

Board of Adjustment



March 8, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Board of Adjustment met in a regular meeting with the following members present:

Place 1, Chair Gregory Schultz
Place 2, Ryan Geddie
Place 4, Jodi Sealy
Place 5, Craig Goodhart
Place 6, Alternate Charles Freeney
Place 7, Alternate Len Chavez

with the following member(s) absent:

Place 3, Vice Chair Gregory Jones

constituting a quorum with the following members of the Town Staff participating:

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

Chair Schultz called the regular meeting to order at 6:35 PM.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.

- Please state your name and address when speaking.

None.

E. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Draft Minutes - Consider approval of the minutes from January 11, 2023, regular meeting of the Board of Adjustment.

ACTION:	Board Member Craig Goodhart moved to approve item E. as presented in the agenda caption. Board Member Charles Freeny seconded the motion.
AYES:	Charles Freeny, Craig Goodhart, Gregory Schultz, Jodi Sealy, Ryan Geddie
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

F. REGULAR ITEM(S)

1. (BOA23-0001) Hold a public hearing and consider a request from Michael Thacker for a variance from Section 98-276(a) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of High Rd and is locally known as 4971 Red Rock Ln, Lot 58 of the MEP & PRR subdivision.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-276(a)
- Sec. 98-1023(a)
- Property Survey
- Original Configuration
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Michael Thacker (4971 Red Rock Lane, Flower Mound 75022), answered questions and gave a presentation with the following items included:

- Background
- Site Location and Overview
- Deed History
- Site Overview
- Pertinent Code Sections
- Requested Variance
- Special Circumstances
- Equivalent Property Rights
- No Adverse Affect to FM Master Plan
- Not Material Detrimental to Public

ACTION:	Board Member Charles Freeny moved to approve item F. as presented in the agenda caption. Board Member Ryan Geddie seconded the motion.
AYES:	Charles Freeny, Craig Goodhart, Gregory Schultz, Jodi Sealy, Ryan Geddie
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

G. ADJOURN

Chair Schultz adjourned the meeting at 7:12 p.m. on Wednesday, March 8, 2023, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT