

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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

July 14, 2021

Page 2

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on June 9, 2021.

E. REGULAR ITEMS – PUBLIC HEARING

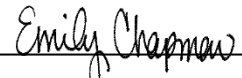
2. **(BOA21-0003)** Hold a public hearing and consider a request from Vance Bishop for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trl. and West of Skillern Rd., and is locally known as 2904 Corkwood Cir., Block F, Lot 18, of River Oaks Estates.
3. **(BOA21-0004)** Hold a public hearing and consider a request from Al Haddad for a variance from Sections 98-1027 (d) "Minimum Side Yard Setback" and 98-1028 (b) "Minimum Rear 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 3405 Juniper Dr, Block 28, Lot 20, of the Pecan Acres subdivision.
4. **(BOA21-0005)** Hold a public hearing and consider a request from Julie Carriker & Michael Mattson for a variance from Sections 98-395(c), Minimum and Maximum Dimensions, 82-79, Residential Parking Area Design, and 98-1026 (b), Minimum Front Yard Setback, 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 9220 Shawnee Trl, Lot 14, 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: July 9, 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: July 14, 2021

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on June 9, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the June 9, 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 June 9, 2021, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the June 9, 2021, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 9TH DAY OF JUNE 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:

Gregory Schultz	Chair
Denis Toth	Vice Chair
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
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

Ryan Geddie	Board Member, Place 3
Troy Bishop	Board Member, Place 7

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Chief Building Official
Emily Chapman	Administrative Assistant
Chris Pamplin	Asst. 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 January 13, 2021.

Board Member Wilson made a motion to approve the January 13, 2021, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

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

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

E. 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.

Staff Presentation

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

- Variance Request
- Sec. 98-1027
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Maureen Kersey (4218 Phoenix Dr., Carrollton, TX 75010) answered questions and gave the applicant presentation on behalf of the applicants with the following items included:

- Variance Request
- Red line plans
- Variance Request 1
- Photos
- Variance Request 2
- Map Existing Properties
- Aerial Photo
- Property Photos
- Variance Request 3
- Variance Request 4

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
Al Haddad, 3405 Juniper Drive		

Board Member Deliberation

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

VOTE ON THE MOTION

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

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

F. ADJOURNMENT – REGULAR SESSION – 6:53 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 2

REGULAR ITEM

DATE: July 14, 2021

FROM: Tasha Coates, Plans Review Manager

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Vance Bishop

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0003) Hold a public hearing and consider a request from Vance Bishop for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trl. and West of Skillern Rd., and is locally known as 2904 Corkwood Cir., Block F, Lot 18, of River Oaks Estates.

BACKGROUND INFORMATION:

APPLICANT: Vance Bishop
2904 Corkwood Cir
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 2904 Corkwood Cir
Flower Mound, TX 75022

SUBDIVISION: Block F, Lot 18
River Oaks Estates

ZONING: Single Family Estate (SFE)

STAFF ANALYSIS:

A request has been received from Vance Bishop for a variance from Section 98-1032(e) "Accessory Buildings" of the Code of Ordinances.

- The request is to allow an accessory building to be constructed at a height of 29'8".
- The request could not be approved as the proposed accessory building exceeds the maximum 20' grade to peak height allowed for the SFE zoning on this property. Section 98-1032(e) states "*Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof. *Exception.* Accessory buildings located in SFE single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof."

Mr. Bishop is requesting a variance to allow a garage to be constructed at 29'8" to the peak of the roof, which is 9'8" more than allowed for this zoning per Section 98-1032(e) 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

5/11/2021

BOA Variance Request -1.jpg

BOA 21-0003

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

DATE: 5/10/2021

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 98-1032 (e) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2904 CORKWOOD CIRCLE, FLOWER MOUND, TX 75022Legal Description: Lot/Tract 18, Block F, of Subdivision/Abstract RIVER OAKS 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.)

PLEASE SEE ATTACHED EXPLANATION OF REQUEST

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

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

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

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

Signature of Applicant

2904 CORKWOOD CIR, FLOWER MOUND, TX 75022

Mailing Address

ASHA COATES

Staff Member's Signature

Print Name

VANCE BISHOP

Telephone (Home)

5/20/21

Date

Telephone (Day Number)

408.621.1854

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 _____,

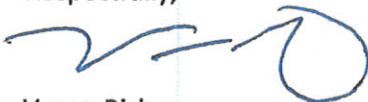
BOA Packet Page 2
Rev. 10/20/2010

Dear Flower Mound Board of Adjustment,

I am requesting a variance to the maximum height limitation for accessory buildings as stated in the Flower Mound Zoning Ordinance, Section 98-1032 – Accessory Buildings, Sub-section (e) – Height. It states the maximum height of an accessory building on a Single-Family Estate (SF-E) is to be 20' from foundation to the peak of the roof. My intent is to have an RV garage built that will also provide additional storage space. While my lot is 1.23 acres, the useable footprint is much smaller. The proposed design of the RV garage will enable me to maximize that space, while keeping the roof pitch similar to that of my home, as required by the HOA. The total height of the building from foundation to the peak of the roof would be 29'8". Our community is heavily wooded, and the only neighbor that will be able to see the building has reviewed the proposed plan and given their approval. I am aware there are other accessory buildings in our community that have been given variance approval for height for accessory buildings for the same purpose, such as 4905 N Creek Crossing.

Thank you for your consideration.

Respectfully,

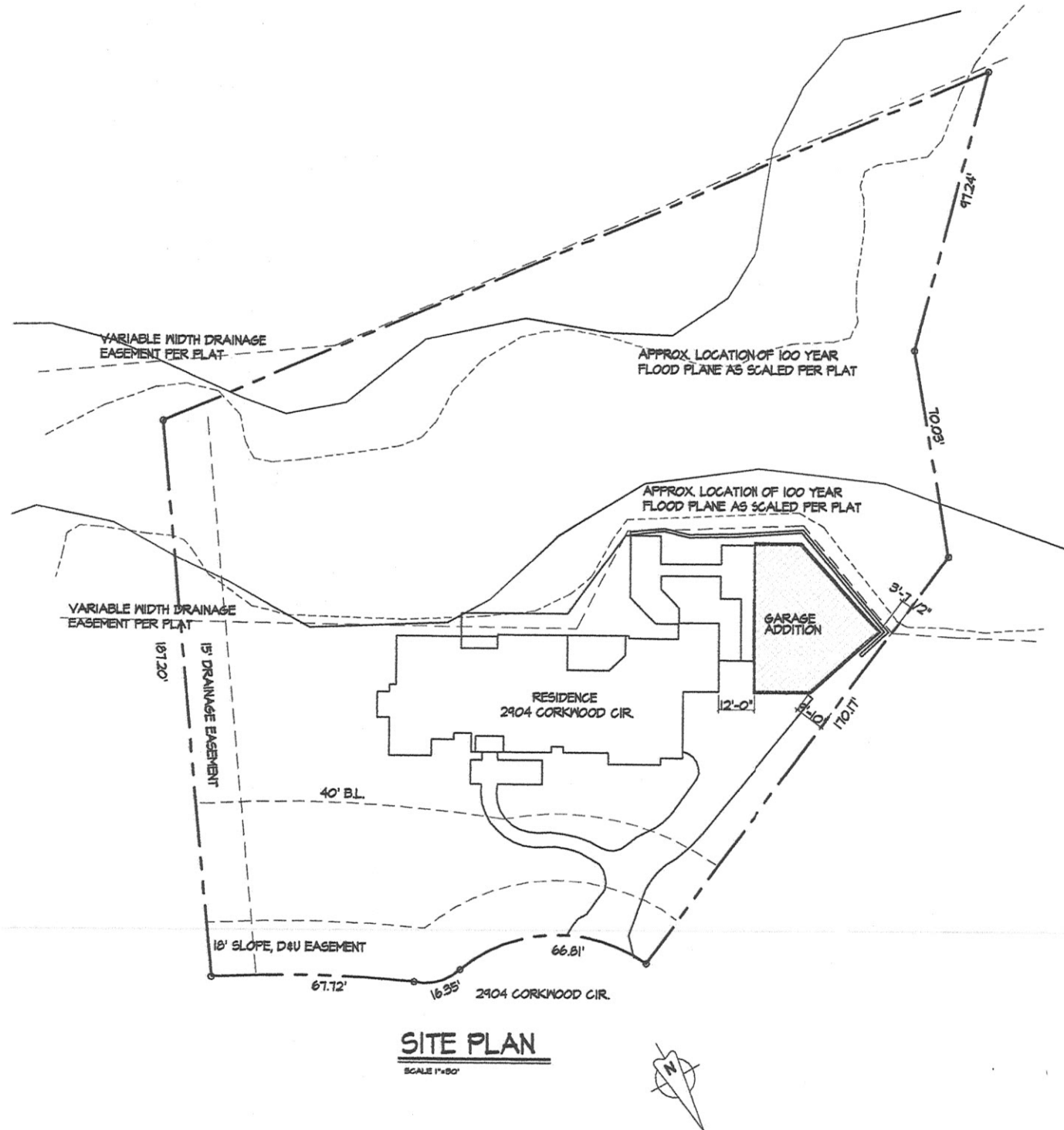
 5.10.21

Vance Bishop

2904 Corkwood Circle

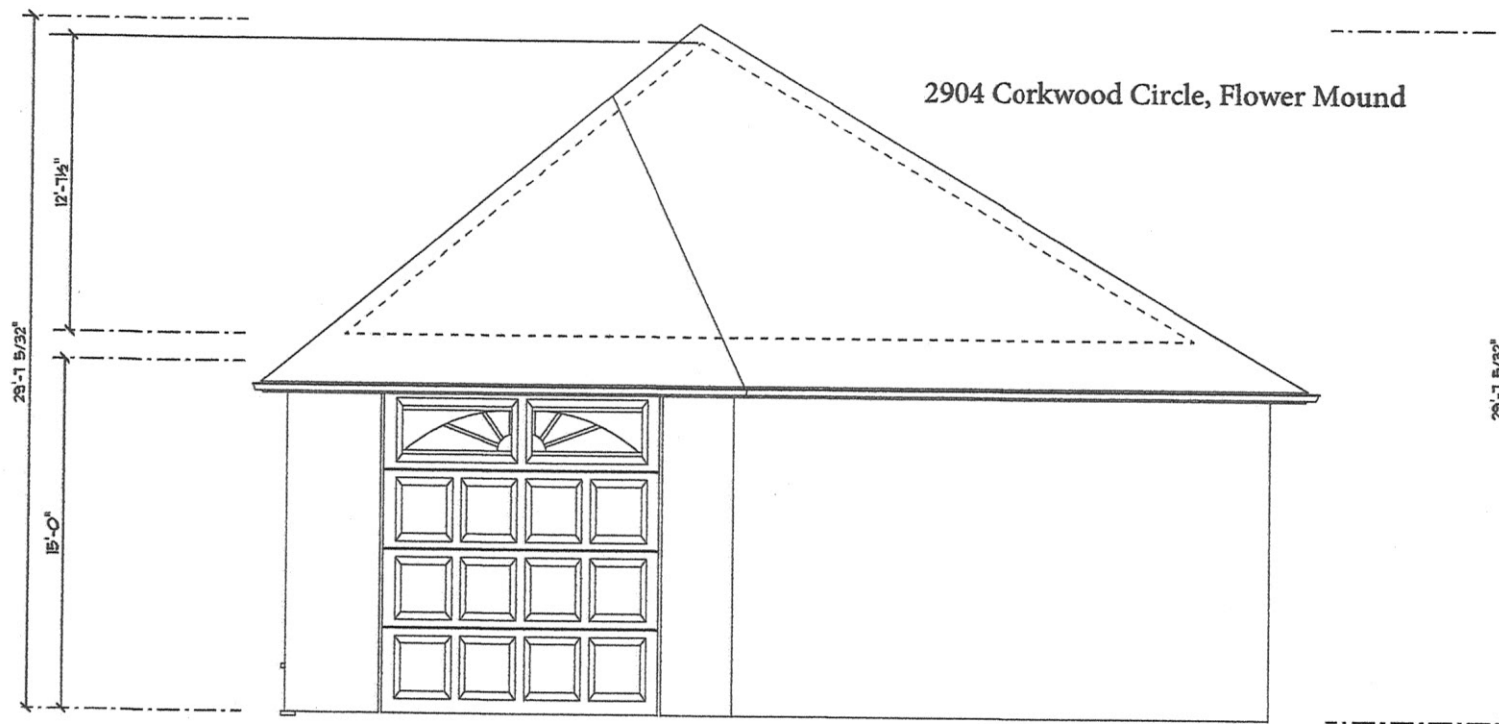
Flower Mound, TX 75022

408.621.1854



Approved by 2900 Corkwood Circle, Flower Mound

Name: SESHASAI KANUHI Signature: [Signature] Date: 5/16/21



FRONT ELEVATION 10-12

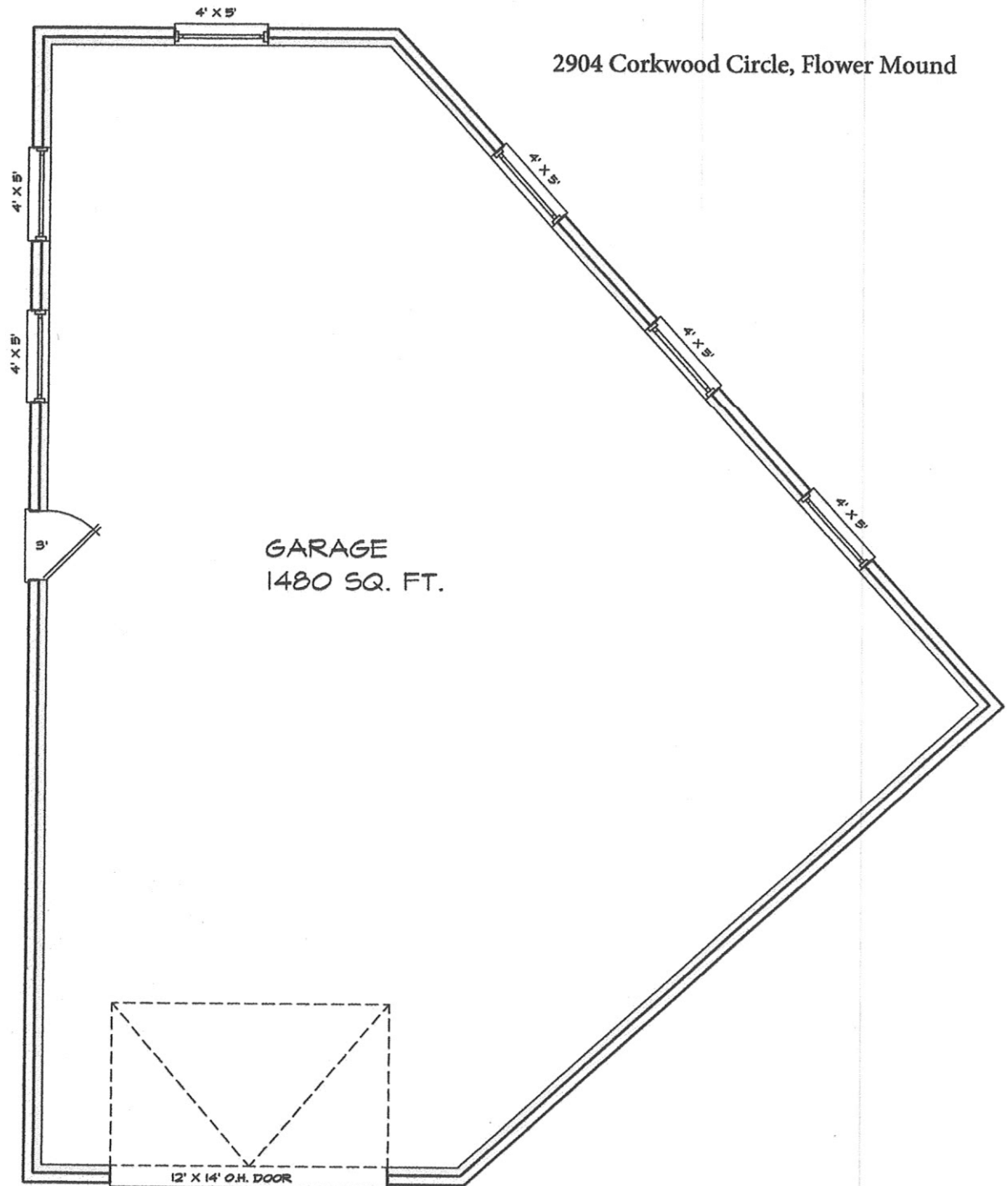
SCALE: 1/8" = 1'-0"

Approved by 2900 Corkwood Circle, Flower Mound

Name: SESH KANLW

Signature: [Signature]

Date: 5/16/21



FLOOR PLAN

SCALE 1/4" = 1'-0"

Approved by 2900 Corkwood Circle, Flower Mound

Name: SESP KANCIN

Signature: [Signature]

Date: 5/16/21

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.

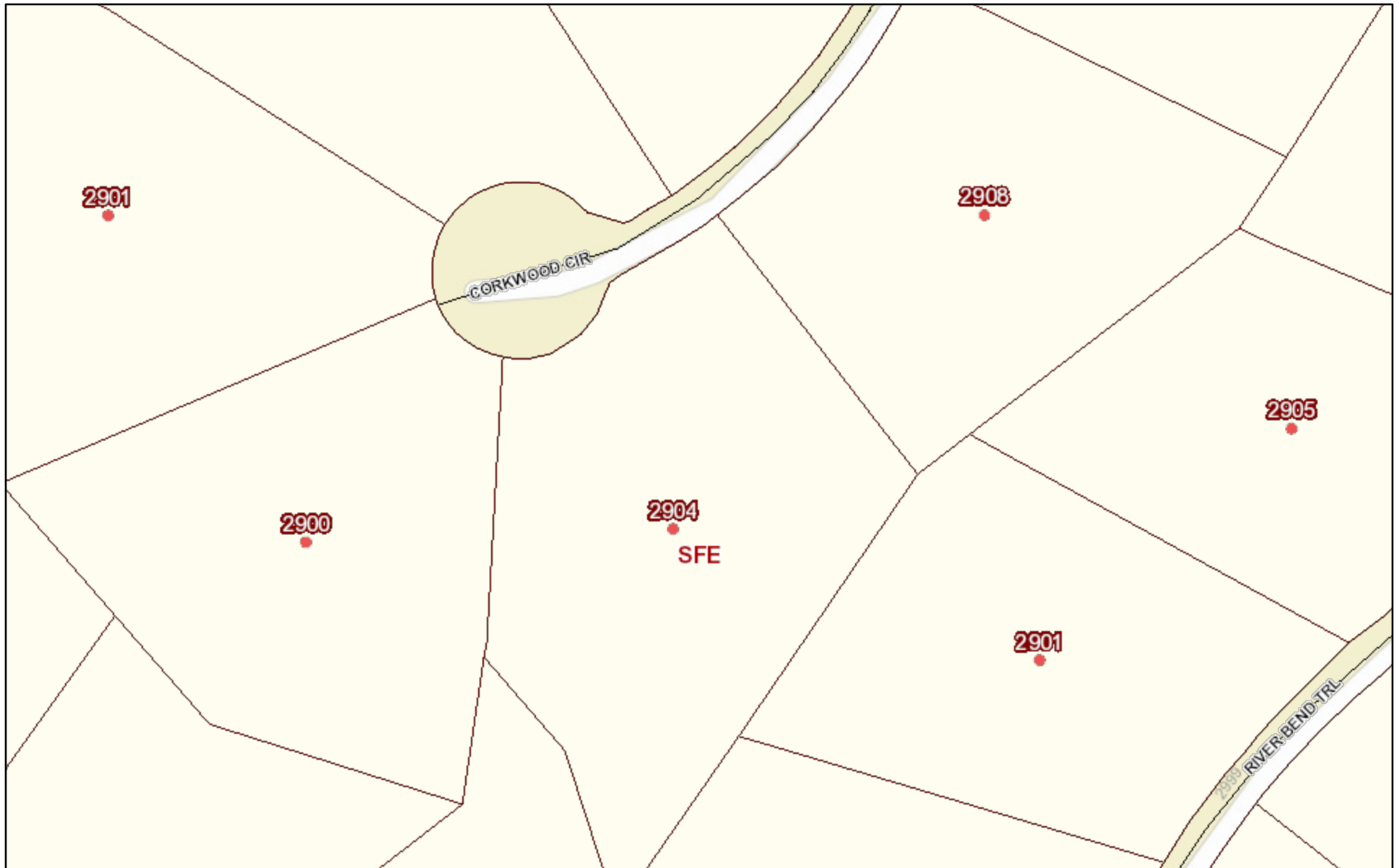
Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.

