

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

February 9, 2022

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

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
<https://www.flower-mound.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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.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

February 9, 2022

Page 2

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on December 8, 2021.

E. REGULAR ITEMS – PUBLIC HEARING

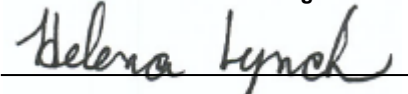
2. **(BOA22-0001)** Hold a public hearing and consider a request from David Wilkins for a variance from Section 98-1032 (a)(1), Accessory Buildings, Number; Area, of the Code of Ordinances. The property is generally located West of High Rd and East of Shady Trl and is locally known as 3443 Sunnyview Ln, Lot 24, Block E-1 of the Franklin 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: February 2, 2022, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Helena Lynch
Administrative Assistant



BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: February 9, 2022

FROM: Helena Lynch, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on December 8, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the December 8, 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 December 8, 2021, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the December 8, 2021, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 8TH DAY OF DECEMBER 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
Ryan Geddie	Vice Chair
Greg Jones	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Craig Goodhart	Board Member, Place 5
Chuck Freeny	Board Member, Place 6
Len Chavez	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.)

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 October 13, 2021.

Board Member Jones made a motion to approve the October 13, 2021, minutes as presented. Board Member Goodhart seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Schoggins, Goodhart

NAYS: None

ABSTAIN: None

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

E. PUBLIC HEARING

2. (BOA21-0008) Hold a public hearing and consider a request from Vance Bishop for a variance from Section 98-1032(a)(1), "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(b)(1)(b)
- 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 presentation with the following items included:

- Site Plan- Aerial View
- Site Plan- RV Garage
- Architect Drawing- RV Garage
- Street View
- Aerial View
- Conditions
- Conditions (a)
- Conditions (b)
- Site Plan- Utilization Demo
- Site Plan- Utilization Demo
- Example of Neighborhood Variance Granted
- Conditions (c)
- Conditions (d)
- Garage Surroundings
- Aerial View of Neighborhood
- Aerial View with Garage Placement Visual

Comments

No Comments.

PUBLIC COMMENTS CLOSED- 6:44 PM

Board Member Deliberation

Board Member Jones made a motion to approve the request from Vance Bishop for a variance from Section 98-1032(a)(1), "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. Vice Chair Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Geddie, Schultz, Jones, Schoggins, Goodhart

NAYS: None

ABSTAIN: None

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

F. ADJOURNMENT – REGULAR SESSION – 6:47 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT AGENDA ITEM NO. 2

REGULAR ITEM

DATE: February 9, 2022
FROM: Christa Crowe, Property Standards Manager

PRESENTERS:

APPLICANT: David Wilkins
STAFF: Christa Crowe, Property Standards Manager

ITEM: (BOA22-0001) Hold a public hearing and consider a request from David Wilkins for a variance from Section 98-1032 (a)(1), Accessory Buildings, Number; Area, of the Code of Ordinances. The property is generally located West of High Rd and East of Shady Trl and is locally known as 3443 Sunnyview Ln, Lot 24, Block E-1 of the Franklin Hills Subdivision.

BACKGROUND INFORMATION:

APPLICANT: David Wilkins
3443 Sunnyview Ln
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 3443 Sunnyview Ln
Flower Mound, TX 75022

SUBDIVISION: Lot 24, Block E-1
Franklin Hills

ZONING: SF10

STAFF ANALYSIS:

A request has been received from David Wilkins for a variance from Section 98-1032(a)(1) Accessory Buildings, Number; Area, of the Code of Ordinances.

This request is to allow an additional accessory building to remain on the lot, exceeding the allowed maximum accessory buildings square footage for this lot.

Section 98-1032(a)(1) of the Code of Ordinances states, *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.

Mr. Wilkins is requesting a variance to allow a new 12' x 24' carport (288 sq ft) to remain on the lot, in addition to an existing detached garage (720 sq ft). The existing detached garage already exceeds the allowed combined maximum square footage for accessory buildings for this lot—455.25 square feet. If approved, the total combined square footage of accessory buildings for this lot would be 1,008 square feet.

