

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

August 11, 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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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

August 11, 2021

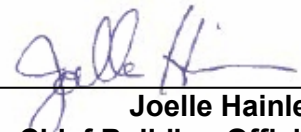
Page 2

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on July 14, 2021.

E. REGULAR ITEMS – PUBLIC HEARING

2. **(BOA21-0006)** Hold a public hearing and consider a request from Tuenmun Gary Ng for a variance from Section 98-305(b), "Minimum Lot Width," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd. and East of Morriss Rd. and is locally known as 1411 Oak Dr., Lot 2 of the Oak Heights 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: August 6, 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: August 11, 2021

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on July 14, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the July 14, 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 July 14, 2021, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the July 14, 2021, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 14TH DAY OF JULY 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
Ryan Geddie	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
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

Troy Bishop	Board Member, Place 7
Charles Freeny	Board Member, Place 6

And the following members of Town staff present:

Alicia Kreh	Town Attorney
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 June 9, 2021.

Board Member Wilson made a motion to approve the June 9, 2021, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

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

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

E. 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.

Staff Presentation

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

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

Applicant Presentation

Vance Bishop (2904 Corkwood Cir., Flower Mound) and Brian Howe with NTX Veterans Construction (705 Sierra Ln., Flower Mound) answered questions and gave the applicant presentation with the following items included:

- Site of Proposed Accessory Building- RV Garage
- Architect Drawing of Proposed- RV Garage
- Street View
- Aerial View of Proposed Accessory Building
- Conditions that must be met for Variance Approval
- Conditions Variance (a)
- Conditions Variance (b)
- Example of Neighborhood Variance Granted
- Conditions Variance (c)
- Conditions Variance (d)
- Garage Surroundings
- Aerial View of Neighborhood
- Aerial View with Garage Placement Visual

Comments

No Comments.

Board Member Deliberation

Vice Chair Toth made a motion to approve the 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. Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

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.

Staff Presentation

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

- Variance Request
- Sec. 98-1027
- Sec. 98-1028
- 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 applicant with the following items included:

- Variance Requested
- Design of house
- Variance Request 1
- Photo
- Satellite View of Dogwood St.
- Survey
- Variance Request 2

- Map of existing properties
- Satellite View
- Survey
- 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
Mark Walker, 3310 Juniper Street		

Board Member Deliberation

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

VOTE ON THE MOTION

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

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

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.

Staff Presentation

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

- Variance Request
- Sec. 98-359 (c)
- Sec. 98-1201 (5)

- Sec. 98-1205
- Floor Plan
- Section 82-79
- Garage Plan
- Section 1026 (b)
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Michael Mattson & Julie Carriker (3000 N. Stemmons, Fwy., Apt 1132, Lewisville, TX 75067) answered questions and gave the applicant presentation with the following items included:

- Variance Request
- Special Circumstances
- Site Plan
- Photo- Drainage Ditch
- Red Line
- Variance Necessity
- Photos- Surrounding Homes
- Granting the Variance
- Photo of House Plan

Comments

No Comments.

Board Member Deliberation

Board Member Wilson made a motion to approve the 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. Vice Chair Toth seconded the motion.

VOTE ON THE MOTION

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

The motion passed with a vote of 4-1-0.

F. ADJOURNMENT – REGULAR SESSION – 7:42 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT

DRAFT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 2

REGULAR ITEM

DATE: August 11, 2021
FROM: Tasha Coates, Plans Review Manager
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: Tuenmun Gary Ng

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0006) Hold a public hearing and consider a request from Tuenmun Gary Ng for a variance from Section 98-305(b), "Minimum Lot Width," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of Morriss Rd and is locally known as 1411 Oak Dr, Lot 2 of the Oak Heights Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Tuenmun Gary Ng
1411 Oak Dr
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 1411 Oak Dr
Flower Mound, TX 75028

SUBDIVISION: Lot 2
Oak Heights Subdivision

ZONING: Single Family Estate (SFE)

STAFF ANALYSIS:

A request has been received from Tuenmun Gary Ng for a variance from Section 98-305(b) "Minimum Lot Width" of the Code of Ordinances.