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

(Ord. No. 19-01, § 1, 3-5-2001)

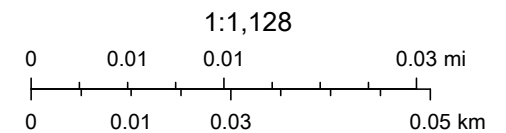
ZONING MAP

ATTACHMENT 4



5/26/2021, 12:20:07 PM

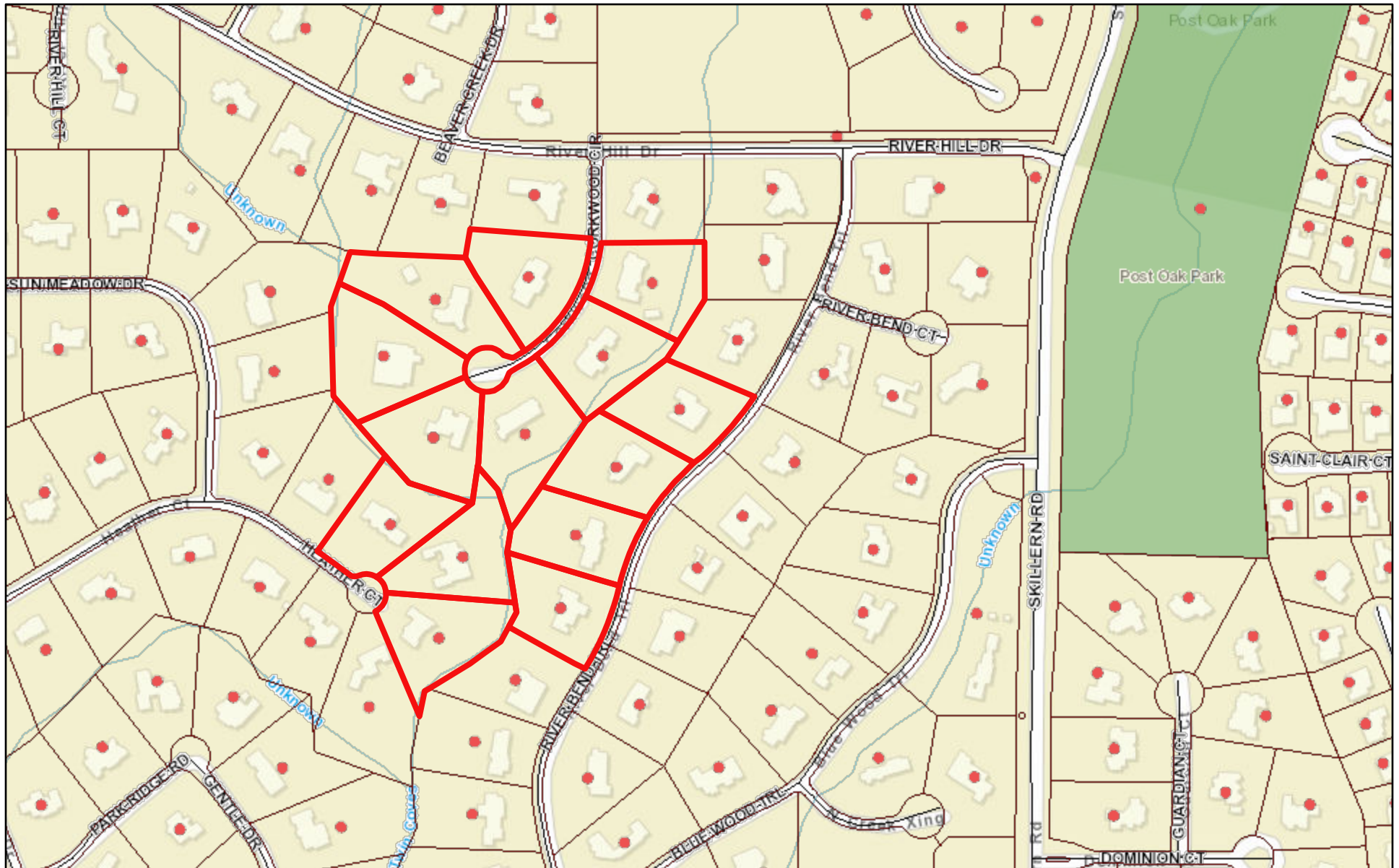
- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits | 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

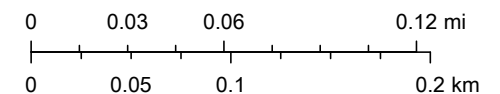
ATTACHMENT 5



5/26/2021, 12:27:07 PM

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

1:4,514



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

AERIAL PHOTOGRAPH



5/26/2021, 12:22:23 PM

2019 AERIAL PHOTOGRAPHY

Blue: Band_3

Red: Band_1

Green: Band_2

Parcel

County Line

Town Limits

Address Points

Primary Address

Alternate Address

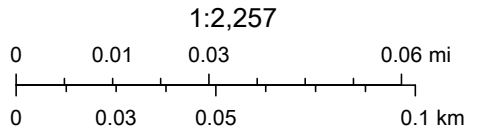
Key Lot

Streams

Streets

Unknown

DG3



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, 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, July 14, 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 Vance Bishop for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trl and West of Skillern Rd and is locally known as 2904 Corkwood Cir, Block F, Lot 18, of River Oaks Estates.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, June 25, 2021 and Saturday/Sunday (print edition), June 26, 2021 & June 27, 2021.

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, June 25, 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. BOA21-0003)

Town of Flower Mound Account Number: 100041132



June 28, 2021

Board of Adjustment Case No. BOA21-0003

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

A request has been received from Vance Bishop for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located North of Wichita Trl and West of Skillern Rd and is locally known as 2904 Corkwood Cir, Block F, Lot 18, of River Oaks Estates.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, July 14, 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
R168969	LELEUX, JERRY P & TERESA A	5108 HEATHER CT	FLOWER MOUND	TX	75022	5108 Heather Ct
R168970	HILEMAN, GAILE	5100 HEATHER CT	FLOWER MOUND	TX	75022	5100 Heather Ct
R168971	CRITELLI, JOHN J & TAMARA A	5109 HEATHER CT	FLOWER MOUND	TX	75022	5109 Heather Ct
R187985	BESSELLIEU, GABRIELA SPEER	3001 CORKWOOD CIR	FLOWER MOUND	TX	75022	3001 Corkwood Cir
R187986	POTTORFF, CHARLES G & SUSAN M	2905 CORKWOOD CIR	FLOWER MOUND	TX	75022	2905 Corkwood Cir
R187987	ALCOCK, TODD IO & JENNIFER MCCULLOUGH TRS ALCOCK FAMILY TRUST	2901 CORKWOOD CIR	FLOWER MOUND	TX	75022	2901 Corkwood Cir
R187988	KANCHI, SESHASAI & SARITHA MAMILLAPALLI, TR KANCHI FAMILY TRUST	2900 CORKWOOD CIR	FLOWER MOUND	TX	75022	2900 Corkwood Cir
R187989	SCHMITZ, JOSEPH D	2904 CORKWOOD CIR	FLOWER MOUND	TX	75022	2904 Corkwood Cir
R187990	REVERING, BRAD WILLIAM & JENNIFER	2908 CORKWOOD CIR	FLOWER MOUND	TX	75022	2908 Corkwood Cir
R187991	ANELLO, ROBERT DONALD & JULIE	3000 CORKWOOD CIR	FLOWER MOUND	TX	75022	3000 Corkwood Cir
R187996	CHRISTOPHER, MICHAEL J & TOVAAS, RODNEY L	2905 River Bend Trl	Flower Mound	TX	75022	2905 River Bend Trl
R187997	BOISE, MATTHEW T & DANIA M	2901 RIVER BEND TRL	FLOWER MOUND	TX	75022	2901 River Bend Trl
R187998	SOLOMON, WADE & ELIZABETH TRUST	2809 RIVER BEND TRL	FLOWER MOUND	TX	75022	2809 River Bend Trl
R187999	HAVARD, VICTOR & JENNIFER	2805 RIVER BEND TRL	FLOWER MOUND	TX	75022	2805 River Bend Trl



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 3

REGULAR ITEM

DATE: July 14, 2021

FROM: Tasha Coates, Plans Review Manager

THROUGH: Joelle Hainley, Chief Building Official

PRESENTER:

APPLICANT: Al Haddad

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0004) Hold a public hearing and consider a request from Al Haddad for a variance from Sections 98-1027 (d) “Minimum Side Yard Setback” and 98-1028 (b) “Minimum Rear 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 3405 Juniper Dr, Block 28, Lot 20, of the Pecan Acres subdivision.

BACKGROUND INFORMATION:

APPLICANT: Al Haddad
917 Wood Duck Way
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 3405 Juniper Dr
Flower Mound, TX 75028

SUBDIVISION: Block 28, Lot 20
Pecan Acres

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Al Haddad for a variance from Section 98-1027 (d) “Minimum Side Yard Setback” and Section 98-1028 (b) “Minimum Rear Yard Setback” of the Code of Ordinances.

1. The first request is to allow a garage to be constructed 15’ from the side property line, which is 5’ less than the 20’ required by the Town’s Code of Ordinances.
 - 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”

2. The second request is to allow the home to be constructed 14'11 1/2" from the rear property line, which is 10' 1/2" less than the 25' rear yard setback per the Town's Code of Ordinances.
 - Section 98-1028 (b) states "Permitted Obstructions. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings permitted herein and the ordinary projection of window sills, belt courses, cornices and roof overhangs and other architectural features of the main building projecting no more than two feet into the required rear yard".