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:

- Attachment 1: Variance application
- Attachment 2: Information from applicant
- Attachment 3: Section 98-1032(a)(1)
- Attachment 4: Zoning Map
- Attachment 5: 200' property owner notice map
- Attachment 6: Aerial photograph of property
- Attachment 7: Published public hearing notice
- Attachment 8: Property owner notification
- Attachment 9: List of property owners within 200 feet

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

DATE: 12/21/21

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 E OF ACCESSORY BUILDINGS REQUIREMENTS of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3443 SUNNYVIEW LANE,Legal Description: Lot/Tract 24, Block E-1, of Subdivision/Abstract FRANKLIN 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.)

SEE ATTACHMENTS 1) EXPLANATIONS
2) SURVEY
3) PLAT

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

Print Name

3349 ROLLING HillsDAVID M. WILKINS
469-323-6980 cell

Mailing Address

Telephone (Home)

Telephone (Day Number)

Emily Chapin1/3/2022R3075873

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 _____, _____.

We are requesting a variance to the ordinance concerning the size of accessory buildings in order to get a building permit for a 12'x24' (288 sq ft)

Below are explanations relating to the conditions applicable to our variance request:

A) SPECIAL CIRCUMSTANCES:

LOT 24 is larger than the standard size of lots in Block E-1 of Franklin Hills. Its irregular shape and location of existing buildings place the carport further than typical from adjacent neighbors' houses. The carport is on the side of adjacent neighbors' garages and driveways, and we feel this helps to not affect their views.

B). SAME RIGHTS:

Lot 24 has more flat area than many lots in Block E-1 and this gives the lot room to have this structure without disturbing the look of the neighborhood.

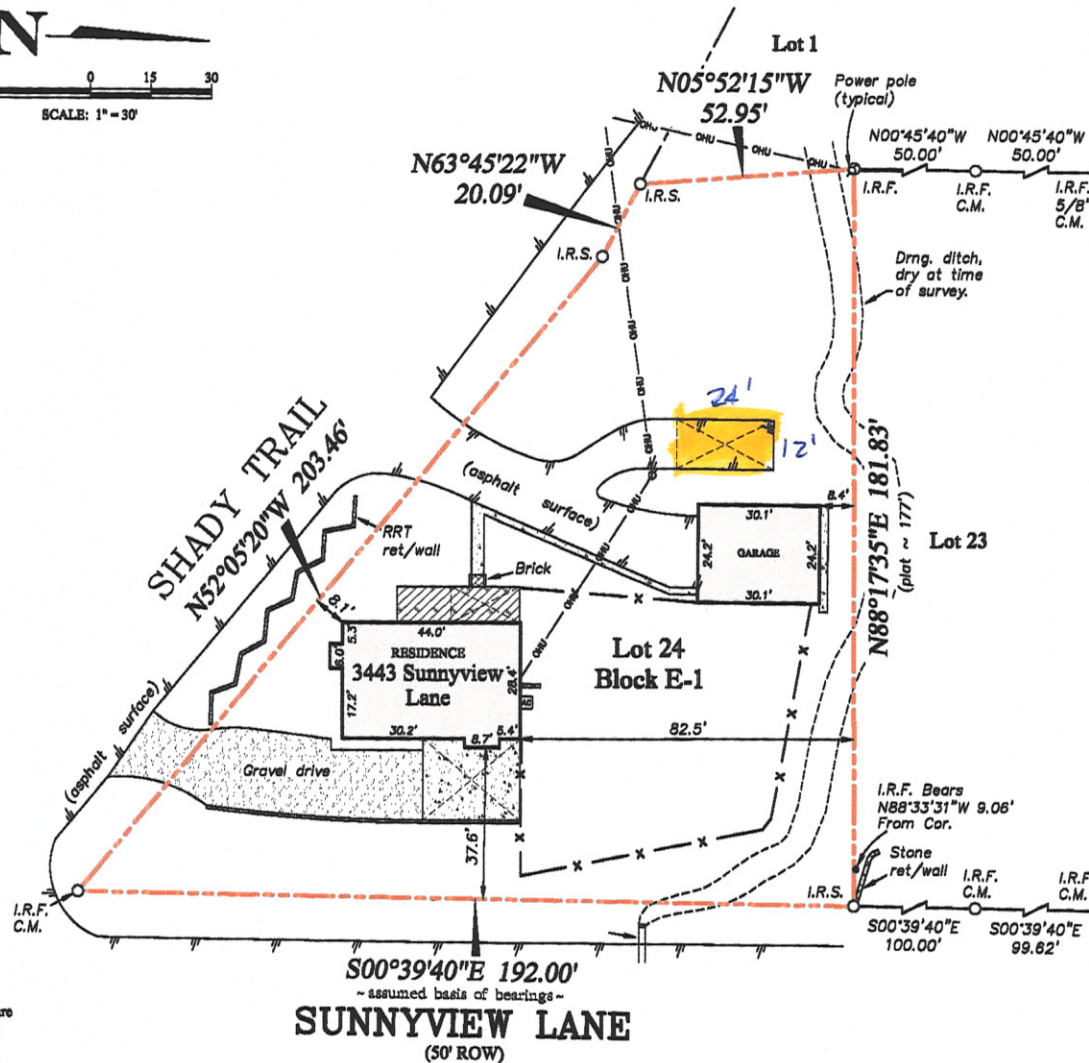
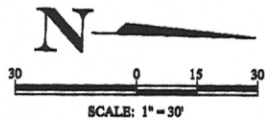
C). MASTER LAND USE PLAN