- The request is to allow a lot to have a minimum lot width of 118.5' rather than the 150' required per ordinance.
- The request could not be approved as the proposed lot width does not meet the minimum requirements of the Town's Code of Ordinances. Section 98-305(b) states "*Minimum lot width*. The minimum lot width for residential uses in the SF-E, single-family estate district shall be 150 feet, subject to section 98-1024."

- Section 98-1024(b) of the Town's Code of Ordinances states "*Measurement*. Lot width shall be measured as the distance between the side lot lines measured along the front building line. In the case of a lot having more than one required front yard, the lot width shall be measured along the building line associated with the shortest front lot line"

History:

This parcel of land is not a lot of record and has not been platted. In order to obtain a permit for a remodel to the existing home, the property must be platted. However, the property cannot be platted as it does not meet the minimum lot width requirement.

Summary:

Mr. Ng is requesting a variance to allow a minimum lot width of 118.5' which is 31.5' less than allowed for this zoning per Section 98-305(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 98-305(b)
4. Section 98-1024(b)
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

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

1. The Board of Adjustment consists of five (5) members and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application **must** apply. If any of the items do not apply, the Board does not have the ability to grant a variance.
2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within fifteen (15) days of the rendering of the decision by the administrative official.
3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.
4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.
5. The following must also accompany the application packet:
 - A. A \$250.00 application fee plus a \$40.00 legal notice fee.
 - B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
6. Application fee, necessary documents, etc. in completed form must be submitted to the Development and Environmental Services Department. You must supply six (6) copies of any supporting documents larger than 8.5 X 11 inches or any colored rendering.
7. After the above items have been completed, the variance request will begin the following process:
 - A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged \$2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.
 - B. The applicant or representative must be present at the Board of Adjustment public hearing. Failure to attend the public hearing will cause the Board to deny the item without prejudice to re-filing. The letter, referenced in 7 A. above, will be your notification of any hearing.
 - C. Persons who are in favor or who oppose the request are allowed to appear before the Board in order to present their views.
8. Any additional information such as renderings, elevations, models or other supporting documents that you wish to submit may be introduced at the meeting.

According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.

**APPEALS TO A DECISION RENDERED
BY THE BOARD OF ADJUSTMENT**

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

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

TOWN OF FLOWER MOUND

DATE: 7 July 2021

ATTACHMENT 1

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 **DIVISION 4. - SF-E, SINGLE-FAMILY ESTATE DISTRICT** of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: **1411 Oak Dr, Flower Mound TX 75028**

Legal Description: **Lot/Tract 2, Block N/A, of Subdivision/Abstract Oaks Heights 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.)

- ~ **The width of the lot is less than the required (150 ft) for SF-E zoning.**
- ~ **The width of the lot at the Front Property Line is 120.00 ft.**
- ~ **The width of the lot at the 40 ft Building Line is 118.50 ft.**
- ~ **The application is for a variance for this lot to be considered a legal SF-E lot.**

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

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

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

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

		Tuenmun Gary Ng	
Signature of Applicant		Print Name	
1411 Oak Dr, Flower Mound TX 75028		801-830-6868	
Mailing Address		Telephone (Home)	Telephone (Day Number)
_____ Staff Member's Signature		_____ Date	_____ Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

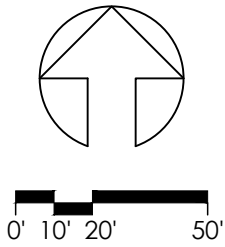
TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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

