

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

October 13, 2021

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

6:30 P.M.

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

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

B. ELECTION OF CHAIR AND VICE CHAIR

C. INVOCATION AND PLEDGE OF ALLEGIANCE

D. 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.

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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

October 13, 2021

Page 2

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on August 11, 2021.

F. REGULAR ITEMS – PUBLIC HEARING

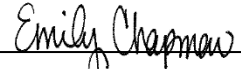
2. **(BOA21-0007)** Hold a public hearing and consider a request from Brett Rather for a variance from Section 98-1032(b)(1)(b), "Accessory Buildings," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of High Rd and is locally known as 2601 Long Ln, Lot 1 of the Bolo Point Subdivision.

G. 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: October 8, 2021, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Emily Chapman
Administrative Assistant



BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: October 13, 2021

FROM: Emily Chapman, Administrative Assistant

ITEM: **Consider approval of minutes from the regular meeting of the Board of Adjustment held on August 11, 2021.**

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the August 11, 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 August 11, 2021, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the August 11, 2021, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 11TH DAY OF AUGUST 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
Troy Bishop	Board Member, Place 7
Thomas Stevenson	Board Member, Place 8

Places 6, 7, and 8 of the Board do not vote on items unless they sit in place of one of the regular members, Places 1-5.)

Constituting a quorum with the following members absent

Ryan Geddie	Board Member, Place 3
-------------	-----------------------

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Emily Chapman	Administrative Assistant
Joelle Hainley	Building Official
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 July 14, 2021.

Vice Chair Toth made a motion to approve the July 14, 2021, minutes as presented. Board Member Schoggins seconded the motion.

VOTE ON THE MOTION

AYES: Toth, Schultz, Schoggins, Wilson, Freeny

NAYS: None

ABSTAIN: None

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

E. 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.

Staff Presentation

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

- Variance Request
- Sec. 98-305
- Sec. 98-1024
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Guy Gregory (2263 Ellis Drive, Flower Mound) answered questions and gave the presentation on behalf of the applicant with the following items included:

- Request for Variance
- Oak Height Addition- Zoning Map
- Oak Height Addition- Oak Drive Aerial
- History- Tracts 1& 2
- Current Site Plan
- Conditions for Variance Approval
- Condition A
- Condition B
- Condition C
- Condition D

Comments

No Comments.

Board Member Deliberation

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

VOTE ON THE MOTION

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

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

F. ADJOURNMENT – REGULAR SESSION – 6:51 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: October 13, 2021
FROM: Tasha Coates, Plans Review Manager
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:
APPLICANT: Brett Rather, Rather Construction
STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA21-0007) Hold a public hearing and consider a request from Brett Rather for a variance from Section 98-1032(b)(1)(b), "Accessory Buildings," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of High Rd and is locally known as 2601 Long Ln, Lot 1 of the Bolo Point Subdivision.

BACKGROUND INFORMATION:

APPLICANT: Brett Rather
160 Fawn Hollow
Aegyle, TX 76226

LOCATION:

PROPERTY ADDRESS: 2601 Long Ln
Flower Mound, TX 75022
SUBDIVISION: Lot 1
Bolo Point Subdivision
ZONING: SF-15

STAFF ANALYSIS:

A request has been received from Brett Rather for a variance from Section 98-1032(b)(1)(b) "Accessory Buildings" of the Code of Ordinances.

1. The first request is to allow an existing, nonconforming accessory building (boat house) to be located 16' 11" from the front property line, which is 8' 11" less than the required 25' front yard setback and 23' closer to the front property line than the house.
 - o Section 98-1032(b)(1)(b) of the Town's Code of Ordinances states "*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."

- A variance for this structure would allow it to remain located closer to the front property line than the primary structure and within the required front yard of the lot.
2. The second request is to allow an existing, nonconforming carport to be located 28' 6" from the front property line, which is 12' 5" closer to the front property line than the house.
- Section 98-1032(b)(1)(b) of the Town's Code of Ordinances states "*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."
 - A variance for this structure would allow it to remain located closer to the front property line than the primary structure

New Legislation:

Texas House Bill 1475, effective 9/1/21 allows for the consideration of a "nonconforming" structure to be considered as a hardship:

- **H.B. 1475 (Cyrier/Buckingham) – Board of Adjustment:** provides that, in exercising its authority to grant or deny a variance, a board of adjustment may consider the following as grounds to determine whether compliance with the zoning ordinance as applied to a structure would result in an unnecessary hardship: (1) whether the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; (2) whether compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; (3) whether compliance would result in the structure not being in compliance with a requirement of a city ordinance, building code, or other requirement; (4) whether compliance would result in the unreasonable encroachment on an adjacent property or easement; or (5) whether the city considers the structure to be a nonconforming structure. (Effective September 1, 2021.)