The carport is residential in nature and we feel it fit with the land use plan. No trees were removed and no topography change was made.

D: WILL NOT BE DETRIMENTAL TO PUBLIC WELFARE, USE, ENJOYMENT OR VALUE.

One goal we had in purchasing this property was to have a positive impact on the neighborhood. The carport is to screen the neighbor's view of the vehicle. Quality materials, colors matching the existing buildings and most important we did not want to visually overcrowd the space. We believe this fits with the intent of this ordinance.

3443 Sunnyview Lane



NOTES:

1. Bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone, NAD83 (U.S. Feet).

PROPERTY DESCRIPTION: Lot 24, Block E-1 of Franklin Hills, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 114, of the Plat Records of Denton County, Texas.

LEGEND:

- Boundary Line
- Overhead Utility Line
- Fence Line
- Controlling Monument
- I.R.F.
- 1/2" Iron Rod Found (unless otherwise noted)
- I.R.F.
- 1/2" Iron Pipe Found
- I.R.F.
- 1/2" Iron Rod Set
- "Old Town Surveying" (blue cap)

Base of Bearings:
Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.



3443 Sunnyview Lane
Flower Mound, Texas

Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480777 0520 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

Lori Wilkins

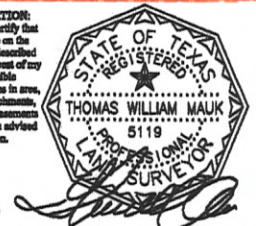
Fieldwork Date: 12/07/2021

Party Chief: J.H.

Job No.: 20211205

Tech: T3

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.



