycamore Dr
R14202	LOPEZ, MICHAEL J & MARIANN E LOWERY-LOPEZ	3400 SYCAMORE DR	FLOWER MOUND	TX	75028	3400 Sycamore Dr
R14203	OSEGUERA, GERARDO	3402 SYCAMORE DR	FLOWER MOUND	TX	75028	3402 Sycamore Dr
R14204	WOODHALL-GRIFFITH, DONNA M	3403 SYCAMORE DR	FLOWER MOUND	TX	75028	3403 Sycamore Dr
R14220	BUSTAMANTE, ANDRES & MARIA J	3400 JUNIPER ST	FLOWER MOUND	TX	75028	3400 Juniper Dr
R14221	GALLEGOS, STEVE M & CHERYL H	10901 BROGAS DR NW	ALBUQUERQUE	NM	87114	3404 Juniper Dr
R14244	OROZCO, PETE	4916 BAYBERRY ST	FLOWER MOUND	TX	75028	4916 Bayberry St
R14245	ROSS, JASON H & STEFANIE	4908 Bayberry St	Flower Mound	TX	75028	4908 Bayberry St
R14246	STARRETT, JAMIE L & GREGORY EUGENE	4909 DOGWOOD ST	FLOWER MOUND	TX	75028	4909 Dogwood St
R14249	MCBRIDE, SHAE E	5001 DOGWOOD ST	FLOWER MOUND	TX	75028	5001 Dogwood St
R14252	SEONG, YEOLWU	2830 DAVISON AVE	AUBURN HILLS	MI	48326	4921 Dogwood St
R14253	RUDEBUSCH, FRANK & MARTHA ELAINE	4917 DOGWOOD ST	FLOWER MOUND	TX	75028	4917 Dogwood St
R14256	HADDAD, AL & TAHA, WASAN S	917 WOOD DUCK WAY	FLOWER MOUND	TX	75028	4908 Dogwood St
R14257	HADDAD, AL & TAHA, WASAN S	917 WOOD DUCK WAY	FLOWER MOUND	TX	75028	3405 Juniper Dr
R14258	AYOUBI, SAMMY S	14421 ADMIRAL DR APT 4209	FORT WORTH	TX	76155	3401 Juniper Dr
R14259	DESAI, SHIVANI J & D'SOUZA, JONATHAN	3313 JUNIPER ST	FLOWER MOUND	TX	75028	3313 Juniper Dr
R14260	ENRIQUEZ, OSCAR CAVAZOS & FLORES, IVONNE	3311 Juniper St	Flower Mound	TX	75028	3311 Juniper Dr
R157321	STEARNS, HARRY J, JR	3311 SYCAMORE DR	FLOWER MOUND	TX	75028	3311 Sycamore Dr
R161713	OROZCO, PETE	4916 BAYBERRY ST	FLOWER MOUND	TX	75028	4912 Bayberry St
R171011	UPTMOOR, JOHN JEROME JR	3401 Sycamore Dr	Flower Mound	TX	75028	3401 Sycamore Dr
R186571	WALKER, MARK C & WENDY S	3310 JUNIPER ST	FLOWER MOUND	TX	75028	3310 Juniper Dr
R562571	HENRY, MARK A & CATHERINE M	4925 DOGWOOD ST	FLOWER MOUND	TX	75028	4925 Dogwood St