Summary:

Mr. Rather is requesting a variance to allow the existing detached accessory building (boat house) to be located 16' 11" from the front property line, which is 8' 11" less than the required 25' front yard setback and 23' closer to the front property line than the house and to allow the existing carport to be located 28' 6" from the front property line, which is 12' 5" closer to the front property line than the house.

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 98-1032
- 4. H.B. 1475
- 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

DATE: 9.1.2021

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 (b)(1)(b), 82-79 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2601 Long LnLegal Description: Lot/Tract 1, Block _____, of Subdivision/Abstract Bolo Point

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.)

We are requesting a variance for a non-conforming property in order to build an addition & garage to bring the property into compliance and improve the property for the better.

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.

Brett Kather
Signature of Applicant

BRETT KATHER
Print Name

160 Fawn Hollow, Argyle, TX 76226
Mailing Address

940.231.5328
Telephone (Home) Telephone (Day Number)

Patricia Cortez
Staff Member's Signature

9/1/21
Date

23075240
Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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

SITE NOTES

1. LAYOUT GARAGE PARALLEL TO NORTH PROPERTY LINE.
2. LAYOUT HOME ADJACENT PARALLEL AND PERPENDICULAR TO EXISTING RESIDENCE.
3. GRADING IS APPROXIMATE BASED ON PAPER SURVEY.
4. GARAGE F.F. IS SET AT 590'
5. RESIDENCE ADJACENT F.F. FIRST FLOOR IS SET AT 502'. F.F. SAME AS NORTH PORTION OF EXISTING.
6. DETERMINE WHAT LAJOUT OF RESIDENCE AND GARAGE FOUNDATION ARE WITHIN THE VIEW EASEMENT. CONFIRM LOCATION WITH EXISTING SURVEY.
7. TREES SHOWN ARE ESTIMATED LOCATION ON MODIFY DRIVEWAY IF REQUIRED TO SAVE OTHER DESIRED TREES.

SITE NOTES

1. LAYOUT GARAGE PARALLEL TO NORTH PROPERTY LINE.
2. LAYOUT HOME ADDITION PARALLEL AND PERPENDICULAR TO EXISTING RESIDENCE.
3. SETTING IS APPROXIMATE BASED ON PAPER SURVEY.
4. GARAGE F.F. IS SET AT 590'
5. RESIDENCE ADDITION F.F. FIRST FLOOR IS SET AT 582', F.F. SAME AS NORTH PORTION OF EXISTING RESIDENCE.
6. ENSURE THAT LAYOUT OF RESIDENCE AND GARAGE FOUNDATION ARE WITHIN THE VIEW CORRECTION, CONFIRM LOCATION WITH EXISTING SURVEY.
7. TREE SHOWN ARE ESTIMATED LOCATION ON MOODY DRIVEWAY IF REQUIRED TO SAVE OWNER DESIRED TREES.

REVISIONS

The H. L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.

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DESCRIPTION:

BUILDER:
NOBLE CLASSIC
HOMES

THE



600 PARKER SQUARE, STE 205
FLOWER MOUND, TX 75028
OFFICE : (972) 355-8700
MLGROUPTEXAS.COM
TRADEMARKED

ISSUE DATE
21-07-01

DRAFTSPERSON
WGG

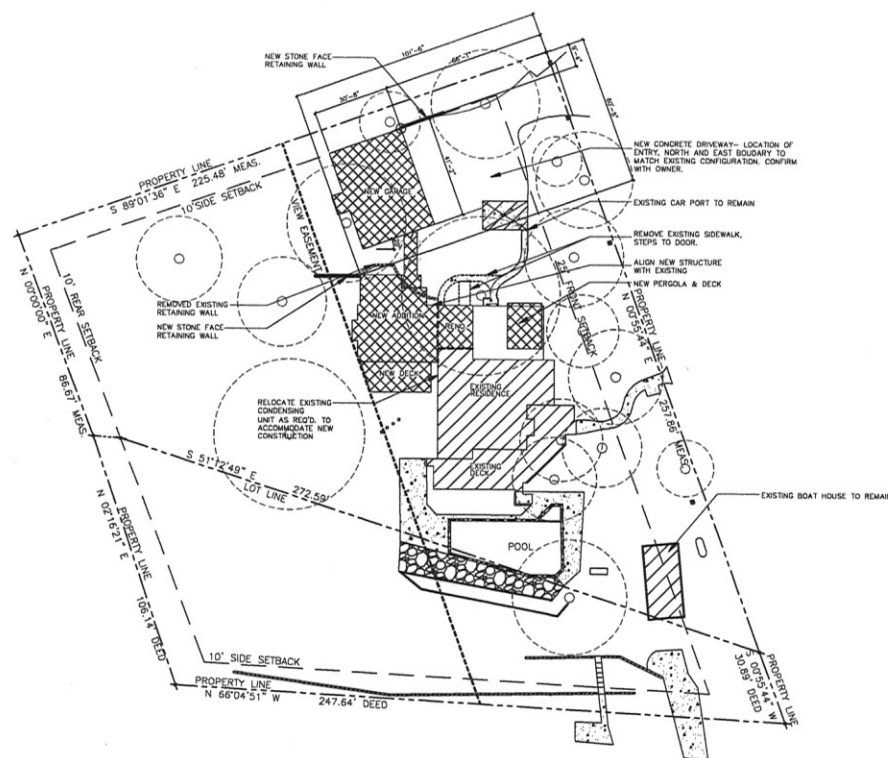
PROJECT NO.
20-183

PLAN NUMBER

Zimmerman

SHEET NUMBER

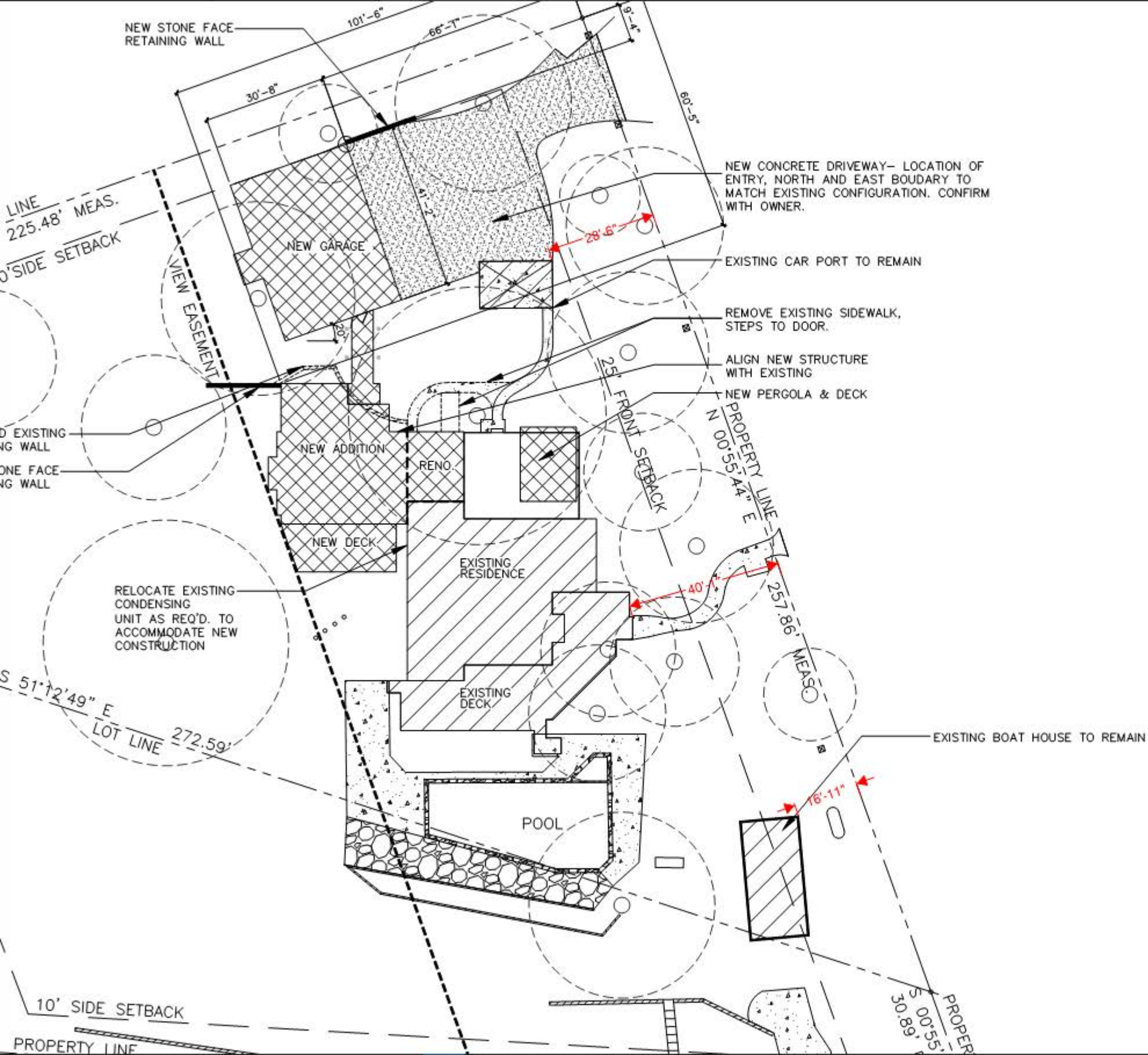
S-1



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"







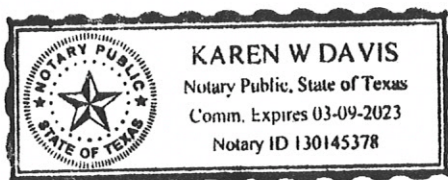
8-31-2021

To: Rather Contruction

Dear Brett,

Would you please submit for me ,the
Application for a Request of Variance in the
Town of Flower Mound, TX regarding my
property on 2601 Long Lane, Flower
Mound ,TX 75022.

Thank you,
Lisa M Zimmerman ,Home owner



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, stables, and riding arenas.* 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 and/or riding arenas, 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, stables, and/or riding arenas shall be limited to a height of not more than 20 feet to the top of the roof. Such barns, stables, and/or riding arenas shall not be located within 50 feet of any property line.
 - (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; Ord. No. 17-21, § 16, 4-5-2021)

H.B. No. 1475

AN ACT

relating to municipal board of adjustment zoning variances based on unnecessary hardship.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 211.009, Local Government Code, is amended by adding Subsection (b-1) to read as follows:

(b-1) In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;

(2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) the municipality considers the structure to be a

H.B. No. 1475

1 nonconforming structure.

2 SECTION 2. Section 211.009(b-1), Local Government Code, as
3 added by this Act, applies only to an appeal filed with a municipal
4 board of adjustment on or after the effective date of this Act.

5 SECTION 3. This Act takes effect September 1, 2021.

H.B. No. 1475

President of the Senate

Speaker of the House

I certify that H.B. No. 1475 was passed by the House on May 8, 2021, by the following vote: Yeas 133, Nays 6, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1475 was passed by the Senate on May 24, 2021, by the following vote: Yeas 30, Nays 0.