OAK DRIVE

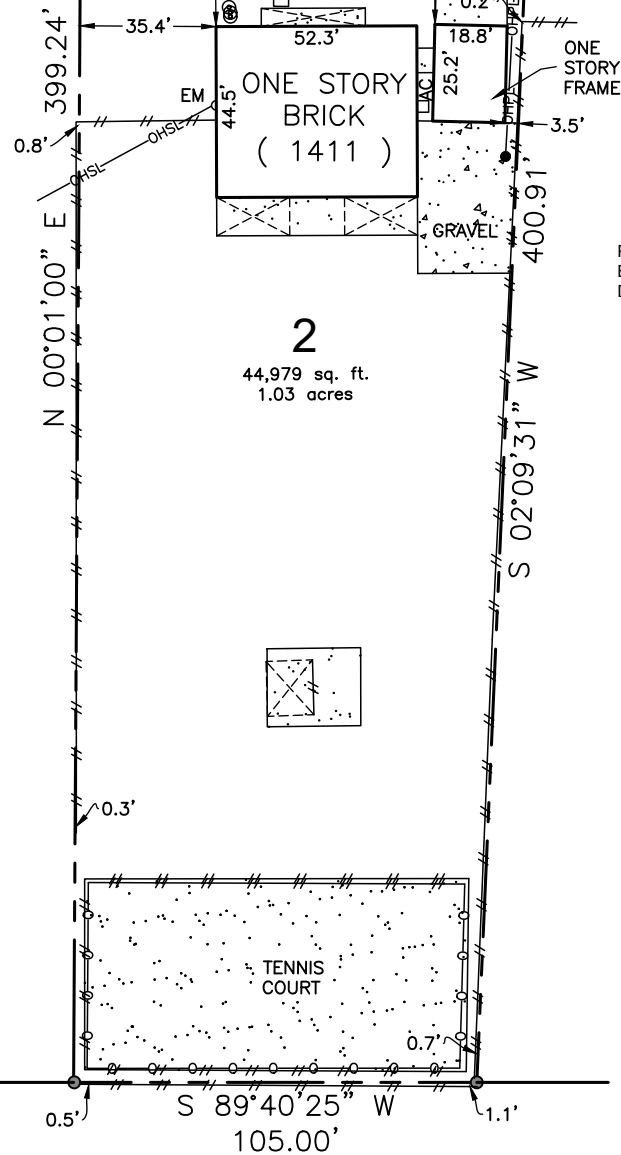
(CM)
N.W. CORNER OF
LOT 1D
REPLAT OF TRACT NO. 1
OAKS HEIGHTS SUBDIVISION
VOL. 15, PG. 5



PLACE OF
BEGINNING

LOT 1D
REPLAT OF TRACT NO. 1
OAKS HEIGHTS SUBDIVISION
VOL. 15, PG. 5

PORTION OF TRACT 2
BEVERLY CLAIRE ROGERS
DOC. NO. 94-R0060214



NG RESIDENCE

1411 Oak Drive, Flower Mound, Texas 75028

△
Issued
Project
07/07/21
21.10

2243 Elk Drive
Flower Mound, Texas 75028
Telephone 469 744 4115
guy@gregorydesign.co

GREGORY
DESIGN

Sec. 98-305. - Minimum dimensions.

- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-E, single-family estate district shall be one acre or 43,560 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-E, single-family estate district shall be 150 feet, subject to section 98-1024.
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the SF-E, single-family estate district shall be 2,400 square feet, subject to section 98-1025.
- (d) *Minimum front yard.* The minimum front yard for all uses in the SF-E, single-family estate district shall be 40 feet, subject to section 98-1026.
- (e) *Minimum side yard.* The minimum side yard in the SF-E, single-family estate district shall be twenty feet (20') for all uses, subject to section 98-1027.
- (f) *Minimum rear yard.* The minimum rear yard in the SF-E, single-family estate district shall be 20 feet, subject to section 98-1027.

(Ord. No. 39-02, § 2(3.09(e)—(j)), 7-15-2002)