December 16, 2021

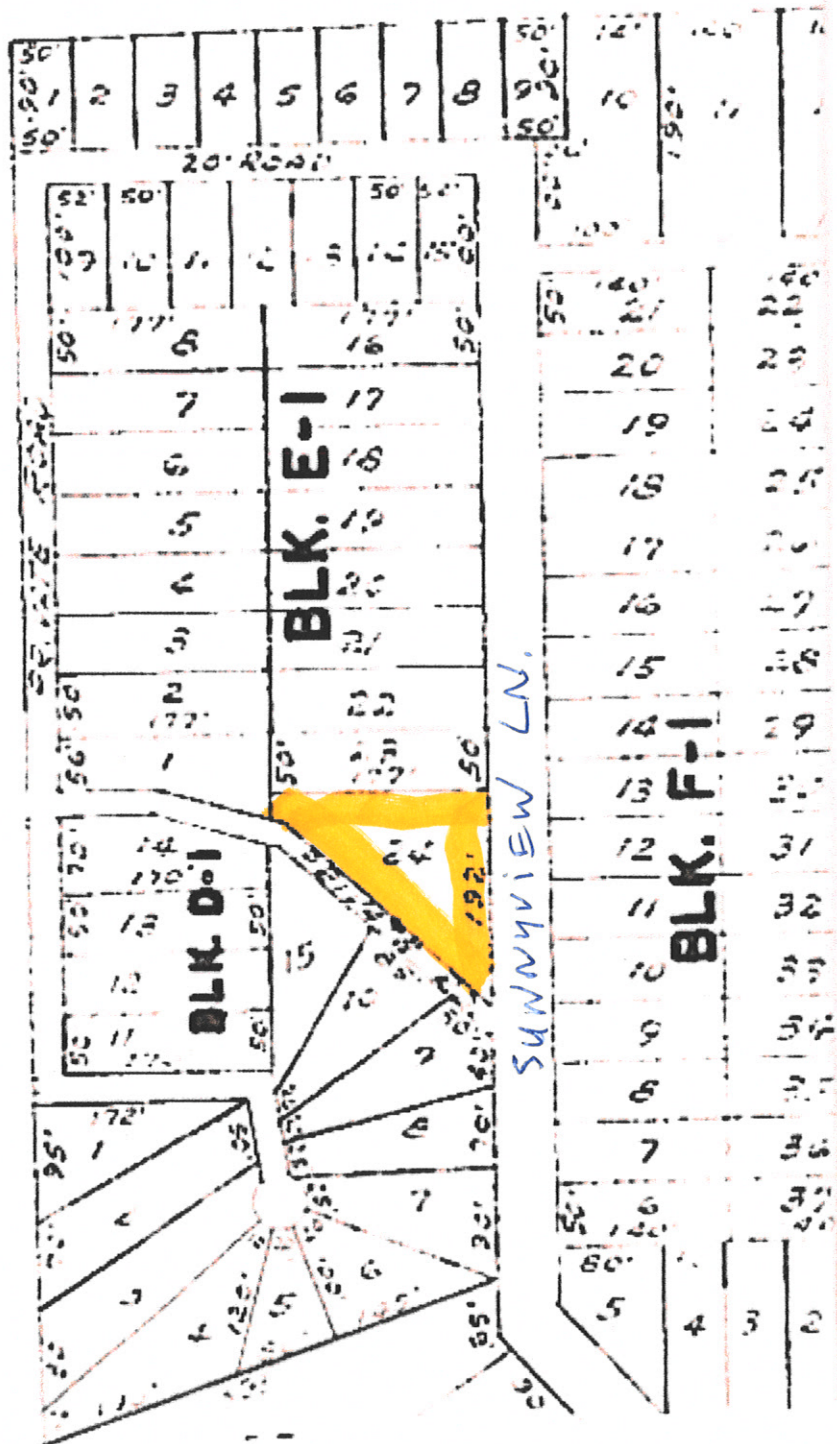


Old Town Surveying, LLC
Professional Land Surveyors

810 Office Park Circle, Ste. 130, Lewisville, Texas, 75057
Ph. 469-263-8079 info@oldtownsurveying.com
TFRN Number: 10194611

3)

24

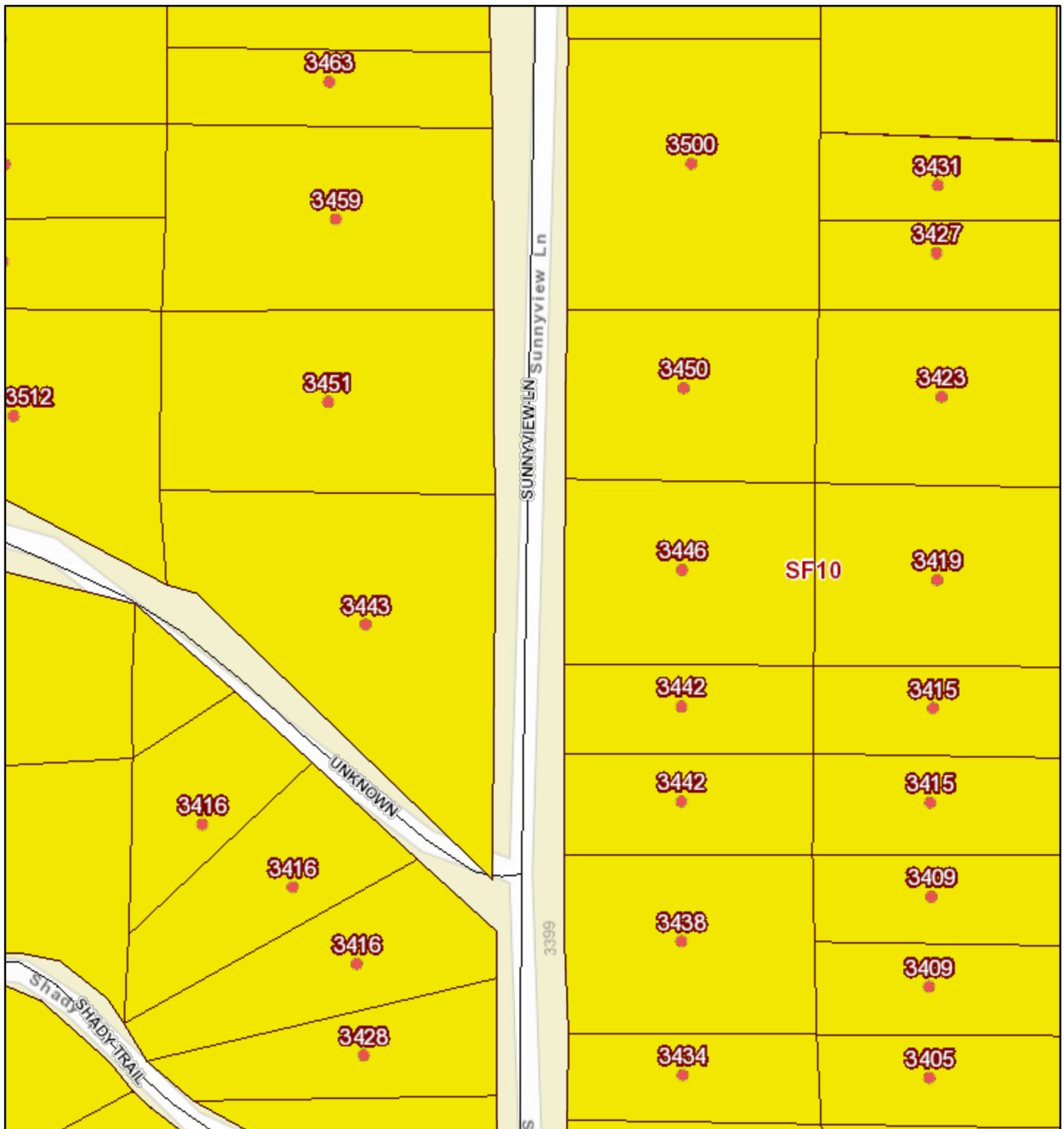


Sec. 98-1032. Accessory buildings.

- (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.

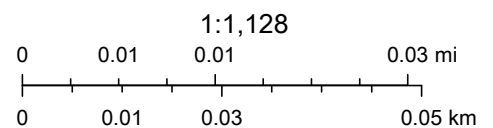
- a. *Generally.*
 - 1. No accessory building shall be located within any easement.
 - 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
 - b. *Front.* Accessory buildings shall not be located closer to the 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)

3443 Sunnyview Ln Zoning Map



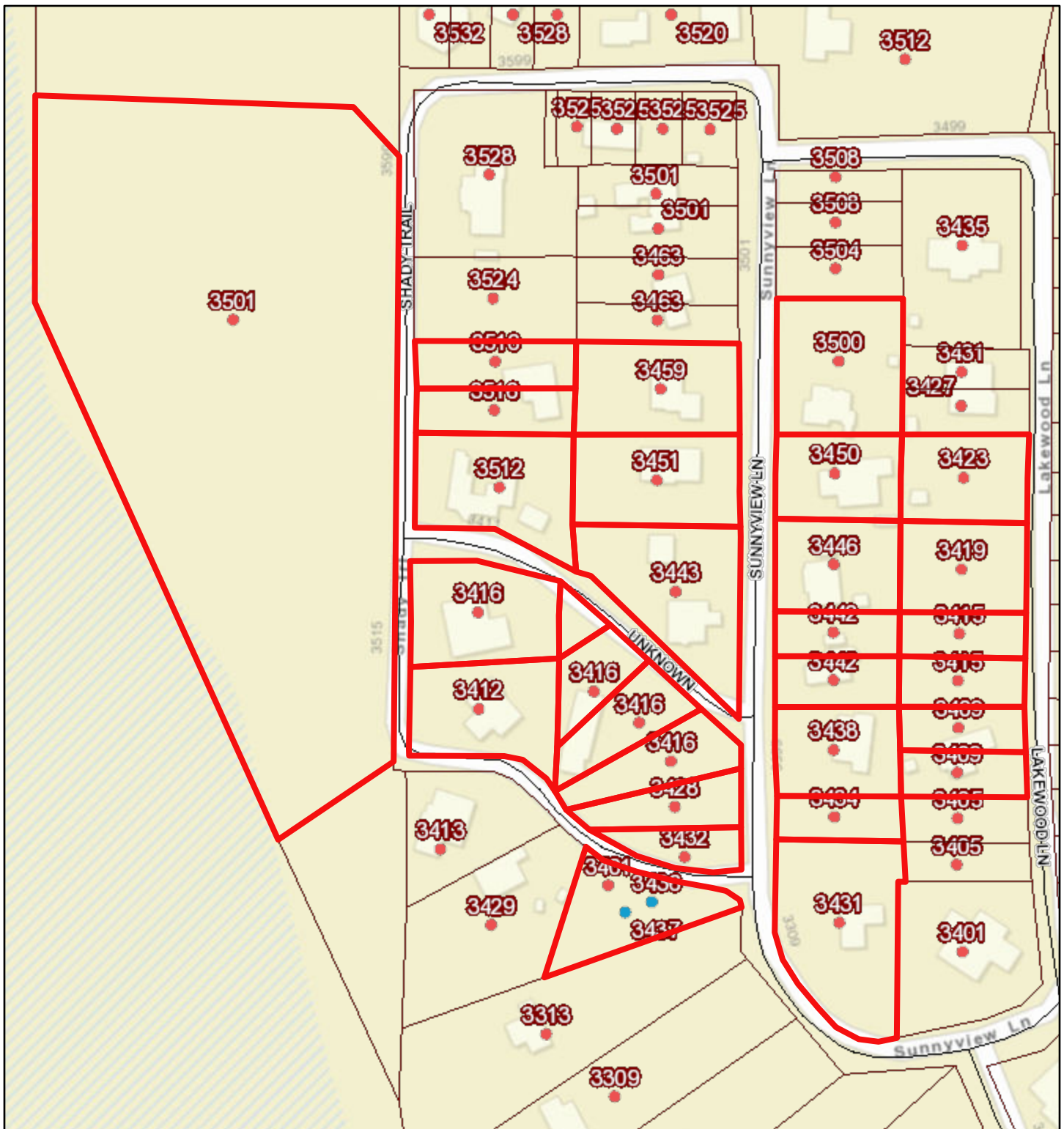
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- | | |
|-----------------------|-----------------------------|
| Parcel | Zoning |
| County Line | Interim Holding |
| Town Limits | Combined Uses-See Ordinance |
| Address Points | Mixed Use |
| Primary Address | Central Business District |
| Alternate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



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Town of Flower Mound

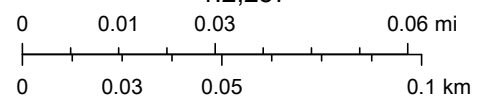
200' Property Owner Notice Map



1/31/2022, 2:57:03 PM

1:2,257

- Buffer (Step 2) _Query result
- Parcel
- County Line
- Town Limits
- Key Lot
- Park Location
- Streams
- Streets
- Address Points
- Primary Address
- Alternate Address
- DG3
- HIP

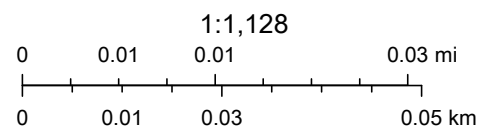
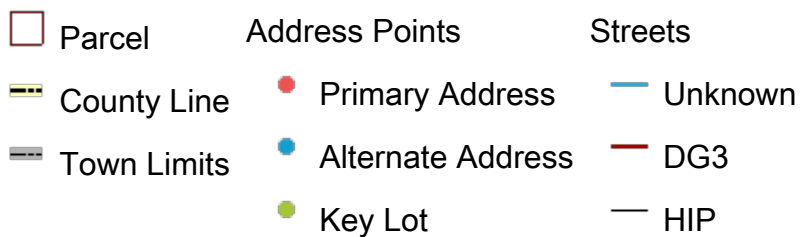


Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Town of Flower Mound

Aerial View



1/31/2022, 3:02:58 PM



Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Town of Flower Mound

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, February 9, 2022 at 6:30 p.m. 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 David Wilkins for a variance from Section 98-1032 (a)(1), Accessory Buildings, Number; Area, of the Code of Ordinances. The property is generally located West of High Rd and East of Shady Trl and is locally known as 3443 Sunnyview Ln, Lot 24, Block E-1 of the Franklin Hills Subdivision.