Secretary of the Senate

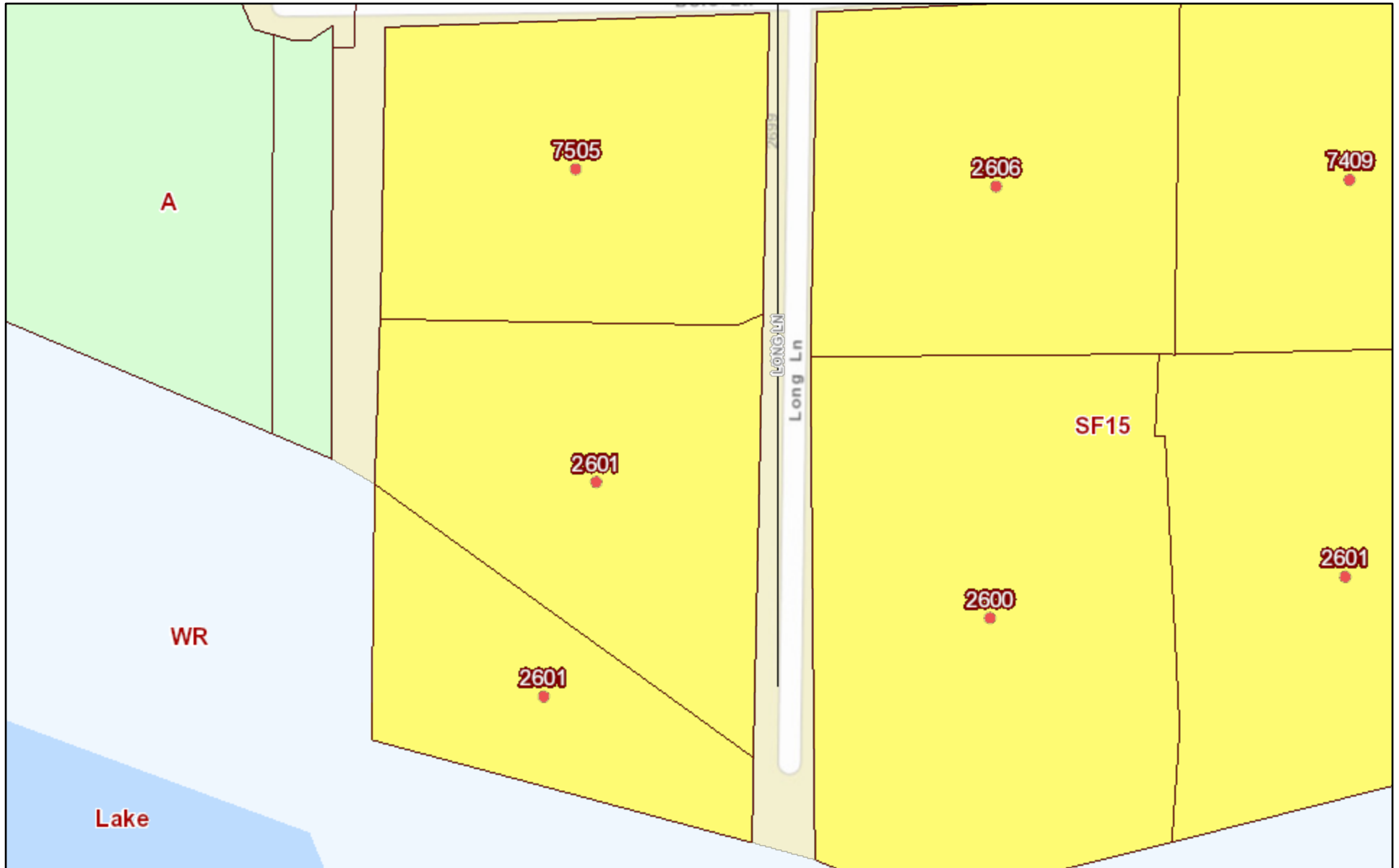
APPROVED: _____

Date

Governor

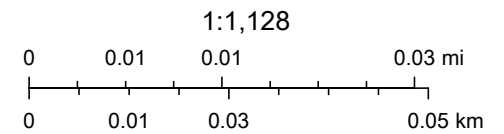
ZONING MAP

ATTACHMENT 5



9/13/2021, 2:04:42 PM

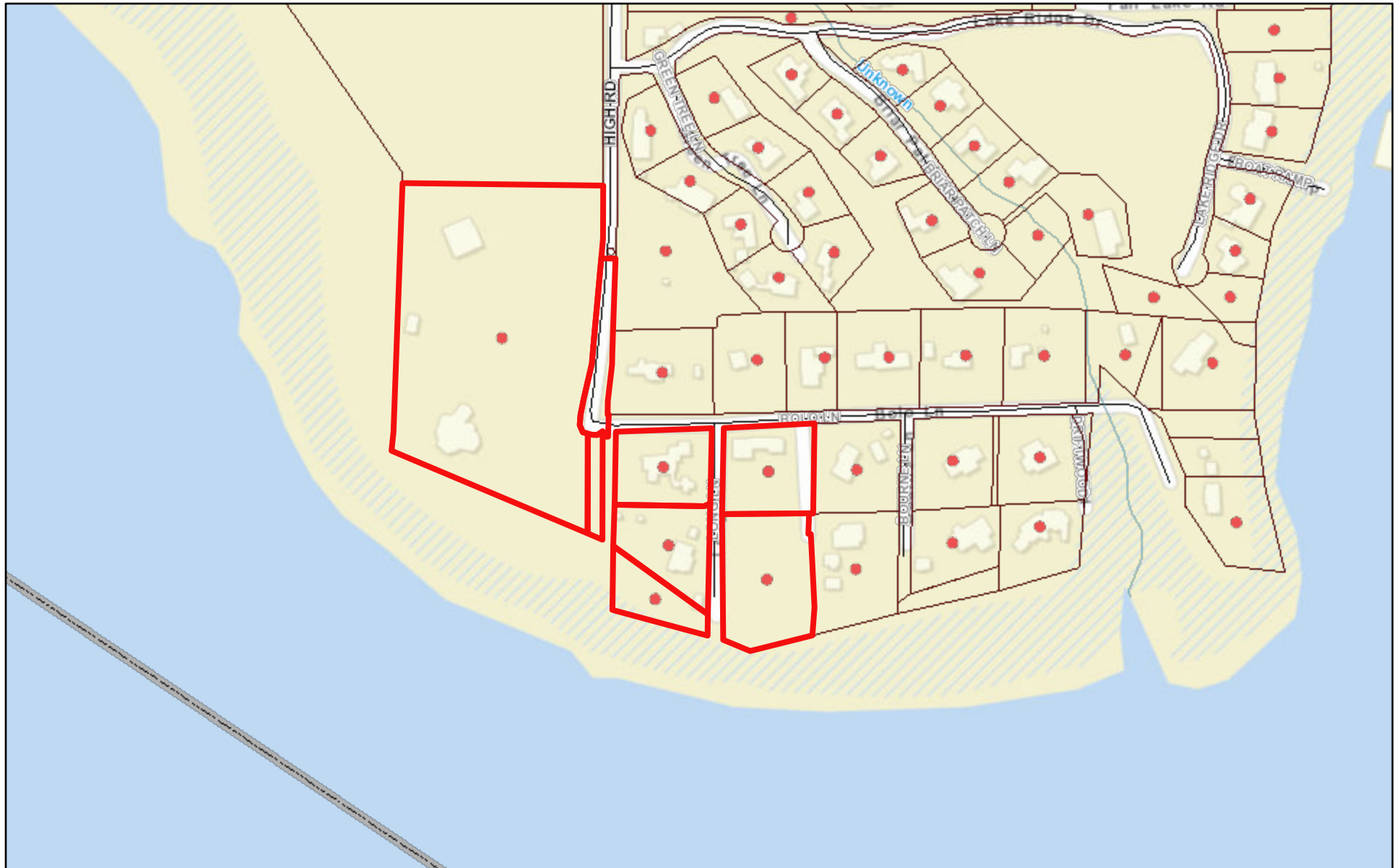
- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|---------------------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits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