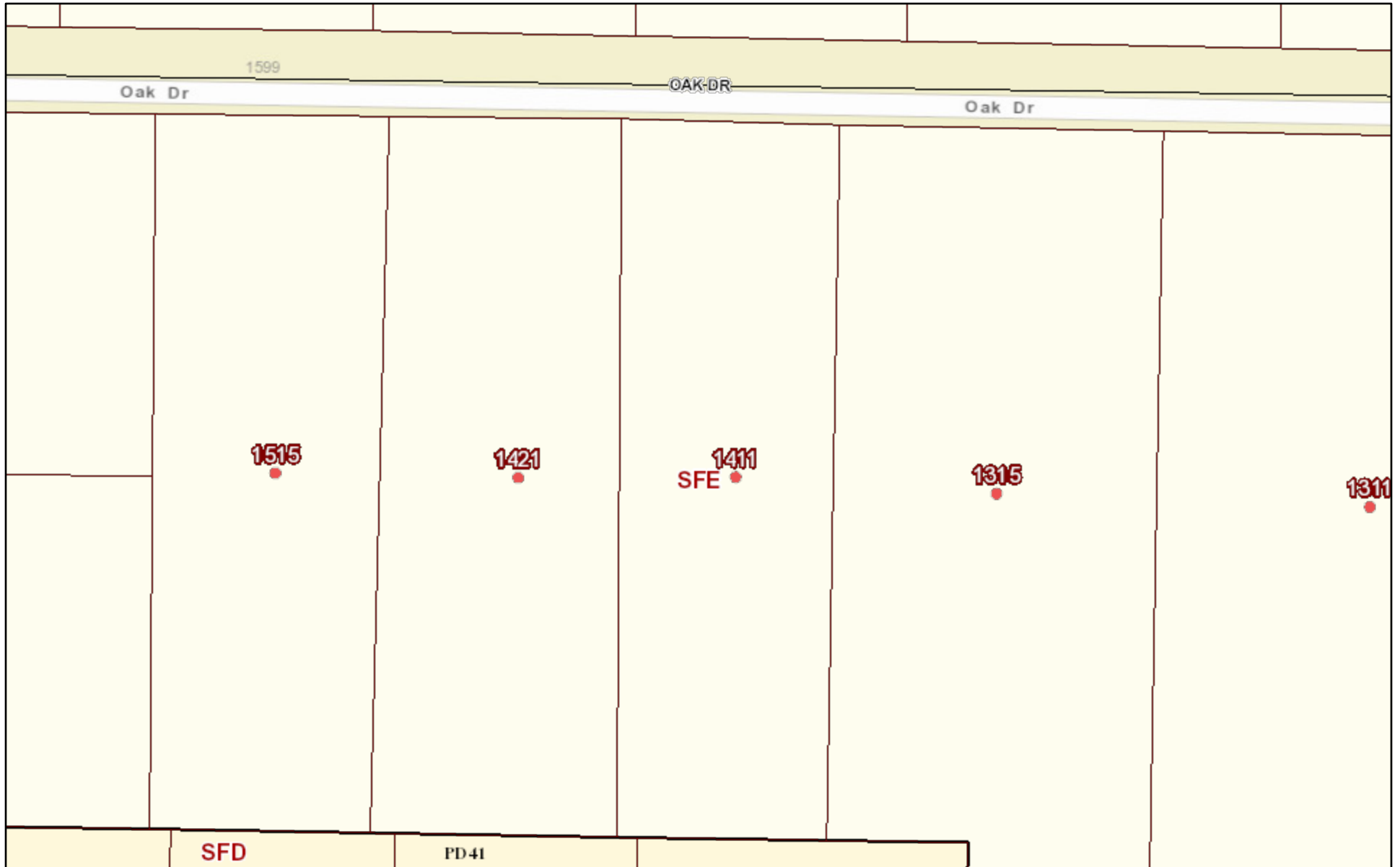
Sec. 98-1024. - Minimum lot width.

- (a) *Generally.* Lots used for residential uses shall comply with the minimum lot width standards contained in the district regulations and summarized in the residential dimensional regulations schedule, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Measurement.* Lot width shall be measured as the distance between the side lot lines measured along the front building line. In the case of a lot having more than one required front yard, the lot width shall be measured along the building line associated with the shortest front lot line.
- (c) *Cul-de-sacs.* Notwithstanding any other provisions of this chapter, lots fronting on a cul-de-sac shall have a minimum front street line of 40 feet and a minimum lot width of 75 feet at the building line, provided that this subsection shall not apply in the PD planned development district, and that in the SF-10 single-family district-10, lots fronting on a cul-de-sac shall have a minimum front street line of 40 feet and a minimum lot width of 70 feet at the building line.