Mr. Haddad is 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 and for a home to be constructed 16'8" from the rear property line, which is 8'4" less than required per section 98-1028(b) 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. Section 98-1028
5. Zoning Map
6. 200' property owner notice map
7. Aerial photograph of property
8. Published public hearing notice
9. Property owner notification
10. List of property owners within 200 feet

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

BOA 21-0004

DATE: 6/3/2021

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 _____ of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3405 JUNIPER DRIVELegal Description: Lot/Tract 20, Block 28, of Subdivision/Abstract PECAN ACRES ADDITION

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.)

please see attached explanation

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.**

AL Haddad
Signature of Applicant

AL HADDAD & WESSON HADDAD
Print Name

917 Wood Duck Way - FM- 75028
Mailing Address

972-804-0911
Telephone (Home)

972-804-0911
Telephone (Day Number)

Cashia Coates
Staff Member's Signature

6/4/21
Date

123074736
Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED

() GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

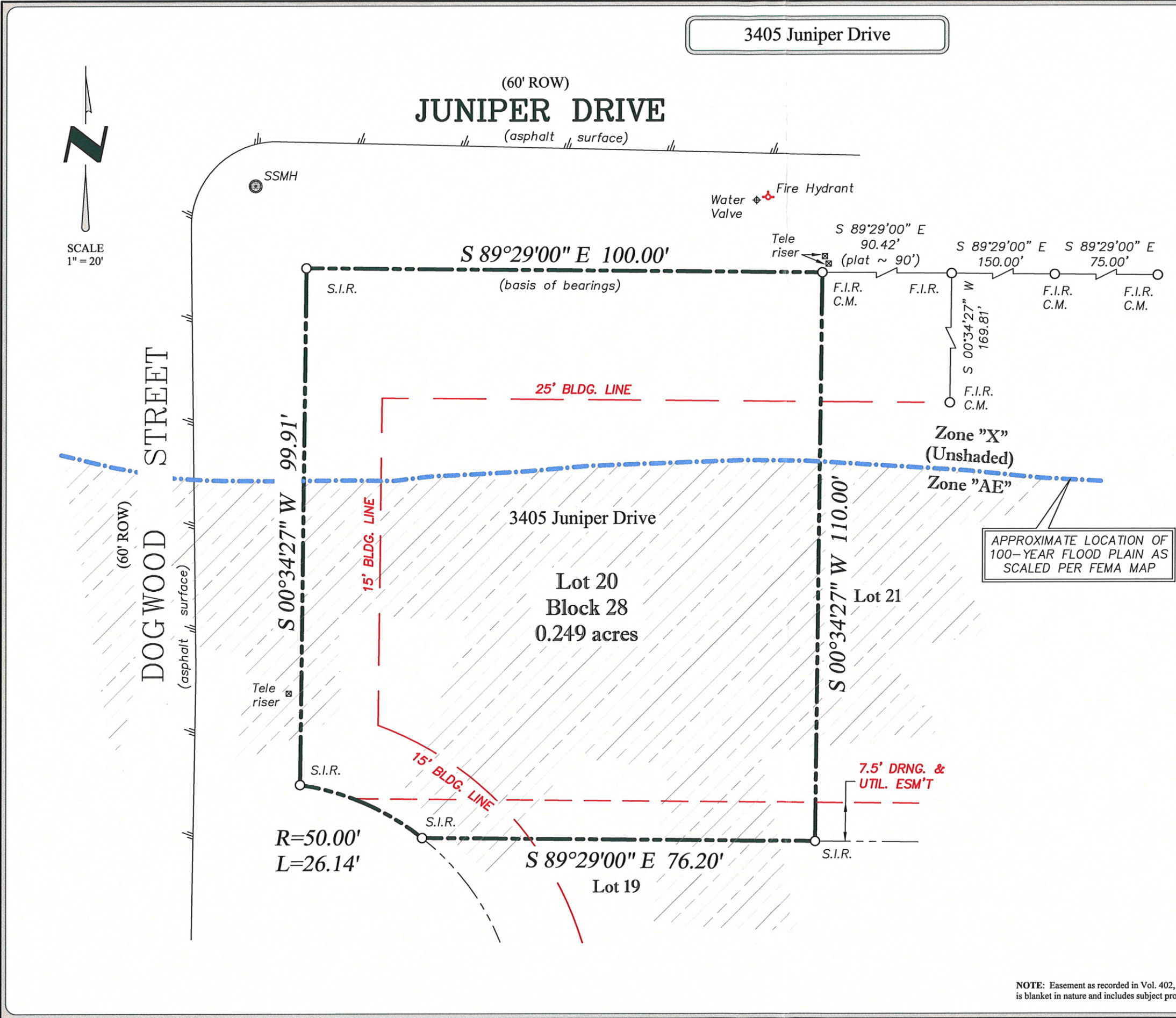
Filed with office of the Secretary this _____ day of _____, _____.

- 1- The city inadvertently provided us 20 feet front property set back based on the plat filed in 1968. Unfortunately, the architectural plans were complete when the city discovered it is 25 feet front property set back instead of the 20 feet. We fully understand that oversight could happen with any entity, and we have no problem with the issue. However, to avoid the hardship of having to redesign the plans, we kindly ask the BOA to grant us a variance to accommodate the same plans on the same lot with the following variances to the property lines set back:

A- 15 feet instead of the 20 feet set back to the garage on the west side of the lot.

B- 14' 11 ½ " set back to the southwest corner of the cul de sac line instead of 25'.

- 2- A variance of 15 feet set back to the garage is presently enjoyed by others in the same subdivision.
- 3- Lot 19 is a corner lot facing Juniper Street as the main street and Dogwood Street as a side street that leads to a dead end. There is only one house built on the opposite side of our lot. Therefore, the traffic is minimal to one house only.
- 4- There will be no impact to the public welfare or the adjacent property values. By granting us the variance and allowing the construction of a custom home, the general area will be helped, by removing a vacant property and replacing it with a modern farmhouse. Removing a vacant property and building a nice home will eventually increase the adjacent property values.
- 5- Since lot 19 which is south of our lot 20 is also owned by us and is in FIRM zone AE in the floodway, no structure will ever be built on the lot that may impact the rear property line set back.
- 6- Since the Town has no plan to widen Dogwood Street where the garage entry, the driveway to the garage will be covering the 20 feet public easement plus 15 feet set back to the garage thereby creating a 35 feet driveway which is sufficient in all cases.
- 7- Pecan acres is shown to be a medium density development on the Town's master plan. By granting us the variance there will be no impact to the land use patterns or the master plan since the property will remain a medium density residential property and will be constructed as such.



PROPERTY DESCRIPTION: Lot 20, Block 28, Pecan Acres Addition, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat recorded in Volume 5, Page 39, Plat Records, Denton County, Texas.

Date:	10/24/14
ASC No.	1410304
Drawn/Chk	L.G. / D.L.A.
Client	Fidelity National Title
G.F. No.	FTDAL-18-9000181400365DW



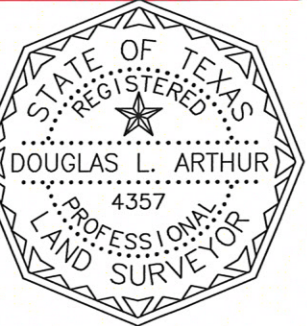
Fidelity National Title
Insurance Company
3424 Long Prairie Road
Flower Mound, Texas 75022
Ph. (972) 874-9198
Fax (972) 874-9672

3405 Juniper Drive
Flower Mound, Texas

LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post. OHE=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence/ post) — OHE — (overhead power)

FLOOD NOTE: It is my opinion that the property described hereon is partially 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" (Unshaded), Zone "AE".

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.



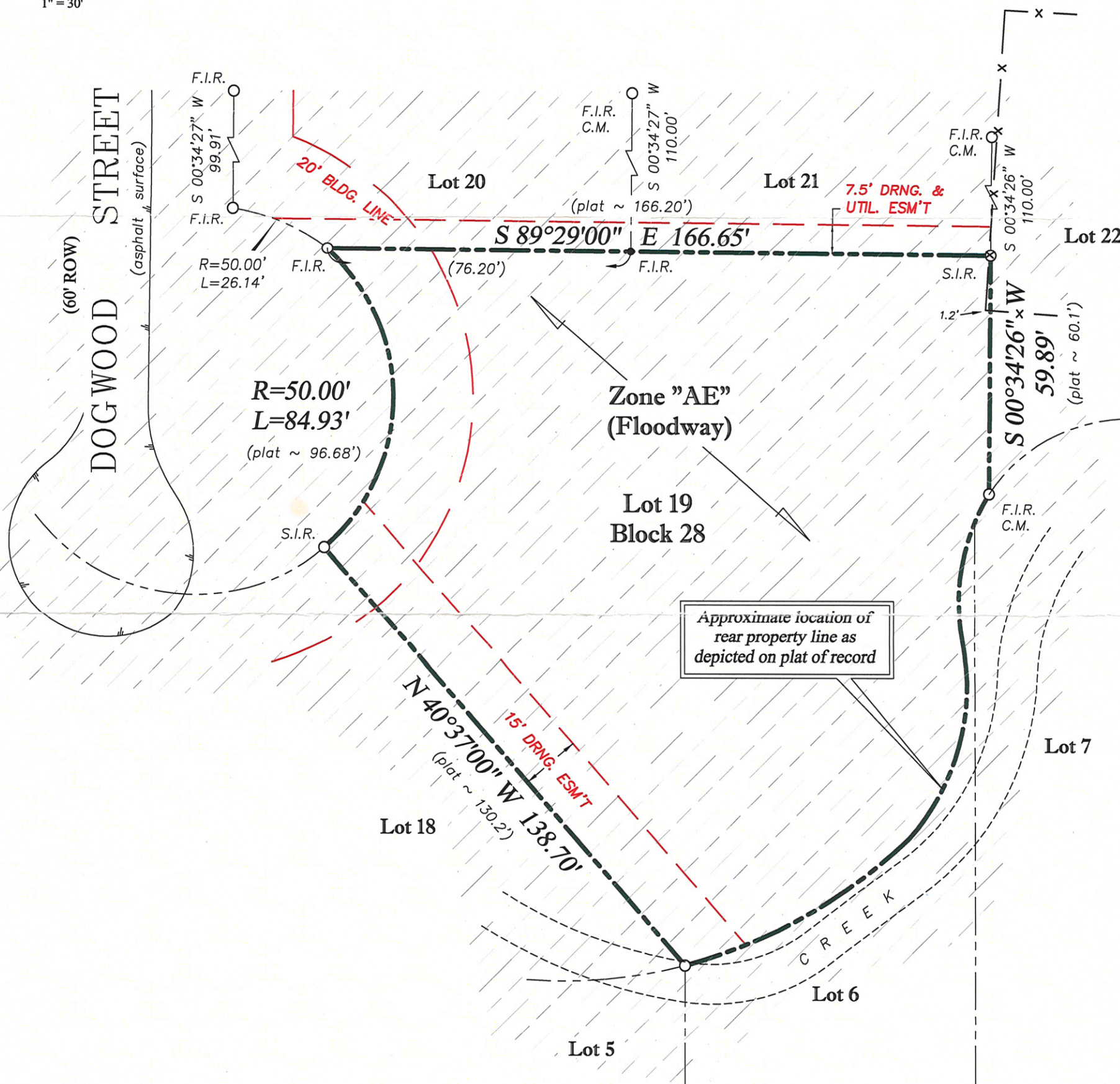
Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