Christa Crowe
Property Standards Manager
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, January 28, 2022, and Saturday/Sunday (print edition), January 29, 2022 & January 30, 2022.

To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, January 28, 2022.

Denton Record Chronicle:

FAX: 940-381-9667

e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Christa Crowe at 972-874-6336.

(Ref: Case No. BOA22-0001)

Town of Flower Mound Account Number: 100041133



January 25, 2022

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

A request has been made from David Wilkins for a variance from Section 98-1032 (a)(1), Accessory Buildings, Number; Area, of the Code of Ordinances. The property is generally located West of High Rd and East of Shady Trl and is locally known as 3443 Sunnyview Ln, Lot 24, Block E-1 of the Franklin Hills Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, February 9, 2022, at 6:30 p.m. The meeting will be held 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 in writing by mail to the address listed below to my attention, or via email, or by dropping it off in person to the office of Environmental Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

- 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 not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Christa Crowe
Property Standards Manager
christa.crowe@flower-mound.com
972-874-6336

Mailing Address:
Town of Flower Mound
Environmental Services
2121 Cross Timbers Road
Flower Mound, TX 75028

List of Property Owners within 200 feet

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R117342	ALTMAN, DWIGHT	3431 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3431 Sunnyview Ln
R526934	BLAINE, SCOTT & MOLLY	3500 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3500 Sunnyview Ln
R08945	BRILEY, SHERRI	3450 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3450 Sunnyview Ln
R249210	CHOCHOLATY, TODD L & SUZANNE	3512 SHADY TRL	FLOWER MOUND	TX	75022	3512 Shady Trail
R714524	GLIDEWELL, JAMES DAVID & ANGELA	3551 SHADY TRL	FLOWER MOUND	TX	75022	3501 Shady Trail
R273045	HART, JAMES R JR & ELIZABETH C	3451 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3451 Sunnyview Ln
R08943	KOCH, JOHN & JONI	1980 HARBOR VIEW DR	FLOWER MOUND	TX	75022	3446 Sunnyview Ln
R09112	LINGUA TRUST	3213 LAKEWOOD LN	FLOWER MOUND	TX	75022	0 Sunnyview Ln
R08883	MAYHEW, HAZEL BLAIR	3459 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3459 Sunnyview Ln
R579667	MCGUFFIN, JAMES JOSEPH & GERI E	3423 LAKEWOOD LN	FLOWER MOUND	TX	75022	3423 Lakewood Ln
R08825	MOBLEY, STEPHANIE	3516 SHADY TRAIL	FLOWER MOUND	TX	75022	3516 Shady Trail
R08977	REXROAT, STEPHEN	3409 LAKEWOOD LN	FLOWER MOUND	TX	75022	3415 Lakewood Ln
R741121	RIVERA, NANCY	PO BOX 153670	IRVING	TX	75015	3437 Sunnyview Ln
R08813	SIX, LISA P	3412 SHADY TRL	FLOWER MOUND	TX	75022	3412 Shady Trail
R08941	SUTTER, NEIL G & LINDA G	3442 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3442 Sunnyview Ln
R08801	WASHAM, KENNETH & AMY LANCASTER	3416 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3432 Sunnyview Ln
R08816	WEST, HEATH B & JUDY A	3416 SHADY TRL	FLOWER MOUND	TX	75022	3416 Shady Trail
R08940	WETZEL, STEPHEN G	3438 SUNNYVIEW LN	FLOWER MOUND	TX	75022	3438 Sunnyview Ln
R08925	WILKINS REAL ESTATE LLC	3349 ROLLING HLS	FLOWER MOUND	TX	75022	3443 Sunnyview Ln
R579668	WURTZ, DAVID N & HEATHER S	3419 LAKEWOOD LN	FLOWER MOUND	TX	75022	3419 Lakewood Ln