(Code 1989, ch. 12, § 3.06(d))

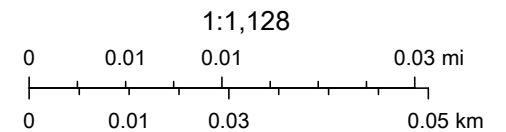
ZONING MAP

ATTACHMENT 5



7/22/2021, 12:42:42 PM

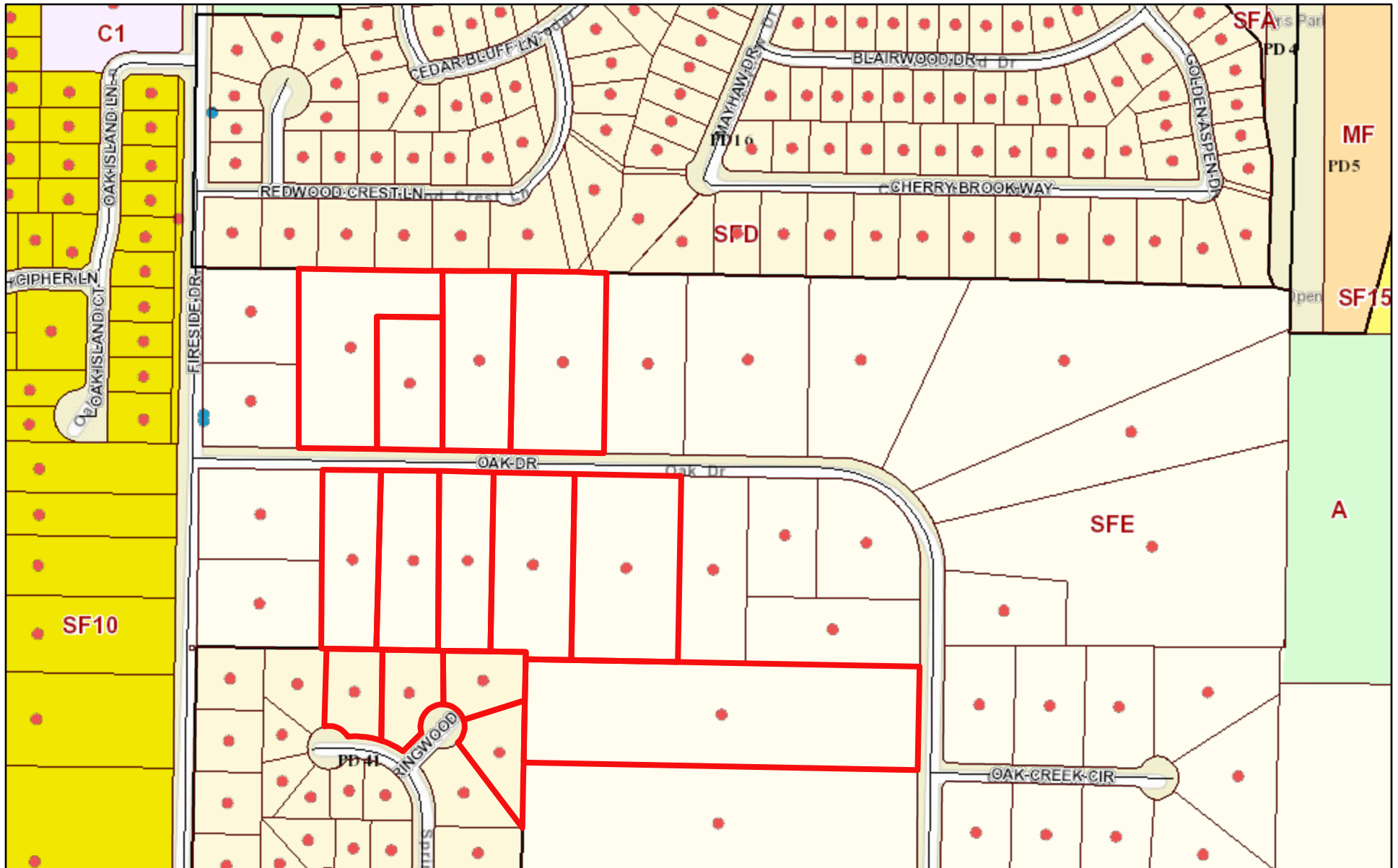
- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits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