Douglas L. Arthur

... Dogwood Street



SCALE
1" = 30'



NOTE: Easement as recorded in Vol. 402, Pg. 394 is blanket in nature and includes subject property.

PROPERTY DESCRIPTION: Lot 19, in Block 28, of Pecan Acres, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 5, Page 39, Plat Records of Denton County, Texas.

LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post. OHE=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence/ $\odot$ post) — OHE — (overhead power)

FLOOD NOTE: It is my opinion that the property described hereon is 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 "AE" (Floodway).

Date:	01/11/16
ASC No.	160174
Drawn/Chk	L.G. / D.L.A.
Client	Freedom Title
G.F. No.	16031959FM-BR



... Dogwood Street
Flower Mound, Texas

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



FreedomTitle
3624 Long Prairie Road, Suite 101
Flower Mound, TX 75022
Ph. (972) 899-5950
Fax (972) 899-5952

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))

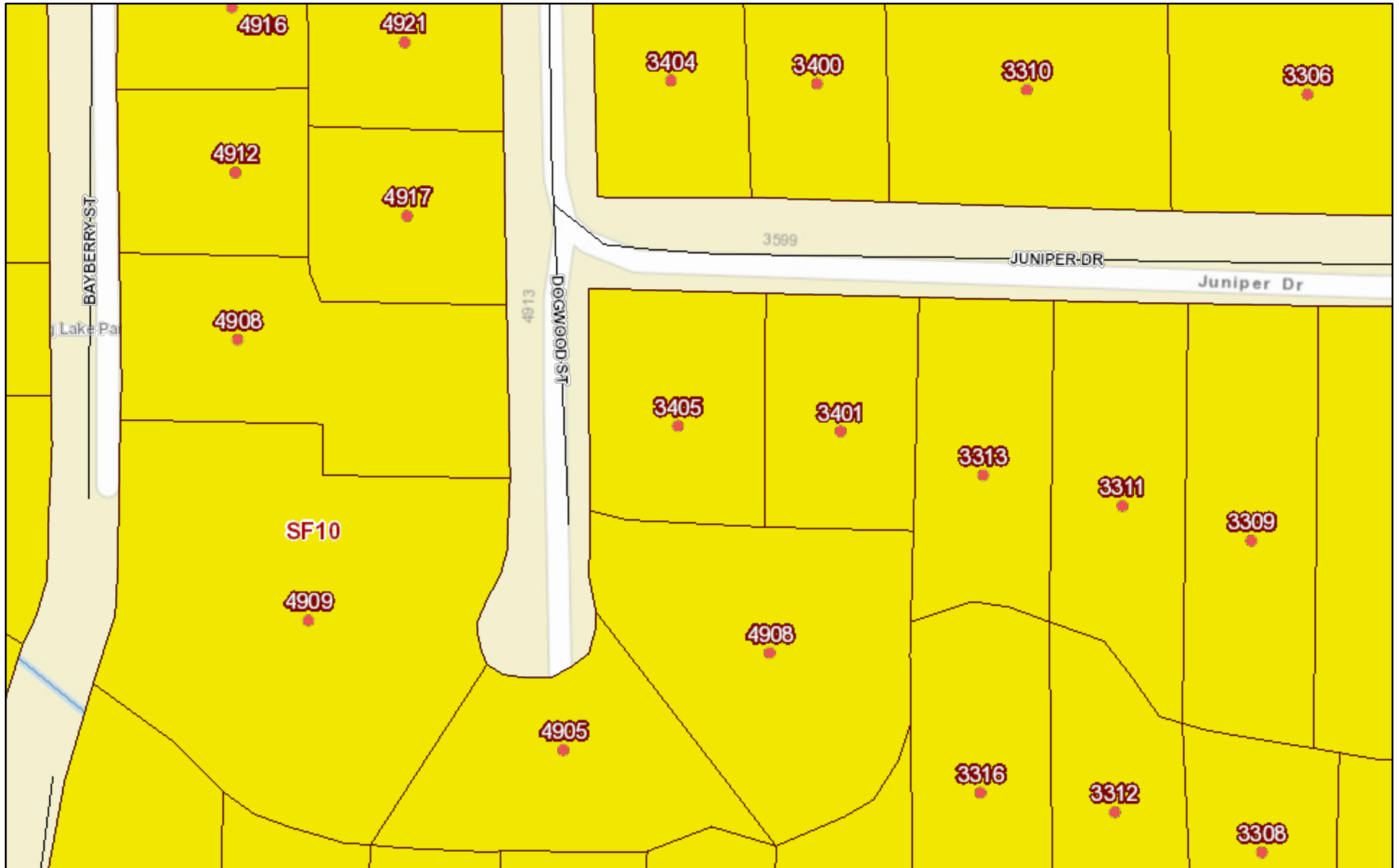
Sec. 98-1028. - Minimum rear yard setback.

- (a) *Generally.* The location of buildings shall comply with the minimum rear 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 part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features of the main building projecting no more than two feet into the required rear yard.
- (c) *Nonresidential buildings.* No rear yard shall be required for nonresidential buildings if an alley is located adjacent to the rear lot line. In the I or in a PD-I district where rail lines exist at the rear of lots or tracts occupied by industrial or commercial buildings, the buildings may be located for direct service by rail transportation.
- (d) *Accessory buildings.* Detached accessory buildings may be located within a required rear yard, subject to section 98-1032, accessory buildings.
- (e) *Garage or carport.* Where a garage or carport is designed and constructed to be entered from an alley, such garage or carport shall be set back from the alley a minimum distance of 20 feet so as not to interfere with the use of the alley by other vehicles or persons.
- (f) *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 rear yard setback.
 - (2) On major arterials, a minimum 60-foot rear yard setback.
 - (3) Notwithstanding the foregoing, during the platting process, the town council may authorize exceptions to these special rear 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(h))

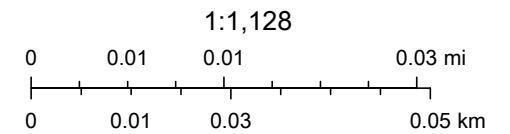
ZONING MAP

ATTACHMENT 5



6/14/2021, 8:48:19 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,

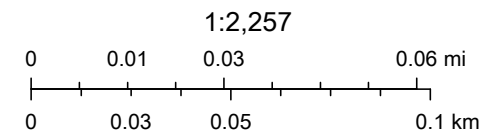
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 6