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

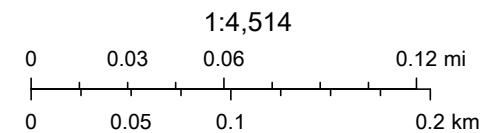
200' PROPERTY OWNER NOTICE MAP

ATTACHMENT 6



9/13/2021, 2:07:23 PM

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



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

AERIAL PHOTOGRAPH



9/13/2021, 2:05:37 PM

2019 AERIAL PHOTOGRAPHY

Red: Band_1

Green: Band_2

Blue: Band_3

Parcel

County Line

Town Limits

Address Points

Primary Address

Alternate Address

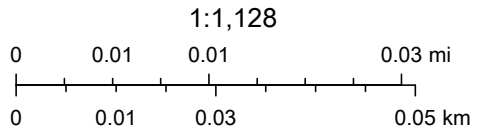
Key Lot

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, October 13, 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 Brett Rather for a variance from Section 98-1032(b)(1)(b), "Accessory Buildings," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of High Rd and is locally known as 2601 Long Ln, Lot 1 of the Bolo Point Subdivision.

Tasha Coates
Plans Review Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, October 1, 2021 and Saturday/Sunday (print edition), October 2, 2021 & October 3, 2021.
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, October 1, 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. BOA21-0007)

Town of Flower Mound Account Number: 100041132



October1, 2021

Board of Adjustment Case No. BOA21-0007

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

A request has been received from Brett Rather for a variance from Section 98-1032(b)(1)(b), "Accessory Buildings," of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and East of High Rd and is locally known as 2601 Long Ln, Lot 1 of the Bolo Point Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, October 13, 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	ADDRESS
R11222	ZIMMERMAN, LISA MARTIN	1000 Cordova Pl # 721	Santa Fe	NM	87505	2601 Long Ln
R11229	KANE, CAROL FRANCES TR KANE LIVING TRUST	2606 Long Ln	Flower Mound	TX	75022	2606 Long Ln
R179566	SCHNEE, ROBERT A	2701 HIGH RD	FLOWER MOUND	TX	75022	0 High Rd
R18070	SCHNEE, ROBERT A	2701 HIGH RD	FLOWER MOUND	TX	75022	2701 High Rd
R20037	GROFF, GREGORY J & LESLIE A	2500 Shoreline Dr	Keller	TX	76248	2601 Long Ln
R330606	SCHNEE, ROBERT A	2701 HIGH RD	FLOWER MOUND	TX	75022	0 High
R705828	FRAPPIER, JAMES C & JUDITH A	2600 LONG LN	FLOWER MOUND	TX	75022	2600 Long Ln