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

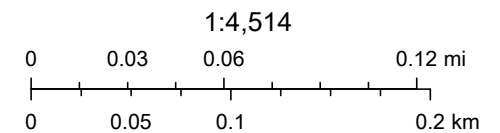
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 6



7/22/2021, 12:46:22 PM

- Buffer (Step 2) _Query result
- Parcel
- County Line
- Town Limits
- Alternate Address
- Key Lot
- Primary Address
- Interim Holding
- Combined Uses-See Ordinance
- Mixed Use



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Town of Flower

AERIAL PHOTOGRAPH



7/22/2021, 12:41:30 PM

2019 AERIAL PHOTOGRAPHY

Red: Band_1

Green: Band_2

Blue: Band_3

Parcel

County Line

Town Limits

Address Points

Primary Address

Alternate Address

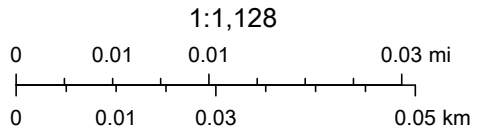
Key Lot

Park Location

Streams

Streets

Unknown



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, August 11, 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 Tuenmun Gary Ng for a variance from Section 98-305(b), "Minimum Lot Width," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of Morriss Rd and is locally known as 1411 Oak Dr, Lot 2 of the Oak Heights Subdivision.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, July 30, 2021 and Saturday/Sunday (print edition), July 31, 2021 & August 1, 2021.

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, July 30, 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. BOA21-0006)

Town of Flower Mound Account Number: 100041132



July 31, 2021

Board of Adjustment Case No. BOA21-0006

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

A request has been received from Tuenmun Gary Ng for a variance from Section 98-305(b), "Minimum Lot Width," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of Morriss and is locally known as 1411 Oak Dr, Lot 2 of the Oak Heights Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, August 11, 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	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	AFFECTED ADDRESS
R06597	MORELAND, BOBBY C	1515 OAK DR	FLOWER MOUND	TX	75028	1515 Oak Dr
R06598	DABNEY, JAMES E	1421 OAK DR	FLOWER MOUND	TX	75028	1421 Oak Dr
R06599	RUSTHOVEN, GERALD N & BETTY A TR OF RUSTHOVEN FAMILY TRUST	1311 OAK DR	FLOWER MOUND	TX	75028	1311 Oak Dr
R06601	ROGERS, BEVERLY CLAIRE	1315 OAK DR	FLOWER MOUND	TX	75028	1315 Oak Dr
R06602	SROD INVESTMENTS LLC	3604 LIBERTY WAY	MELISSA	TX	75454	1411 Oak Dr
R06604	RIDINGS, CLYDE K	1201 OAK DR	FLOWER MOUND	TX	75028	1201 Oak Dr
R108646	CAPPS, GARY & NICOLE	1318 OAK DR	FLOWER MOUND	TX	75028	1318 Oak Dr
R109525	HEMMERICK, EDMUND P & BARBARA J	1416 OAK DR	FLOWER MOUND	TX	75028	1416 Oak Dr
R167203	HASTINGS, JEFFREY ALLEN & DONNA LYNN	3216 SPRINGWOOD CIR	FLOWER MOUND	TX	75028	3216 Springwood Cir
R167204	PETERSON, STEPHEN FRANK & KRISTIN MARLENE	3220 SPRINGWOOD CIR	FLOWER MOUND	TX	75028	3220 Springwood Cir
R167205	MCDONALD, STEVEN B & DEBRA D	3224 SPRINGWOOD CIR	FLOWER MOUND	TX	75028	3224 Springwood Cir
R167206	ROBERTS, CATHERINE A	3228 SPRINGWOOD RD	FLOWER MOUND	TX	75028	3228 Springwood Rd
R183771	HARRIS, LAURIE L	1504 OAK DR	FLOWER MOUND	TX	75028	1504 Oak Dr
R183772	COOKSEY, JEFFREY S	1500 OAK DR	FLOWER MOUND	TX	75028	1500 Oak Dr