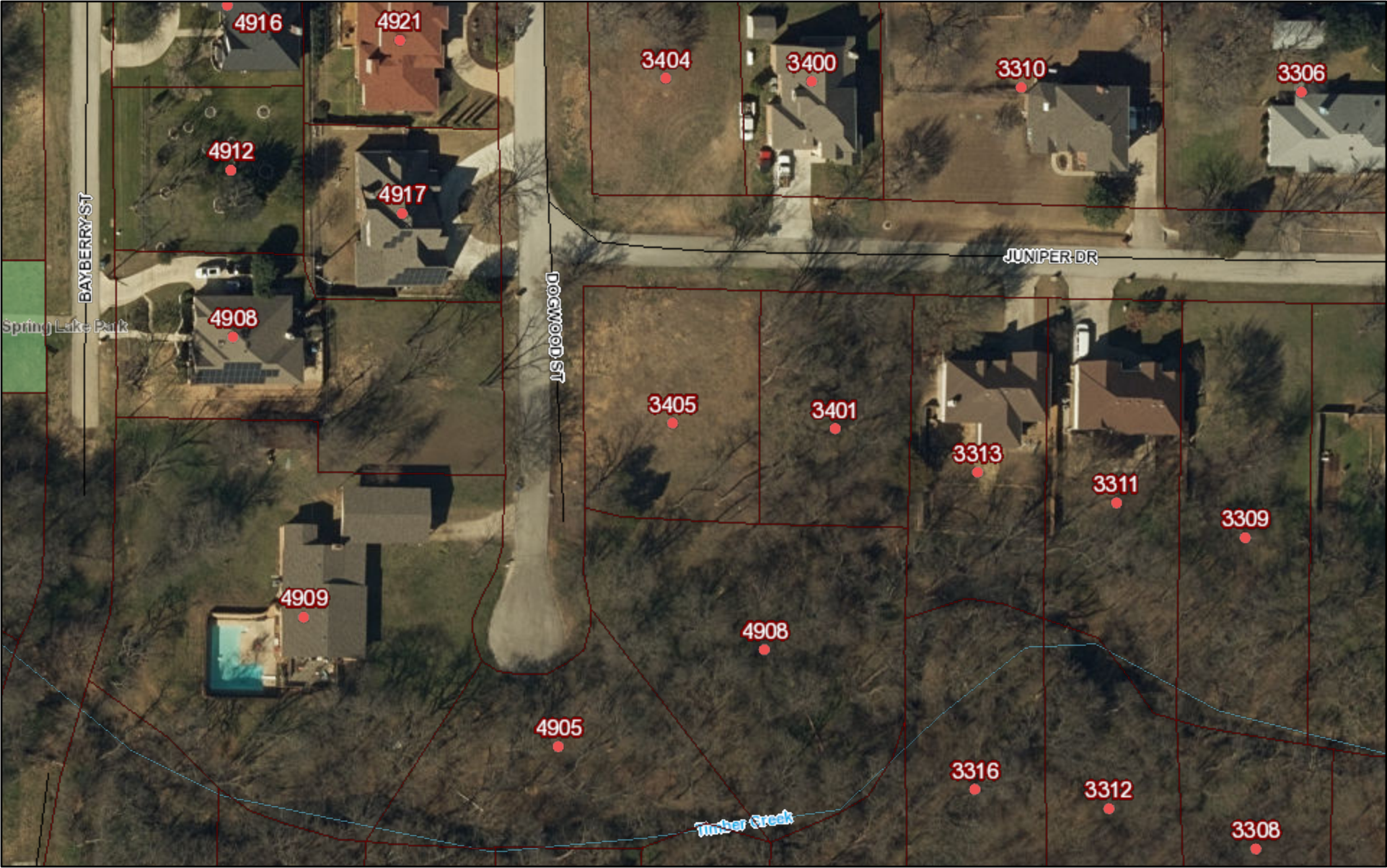
6/14/2021, 8:53:50 AM

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



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

AERIAL PHOTOGRAPH



6/14/2021, 8:49:30 AM

2019 AERIAL PHOTOGRAPHY

Red: Band_1

Green: Band_2

Blue: Band_3

Parcel

County Line

Town Limits

Address Points

Primary Address

Alternate Address

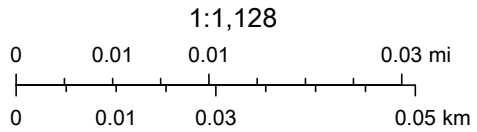
Key Lot

Park Location

Streams

Streets

Unknown



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, 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, July 14, 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 Al Haddad for a variance from Sections 98-1027(d) "Minimum Side Yard Setback" and 98-1028 (b) "Minimum Rear 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 3405 Juniper Dr, Block 28, Lot 20, of the Pecan Acres subdivision.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, June 25, 2021 and Saturday/Sunday (print edition), June 26, 2021 & June 27, 2021.
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, June 25, 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. BOA21-0004)

Town of Flower Mound Account Number: 100041132



June 28, 2021

Board of Adjustment Case No. BOA21-0004

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

A request has been received from Al Haddad for a variance from Sections 98-1027(d) "Minimum Side Yard Setback" and 98-1028 (b) "Minimum Rear 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 3405 Juniper Dr, Block 28, Lot 20, 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, July 14, 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

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R13867	DILLEHAY, PATRICK N	481 COUNTY ROAD 4220	BONHAM	TX	75418	3412 Elm St
R13870	DILLEHAY, PATRICK N	481 COUNTY ROAD 4220	BONHAM	TX	75418	3408 Elm St
R13872	CLARK FAMILY TRUST CAMPBELL, LINDA C TR	7700 ZACKERY RD	AUBREY	TX	76227	3404 Elm St
R13874	ANDRES, LARRY	323 DAKOTA CT	GRAND JUNCTION	CO	81507	3400 Elm St
R13876	WISE, LYLE E	8281 COUNTY ROAD 134	CELINA	TX	75009	3316 Elm St
R13877	WISE, LYLE E	8281 COUNTY ROAD 134	CELINA	TX	75009	3312 Elm St
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
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
R14255	STARRETT, JAMIE L & GREGORY EUGENE	4909 DOGWOOD ST	FLOWER MOUND	TX	75028	4905 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
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



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 4

REGULAR ITEM

DATE: July 14, 2021
FROM: Tasha Coates, Plans Review Manager
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:
APPLICANT: Julie Carriker and/or Michael Mattson
STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0005) Hold a public hearing and consider a request from Julie Carriker & Michael Mattson for a variance from Sections 98-395(c), Minimum and Maximum Dimensions, 82-79, Residential Parking Area Design, and 98-1026 (b), Minimum Front Yard Setback, 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 9220 Shawnee Trl, Lot 14, Block GR of the Roanoke Hills Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Julie Carriker & Michael Mattson
3000 N Stemmons Fwy #1132
Lewisville, TX 75067

LOCATION:

PROPERTY ADDRESS: 9220 Shawnee Trl
Flower Mound, TX 75022

SUBDIVISION: Block GR, Lot 14
Roanoke Hills

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Julie Carriker and Michael Mattson for a variance from Sections 98-395(c), Minimum and Maximum Dimensions, 82-79, Residential Parking Area Design, and 98-1026 (b), Minimum Front Yard Setback, of the Code of Ordinances.

1. The first request is to allow a proposed home to be constructed at 1,196 square feet, which is 604 square 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 in the SF-3 zoning district.
 - 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.
2. The second request is to allow a garage to be constructed at 19’6” deep, which is 6” less than required per Town Ordinance.
- Section 82-79 states “Residential Parking Area Design. Required parking spaces for residential dwelling units, other than multifamily, shall be a minimum of nine feet wide and 20 feet long. Such parking spaces may be located on a driveway or in an enclosed garage and may be placed end to end, but no portion of any parking space shall be located within the right-of-way of a public street or a public alley. Required parking spaces for residential dwelling units other than multifamily or mobile homes shall be located in an enclosed garage”.
3. The third request is to allow the home to be constructed 15’ from the front property line, which is 10’ less than the required 25’ front yard setback for SF10 zoning.
- Section 98-1026 (b) states “Permitted Obstructions. Every part of a required front yard shall be open and unobstructed, except for 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 front yard. Roof eaves and roof extensions of the main building or a porch without posts or columns may project into the required front yard for a distance of no more than two feet, and subsurface structures, platforms or slabs may project into the front yard to a height no greater than 30 inches above the average grade of the yard.”

Ms. Carriker and Mr. Mattson are requesting three variances to allow a new home to be constructed at 1,196 square feet, which is 604 square feet less than the minimum required per Section 98-395 (c) of the Town’s Code of Ordinances, to construct a garage at 19’6” deep, which is 6” less than required by Section 82-79 of the Town’s Code of Ordinances, and to construct a home 15’ from the front property line, which is 10’ less than required by Section 98-1026 (b) of 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:

- 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 98-3959(c)
4. Section 98-1201(5)
5. Section 98-1205
6. Section 82-79
7. Section 98-1026(b)
8. Zoning Map
9. 200' property owner notice map
10. Aerial photograph of property
11. Published public hearing notice
12. Property owner notification
13. List of property owners within 200 feet

BOA 21-0005

APPLICATION - REQUEST FOR VARIANCE OR APPEAL

ZONING BOARD OF ADJUSTMENT

TOWN OF FLOWER MOUND

DATE: 6/4/21

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 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 9220 Shawnee TrailLegal Description: Lot/Tract 14, 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.)

Requesting that a variance be approved for a house that is 11910
sq. ft. 40 feet wide x 55.6 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:

- 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.
- 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.
- 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.
- 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.

Michael Mattson / Julie Carriker
 Signature of Applicant

MICHAEL MATTSON / Julie Carriker
 Print Name

3000 N. Stemmons Fwy #1132, Lewisville, (940) 300-0341
 Mailing Address

Mailing Address

Telephone (Home)

Telephone (Day Number)

Casha Coates
 Staff Member's Signature

6/4/21
 Date

23074735
 Receipt Number

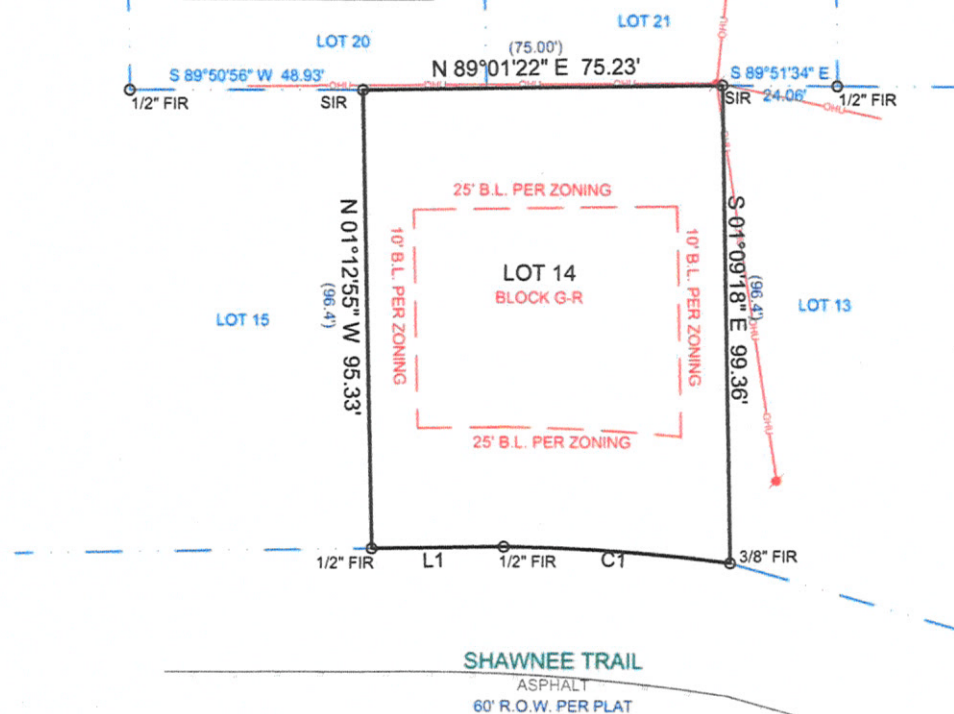
BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.72'	411.18'	6°38'57"	N 86°10'41" W	47.69'
LINE	BEARING	DISTANCE			
L1	S 89°05'58" W	27.61'			



LEGEND

- = POWER POLE
- c = GUY WIRE
- R.O.W. = RIGHT-OF-WAY
- B.L. = BUILDING LINE
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD W/CAPPED
- CM = CONTROLLING MONUMENT
- () = PLAT OR DEED CALL
- = ASPHALT
- = OVERHEAD UTILITIES

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at Shawnee Trail in the Town of Flower Mound, Denton County, Texas, being Lot 14, Block GR, ROANOKE HILLS ADDITION, an addition to the Town of Flower Mound, Denton County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 181, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Flower Mound, Community Number 480777 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 520 G of said map.

SURVEYORS CERTIFICATION

Certified to Independence Title (GF# 2062766-SRDF), Title Resources Guaranty Company, Abacus Homes, LLC., Larry Anthony, and Kimberly Anthony

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 11-10-2020, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1a, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

SCHEDULE "B" ITEMS

Commitment for Title Insurance (T-7), Dated October 21, 2020

Policy Number 2062766-SRDF

10(a.) Volume 403, Page 604 Easement to Denton County Electric Cooperative, Inc., does not affect;

10(b.) Volume 455, Page 210 Blanket Easement to Denton County Electric Cooperative, Inc., does affect;



TITLE COMPANY



KAZ
SURVEYING

TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150905-03

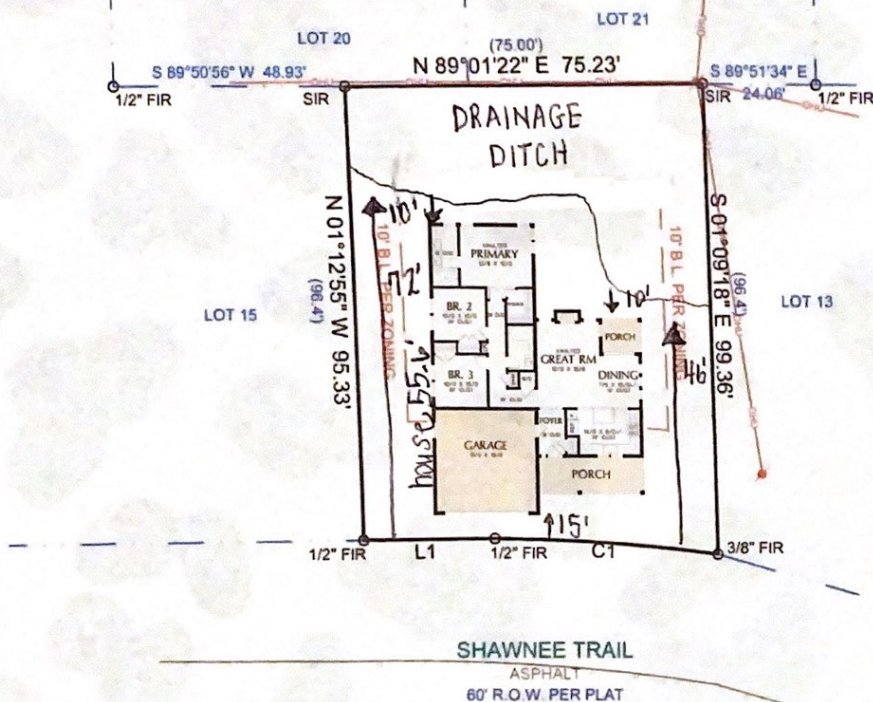
DRAWN BY: TMM

DATE: 11-11-2020

R.P.L.S.

KENNETH A. ZOLLINGER

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.72'	411.18'	6°38'57"	N 86°10'41" W	47.69'
LINE	BEARING	DISTANCE			
L1	S 89°05'58" W	127.61'			

**TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED**

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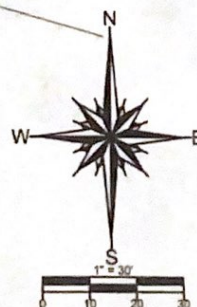
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TITLE COMPANY



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150905-03

DRAWN BY: TMM

DATE: 11-11-2020

R.P.L.S.

KENNETH A. ZOLLINGER







DETAILS

- **TOTAL HEATED AREA: 1,196 sq. ft.**
 - **FIRST FLOOR: 1,196 sq. ft.**
 - **GARAGE: 396 sq. ft.**
- **FLOORS: 1**
- **BEDROOMS: 3**
- **BATHROOMS: 2**
- **GARAGES: 2 car**
- **WIDTH: 40ft.**
- **DEPTH: 55ft.-6in.**
- **HEIGHT: 23ft.-10in.**
- **FOUNDATION: Slab Foundation**
- **MAIN ROOF PITCH: 10:12**
- **FRAMING: 2x6**

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)

Sec. 82-79. - Residential parking area design.

Required parking spaces for residential dwelling units, other than multifamily, shall be a minimum of nine feet wide and 20 feet long. Such parking spaces may be located on a driveway or in an enclosed garage and may be placed end to end, but no portion of any parking space shall be located within the right-of-way of a public street or a public alley. Required parking spaces for residential dwelling units other than multifamily or mobile homes shall be located in an enclosed garage.

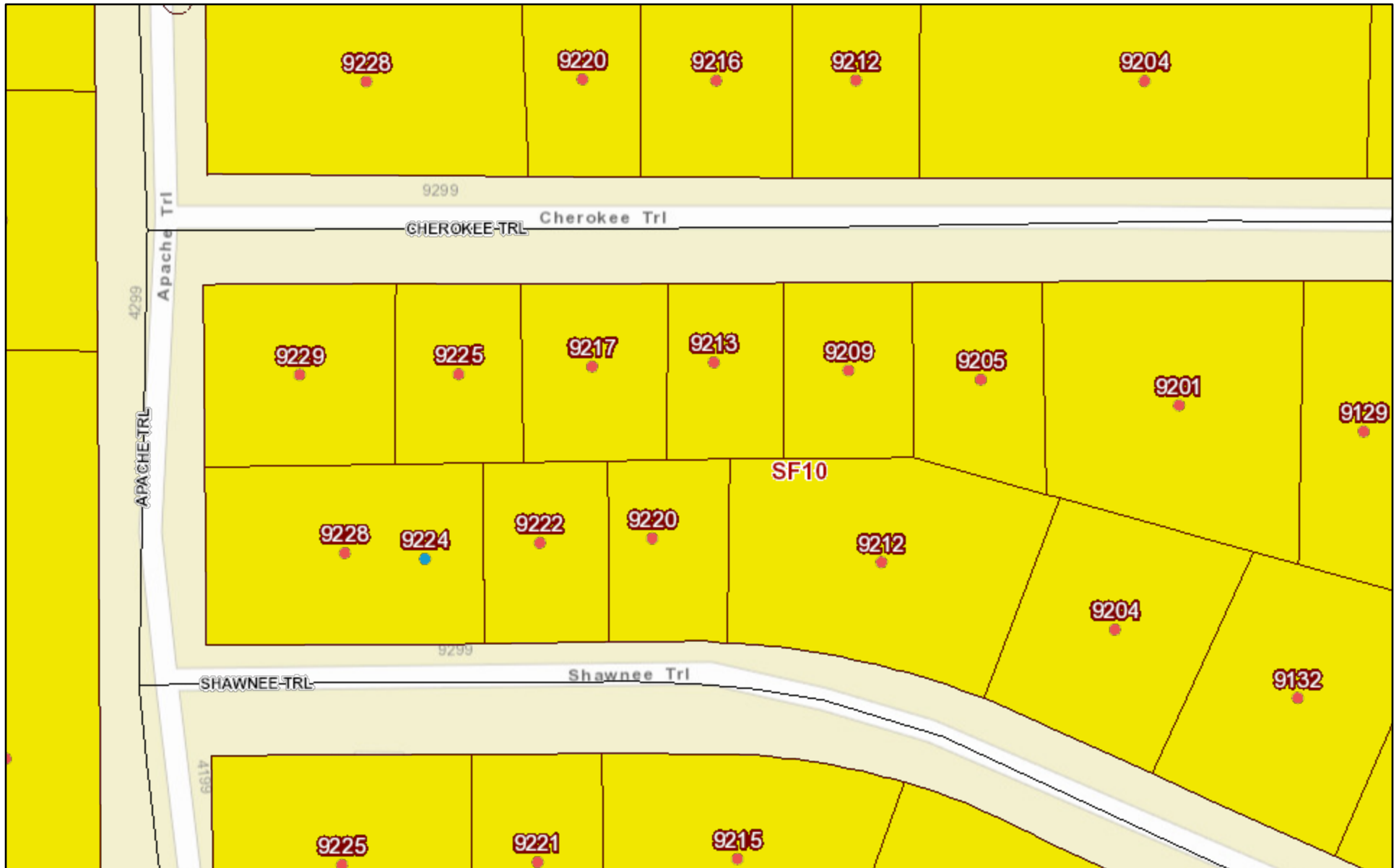
(Code 1989, ch. 12, § 5.02(i))

Sec. 98-1026. - Minimum front yard setback.

- (a) *Generally.* The location of buildings shall comply with the minimum front 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 part of a required front yard shall be open and unobstructed, except for 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 front yard. Roof eaves and roof extensions of the main building or a porch without posts or columns may project into the required front yard for a distance of no more than two feet, and subsurface structures, platforms or slabs may project into the front yard to a height no greater than 30 inches above the average grade of the yard.
- (c) *Corner lots.* For lots with frontage on two intersecting streets, a front yard shall be provided along the shorter of the two street lines; provided, however, that, on key lots in residential districts platted after January 9, 1975, both street exposures shall be treated as front yards.
- (d) *Through lots.* Where lots have double frontage, frontage on two parallel or approximately parallel streets, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by the ordinance establishing a planned development district, in which event only one required front yard shall be observed.
- (e) *Plat building lines.* Where a building line has been established by a plat approved by the town or by an ordinance establishing a planned development district, and such line requires a greater or lesser front yard setback than is prescribed by this chapter for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat, provided that no such front yard setback shall be less than ten feet.
- (f) *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 front yard setback shall be required.
 - (2) On major arterials, the minimum front yard setback shall be 60 feet.
 - (3) Notwithstanding the foregoing, during the platting process, the town council may authorize exception to these special front yard requirements in instances where there exists right-of-way widths in excess of 150 feet, irregular or jogged right-of-way lines, or other such special circumstances.
- (g) *Special regulations for nonresidential districts.* In the nonresidential districts, the following building setbacks from street lines shall be required:
 - (1) On major arterials, a minimum 60-foot front yard shall be required.
 - (2) On all other streets and roads, one of the following shall be provided, except that a combination of the two setback options may be allowed if approved by the planning and zoning commission on a site plan:
 - a. A minimum 30-foot front yard with no parking allowed in the minimum front yard; or
 - b. A 60-foot front yard.
- (h) *Gas pump islands.* Motor vehicle fuel dispenser islands, including any roof or canopy over such islands, may not be located closer than 25 feet to the front property line.
- (i) *Accessory buildings.* No accessory building shall be located within the required front yard in any district.

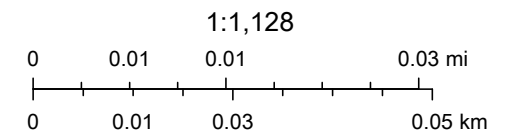
(Code 1989, ch. 12, § 3.06(f))

ZONING MAP



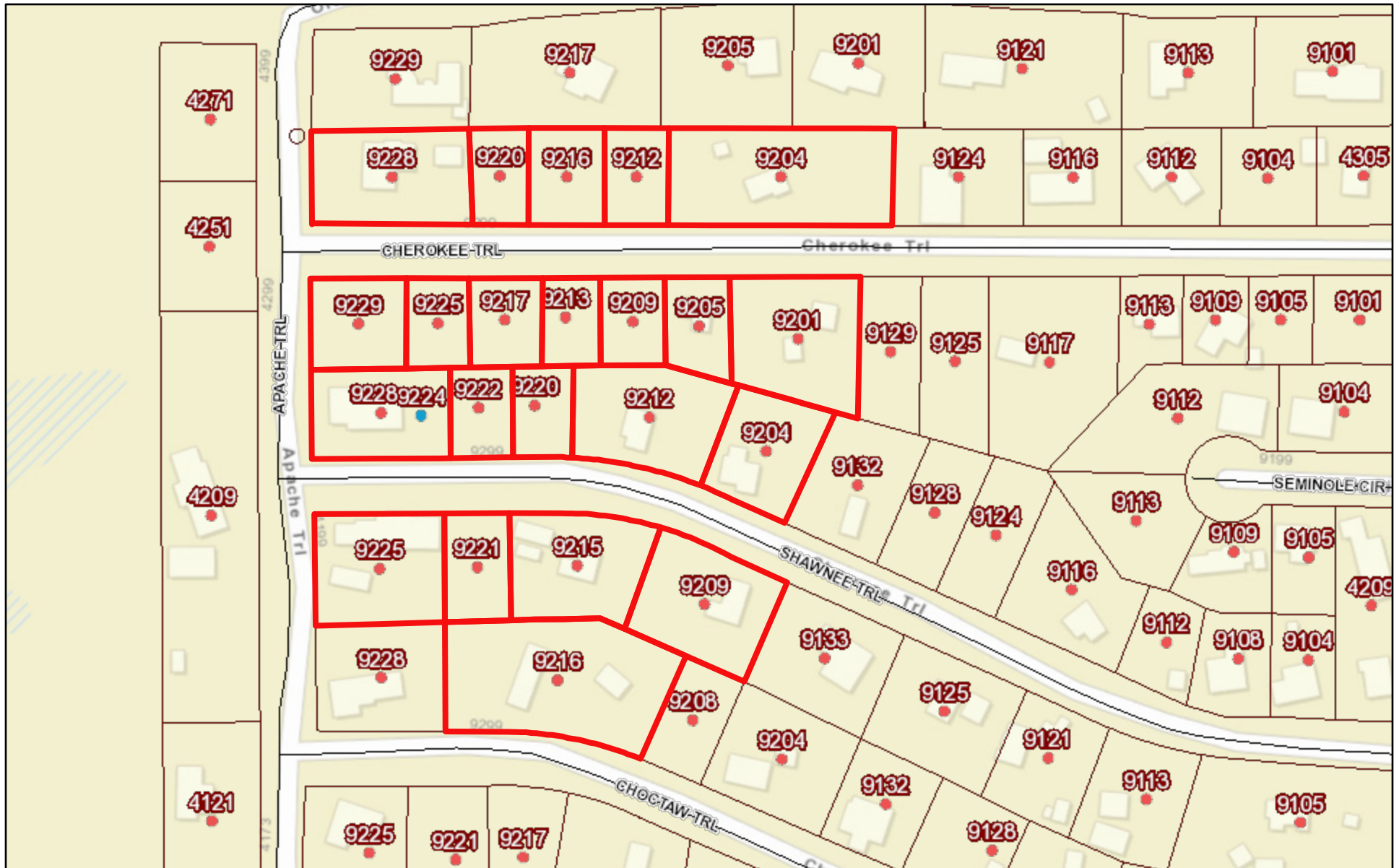
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- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address |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



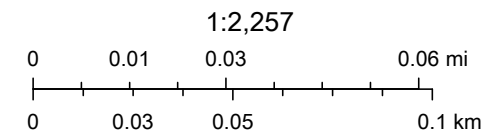
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200' PROPERTY OWNER NOTICE MAP



6/14/2021, 11:02:20 AM

- | | | | |
|--|---|--|--|
| Buffer (Step 2) _Query result_2 | Town Limits | • Alternate Address | — Streams |
| Parcel | • Address Points | • Key Lot | — Streets |
| County Line | • Primary Address | Park Location | — Unknown |



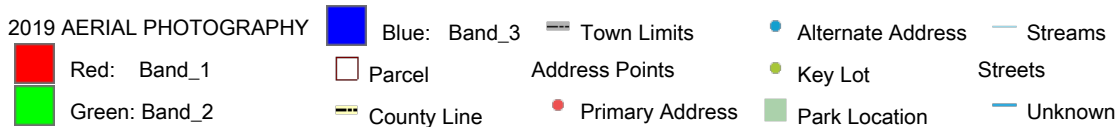
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AERIAL PHOTOGRAPH

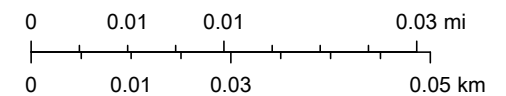


6/14/2021, 10:47:12 AM

2019 AERIAL PHOTOGRAPHY



1:1,128



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, 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, July 14, 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 Julie Carriker & Michael Mattson for a variance from Sections 98-395(c), Minimum and Maximum Dimensions, 82-79, Residential Parking Area Design, and 98-1026 (b), Minimum Front Yard Setback, 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 9220 Shawnee Trl, Lot 14, Block GR of the Roanoke Hills Subdivision.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, June 25, 2021 and Saturday/Sunday (print edition), June 26, 2021 & June 27, 2021.
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, June 25, 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. BOA21-0005)

Town of Flower Mound Account Number: 100041132



June 28, 2021

Board of Adjustment Case No. BOA21-0005

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

A request has been received from Julie Carriker & Michael Mattson for a variance from Sections 98-395(c), Minimum and Maximum Dimensions, 82-79, Residential Parking Area Design, and 98-1026 (b), Minimum Front Yard Setback, 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 9220 Shawnee Trl, Lot 14, 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, July 14, 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

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R159141	MINASSIAN, ARA	115 TANGLEWOOD LN	DOUBLE OAK	TX	75077	9225 Cherokee Trl
R159142	VALLE-CANO, JOSE R	9201 CHEROKEE TRL	FLOWER MOUND	TX	75022	9205 Cherokee Trl
R159144	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	9216 Cherokee Trl
R159145	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	9220 Cherokee Trl
R334985	HAWKINS, SHERRY R	9224 SHAWNEE TRL	FLOWER MOUND	TX	75022	9228 Shawnee Trl
R694146	ZHAO, QING	ROOM 1501 NO 260 YAOHUA ROAD	P.R. CHINA			9224 Shawnee Trl
R694147	ROSAL, ROCIO DEL	10810 SPRING CYPRESS RD APT 816	TOMBALL	TX	77375	9217 Cherokee Trl
R694148	CORDOVA, JOSE M & MARICELA	2700 Windswept Ln	Mesquite	TX	75181	9213 Cherokee Trl
R69507	TILBURY, MATTHEW	9216 CHOCTAW TRL	FLOWER MOUND	TX	75022	9216 Choctaw Trl
R69513	THEYS, DAVID L	9225 SHAWNEE TRL	FLOWER MOUND	TX	75022	9225 Shawnee Trl
R69519	THEYS, DAVID L	9225 SHAWNEE TRL	FLOWER MOUND	TX	75022	9221 Shawnee Trl
R69523	CECIL, NATHAN D	9215 SHAWNEE TRL	FLOWER MOUND	TX	75022	9215 Shawnee Trl
R69528	DAVIES, ROGER	9209 SHAWNEE TRL	FLOWER MOUND	TX	75022	9209 Shawnee Trl
R69586	PHILLIPS, TERRI	9204 SHAWNEE TRL	FLOWER MOUND	TX	75022	9204 Shawnee Trl
R69590	HAWKINS PROPERTY MANAGEMENT LLC	9120 SHOSHONE TRL	FLOWER MOUND	TX	75022	9212 Shawnee Trl
R69592	ANTHONY, LARRY & KIMBERLY	PO BOX 262	LEWISVILLE	TX	75067	9220 Shawnee Trl
R69595	GONZALEZ, ALEXANDER O	3905 MIRAMAR DR	DENTON	TX	76210	9229 Cherokee Trl
R69597	VALLE-CANO, JOSE R	9201 CHEROKEE TRL	FLOWER MOUND	TX	75022	9209 Cherokee Trl
R69600	VALLE-CANO, JOSE R	9201 CHEROKEE TRL	FLOWER MOUND	TX	75022	9201 Cherokee Trl
R69798	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	9204 Cherokee Trl
R69801	MCMAHON, MICHAEL & MICHELLE & MANUEL, JOHN	9204 CHEROKEE TRL	FLOWER MOUND	TX	75022	9212 Cherokee Trl
R69802	MUNOZ, LARRY & FREDA	9228 CHEROKEE TRL	FLOWER MOUND	TX	75022	9228 Cherokee Trl